



Planning Commission
AGENDA

Wednesday, May 26, 2021, 6:00 p.m.
City Hall, 990 Palm Street, San Luis Obispo

Pages

1. CALL TO ORDER

2. PUBLIC COMMENT

At this time, people may address the Commission about items not on the agenda. Comments are limited to three minutes per person. Items raised at this time are generally referred to staff and, if action by the Commission is necessary, may be scheduled for a future meeting.

3. CONSENT

3.a. CONSIDERATION OF MINUTES

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Minutes of the Planning Commission meeting of April 28, 2021.

4. PUBLIC HEARINGS

Note: Any court challenge to the action taken on public hearing items on this agenda may be limited to considering only those issues raised at the public hearing or in written correspondence delivered to the City of San Luis Obispo at, or prior to, the public hearing. If you wish to speak, please give your name and address for the record. Please limit your comments to three minutes; consultant and project presentations limited to six minutes.

4.a. 468/500 Westmont Ave. - Review of Tentative Tract Map to create 23 residential lots

6

Review of a Tentative Tract Map (Tract 3157) to create 23 residential lots on a 4.98-acre site within the Low-Density Residential (R-1) zone. Project includes the extension of Stanford Drive, which will connect to an extension of Cuesta Drive. An Initial Study/Mitigated Negative Declaration is proposed (CEQA).

Recommendation: Adopt a resolution recommending the City Council approve Tentative Tract Map (TTM) No. 3157 and adopt the associated Initial Study/Mitigated Negative Declaration.

4.b. Review of the City's Public Draft Parks and Recreation Blueprint for the Future

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Review of the City's Public Draft Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) that will supersede the 2001 Parks and Recreation

Master Plan and General Plan Element. An Initial Study/Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act (CEQA) is recommended for the project; Project Address: Citywide; Case #: GENP-1942-2018 & EID-0150-2021; Zone: Citywide; City of San Luis Obispo, applicant.

Recommendation: Adopt a resolution recommending the City Council approve the Draft Parks and Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) and adopt the associated Initial Study/Negative Declaration.

5. COMMENT AND DISCUSSION

Staff Updates & Agenda Forecast

5.a. STAFF UPDATES AND AGENDA FORECAST

6. ADJOURNMENT

The next Regular Meeting of the Planning Commission meeting is scheduled for June 9, 2021 at 6:00 p.m.

LISTENING ASSISTIVE DEVICES are available for the hearing impaired-- please see the Clerk

The City of San Luis Obispo wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (805) 781-7100 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805) 781-7410.

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<http://www.slocity.org/government/advisory-bodies>. Meeting video recordings can be found on the City's website:

<http://www.slocity.org/government/departments-directory/city-clerk/on-demand-meeting-videos>



Planning Commission Minutes

April 28, 2021, 6:00 p.m.

Teleconference - Broadcast via Webinar

Planning
Commissioner
Present: Chair Hemalata Dandekar, Vice Chair Bob Jorgensen,
Commissioner Michael Hopkins, Commissioner Michelle
Shoresman, Commissioner Nick Quincey, Commissioner Steve
Kahn, Commissioner Mike Wulkan

City Staff Present: Principal Planner Tyler Corey, Assistant City Attorney Markie
Jorgensen, Kevin Christian, Deputy City Clerk

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on April 28, 2021 at 6:04 p.m.

2. ANNUAL OFFICER ELECTION

2.a ANNUAL OFFICER ELECTION

Motion By Commissioner Quincey

Second By Commissioner Kahn

To elect Robert Jorgensen to the position of Chairperson for a one-year term.

Ayes (7): Chair Hemalata Dandekar, Vice Chair Bob Jorgensen,
Commissioner Hopkins, Commissioner Shoresman, Commissioner
Quincey, Commissioner Kahn, and Commissioner Wulkan

CARRIED (7 to 0)

Motion By Commissioner Wulkan
Second By Commissioner Kahn

To elect Nicholas Quincey to the position of Vice-Chairperson for a one-year term.

Ayes (7): Chair Hemalata Dandekar, Vice Chair Bob Jorgensen, Commissioner Hopkins, Commissioner Shoresman, Commissioner Quincey, Commissioner Kahn, and Commissioner Wulkan

CARRIED (7 to 0)

3. CONSIDERATION OF MINUTES

3.a Minutes of the Planning Commission meeting of April 14, 2021.

Motion By Commissioner Hopkins
Second By Chair Hemalata Dandekar

To approve the Planning Commission Minutes of April 14, 2021.

CARRIED

4. PUBLIC COMMENT

None

5. CONSENT ITEM

- 5.a General Plan Conformity Report for the Capital Improvement Plan of the 2021-2023 Financial Plan

Public Works Director Matt Horn and City Engineer Brian Nelson responded to Commission questions.

Motion By Commissioner Kahn

Second By Commissioner Shoresman

To forward a recommendation to the City Council that all projects/purchases in the Capital Improvement Plan, proposed as part of the 2021-2023 Financial Plan, comply with the City's General Plan.

Ayes (7): Chair Hemalata Dandekar, Vice Chair Bob Jorgensen, Commissioner Hopkins, Commissioner Shoresman, Commissioner Quincey, Commissioner Kahn, and Commissioner Wulkan

CARRIED (7 to 0)

6. COMMENT AND DISCUSSION

- 6.a Staff Updates & Agenda Forecast

Deputy Community Development Director Tyler Corey provided an update of upcoming projects.

7. ADJOURNMENT

The meeting was adjourned at 6:53 p.m. The next Regular Meeting of the Planning Commission meeting is scheduled for May 26, 2021 at 6:00 p.m.

PLANNING COMMISSION AGENDA REPORT

SUBJECT: Review of a Tentative Tract Map (Tract 3157) to create 23 residential lots on a 4.98-acre site within the Low-Density Residential (R-1) zone. Project includes the extension of Stanford Drive, which will connect to an extension of Cuesta Drive. An Initial Study/Mitigated Negative Declaration is proposed (CEQA).

PROJECT ADDRESS: 468/500 Westmont Ave. **BY:** Kyle Van Leeuwen, Associate Planner
Phone Number: (805) 781-7091
E-mail: kvanleeuwen@slocity.org

FILE NUMBER: SBDV-0169-2020,
EID-0170-2020

FROM: Tyler Corey, Deputy Director

RECOMMENDATION

Adopt a resolution recommending the City Council approve Tentative Tract Map (TTM) No. 3157 and adopt the associated Initial Study/Mitigated Negative Declaration.

SITE DATA

Applicant	Andrew G. Meinhold, Alice Jo Meinhold Survivors Trust
Representative	Katie Rollins, Cannon
Zoning	Low-Density Residential (R-1)
General Plan	Low Density Residential
Site Area	4.98 acres
Environmental Status	Initial Study-Mitigated Negative Declaration (IS/MND)



SUMMARY

The applicant has submitted a Tentative Tract Map (TTM) application to subdivide the subject parcel into 23 residential lots. No residential development is proposed at this time; however, recordation of the map would require the installation of public improvements, including new roads, water, wastewater and storm water infrastructure (Attachment 2, Project Plans and Vesting Tentative Tract Map). To accommodate the onsite improvements, 86 ornamental, native and non-native trees would be removed, 51 of which are identified as subject to tree removal permitting and compensatory requirements.

1.0 COMMISSION'S PURVIEW

Review the project for consistency with the General Plan, Subdivision Regulations and applicable City development standards and guidelines. Planning Commission (PC) review is required for projects that include the subdivision of five or more lots (Subdivision Regulations, Table 1). The PC's role is to make a recommendation to the City Council on the proposed subdivision and associated environmental review.

2.0 PROJECT STATISTICS AND SETTING

TABLE 1: SUBDIVISION: GROSS AND NET LOT SIZE

Lot	Gross Lot Size (sf)	Net Lot Size* (sf)	Lot	Gross Lot Size (sf)	Net Lot Size* (sf)
1	24,451	20,109	13	6,000	Same
2	11,283	9,265	14	6,000	Same
3	9,750	8,976	15	6,000	Same
4	7,884	6,598	16	6,000	Same
5	9,115	7,468	17	6,533	Same
6	10,097	7,931	18	6,001	Same
7	8,868	6,823	19	6,691	Same
8	6,374	Same	20	6,298	Same
9	6,000	Same	21	6,117	Same
10	6,000	Same	22	9,283	Same
11	6,000	Same			
12	6,000	Same		Minimum Req Net	6,000

**Net lot size excludes areas between creek top of bank*

2.1 SETTING

The project site is located adjacent to the northern city limit line just west of Highway 1. The 4.98-acre site is located at the terminus of the east and west portions of Westmont Avenue and the northern terminus of Cuesta Drive and Stanford Drive. Existing development on the project site includes a residential structure and associated accessory structures, a pool, and other site improvements. Vegetation on the property includes a freshwater forested/shrub wetland with associated riparian habitat that extends through the western portion of the site. The site is generally comprised of developed/ruderal land, riparian habitat, and annual grassland. There are 177 ornamental and native trees throughout the project site.

Surrounding land and Zoning are as follows:

West: Single-family residences zoned Low-Density Residential (R-1).

North: Cal Fire San Luis Obispo Unit Headquarters (Fire Station #12), outside city limits.

East: Single- and multi-family residences zoned Low-Density (R-1) and Medium-Density (R-2).

South: Single-family residences zoned Low-Density Residential (R-1).

3.0 PREVIOUS REVIEW

The project was reviewed by the City's Tree Committee on May 17, 2021 for consistency with the Tree Regulations. The Tree Committee (TC) recommended that, with the inclusion of the recommended condition of approval for compensatory planting, the PC find the proposed tree removals consistent with the City's Tree Regulations (Attachment 3, Tree Committee Staff Report and Draft Minutes). The TC recommended that the project approval include a condition to provide compensatory tree plantings at a one-to-one ratio on site, consistent with Municipal Code requirements, and that compensatory plantings consist of an even mix of 15-gallon and 24-inch tree box sizes. The recommendation also stipulated that 50% of the required compensatory plantings be of a native species. This condition has been included in the proposed resolution as Condition #5.

The TC also included in their motion a request that the Planning Commission consider the retention of several specific trees onsite. This included one eucalyptus within the creek corridor (#114), and two eucalyptus and one live oak near the southern edge of the property line on proposed lots 23 (#s 33, 34, & 91). Staff does not recommend retention of these trees as retention of the eucalyptus in the creek corridor is inconstant with wildfire mitigation measure W-1, and retention of trees near the southern property line would require a redesign of the stormwater treatment/retention system and changes in lot grading.

4.0 PROJECT ANALYSIS

The project must conform to the standards and limitations of the Subdivision Regulations and be consistent with the General Plan. Staff has evaluated the project and the PC shall consider if the project is in substantial compliance with the applicable standards, as discussed in this analysis.

4.1 Consistency with the General Plan

The General Plan Land Use Element (LUE), Circulation Element (CE), and Housing Element (HE) provide policies for the conservation and development of residential neighborhoods. The Conservation and Open Space Element (COSE) also provides policies to preserve and protect natural resources on the project site. The project is consistent with these policies in several aspects.

LUE Policy 2.2.3 Neighborhood Traffic: *Neighborhoods should be protected from intrusive traffic. All neighborhood street and circulation improvements should favor pedestrians, bicyclists, and local traffic. Vehicle traffic on residential streets should be slow. To foster suitable traffic speed, street design should include measures such as narrow lanes, landscaped parkways, traffic circles, textured crosswalks, and, if necessary, stop signs, speed humps, bollards, and on-street parking and sidewalks.*

LUE Policy 2.2.4 Neighborhood Connections: *The City shall provide all areas with a pattern of streets, pedestrian network, and bicycle facilities that promote neighborhood and community cohesiveness. There should be continuous sidewalks or paths of adequate width, connecting neighborhoods with each other and with public and commercial services and public open space to provide continuous pedestrian paths throughout the city. Connectivity to nearby community facilities (such as parks and schools), open space, and supporting commercial areas shall also be enhanced, but shall not be done in a method that would increase cut-through traffic.*

CE Policy 4.1.4 New Development: *The City shall require that new development provide bikeways, secure bicycle storage, parking facilities and showers consistent with City plans and development standards. When evaluating transportation impacts, the City shall use a Multimodal Level of Service analysis.*

CE Policy 5.1.3 New Development: *New development shall provide sidewalks and pedestrian paths consistent with City policies, plans, programs, and standards. When evaluating transportation impact, the City shall use a Multimodal Level of Service analysis.*

HE Policy 7.3: *New residential developments should incorporate pedestrian and bicycle linkages that provide direct, convenient and safe access to adjacent neighborhoods, schools, parks, and shopping areas.*

The design of the subdivision protects the existing neighborhood from intrusive traffic by only connecting the two existing streets to the south, avoiding any increase in cut-through traffic between other existing neighborhoods and Highway 1. The subdivision design also incorporates a potential bicycle and pedestrian connection to the east, as well as parkways, on-street parking, and sidewalks.

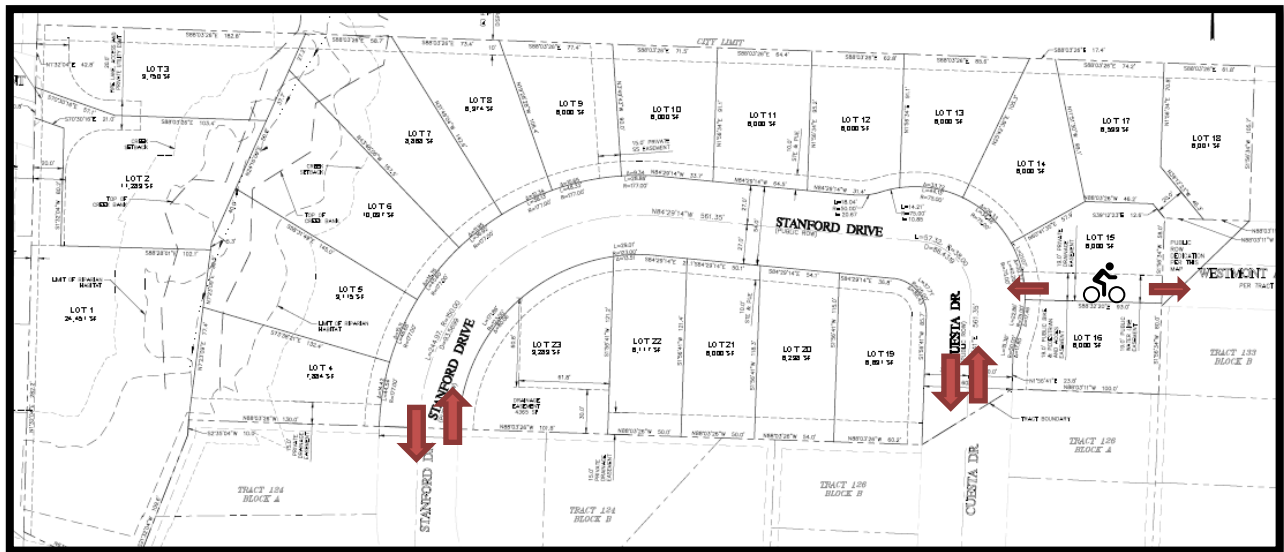


Figure 1: Subdivision Design Circulation Connections

LUE Policy 2.3.5. Neighborhood Pattern: *The City shall require that all new residential development be integrated with existing neighborhoods. Where physical features make this impossible, the new development should create new neighborhoods.*

The design of the subdivision integrates with the existing neighborhood by continuing the street layout of Stanford and Cuesta Drive, including street width, sidewalks, and parkways (see Figure 2 as example).

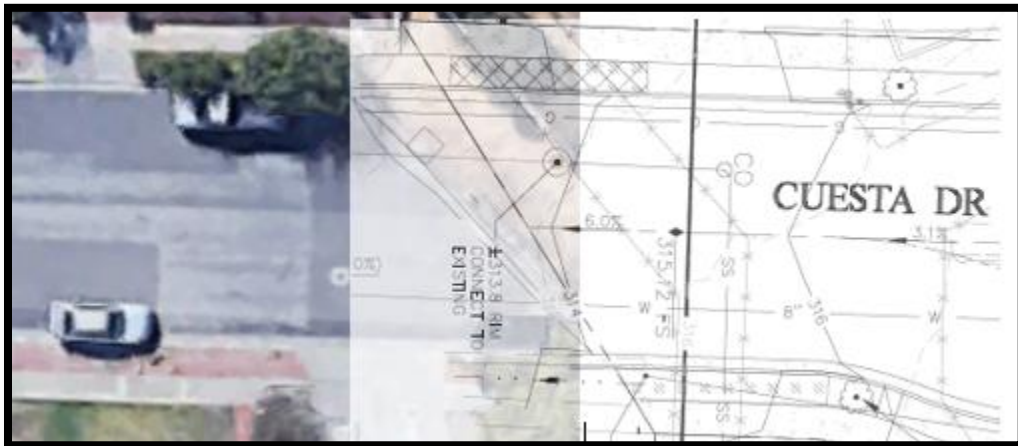


Figure 2: Cuesta Drive Street Design Connection to Existing

LUE Policy 2.3.7. Natural Features: The City shall require residential developments to preserve and incorporate as amenities natural site features, such as land forms, views, creeks, wetlands, wildlife habitats, wildlife corridors, and plants.

LUE Policy 2.3.10 Site Constraints: The City shall require new residential developments to respect site constraints such as property size and shape, ground slope, access, creeks and wetlands, wildlife habitats, wildlife corridors, native vegetation, and significant trees.

COSE Policy 7.7.9 Creek Setback B.: Development approvals should respect the separation from creek banks and protection of floodways and natural features identified in part A above (buildings, streets, driveways, etc.), whether or not the setback line has been established.

The TTM identifies the dimensions of the creek and existing riparian area. The lots proposed adjacent to the creek are a larger size so that creek protection measures, such as compliance with creek setback requirements, can be met and still allow development of the created parcel. The TTM also proposes no development or grading activities in the southwest corner of the site, where the creek and associated vegetation is most prominent and established. In all, over 60 coast live oaks, will be retained within the protected creek corridor area, as well as other native species.

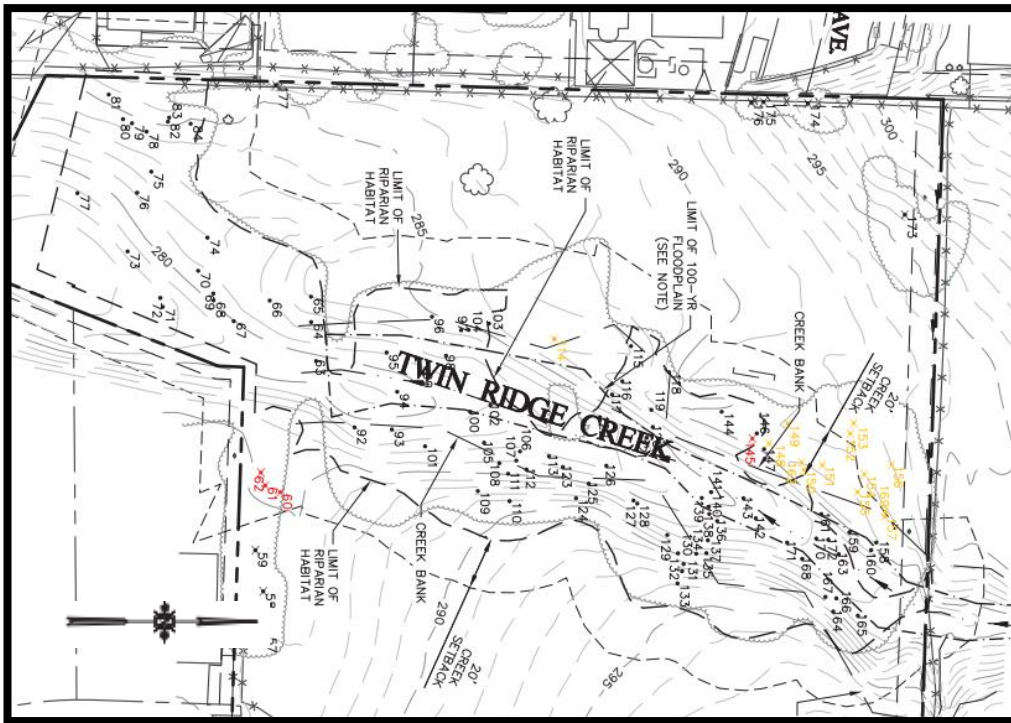


Figure 3: Creek Corridor, trees number in black within setbacks are retained

4.2 Consistency with Subdivision Regulations

Lots Size and Dimensions

The Subdivision Regulations regulates minimum lot sizes in the R-1 zone and sets specific development standards. The minimum lot size allowed in the R-1 zone is 6,000 square feet with a minimum width of 50 feet and a minimum depth of 90 feet. Lots are also required to have a minimum street frontage of 20 feet. All of the lots within the proposed subdivision meet these base requirements for size and dimension. Additionally, the Subdivision Regulations states that any area between creek banks shall be excluded from the calculation of minimum lot area. The TTM has also demonstrated compliance with this requirement (See Table 1 above).

Corner Lots

Lot 19 of the TTM is the only “corner lot” included in the proposed subdivision. Per Table 3 of the Subdivision Regulations, corner lots in residential subdivisions shall have a minimum area of 15% greater than otherwise required and shall be ten feet wider than otherwise required. Lot 19 does provide a width of no less than 60 feet, consistent with this standard, but is less than 15% larger than the minimum lot area. Staff has included in the proposed resolution condition #3 which requires the area of lot 19 to be increased to no less than 6,900 square feet for final map recordation, consistent with regulations standards for corner lots. This can be achieved by moving the lot line between Lot 19 and lot 20 approximately 2 feet, without compromising Lot 20’s compliance with minimum lot size or dimension standards. Only minor changes in site grading will be needed with this adjustment of lot lines.

5.0 ENVIRONMENTAL REVIEW

The proposed project has been analyzed pursuant to the California Environmental Quality Act (CEQA). An Initial Study-Mitigated Negative Declaration (IS/MND) was prepared and is currently being circulated. The IS/MND was noticed for circulation on April 29, 2021 and will be circulated until May 29, 2021 for public review. The Planning Commission shall review the environmental analysis (refer to Attachment 4 Initial Study/Mitigated Negative Declaration) and provide a recommendation to the City Council regarding adoption of the IS/MND. The following discussion highlights some of the more significant topics of the environmental analysis.

Biology

The initial study and associated biological survey identified Cambria morning glory within the annual grassland on site, which is a special-status plant species. Construction of the project would result in the removal or disturbance of the Cambria morning glory. Implementation of Mitigation Measures BIO-1 and BIO-2 reduce potential impacts to Cambria morning glory to less than significant. These measures require implementation of a Rare Plant Mitigation Program that would establish replanting of Cambria morning glory so that after a 5-year period there would be no net loss of the plant on site.

The project site contains a riparian forest along the onsite creek located in the western portion the property. The identified riparian forest consists of native riparian trees and shrubs, and native understory plants are also present within the riparian area. In addition, the Fire Protection Plan requires removal of non-native trees within the riparian habitat, resulting in the removal of 13 trees, primarily acacia (silver wattle) trees. The proposed TTM shows the extent of the riparian area and a 20-foot creek setback, which would be further protected by implementation of mitigation measure BIO-11, which requires recordation of a biological easement on the Final Map and application of creek setback standards. No paving or structures would be permitted in the biological easement area, however, grading activity is proposed in several areas within the creek setback for stabilization, and placement of rip rap pads are proposed within or adjacent to the setback¹. The project requires permits described in Mitigation Measure BIO-10 for work proposed within the riparian area. The easement and application of creek setback standards would affect proposed Lots 1–8.

Wildfire

The project area and adjacent lands are identified as low and moderate wildland fire risk in the Safety Element of the General Plan. The Element states that development shall only be approved when adequate fire suppression services and facilities are available or will be made concurrent with development. Parcel upgrades include emergency access, upgraded roads, and necessary utility connections. To manage wildfire risk associated with placing residents in close proximity to moderate and high fire hazard severity areas, a Vegetation/Fuel Management Plan for the project site has been identified in Mitigation Measure WF-1. Additionally, a Wildland Fire Protection Report identifies mitigation measures to further reduce wildland fire hazards to future development and is described in Mitigation Measure WF-2. Part of this mitigation measure calls for the removal of non-native plant species within the creek corridor to manage wildfire risk.

¹ **Zoning Regulations § 17.70.030 G. Exceptions to Creek Setback:** 2. Accessory Structures and Uses. The following items may be located within the required creek setback without obtaining a discretionary exception unless otherwise noted, provided, that they do not extend beyond the top of bank into the creek channel; will not cause the removal of native riparian vegetation; will not reduce any flooding capacity in compliance with the City's flood damage prevention regulations; in total occupy not more than one-half of the total required creek setback area; and are consistent with other property development standards of the Zoning Regulations.

h. Natural flood control and stormwater improvements, including vegetated buffers, bioswales, and rain gardens.

5.1 Comments Received

Comments were received from the State Department of Toxic Substances Control recommending certain broad-based evaluations be included in the MND Hazards and Hazardous Materials section. In review of these recommendations, staff finds that the Initial Study sufficiently identifies the potential impacts related to hazardous materials for this project and project site. Given the project's size, location, and surroundings, potential impacts would be mitigated by Mitigation Measures AQ-3, AQ-4 and AQ-5. This was the only comment received at the time of publication of this report. The applicant has agreed to all mitigation measures proposed specific to this project. The IS/MND shall constitute the complete environmental determination for the project.

5.0 OTHER DEPARTMENT COMMENTS

The project has been reviewed by various City departments and divisions including; Planning, Engineering, Utilities, Fire, Building, Office of Sustainability, Natural Resources and the City Arborist. Comments have been incorporated into the draft resolution as conditions of approval.

6.0 ACTION ALTERNATIVES

- 6.1 Continue the item. An action to continue the item should include a detailed list of additional information or analysis required.
- 6.2 Deny the project. An action denying the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Subdivision Regulations, Zoning Regulations or other policy documents.

7.0 ATTACHMENTS

1. Draft Resolution
2. Vesting Tentative Tract Map & Phasing Plan
3. Tree Committee Staff Report and Draft Meeting Minutes 5.17.21
4. Initial Study/Mitigated Negative Declaration

RESOLUTION NO. PC-XXXX-21

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAN LUIS OBISPO, CALIFORNIA, RECOMMENDING THE CITY
COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION OF
ENVIRONMENTAL REVIEW AND TENTATIVE TRACT MAP NO. 3157
TO CREATE TWENTY-THREE (23) RESIDENTIAL LOTS IN THE LOW-
DENSITY (R-1) ZONE (SBDV-0169-2020/EID-0170-2020)**

WHEREAS, the Tree Committee of the City of San Luis Obispo conducted a web based public hearing on May 17, 2021, recommending the Planning Commission find the project consistent with the Tree Regulations Ordinance, pursuant to a proceeding instituted under SBDV-0169-2020, Alice Jo Meinhold Survivors Trust, applicant ; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a web based public hearing on May 26, 2021, pursuant to a proceeding instituted under SBDV-0169-2020, and EID-0170-2020, Alice Jo Meinhold Survivors Trust, applicant; and

WHEREAS, notices of said public hearings were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission of the City of San Luis Obispo has duly considered all evidence, including the testimony of the applicant, interested parties, and evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. The Planning Commission hereby recommends the City Council approve the project (SBDV-0169-2020, & EID-0170-2020), based on the following findings:

1. As conditioned, the project will not be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity because the project respects site constraints and will be compatible with the scale and character of surrounding neighborhoods.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan because:
 - a. The Land Use Element provides that the purpose of the Low-Density Residential land use designation is to provide for single family detached dwellings, which the subdivision is designed and intended to accommodate, and complies with the maximum density limit of seven density units per acre.

- b. The project is consistent with Land Use Element Policies 2.2.3 and 2.2.4, Circulation Element Policy 5.1.3, and Housing Element Policy 7.3 because the design of the subdivision protects the existing neighborhood from intrusive traffic by avoiding any increase in cut-through traffic between other existing neighborhoods and Highway 1 and by incorporating a potential bicycle and pedestrian connection to the east, as well as parkways, on-street parking, and sidewalks with proposed streets.
 - c. The project is consistent with Land Use Element Policy 2.3.5 because the design of the subdivision integrates with the existing neighborhood by continuing the street layout of Stanford Drive and Cuesta Drive, including street width, sidewalks, and parkways.
 - d. The project is consistent with Land Use Element Policy 4.2.1 because the project respects the separation from creek banks by identifying the dimensions of the creek and existing riparian area. The lots proposed adjacent to the creek are a larger size (24,451 to 7,884 square feet) so that creek protection measures, such as compliance with creek setback requirements, can be met and still allow residential development within the created parcels. The project also proposes no development or grading activities in the southwest corner of the site, where the creek and associated vegetation is most prominent and established.
 - e. The project is consistent with Housing Element Policy 6.8 because the project will facilitate residential infill development.
3. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision because the project has demonstrated that development of the proposed lots can be achieved in compliance with the setback standards of the Zoning Regulations, which are intended to help provide air circulation and exposure to sunlight.
4. As conditioned, the subdivision and associated tree removals are consistent with the City's Tree Regulations because the project will be required to provide compensatory tree plantings at a rate consistent with Municipal Code requirements with a size and species of tree found to be appropriate by the Tree Committee.
5. The design of the tentative map and proposed improvements are not likely to cause serious health problems or substantial environmental damage since further development or redevelopment of the proposed parcels will occur consistent with the City's Development Standards, Engineering Standards, Mitigation Measures, and Conditions of Approval.

SECTION 2. Environmental Review. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects of the proposed project. The Planning Commission hereby recommends the City Council adopt the IS/MND and Mitigation, Monitoring,

and Reporting Program, based on incorporation of the following mitigation measures, which will reduce potential environmental impacts to less than significant.

Air Quality

AQ-1 Idling Control Techniques. During all construction activities and use of diesel vehicles, the applicant shall implement the following idling control techniques:

1. Idling Restrictions Near Sensitive Receptors for Both On- and Off-Road Equipment.
 - a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors if feasible;
 - b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
 - c. Use of alternative-fueled equipment shall be used whenever possible; and
 - d. Signs that specify the no idling requirements shall be posted and enforced at the construction site.
2. California Diesel Idling Regulations. On-road diesel vehicles shall comply with 13 CCR 2485. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California- and non-California-based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and
 - b. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: www.arb.ca.gov/msprog/truck-idling/2485.pdf.

AQ-2 Particulate Matter Control Measures. During all construction and ground-disturbing activities, the applicant shall implement the following particulate matter control measures and detail each measure on the project grading and building plans:

1. Reduce the amount of disturbed area where possible.

2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the SLOAPCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour (mph). Reclaimed (non-potable) water should be used whenever possible.
3. All dirt stockpile areas (if any) shall be sprayed daily and covered with tarps or other dust barriers as needed.
4. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities.
5. Exposed grounds that are planned to be reworked at dates greater than 1 month after initial grading shall be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established.
6. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD.
7. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code (CVC) Section 23114.
10. "Track out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code (CWC) Section 13304. To prevent track out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked-out soils, the track-out prevention device may need to be modified.
11. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible.
12. All PM10 mitigation measures required should be shown on grading and building plans.

13. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the SLOAPCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the SLOAPCD Compliance Division prior to the start of any grading, earthwork, or demolition (Contact Tim Fuhs at 805-781-5912).

AQ-3 Geologic Evaluation. Prior to initiation of ground-disturbing activities, the applicant shall retain a registered geologist to conduct a geologic evaluation of the property, including sampling and testing for NOA in full compliance with SLOAPCD requirements and the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105). This geologic evaluation shall be submitted to the City Community Development Department upon completion. If the geologic evaluation determines that the project would not have the potential to disturb NOA, the applicant must file an Asbestos ATCM exemption request with the SLOAPCD.

AQ-4 Naturally Occurring Asbestos Control Measures. If NOA are determined to be present onsite, proposed earthwork, demolition, and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding NOA, including the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105) and requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (NESHAP; 40 Code of Federal Regulations [CFR] Section 61, Subpart M – Asbestos). These requirements include, but are not limited to, the following:

1. Written notification, within at least 10 business days of activities commencing, to the SLOAPCD;
2. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and
3. Implementation of applicable removal and disposal protocol and requirements for identified NOA.

AQ-5 Asbestos-Containing Material. Prior to issuance of demolition permits, the applicant shall provide an asbestos report that was prepared by a certified asbestos consultant. If ACM are determined to be present, at least 10 working days prior to any demolition work the applicant shall provide notification to SLOAPCD of such work. The notification shall include an asbestos report that was prepared by a certified asbestos consultant. ACM removal and disposal shall follow the requirements of the National Emission Standards for Hazardous Air Pollutants Regulation (NESHAP) Subpart M and of the SLOAPCD.

Monitoring Program: These measures shall be incorporated onto Final Map and project grading / building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City during regular inspections, in coordination with the SLOAPCD, as necessary.

Biological Resources

BIO-1 Implement a Rare Plant Mitigation Program that ensures no net loss of Cambria morning glory on the project site. Prior to any tract improvements, a Rare Plant Mitigation Program shall be implemented for Cambria morning glory and shall be overseen by a qualified botanist approved by the City. As a component of the program, seed shall be collected from Cambria morning glory plants during the appropriate season prior to tract grading activities. Using standard procedures, the qualified botanist shall clean and store the seeds until the receiving sites shown on the project plans are ready. Suitable habitat of 2,180 square-feet in size outside of the development area (as designated on the site plans in the creek setback zone) shall be designated as the mitigation site that will be maintained in a natural state and not be subject to mowing earlier than June 1 each year. The areas will be maintained as grassland habitat and no planting of ornamental species or other adverse modifications (such as grazing activities) will be allowed. The mitigation site shown on the project plans is twice the size as the areas currently occupied by the rare plant occurrences (2,180 square-feet of habitat created for 1,076 square-feet of habitat impacted). This equates to a 2:1 mitigation ratio (habitat created to habitat impacted) to ensure a minimum 1:1 replacement ratio is achieved. Topsoil from each of the four occurrences will be collected in 6-inch lifts and stored for top-dressing the mitigation site once grading of the pads is complete. As needed, the mitigation site should be prepared for planting by removal of non-native species or other measures as necessary, then applying the salvaged topsoil. Once topsoil has been layered evenly through the area, collected seed should be hand-broadcasted into suitable locations by the qualified botanist and covered with compost. Seed may also be incorporated into the native erosion control seed mix described in the Native Erosion Control Seed Mix table under Mitigation Measure BIO-9 and applied to other grassy areas of the site as part of the erosion control effort. Depending on the season when construction starts, the qualified botanist may also potentially salvage plants (i.e., dig them up when soils are moist) and transplant them to containers to be maintained until the mitigation sites are ready for planting.

BIO-2 Conduct annual monitoring and implement adaptive management measures for 5 years to ensure no net loss of Cambria morning glory onsite. The Rare Plant Mitigation Program shall include annual monitoring and maintenance of the mitigation site to ensure success of the program. Monitoring by a qualified botanist shall occur during the spring growing season (between April 15 and May 15 each year) to ensure successful establishment of planted propagules. The established rare plants shall be mapped to evaluate the goal of no net loss of the species onsite. The measurable objective shall be to have at least 1,076 sf of occurrence comprised of approximately 300 Cambria

morning glory plants. Appropriate vegetation sampling techniques shall be used to assess the areal cover of vegetation to evaluate the status of the established occurrences. If the success criteria of having approximately 300 plants covering 1,076 sf within the creek setback zone is not reached by the third year of monitoring, remedial actions such as collecting more seed and distributing it in suitable areas should be employed, with a corresponding additional year of monitoring. Other activities to increase the success of the rare plant mitigation effort could include non-native plant species removal within the mitigation site to reduce competition, additional seed application, or supplemental irrigation during periods of prolonged drought. The qualified botanist shall prepare annual reports for the applicant detailing the methods and results of the mitigation effort and monitoring effort. The applicant shall be responsible for submitting the report to the City on an annual basis (by December 31 of each year) for the 5-year monitoring period or until the final success criteria described above are met.

BIO-3 To the extent feasible, avoid initial site grading in the winter months. The burrowing owl has been recorded in the vicinity of the project from October to the end of April. If initial vegetation removal and site grading for the tract improvements is conducted outside of this period, potential effects on this species would be avoided and no further mitigation would be required. Restricting the time period for earth-moving activities is also required to avoid or minimize the potential for erosion and sedimentation (see Mitigation Measure BIO-9). If initial grading work must commence during the time period that burrowing owls may be present onsite, preconstruction surveys for this species shall be included in the survey effort described in Mitigation Measure BIO-4 prior to vegetation removal or tract improvements.

BIO-4 Conduct a preconstruction survey and avoid construction in areas occupied by special-status wildlife species until relocated or they have left the site. Within 7 days prior to the start of vegetation/tree removal, ground-disturbing activities, or demolition of existing structures, a biologist approved by the City shall survey the project impact area to identify whether nesting birds, roosting bats, monarch butterfly overwintering populations, obscure bumble bee, and/or California legless lizard are present on site. A separate survey shall be conducted for any phase of the project not conducted concurrently or within 10 days of cessation of the previous phase (i.e., structure demolition conducted prior to general site grading). The biologist shall use appropriate survey techniques for the special-status species identified in the 2020 BRA as having potential to occur onsite. For example, burrows shall be examined with binoculars or wildlife cameras, and inspected for whitewash or prey remains. Leaf litter and cover objects shall be searched for northern California legless lizards. Potential bat roost sites shall be inspected for sign of roosting bats such as guano or prey remains. If any of these species are found onsite, the biologist shall coordinate with the City, and CDFW as appropriate, on methods to ensure the successful relocation of individuals to suitable habitat nearby. In some cases, CDFW may recommend creating structures for displaced woodrats and bats. Burrowing owls can be discouraged from using burrows onsite, or occupied burrows can be avoided until the owls have left the area. Bats can be restricted from roost sites by placing netting over their entrances after they have left the roost for

night-time foraging. The wildlife protection measures to be employed will be based on the results of the survey and the particular characteristics of their use of the site, in coordination with CDFW and the construction engineer. If no special-status animal species are found onsite during the preconstruction survey, work may proceed with the implementation of the following Mitigation Measures BIO-5 through BIO-7.

BIO-5 Prepare and present a Worker Environmental Awareness Program. Prior to any vegetation removal or tract improvements, a qualified biologist shall prepare a Worker Environmental Awareness Program that will be presented to all project personnel. This program shall detail measures to avoid and minimize impacts on biological resources. It shall include a description of special-status species potentially occurring on the project site and their natural history, the status of the species and their protection under environmental laws and regulations, and the penalties for take. Recommendations shall be given as to actions to avoid take should a special-status species be found on the project site. Other aspects of the training shall include a description of general measures to protect wildlife, including:

1. Delineation of the allowable work area, staging areas, access points, and limits to vehicle access;
2. Storage of all pipes, metal tubing, or similar materials stored or stacked on the project site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used.
3. Inspection of materials stored onsite, such as lumber, plywood, and rolls of silt fence, for wildlife that may have sheltered under or within the materials;
4. Use of netting to exclude birds from nesting in construction materials;
5. Construction of escape ramps in all excavations and trenches more than 6 inches deep;
6. Contact information for the City-approved biologist and instructions should any wildlife species be detected in the work site;
7. Dust suppression methods during construction activities when necessary, to meet air quality standards and protect biological resources; and
8. Methods for containment of food-related trash items (e.g., wrappers, cans, bottles, food scraps), small construction debris (e.g., nails, bits of metal and plastic), and other human generated debris (e.g., cigarette butts) in animal-proof containers and removal from the site on a weekly basis.

All project personnel who have attended the training shall sign an attendance sheet. The program shall be repeated for any new crews that arrive subsequently on the site.

BIO-6 Install high-visibility construction and silt fence along the creek corridor to delineate the allowable work area, exclude wildlife from the site, and protect the stream habitat. Prior to vegetation removal or tract improvements, and during subsequent residential development for Lots 1-7, a high-visibility construction fence at

least 4 feet tall together with a silt fence, or an approved wildlife exclusion fence, shall be erected along the creek corridor to delineate the limits of grading and vehicle access. If possible, the fence shall be erected along the creek setback line, and encroachment into the setback shall be kept at a minimum. In no case shall ground disturbance occur within the riparian habitat or below the top of bank without obtaining proper permits from regulatory agencies. The type of fence used may be a combination of wildlife exclusion and silt fence (i.e., ERTEC Triple-function E-fence) or similar materials that would serve the purposes of safety/construction area delineation, wildlife exclusion, and siltation prevention. The fence shall be checked weekly by construction personnel for needed maintenance.

BIO-7 Conduct biological monitoring for special-status wildlife species while the property is cleared and graded, and structures are removed. A qualified biologist shall monitor the removal of structures, materials, and vegetation that may provide cover for obscure bumble bee, northern California legless lizards, and bat roosting sites. The biologist shall be onsite daily until all materials are removed and all vegetation has been cleared. If any special-status species are found, work shall be delayed until the individuals have left the work area or CDFW shall be notified to obtain authorization for capture and relocation.

BIO-8 Avoid vegetation removal within the riparian habitat during the overwintering season. Vegetation removal within the riparian area shall be conducted outside of the overwintering season for monarch butterfly (late October through February) and obscure bumble bee (late October through January) to avoid disturbance to species potentially inhabiting riparian vegetation.

BIO-9 Install erosion and sediment BMPs and revegetate graded areas. The following erosion and sedimentation control BMPs are required to be implemented during vegetation removal, tract improvements, during individual lot construction, and after the construction phases of the project:

1. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction to occur outside of the rainy season, which is typically defined as October 15 through April 15. Adherence to this measure would also serve as avoidance for the burrowing owl, as described in Mitigation Measure BIO-3.
2. To minimize site disturbance, all construction related equipment shall be restricted to established roads, construction areas, and other designated staging areas. The creek setback zone shall be clearly marked as described in Mitigation Measure BIO-6.
3. Prior to any site disturbance during tract improvements or individual lot construction, a Sediment and Erosion Control Plan shall be prepared by a qualified engineer. The use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls, and other appropriate techniques should be employed to protect the drainage features on and off the property. Biotechnical

approaches using native vegetation shall be used as feasible. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. All sediment and erosion control measures shall be installed per the engineer's requirements prior to the initiation of site grading if planned to occur within the rainy season.

4. Spill kits shall be maintained on the site, and a Spill Response Plan shall be in place.
5. No vehicles or equipment shall be refueled within 100 feet of wetland areas, riparian habitat and/or drainage features, and refueling areas shall have a spill containment system installed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. All equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Construction staging areas shall be located in a location where spills would not drain into aquatic habitats.
6. No concrete washout shall be conducted on the site outside of an appropriate containment system. Washing of equipment, tools, etc. should not be allowed in any location where the tainted water could enter onsite drainages.
7. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.
8. All project-related spills of hazardous materials within or adjacent to the project site should be cleaned up immediately.
9. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. Silt fencing, erosion control blankets, straw bales, sandbags, fiber rolls, and/or other types of materials prescribed on the plan shall be implemented to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be used as feasible.
10. Areas with disturbed soils shall be restored under the direction of the project engineer in consultation with a qualified restoration ecologist as detailed above. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and/or applying the native seed mix as described in the table below. Native seed mix shall be applied to the graded areas in the creek setback area through either direct hand seeding or hydroseeding methods. Seeding with the native erosion control seed mix should be provided on all disturbed soil areas prior to the onset of the rainy season (by October 15).

Native Erosion Control Seed Mix

Species	Application Rate (lbs/acre)
California Brome (<i>Bromus carinatus</i>)	10
purple needlegrass (<i>Stipa pulchra</i>)	5
tomcat clover (<i>Trifolium wildenovii</i>)	5
six weeks fescue (<i>Vulpia microstachys</i>)	5
Total	25

BIO-10 Obtain necessary permits for impacts in jurisdictional areas, implement a compensatory mitigation program, and monitor the success of the program to ensure no net loss of Riparian/Wetland habitat or other waters on the subject property. Prior to any vegetation removal or site disturbance within the areas delineated as jurisdictional features (Figure 5, Aquatic Resources Delineation 2021), the applicant shall provide documentation to the City that a Clean Water Act Section 404 Permit from USACE, a Clean Water Act Section 401 Water Quality Certification from RWQCB, and a California Fish and Game Code Section 1602 Lake and Streambed Alteration Agreement from CDFW have been obtained or have been determined by the regulatory agencies to not be required.

If regulatory permits are required, prior to the initiation of vegetation removal or tract improvements, the applicant shall retain a qualified biological monitor to ensure compliance with all Clean Water Act and CDFW permit requirements during work adjacent to the creek. The monitor shall be present during the installation of the construction fencing delineating the limits of work in relation to the edge of riparian, creek top of bank, and 20-foot creek setback buffer, as described in Mitigation Measure BIO-6. Since the Cambria morning glory compensatory mitigation site is to be located within this buffer, the monitor shall direct appropriate wildlife exclusion and erosion control BMPs to protect riparian habitat during site preparation for planting. The monitor shall be present during construction of the rip rap pad and any other work within the creek setback area on stormwater structures. The monitor shall also oversee removal of non-native tree species and site preparation for tree planting within the setback. If a Habitat Mitigation and Monitoring Plan (HMMP) is required by the regulatory agencies, the applicant shall provide a copy of the plan to the City and the biological monitor shall be responsible for successful implementation of the plan.

BIO-11 Record a Biological Easement and Biological Easement Agreement protecting riparian area: A Biological Easement and Biological Easement Agreement shall be recorded in conjunction with the final map recordation. The easement agreement shall be developed by the applicant in a format provided by the City. The following activities

are permitted within the biological easement, subject to the review and approval by the City Sustainability and Natural Resources Official:

1. Stormwater improvements.
2. Removal of non-native trees.
3. Restoration and creek bank stabilization activities.

No future paving or structures shall be permitted within the biological easement. Creek setback standards shall be applied to the easement area, consistent with municipal code requirements.

Monitoring Program: These conditions and measures shall be noted on Final Map and all grading and construction plans. The City Community Development Department and Natural Resources Manager shall verify compliance.

Cultural Resources

CR-1 Discovery of Previously Unidentified Cultural Resources. In the event that historical or archaeological remains are discovered during ground-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City Community Development Director shall be notified. A qualified archaeologist shall conduct an assessment of the resources and formulate proper mitigation measures, if necessary. After the find has been appropriately mitigated, work in the area may resume. These requirements shall be noted on the project's final map and all improvement/construction plans.

CR-2 Discovery of Human Remains. In the event that human remains are exposed during ground-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City Community Development Director shall be notified. California Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. These requirements shall be noted on the project's final map and all improvement/construction plans.

Monitoring Program: These conditions shall be noted on Final Map and all grading and construction plans. The City Community Development Department shall verify compliance, including preparation and implementation of the Monitoring Plan, and review and approval of cultural resources monitoring reports documenting compliance with required Mitigation Measures.

Noise

N-1 For the entire duration of the construction phase of the project, the following BMPs shall be adhered to:

1. Stationary construction equipment that generates noise that exceeds 60 dBA at the project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures).
2. Impact tools (e.g., jack hammers, pavement breakers, rock drills, etc.) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools.
3. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.
4. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.
5. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.).

N-2 Construction plans shall note construction hours, truck routes, and all construction noise BMP, and shall be reviewed and approved by the City Community Development Department prior to issuance of grading/building permits. The City shall provide and post signs stating these restrictions at construction entry sites prior to commencement of construction and maintained throughout the construction phase of the project. All construction workers shall be briefed at a preconstruction meeting on construction hour limitations and how, why, and where BMP measures are to be implemented.

Monitoring Program: These measures shall be incorporated into Final Map and project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City during regular inspections. Tribal Cultural Resources

Tribal Cultural Resources

TC-1 Culturally Affiliated Native American Monitor. A representative from the Salinan Tribe shall be notified prior to any ground disturbing activities to provide for on-site monitoring. If cultural resources are encountered during subsurface earthwork activities, all ground disturbing activities within a 25-foot radius of the find shall cease and the City shall be notified immediately consistent with the requirements of Mitigation Measures CR-1 and CR-2.

Monitoring Program: These measures shall be incorporated into Final Map and project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City during regular inspections.

Wildfire

WF-1 Vegetation/Fuel Management Plan. Prior to issuance of any construction permit, the applicant shall provide a vegetation/fuel management plan prepared by a registered professional forester or certified arborist for each lot. The plan shall identify fuel load reduction techniques, including vegetation removal and trimming, to increase defensible space around residential structures and driveways/access roads. The plan shall also identify appropriate standards for installation of new landscaping, such as requirements for drought-tolerant and fire-resistant species.

WF-2 Additional Fire Hazard Reductions. Future development would incorporate the following fire reduction methods identified by the 2020 Wildland Fire Protection Report (Neumann) to reduce wildland fire risk:

1. Rain gutters, when not adequately maintained, will collect leaf material which becomes a receptive fuel bed for embers and sparks and can then transmit fire underneath the non-combustible roof materials. Rain gutters should be protected by noncombustible leaf shields or not allowed.
2. Record on all lots a deed restriction that allows for only non-combustible fences and decks in the subdivision.
3. Record on all lots a deed restriction that allows for fire resistant landscaping in the back yards of the subdivision.
4. Require enclosed eaves on all structures within the subdivision.
5. Install fireproof vents on all structures (fire-rated, flame and ember resistant).
6. Working with the biologist, remove the non-native vegetation in the creek, riparian area,
7. reduce the fuel load.
8. Install a non-combustible wall (block or steel stud /stucco) wall 36 inches in height all around the northern perimeter of the subdivision. The wall shall begin at the westernmost property line and continue to the 20-foot setback at the west side of the creek and shall continue beginning at the 20-foot setback at the east side of the creek, terminating at the property line of CAL FIRE Station #12. The purpose of this wall is to interrupt fire progression from the north onto the proposed lots without obstructing the very desirable view of the open space.

Monitoring Program: This measure shall be incorporated into Final Map and noted on all grading and construction plans. The City Community Development Department shall verify compliance through initial and regular inspections.

SECTION 3. Action. The project conditions of approval do not include mandatory code requirements. Code compliance will be verified during the plan check process, which may include additional requirements applicable to the project. The Planning Commission (PC) hereby recommends the City Council approve the project with incorporation of the following conditions:

Planning Division

1. Plans submitted for final map recordation shall label lots one through seven, sixteen, and eighteen through twenty-three as “sensitive sites”. This status ensures that future site development will respect existing site constraints, creek setback requirements, privacy of occupants and neighbors of the project and be compatible with the scale and character of the surrounding neighborhood. Prior to submittal of a building permit application, development of these sensitive parcels shall require architectural review, in accordance with Municipal Code Section 2.48.
2. Plans submitted for final map recordation shall state that lots one through seven are subject to creek setback standards and requirements, consistent with Municipal Code Section 17.70.030.
3. Plans submitted for final map recordation shall increase the lot size of lot 19 to be no less than 6,900 square feet by reducing the size of lot 20, which shall be no less than 6,000 square feet, consistent with Subdivision Regulations requirements for corner lots.
4. Plans submitted for final map recordation shall include the Biological Easement required by mitigation measure BIO-11. This easement shall include all the area between the creek top of bank or current riparian area, whichever is furthest from the centerline of the creek. The easement shall also cover all areas identified for Cambria morning glory replanting required by mitigation measure BIO-1.
5. Plans submitted for public improvements or grading of lots shall identify all trees proposed for removal, their diameter at breast height, and the location of compensatory tree planting. Compensatory tree planting shall be provided at a rate of one-to-one for all onsite trees removed, or otherwise consistent with Municipal Code Standards, unless the tree being removed is exempt from tree removal permitting by Municipal Code section 12.24.090 (C.1.). Measurements of tree diameters shall be consistent with forestry best practices, to the satisfaction of the City Arborist. Compensatory tree plantings shall be an equal mix of 15-gallon and 24-inch box size and consist of at least 50% native tree species. All compensatory trees shall be irrigated and maintained by the property owner or subdivider until the tree is established or the individual lot is sold.

Engineering Division – Public Works/Community Development - Subdivision Conditions

6. The subdivision shall be recorded with a final map. The map preparation and monumentation shall be in accordance with the City’s Subdivision Regulations, Engineering Standards, and

the Subdivision Map Act. The map shall use U.S. Customary Units in accordance with the current City Engineering Standards. A separate application, checklist, and final map review fee shall be paid at the time of final map processing.

7. The map and improvement plans shall be tied to the City's vertical and horizontal control network in accordance with the City Engineering Standards. Depending upon the location of existing vertical control benchmark(s), a new benchmark may need to be established within or adjoining the subdivision.
8. The final map submittal and improvement plans shall include a current title report. An electronic copy of the title report with embedded links to referenced documents is preferred. If not available, the submittal shall include a copy of each of the pertinent referenced documents.
9. Park in-lieu fees shall be paid for each new single family dwelling lot prior to map recordation. The fees shall be based on the fee resolution in effect at the time of final map submittal. Credit for the removal of the existing residence will be applied to the final fee.
10. Any easements including but not limited to provisions for all public and private utilities, access, grading, drainage, slope banks, construction, common driveways, and maintenance of the same shall be shown on the final map and/or shall be recorded separately prior to map recordation if applicable. Said easements may be provided for in part or in total as blanket easements.
11. The subdivider shall dedicate a 10' wide street tree easement and public utility easement (P.U.E.) across the frontage of each lot. This easement shall be clearly shown on the final map submittal. Said easement shall be adjacent to and contiguous with all public right-of-way lines bordering each lot.
12. Any easements including but not limited to provisions for all public and private utilities, access, grading, drainage, slope banks, construction, common driveways, and maintenance of the same shall be shown on the final map and/or shall be recorded separately prior to map recordation if applicable. Said easements may be provided for in part or in total as blanket easements.
13. The final map shall include a public path easement connection from Westmont (east) if attainable to the satisfaction of the Community Development Director and Public Works Director. The easement definition of either a public pedestrian or bikeway easement shall be confirmed with the City prior to map recordation and in concert with the subdivision improvement plans.
14. A creek/biological open space easement shall be shown and noted on the map in accordance with the mitigation measures. A creek maintenance Easement Agreement, in a format approved by the City shall be recorded prior to or concurrent with the recordation of the map. The agreement shall further clarify the creek maintenance responsibility and limits of

improvements allowed within the creek corridor. The agreement shall be approved to the satisfaction of the City's Sustainability and Natural Resources Official and Community Development Director.

15. The relocation, extinguishment, or quitclaim of any existing easements shall be clearly identified on the final map or shall be completed separately prior to map recordation if applicable.
16. The final map shall show and label the limits of the calculated 100-year flood event. The information may be included on an additional map sheet.
17. The project soils report shall be referenced on the final map in accordance with the subdivision regulations. The soils engineer shall verify whether additional boring(s) or exploratory trenching is required to cover the portions of the subdivision located under the existing developed site. The final report shall complete the analysis and any final recommendation regarding the potential for liquefaction.
18. The plans, map, and supporting documents shall show and note compliance with the City's Drainage Design Manual, Floodplain Management Regulations, and Post Construction Stormwater Regulations.
19. Stormwater Control Measures (SCM's) and piping within the public right-of-way should be limited to the minimum extent feasible. All SCM's shall be the maintenance responsibility of the HOA or private property owners. SCM's that are located within the public right-of-way will require the recordation of an Encroachment Agreement in a format provided by the City. The agreement shall be recorded in conjunction the map recordation.
20. The stormwater strategy and subdivision improvement plans shall consider the requirement for permanent irrigation to any bio-remediation SCM's. The irrigation system could be provided from the adjoining domestic meter located along the lot frontage. A common landscape meter could be provided at the commercial meter water impact fee rate. Private service piping located within the public right-of-way will require the recordation of an encroachment agreement. Cross-connection control may be required for all future domestic meters for lots that are crossed with a private common irrigation service.
21. An Operation and Maintenance Manual and recorded Private Stormwater Conveyance Agreement will be required as part of the Stormwater Control Plan approval and map recordation.
22. The final map submittal shall include CCR's to define the maintenance responsibility of the several private and/or shared facilities.
23. All existing structures, private water supply, or private waste disposal system shall be demolished or abandoned to the satisfaction of the Public Works Director, Building Official, and County Health Department with proper permits prior to map recordation. Existing

structures or improvements may remain if specifically approved, are not considered to be a nuisance or health hazard, and are shown to not be affected by the proposed location of property lines and/or improvements.

24. The subdivision improvement plan submittal shall include the standard application, checklist, engineer's estimate of probable cost, a plan review fee/retainer, and all supporting documents.
25. All new on-site and off-site subdivision improvements shall comply with the City Engineering Standards and Standard Specifications in effect at the time of subdivision plan approval.
26. The street paving shall comply with City Engineering Standards. If construction phasing of the new street pavement is proposed, the phasing shall provide for the ultimate structural street section and pavement life per standard #7110. The engineer of record shall detail this requirement in the public improvement plans, to the satisfaction of the Public Works Director.
27. The improvement plans shall clearly show and label the existing rights-of-way, street improvements, and utility infrastructure located at the subdivision boundaries and points of connection to Westmont (east), Cuesta, Stanford, and Westmont (west).
28. The transitions from the several sidewalk connections from the adjoining neighborhood 4' wide sidewalks to the new 5' detached sidewalks and 6' walking path shall be approved by the City Engineer prior to map recordation. Limited off-site sidewalk improvements may be required for the transitions and for the connection to ADA compliant and competent material.
29. Sidewalk extensions and or terminations at the Westmont connections to the subdivision shall be approved by the Public Works Department prior to final map recordation. Unless otherwise approved for deferral or waiver by the Public Works Department, the through connection from Westmont (east) will require a continuation of the sidewalk along the street end to provide an accessible connection to the 6' walking path.
30. Westmont street termination improvements, storm drain capture, and utility connections may require the removal of the existing parkway street tree. A compensatory parkway tree may be required prior to final map recordation.
31. Plans submitted for public improvements shall show the proposed pathway connection from Westmont (east) to Cuesta in compliance with City and ADA standards unless otherwise approved by the Public Works Director. Ramps and landings may be required if the slope can't be reduced to walkway gradients. Handrails, if required may need to include a non-skateboard feature or may need to be attached to a guardrail, fence, or other barrier to discourage the establishment of a skateable feature.
32. The improvement plans shall show the location of a Mail Box Unit (MBU's) per City Engineering Standards and the approval of the Post Master. Unless otherwise approved by the City, the MBU(s) shall be located outside of the public right-of-way. A separate easement may need to be included on the map.

33. The subdivision plans shall show water, sewer, gas, electrical, phone, and cable connections to each lot. Any proposal for the elimination of a gas main and/or gas services shall be approved by the City and supplying utility company.
34. Plans submitted for public improvements shall show the final line and grade of all sewer, water, and storm drain lines to the satisfaction of the Public Works and Utility Departments. Utility separations shall be provided for all new and existing systems unless a design exception is approved by the City and State, if applicable.
35. The utility plan shall include water services and meters to each lot. The service may be provided as individual services or could be provided as a “U-branch” at the common property line per City Engineering Standard #6260 and to the satisfaction of the Utilities Department.
36. Unless specifically approved by the Building Official, and the directors of Community Development, Public Works, and Utilities, the sewer service to Lots 1, 2, and 3 shall be gravity sewers. The developer shall exhaust reasonable efforts to provide a gravity sewer to each of the lots to either Westmont, Stanford, or through an easement to Jeffrey. If sewer ejectors are required for one or more lots, a Notice of Requirements shall include this item and shall be recorded in conjunction with the final map.
37. Fire Hydrants shall be provided per City Engineering Standards. The final placement shall consider the hydrant availability and distance from the tract boundary at all four tract interfaces with the adjoining public streets. Off-site hydrants may be required. Final hydrant locations and spacing shall be approved to the satisfaction of the Fire Department and Utilities Department prior to final map recordation.
38. A preliminary electrical service design/memo from PGE shall be provided prior to approval of the subdivision improvement plans. The final PGE design/handout package may be listed as a deferred submittal item on the cover sheet of the improvement plans. Service to the subdivision shall be completed without a net increase in the number of service poles located within the public right of way.
39. Prior to recordation of the final map, the subdivider shall install street lighting and all associated facilities including but not limited to conduits, sidewalk vaults, fusing, wiring, and luminaires per City Engineering Standards. Off-site street lighting improvements, alterations, or upgrades may be required along roadways leading to and from the proposed development to complete the necessary public improvements.
40. Improvement plans shall include a complete tree summary show the diameter and species of all trees. The plan shall clarify the trees to remain and the trees to be removed. Trees to remain may require a tree preservation plan per City Engineering Standards.

41. Prior to recordation of the final map, invasive plant species shall be removed or eradicated along and within the Twin Ridge Creek corridor to the satisfaction of the Planning Division and Sustainability and Natural Resources Official .
42. Agency permits required for any work within the creek corridor shall be secured prior to commencing with any demolitions, grading, and construction within the jurisdictional areas. Any jurisdictional permits from the Army Corp, Fish and Wildlife, or Regional Water Quality Control Board required for the drainage, site improvements, street and road improvements shall be issued prior to plan approval and/or commencing with work within the respective waterways. Permit conditions shall be reflected on the approved subdivision plans.
43. A SWPPP and Waste Discharger Identification Number (WDID) shall be issued and referenced on the grading, erosion control, and stormwater control plan sheets prior to plan approval and encroachment permit issuance.
44. The grading and drainage plan and reports shall clarify the limit of run-on from the adjoining public streets and from any upslope private watershed. The upslope watershed to the north (Cal Fire) shall be evaluated for the capacity of the current drainage systems. The systems shall be shown to be adequate to carry the design storm, shall be upgraded, or subdivision improvements added to collect and convey any run-on.
45. Prior to final map recordation, all proposed retaining walls shall be evaluated for collecting and conveying any surface run-on that might be tributary to the back of wall. Any concentrated drainage shall be conveyed and discharged in a non-erosive manner.
46. The proposed pad grades shall provide a minimum surface drainage design gradient from a defined high point(s) to an approved drainage outlet. The pad grading and drainage plan and build-out strategy shall not rely on subsurface drainage systems without a safe overflow.
47. The proposed slope banks shall honor the top and toe of slope setbacks from the adjoining property lines in accordance with the California Building Code unless captured with a retaining wall or curb. Pad grading and drainage improvements plans should consider the final grading and drainage proposed for the typical lot development.
48. Street trees are required as a condition of development. The proposed trees may be planted in conjunction with the subdivision improvements or could be deferred to individual lot development. The proposed parkway planting or bio-remediation improvements shall consider and honor the requirement for parkway tree planting at the rate of approximately one tree per every 35 lineal feet of frontage.

Utilities Department

49. The proposed utility infrastructure shall comply with the latest engineering design standards effective at the time the permit for public improvement is obtained and shall have reasonable alignments needed for maintenance of public infrastructure along public roads.

50. Any private sewer lateral improvement included with public improvement plans that crosses one proposed parcel for the benefit of another shall provide evidence that a private utility easement appropriate for those facilities has been recorded prior to issuance of a permit for such improvement.
51. Public improvement plans submitted shall show all utility easements dedicated to the City in compliance with the latest engineering design standards and shall have reasonable alignments needed for maintenance of public infrastructure.
52. Public improvement plans submitted shall show the existing terminal manhole in Cuesta Drive to be abandoned and a new cleanout manhole shall be installed upstream of the sewer lateral connection for Lot 16. The proposed sewer lateral for Lot 16 shall connect to the new 6" sewer main extension downstream of the cleanout manhole with a wye.
53. Public improvement plans submitted shall show the proposed public sewer main extension and manhole in Westmont Avenue to be 6" PVC pipe and meet current City Engineering Standards.
54. Public improvement plans submitted shall show water meters and private sewer laterals with appropriate clearance from one another per City Standards.
55. Public improvement plans submitted shall show a separate water meter provided for each new parcel per Chapter 13.04.120 of the City's Municipal Code.
56. Potable city water shall not be used for major construction activities, such as grading and dust control, as required under Prohibited Water Uses; Chapter 13.07.070.C of the City's Municipal Code. Recycled water is available through the City's Construction Water Permit program.
57. The proposed 8" public water main within Stanford Drive shall meet the current City Standards at the time of building permit submittal and shall maintain a minimum 12" clearance above the proposed public sewer main, per City Standards.

Indemnification

58. The applicant shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action or proceeding against the City and/or its agents, officers or employees to attack, set aside, void or annul, the approval by the City of this project, and all actions relating thereto, including but not limited to environmental review ("Indemnified Claims"). The City shall promptly notify the applicant of any Indemnified Claim upon being presented with the Indemnified Claim and the City shall fully cooperate in the defense against an Indemnified Claim.

On motion by _____, seconded by _____, and on the
final roll call vote:

AYES:

NOES:

REFRAIN:

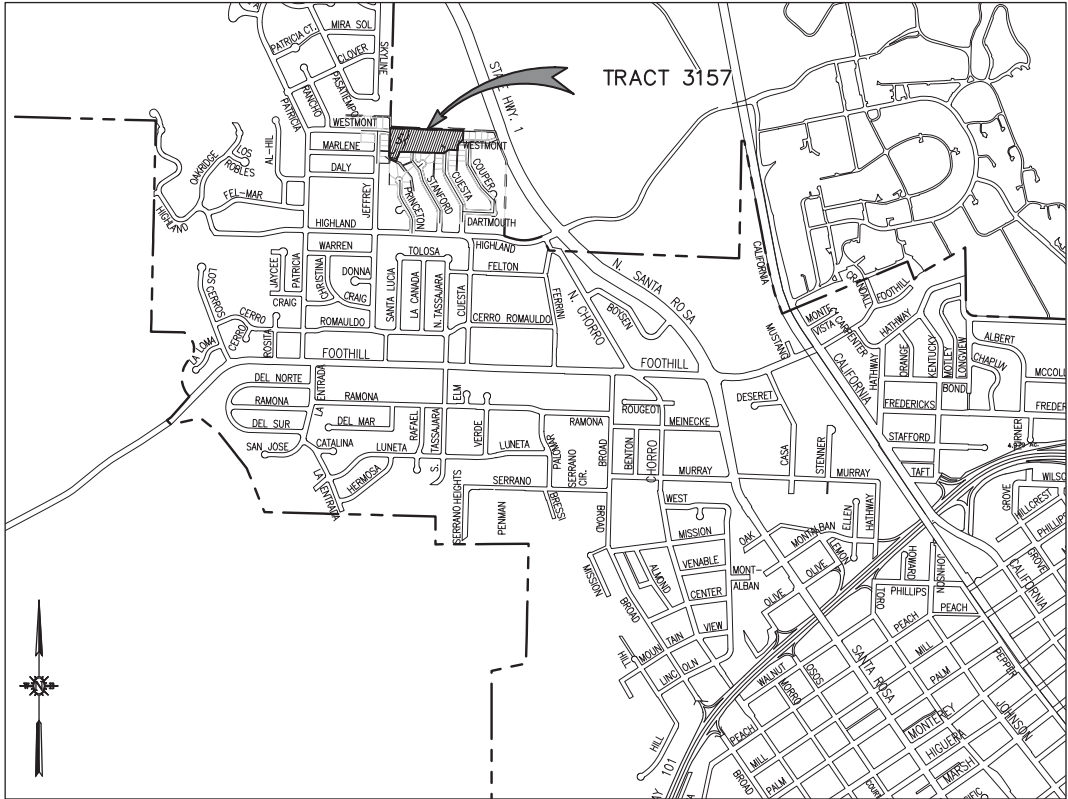
ABSENT:

The foregoing resolution was passed and adopted this 26nd day of May, 2021.

Tyler Corey, Secretary
Planning Commission

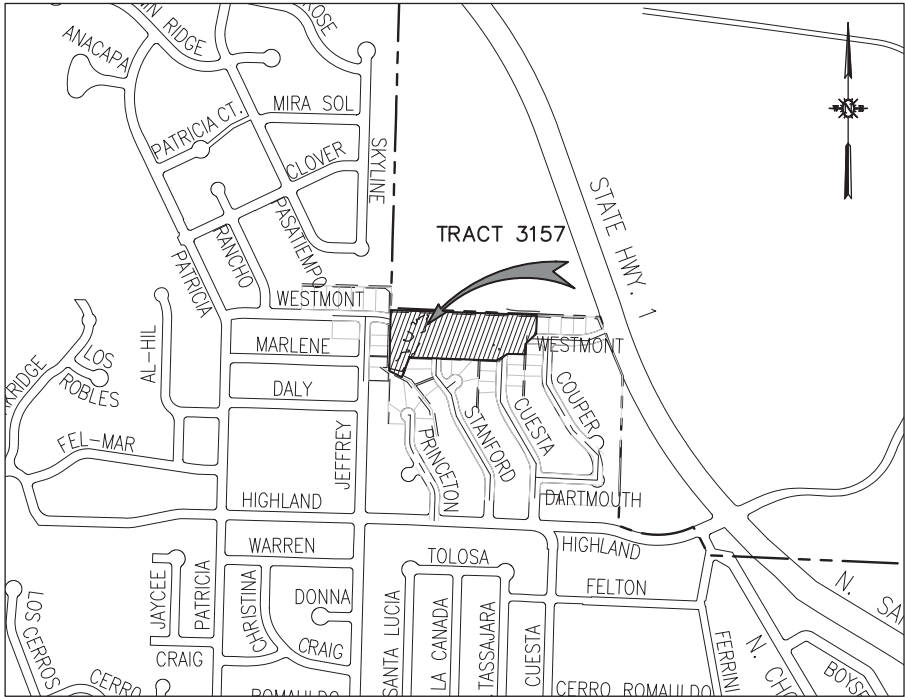
468 WESTMONT AVENUE
TENTATIVE TRACT MAP
TRACT 3157

CITY OF SAN LUIS OBISPO, CALIFORNIA



VICINITY MAP

1" = 2000'



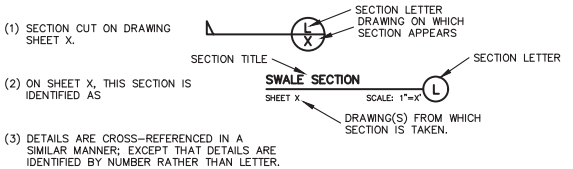
PROJECT SITE

1" = 500'

LEGEND

EXISTING	PROPOSED
TRACT BOUNDARY	---
PROPERTY LINE	---
RIGHT-OF-WAY	---
EASEMENT/SETBACK	---
STREET CENTERLINE	---
CREEK BANK	---
RIPARIAN EDGE	---
RIPARIAN EDGE FENCE	---
FENCE	---
RETAINING WALL	---
GRADE BREAK	---
CONTOURS	---
WATER MAIN	W
RECLAIMED WATER MAIN	RW
SANITARY SEWER LINE	S
STORM DRAIN LINE	SD
GAS LINE	G
JOINT TRENCH	JT
FIRE HYDRANT	---
STREET LIGHT (STANDARD HEIGHT)	---
STORM DRAIN INLET	---
CURB INLET	---
SDMH	---
SSMH	---
CLEANOUT	---
BACKFLOW PREVENTION	---
ASPHALT CONCRETE	AC
BOTTOM OF WALL	BW
CENTERLINE	CL / C
EASEMENT	ESMT
EXISTING GRADE	EG
EXISTING	(E)
INVERT	INV
OPEN SPACE	OS
PEDESTRIAN	PED
PROPERTY LINE	PL / R
PUBLIC UTILITY EASEMENT	PUE
PUBLIC PEDESTRIAN ACCESS EASEMENT	PPAE
RECLAIMED WATER	RW
RIGHT OF WAY	ROW
SANITARY SEWER	SS
STORM DRAIN	SD
STREET TREE EASEMENT	STE
TOP OF CURB	TC
TOP OF WALL	TW
UNLESS NOTED OTHERWISE	U.N.O.
WATERLINE	WL

SECTION AND DETAIL NUMBERING SYSTEM



SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1	TITLE SHEET
C2	CONSTRAINTS AND HAZARDS MAP
C3	TENTATIVE TRACT MAP
C4	GRADING AND UTILITY PLAN LOTS 1-10, 22-23
C5	GRADING AND UTILITY PLAN LOTS 11-21
C6	CROSS SECTIONS
C7	TYPICAL LOT GRADING
C8	POST CONSTRUCTION STORMWATER AREAS
C9	POST CONSTRUCTION STORMWATER DETAILS

OWNER/DEVELOPER:

ANDREW GARETH MEINHOLD AND TIMOTHY JAMES MEINHOLD, AS
SUCCESSOR CO-TRUSTEES OF THE MEINHOLD REVOCABLE TRUST
CONTACT: JIM FLAGG
PHONE: (805) 801-8575
ADDRESS: 1950 BRIDLE RIDGE TRAIL
SAN LUIS OBISPO, CA 93405

ENGINEER/SURVEYOR:

CANNON
1050 SOUTHWOOD DRIVE
SAN LUIS OBISPO, CA 93401
ATTN: KATIE ROLLINS
PHONE: (310) 382-5133

APN:

052-496-001

SITE AREA:

4.98 ACRES

UTILITIES:

WATER: CITY OF SAN LUIS OBISPO
SEWER: CITY OF SAN LUIS OBISPO
STORM DRAINAGE: CITY OF SAN LUIS OBISPO AND
PRIVATELY MAINTAINED FACILITIES
GAS: THE GAS COMPANY
ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE: CHARTER

FLOOD MAPPING:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP (FIRM) PANEL 1066G FOR SAN LUIS OBISPO
CITY, CALIFORNIA, DATED NOVEMBER 16, 2012, DOES NOT IDENTIFY A
FLOOD ZONE FOR THE AREA COVERED BY THIS TRACT MAP.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN TWO CITY OF
SAN LUIS OBISPO 2007 HORIZONTAL CONTROL MONUMENTS #8034 AND
#8018, AS SHOWN AND CALCULATED TO BE N51°16'01"E.

BENCHMARK/BASIS OF ELEVATION:

THE ELEVATIONS SHOWN HEREON ARE NAVD83 AS DETERMINED BY
MEASUREMENTS ON POINT S-26 AS SHOWN ON THE CITY OF SAN
LUIS OBISPO "BENCHMARK SYSTEM" (JUNE 2019) HAVING PUBLISHED
ELEVATION OF 327.38'.

REFERENCE DOCUMENTS

CITY STANDARD SPECIFICATIONS: MAY 2018 EDITION
CITY ENGINEERING STANDARDS: MAY 2018 EDITION

CALIFORNIA GEOTECHNICAL INVESTIGATION PROPOSED SUBDIVISION - TRACT
315468-500 WESTMONT (APN 052-496-001) SAN LUIS OBISPO BY PACIFIC
COAST TESTING INC. APRIL 24, 2020.

EARTHWORK

AREA OF DISTURBANCE: 4.27 AC
SITE CUT¹: 7,900 CY
CUT FOR CHAMBERS: 600 CY
SITE FILL²: 4,760 CY
SHRINKAGE OF FILL: 480 CY
NET EXPORT: 3,260 CY

NOTES:

1. EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THE QUANTITY SHOWN
REFLECTS THE DIFFERENCE BETWEEN EXISTING GRADE AND FINISHED
GRADE OR FINISHED SURFACE FOR PRELIMINARY DESIGN.
2. ASSUMES A 10% COMPACTION OF FILL.

REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CDD/APPD BY

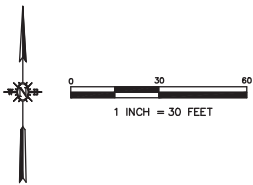
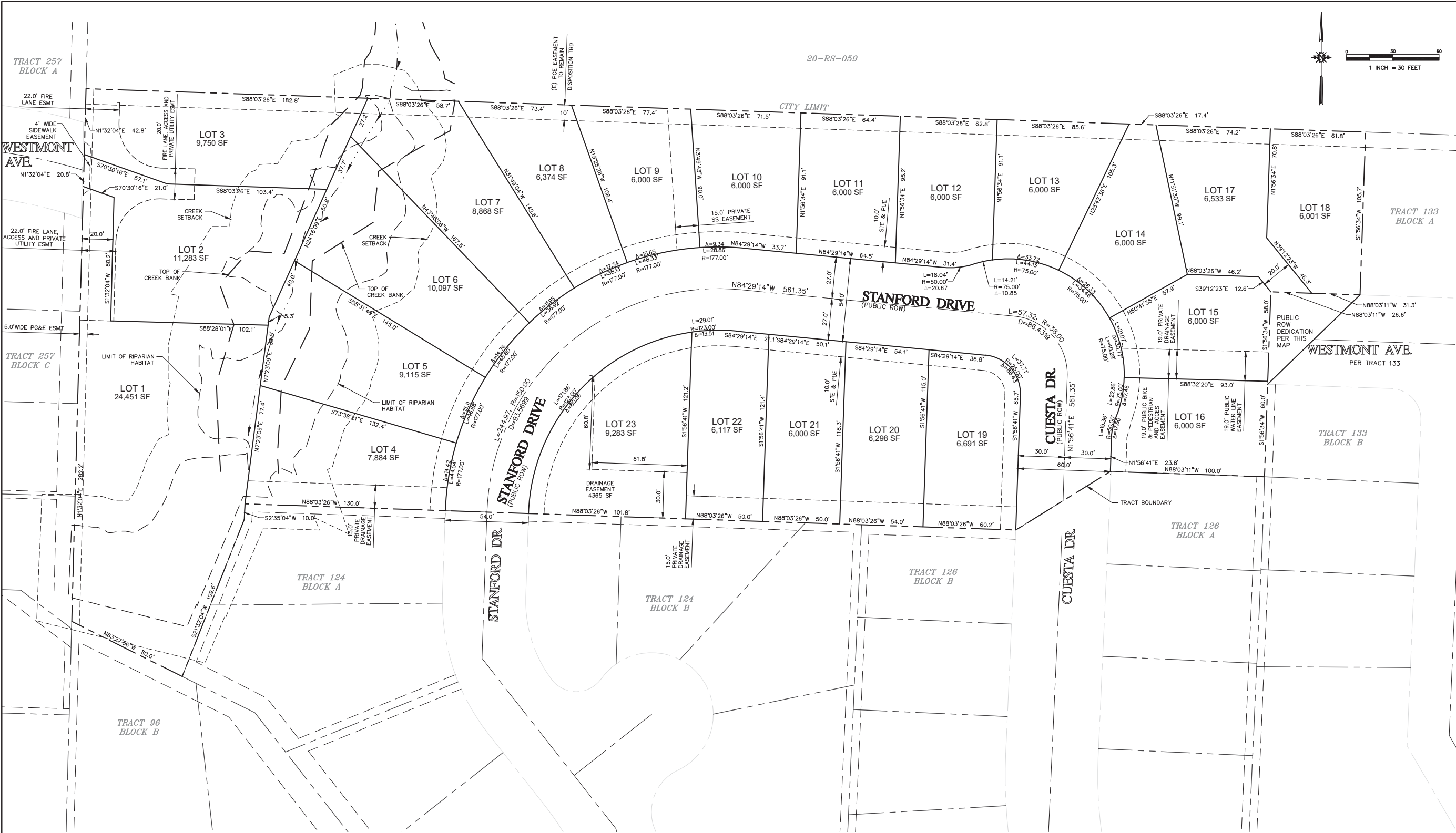


DATE	09/24/2020
SCALE	AS SHOWN
CHECKED BY	KOR
DRAWN BY	JTR
CA JOB NO.	190306.02

TRACT 3157 TENTATIVE TRACT MAP TITLE SHEET
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SHEET
C1
OF 9

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Parcel Area Table			
LOT #	GROSS AREA (SF)	NET AREA (SF)	SLOPE (%)
1	24,451	20,103	5.6
2	11,283	9,265	7.9
3	9,750	8,976	12.5
4	7,884	6,598	7.2
5	9,115	7,468	6.9
6	10,097	7,931	6.2
7	8,868	6,823	5.2
8	6,374	SAME AS GROSS	8.6

Parcel Area Table			
LOT #	GROSS AREA (SF)	NET AREA (SF)	SLOPE (%)
9	6,000	SAME AS GROSS	11.0
10	6,000	SAME AS GROSS	10.8
11	6,000	SAME AS GROSS	10.6
12	6,000	SAME AS GROSS	1.6
13	6,000	SAME AS GROSS	0.7
14	6,000	SAME AS GROSS	4.3
15	6,000	SAME AS GROSS	7.2
16	6,000	SAME AS GROSS	6.8

Parcel Area Table			
LOT #	GROSS AREA (SF)	NET AREA (SF)	SLOPE (%)
17	6,533	5,944	5.2
18	6,001	SAME AS GROSS	5.0
19	6,691	SAME AS GROSS	7.3
20	6,298	SAME AS GROSS	7.5
22	6,117	SAME AS GROSS	7.4
23	9,283	SAME AS GROSS	8.6

NOTES:

- GROSS SQUARE FOOTAGE IS TOTAL AREA WITHIN LOT LINES SHOWN ON THIS DRAWING AND DOES NOT INCLUDE AREAS FOR PUBLIC RIGHT-OF-WAY DEDICATION.
- NET SQUARE FOOTAGE IS GROSS SQUARE FOOTAGE LESS AREA INSIDE THE TOP OF BANK LINE SHOWN ON THIS PLAN AS DEFINED BY MUNICIPAL CODE SECTION 17.70.110. LOT 17 NET AREA DOES NOT INCLUDE THE PAN HANDLE ON THE SOUTHEAST CORNER OF THE LOT.
- AVERAGE SLOPE IS CALCULATED FOR THE NET LOT AREA PER THE DEFINITION OF AVERAGE CROSS SLOPE AS DEFINED IN SECTION 16.26.060 OF THE ZONING REGULATIONS.

PARCEL LEGAL DESCRIPTION

PORTION OF THE NE 1/4 OF SW 1/4 SECT. 22
T.30S R12E MDM

TRACT 3157
TENTATIVE TRACT MAP
TENTATIVE TRACT MAP

CITY OF SAN LUIS OBISPO, CALIFORNIA

DRAWN BY
JTR

CHECKED BY
KOR

DATE
09/24/2020

SCALE
AS SHOWN

C.A. JOB NO.
190306.02

REV. NO.


DATE

REVISED

DESTROY ALL PRINTS
BEARING EARLIER DATE

REV. BY

CHKD. APPR.



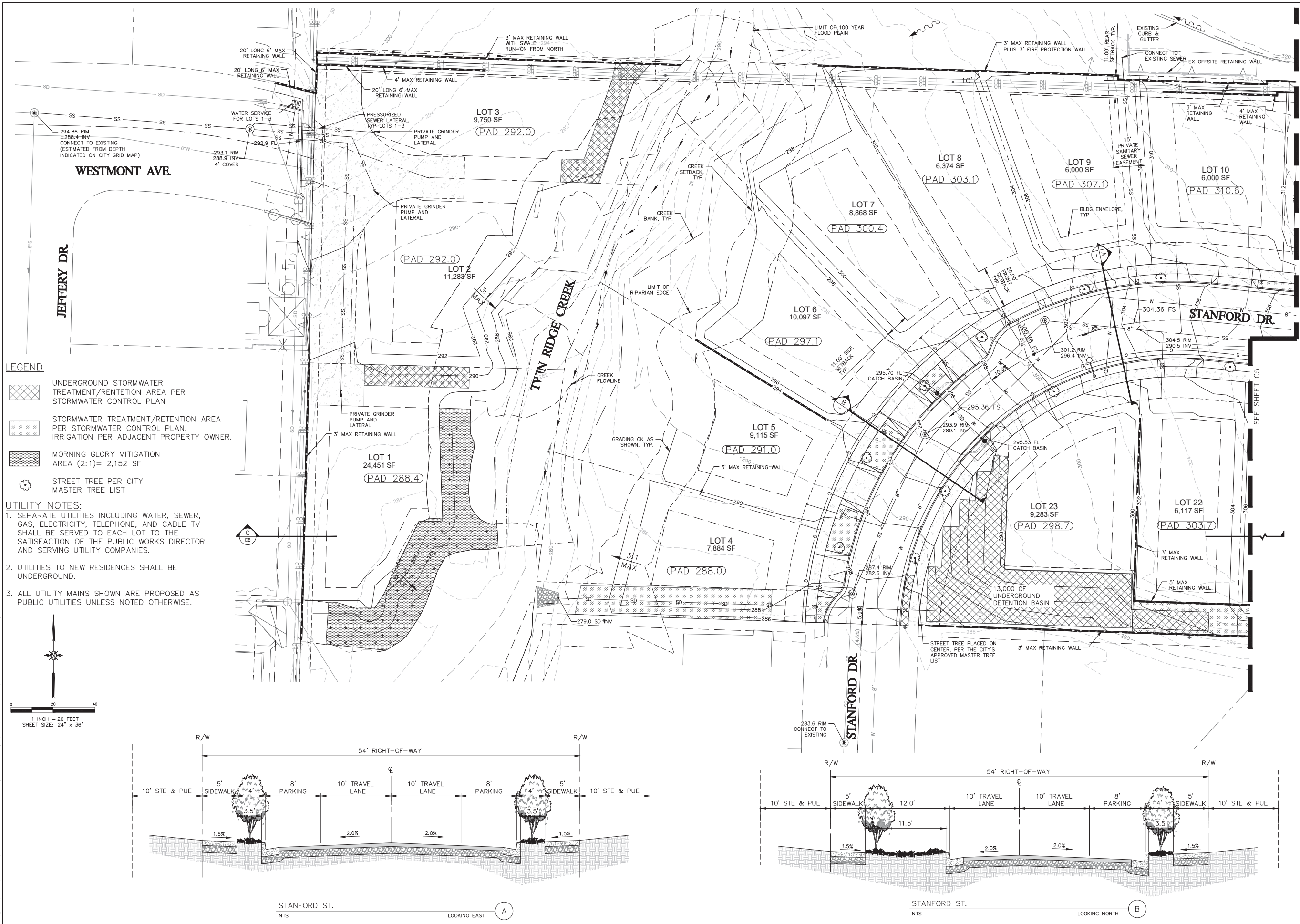
1083 Southwood Drive
San Luis Obispo, CA 94601
P 805.544.7407 F 805.544.3863

Page 38 of 605

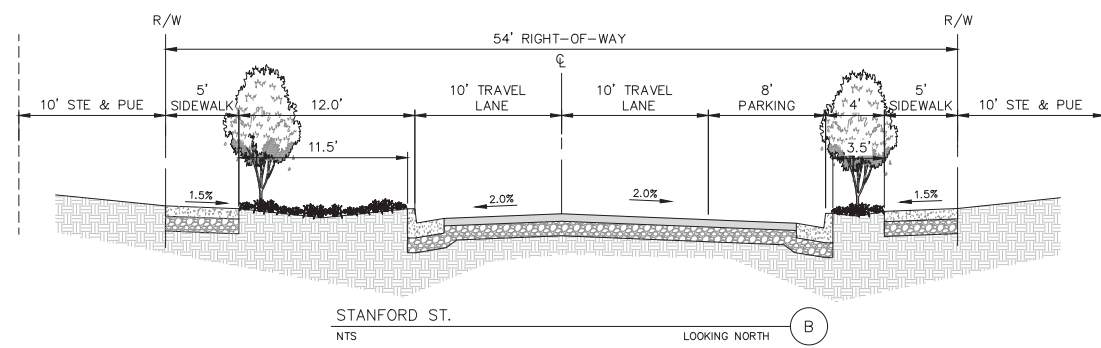
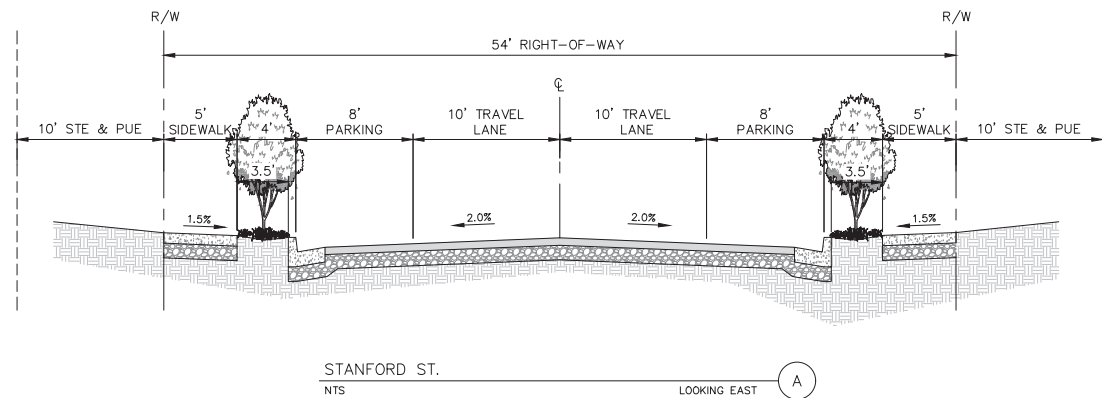
C3

OF 9

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- LEGEND**
- UNDERGROUND STORMWATER TREATMENT/RETENTION AREA PER STORMWATER CONTROL PLAN
 - STORMWATER TREATMENT/RETENTION AREA PER STORMWATER CONTROL PLAN. IRRIGATION PER ADJACENT PROPERTY OWNER.
 - MORNING GLORY MITIGATION AREA (2:1) = 2,152 SF
 - STREET TREE PER CITY MASTER TREE LIST
- UTILITY NOTES:**
- SEPARATE UTILITIES INCLUDING WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TV SHALL BE SERVED TO EACH LOT TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR AND SERVING UTILITY COMPANIES.
 - UTILITIES TO NEW RESIDENCES SHALL BE UNDERGROUND.
 - ALL UTILITY MAINS SHOWN ARE PROPOSED AS PUBLIC UTILITIES UNLESS NOTED OTHERWISE.



REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CDD/APPD BY






DATE	SCALE	CA JOB NO.
09/24/2020	AS SHOWN	190306.02
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JTR	KCR	

TRACT 3157 TENTATIVE TRACT MAP GRADING AND UTILITY PLAN LOTS 1-10, 22-23

CITY OF SAN LUIS OBISPO, CALIFORNIA

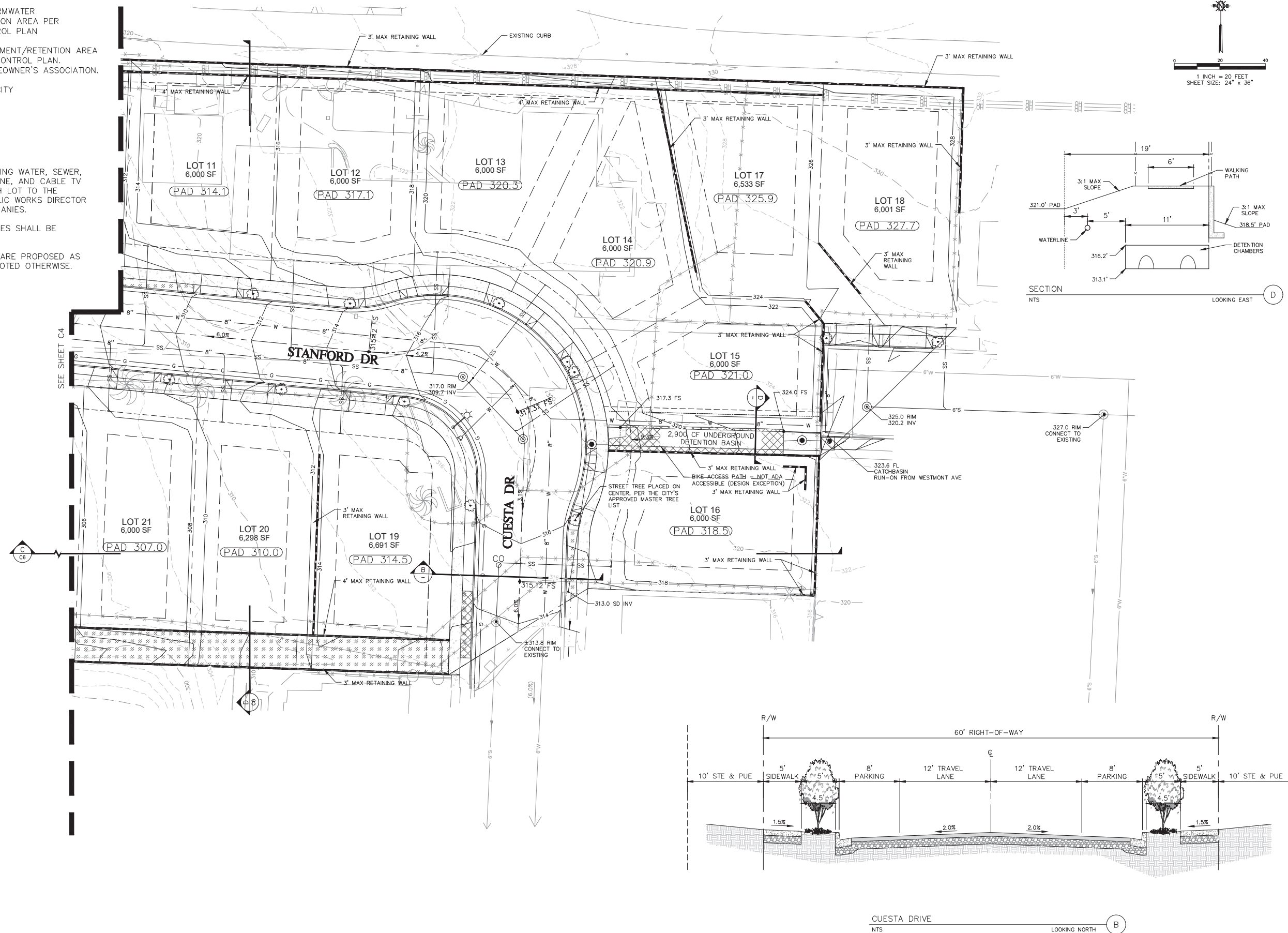
SHEET
C4
OF 9

LEGEND

- | | |
|---|---|
|  | UNDERGROUND STORMWATER
TREATMENT/RETENTION AREA PER
STORMWATER CONTROL PLAN |
|  | STORMWATER TREATMENT/RETENTION AREA
PER STORMWATER CONTROL PLAN.
IRRIGATION BY HOMEOWNER'S ASSOCIATION. |
|  | STREET TREE PER CITY
MASTER TREE LIST |

UTILITY NOTES:

1. SEPARATE UTILITIES INCLUDING WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TV SHALL BE SERVED TO EACH LOT TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR AND SERVING UTILITY COMPANIES.
2. UTILITIES TO NEW RESIDENCES SHALL BE UNDERGROUND.
3. ALL UTILITY MAINS SHOWN ARE PROPOSED AS PUBLIC UTILITIES UNLESS NOTED OTHERWISE.

[illegible]

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	CA JOB NO. 190306.02

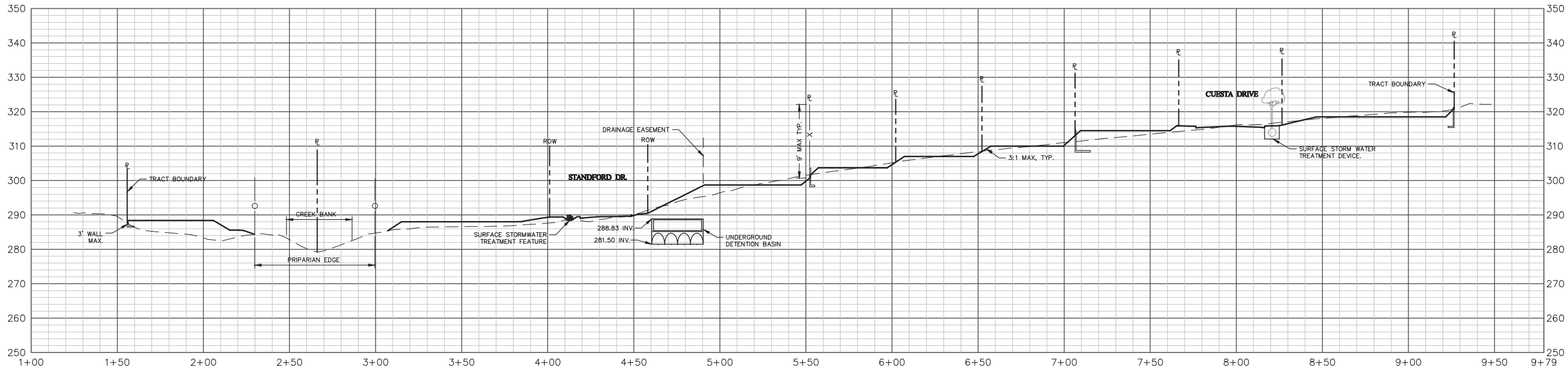
TRACT 3157
TENTATIVE TRACT MAP
GRADING AND UTILITY PLAN
LOTS 11-21
CITY OF SAN LUIS OBISPO, CALIFORNIA

SHEET

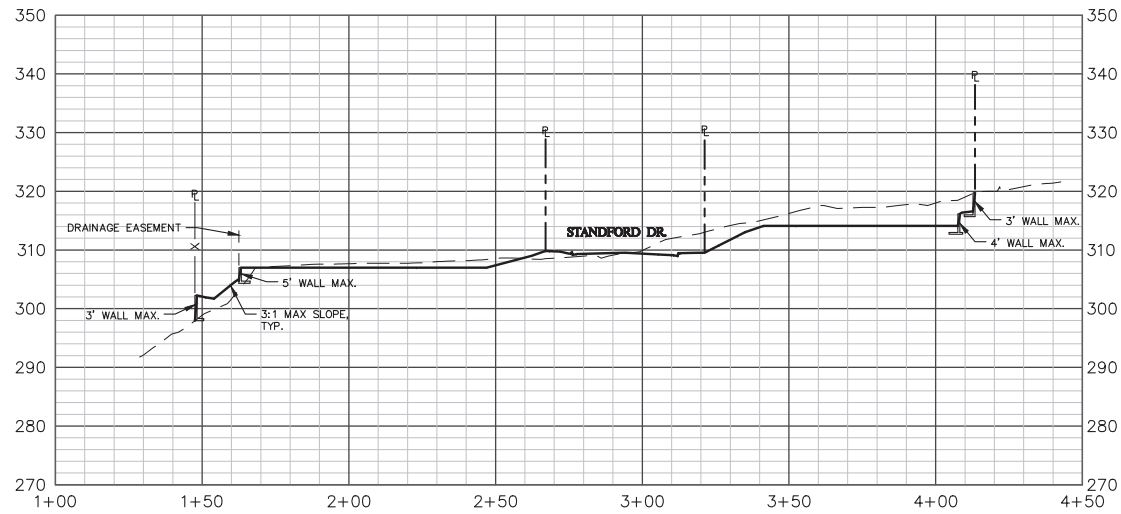
C5

OF 9

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SECTION C
SHEET C4 & C5
LOOKING NORTH
H: 1" = 30'
V: 1" = 15' (2X EXAGGERATION)



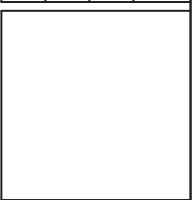
SECTION D
SHEET C5
LOOKING WEST
H: 1" = 30'
V: 1" = 15' (2X EXAGGERATION)

NOTES:
1. PROPOSED FENCING SHOWN FOR REFERENCE, TO BE DESIGNED BY DEVELOPER.

REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CHKD. BY



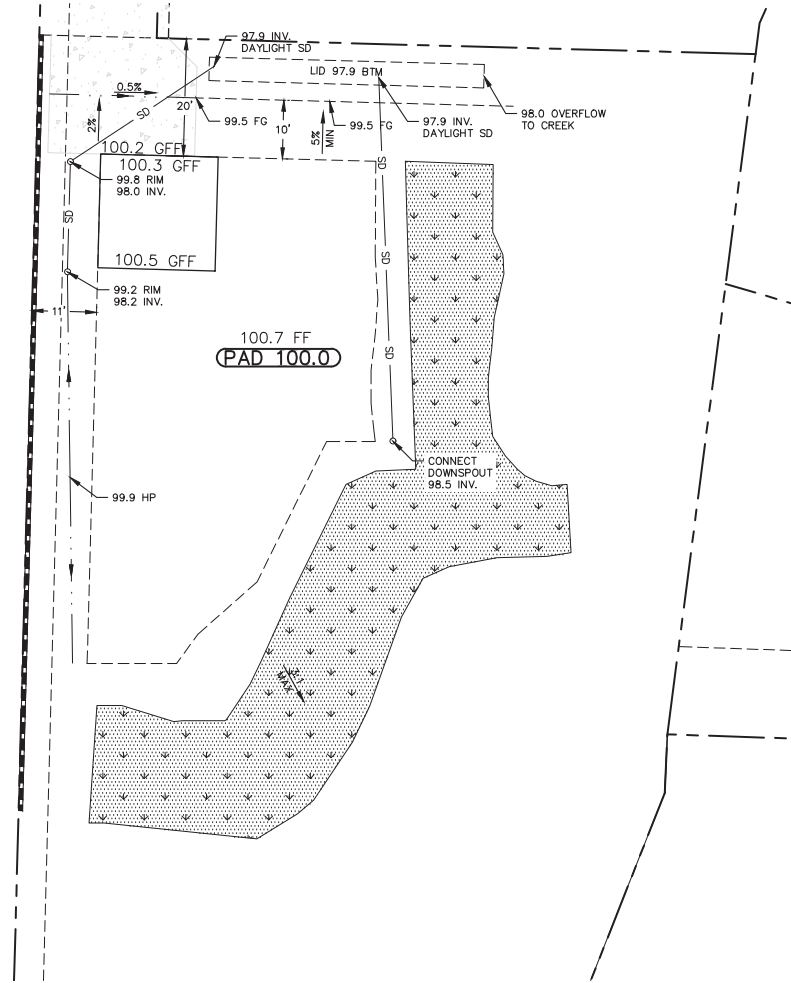
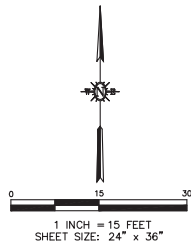
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CHECKED BY	KCR	SCALE	AS SHOWN
		CA JOB NO.	190306.02



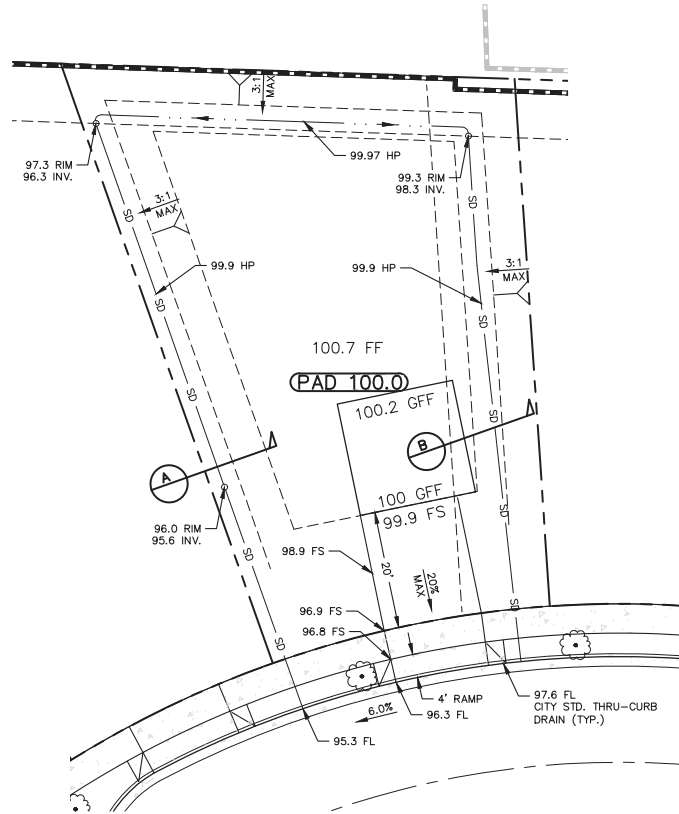
TRACT 3157
TENTATIVE TRACT MAP
CROSS SECTIONS
CITY OF SAN LUIS OBISPO, CALIFORNIA

SHEET
C6
OF 9

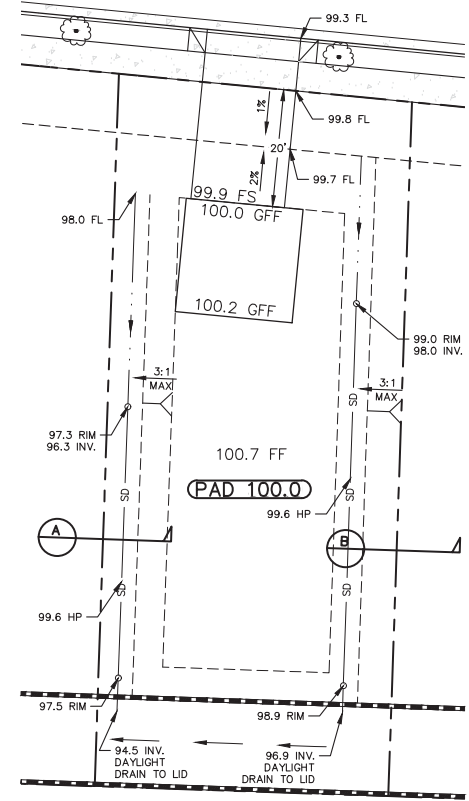
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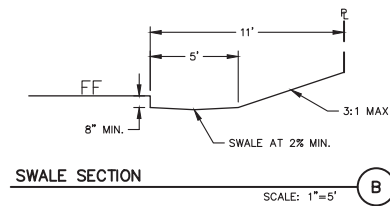
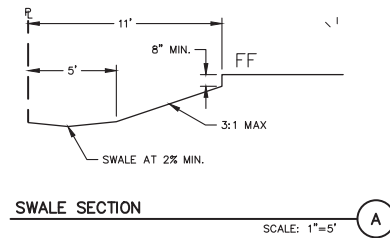
TYPICAL LOT GRADING – LOTS 1–3
SCALE HORIZ 1"=15'



TYPICAL LOT GRADING – LOTS 4–18
SCALE HORIZ 1"=15'




TYPICAL LOT GRADING – LOTS 19–23
SCALE HORIZ 1"=15'



- TYPICAL GRADING NOTES:**
1. ALL FLATWORK ADJACENT TO BUILDINGS SHALL BE SLOPED AT A MINIMUM OF 2% FOR 10' AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.
 2. FINISHED GRADE (PERVIOUS AREA) DIRECTLY ADJACENT TO BUILDINGS SHALL BE SLOPED AT 5% MINIMUM FOR 10' AWAY FROM THE BUILDING, OR TO A DESIGNATED SWALE SLOPED AT 2% MINIMUM.
 3. FINISHED GRADE (DIRT OR LANDSCAPE AREA) DIRECTLY OUTSIDE OF THE BUILDING SHALL BE 8" MINIMUM AND 12" MAXIMUM BELOW FINISHED FLOOR UNLESS NOTED WITH A SPECIALLY DESIGNED FOOTING. FOOTING EMBEDMENT SHOULD MEET MINIMUM REQUIREMENTS PER STRUCTURAL ENGINEER.

REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CHKD. BY



1050 Southwood Drive
San Luis Obispo, CA 93401
P 805.544.7407 F 805.544.3863

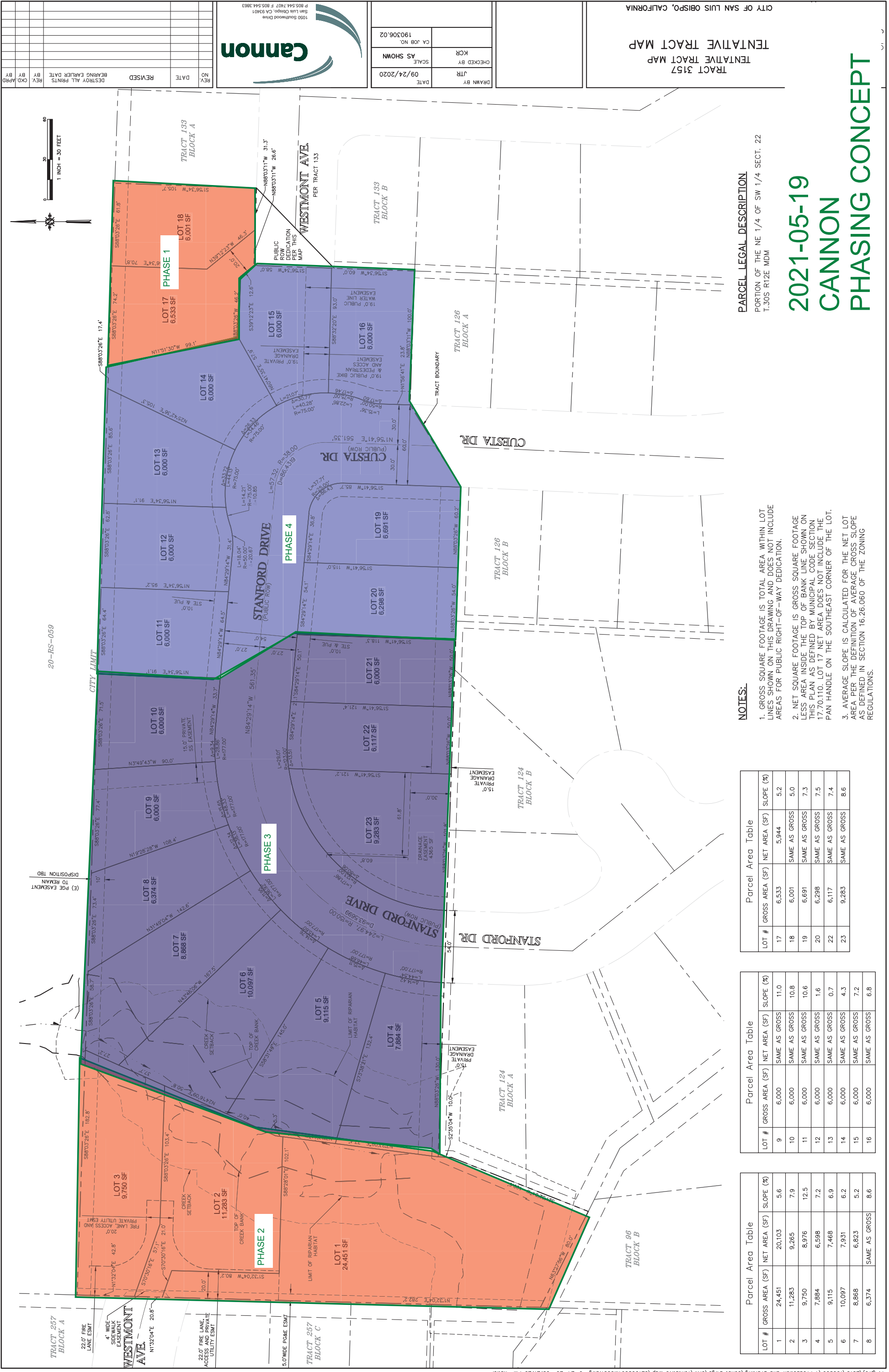
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JTR	09/24/2020	AS SHOWN	AS SHOWN

CHECKED BY	CA JOB NO.
KCR	190306.02

TRACT 3157
TENTATIVE TRACT MAP
TYPICAL LOT GRADING

CITY OF SAN LUIS OBISPO, CALIFORNIA

SHEET
C7
OF 9



TRACT 3157
TENTATIVE TRACT MAP
TENTATIVE TRACT MAP

DATE
09/24/2020

CHECKED BY
KCR

SCALE
AS SHOWN

CA JOB NO.
190306.02

TRACT 3157
TENTATIVE TRACT MAP
TENTATIVE TRACT MAP

DATE
09/24/2020

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KCR

SCALE
AS SHOWN

CA JOB NO.
190306.02

TRACT 3157
TENTATIVE TRACT MAP
TENTATIVE TRACT MAP

DATE
09/24/2020

CHECKED BY
KCR

SCALE
AS SHOWN

CA JOB NO.
190306.02

PARCEL LEGAL DESCRIPTION

PORTION OF THE NE 1/4 OF SW 1/4 SECT. 22
T.30S R12E MDM

2021-05-19
CANNON
PHASING CONCEPT

NOTES:

- 1. GROSS SQUARE FOOTAGE IS TOTAL AREA WITHIN LOT LINES SHOWN ON THIS DRAWING AND DOES NOT INCLUDE AREAS FOR PUBLIC RIGHT-OF-WAY DEDICATION.
- 2. NET SQUARE FOOTAGE IS GROSS SQUARE FOOTAGE LESS AREA INSIDE THE TOP OF BANK LINE SHOWN ON THIS PLAN AS DEFINED BY MUNICIPAL CODE SECTION 17.70.110. LOT 17 NET AREA DOES NOT INCLUDE THE PAN HANDLE ON THE SOUTHEAST CORNER OF THE LOT.
- 3. AVERAGE SLOPE IS CALCULATED FOR THE NET LOT AREA PER THE DEFINITION OF AVERAGE CROSS SLOPE AS DEFINED IN SECTION 16.26.060 OF THE ZONING REGULATIONS.

Parcel Area Table			
LOT #	GROSS AREA (SF)	NET AREA (SF)	SLOPE (%)
17	6,533	5,944	5.2
18	6,001	SAME AS GROSS	5.0
19	6,691	SAME AS GROSS	7.3
20	6,298	SAME AS GROSS	7.5
22	6,117	SAME AS GROSS	7.4
23	9,283	SAME AS GROSS	8.6

Parcel Area Table			
LOT #	GROSS AREA (SF)	NET AREA (SF)	SLOPE (%)
9	6,000	SAME AS GROSS	11.0
10	6,000	SAME AS GROSS	10.8
11	6,000	SAME AS GROSS	10.6
12	6,000	SAME AS GROSS	1.6
13	6,000	SAME AS GROSS	0.7
14	6,000	SAME AS GROSS	4.3
15	6,000	SAME AS GROSS	7.2
16	6,000	SAME AS GROSS	6.8

Parcel Area Table			
LOT #	GROSS AREA (SF)	NET AREA (SF)	SLOPE (%)
1	24,451	20,103	5.6
2	11,283	9,265	7.9
3	9,750	8,976	12.5
4	7,884	6,598	7.2
5	9,115	7,468	6.9
6	10,097	7,931	6.2
7	8,868	6,823	5.2
8	6,374	SAME AS GROSS	8.6



TREE COMMITTEE AGENDA REPORT

FROM: Anthony Whipple, City Arborist

SITE DATA

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(R-1) zone and would create 23 lots ranging in size from 6,000 to 24,451 square feet and are intended for single-family residential use.

Existing development on the project site includes a residential structure and associated accessory structures, a pool and other site improvements. Vegetation on the property includes a freshwater forested/shrub wetland with an associated riparian habitat that extends through the western portion of the site. The site is generally comprised of developed/ruderal land, riparian habitat, and annual grassland. There are 177 ornamental and native trees throughout the project site. Attachment 2, Tree Removal Exhibit, shows the location of existing trees onsite. To accommodate the onsite improvements, 86 ornamental, native and non-native trees would be removed, 51 of which are subject to tree removal permitting requirements¹.

The applicant is proposing to remove 51 trees on site that are subject to tree removal permitting. Of the 51 trees, 18 are queen palms that border the existing driveway, 11 are silver wattles (acacia) that are within the creek corridor area and would be removed as a wildfire mitigation measure, seven of the trees are live oaks, with the remaining 14 trees a variety non-native tree species (Attachment 3, Tree Inventory Data Table). Additional tree removals on site are not subject to tree removal permitting requirements, as specified in Section 12.24.090 C. of the Municipal Code.

Table 1: Trees Subject to Review		
Tree Type	Quantity	DBH
Queen Palm	18	12 - 13
Silver Wattles	11	1 - 10
Coast Live Oak	7	1 - 16
Eucalyptus	3	33 - 54
Coast Redwood	3	38 - 47
Grey Pine	2	32 - 32
Grevillea	1	26
Royal Palm	1	12
Elm	1	22
Canary Island Palm	1	12
Narrow-Leaved Paperbark	1	2 - 5
Cypress	1	23
Olive	1	5
Total	51	

¹ **Municipal Code § 12.24.090 Tree Removal (C) Permit Not Required.** Removing a tree in R-1 and R-2 zones does not require a permit if all of the following conditions exist: (1) The tree is a designated native species and the trunk is less than ten inches in diameter as measured by diameter standard height..., or when the tree is nonnative and the trunk is less than twenty inches DSH; and (2) The tree is not located within a creek setback area...; and (3) The tree is not a designated street tree, and is not located within ten feet of the back of the sidewalk; and (4) Planting or retention of the tree was not a condition of development; or (5) The tree is a palm and the trunk is less than twelve inches DSH.

3.0 TREE REGULATIONS

SLOMC Chapter 12.24: Tree Regulations, establishes policies, regulations, and specifications necessary to govern installation, maintenance, removal, and preservation of trees to beautify the city; to purify the air; to provide shade and wind protection; to add environmental and economic value; and to preserve trees with historic or unusual value.

3.1 Tree Removal (§12.24.090)

Criteria for Construction Related Tree Removal Recommendations. SLOMC Section 12.24.090 subsection G provides criteria for construction-related tree removal recommendations. The criteria are provided below with a description of how the proposed project meets the criteria.

- Size of Tree. The size of the trees proposed for removal range from 1 inch in diameter at breast height (DBH) to 54 inches DBH.
- Location of Trees on Private Property. All trees proposed for removal are located on private property. A cluster of 14 non-native trees, primarily silver wattles, are located along the northwest edge of the creek corridor. There are four native coast live oaks within the corridor that are also identified to be removed, three of those along the southeastern edge of the corridor. The remainder of trees subject to review are located outside of the creek corridor, including 18 queen palms that border the existing driveway.
- Species of Tree. The species of trees proposed for removal vary and primarily include non-native, ornamental species. The removal includes seven coast live oaks, the only native tree species currently growing onsite. For a complete list of tree species, please see Table 1 above and attachments.
- Forestry Best Practice. While the tree inventory table provided (Attachment 3) identifies that the majority of trees being removed present a level of “high” vigor. Tree removals are necessary to facilitate grading and drainage of the proposed project. The Initial Study² of environmental impacts for the project includes a mitigation measure to ensure no net loss of habitat within the creek corridor, which will require that appropriate replanting within the creek corridor is carried out prior to completion of the project. The trees within the corridor will be replaced at a 1:1 ratio.
- Public Right-of-Way Obstruction or Displacement. No street trees are proposed for removal. The project includes the eventual planting of 22 new street trees, as discussed below.
- Compliance Regarding Compensatory Plantings. The proposed subdivision does not include a development plan for the individual lots created. Due to this, the project is not required to provide landscaping or planting plans, beyond what is needed to evaluate the subdivision and environmental impacts. Therefore, compliance with compensatory planting requirements will be satisfied through conditions placed on the approval of the project.

² Initial Study/Mitigated Negative Declaration: <https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents/-folder-2163>

- Heritage Trees. None of the trees proposed for removal have been designated Heritage trees.

Compensatory Tree Planting. Per the Tree Regulations, tree removal shall be compensated by planting a minimum of one new tree for each tree removed if planted onsite (1:1 replanting ratio), or two new trees for each removed if planted offsite (2:1 replanting ratio). There are 51 trees proposed for removal onsite, which will be removed prior to grading of lots. The project requires, as a mitigation measure, onsite compensatory tree planting at a 1:1 ratio for all trees removed within the creek corridor (17 trees). These will be replaced with a native tree species within the corridor or creek setback area prior to final recording of the map. Additionally, staff will be including a recommended condition of approval for the project, calling for one to one compensatory tree planting for onsite trees removed outside of the creek corridor (34 trees). All compensatory tree planning will be required to be in place before lots are made available for sale. The project plans (Attachment 1) identify the location of street trees adjacent to sidewalk improvements. However, street trees are not required to be planted at the time street improvements are installed or before lots are sold. Street trees are required to be planted only when individual lots are developed. The Tree Committee may provide direction to the Planning Commission and the applicant on specific sizes of compensatory tree plantings for the 34 trees.

Street Tree Species. Street trees are required to be planted when individual lots are created. The Tree Committee may provide direction to the Planning Commission and the applicant on any preferred species for future street tree plantings.

4.0 ATTACHMENTS

1. Project Plans
2. Tree Removal Exhibit
3. Tree Inventory Data Table



Appendix D. Tree Inventory Data Table

Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
1	<i>Picea</i> sp.	spruce	High	14	Near house at northern fenceline
2	<i>Quercus agrifolia</i>	coast live oak	High	9, 11	
3	<i>Hesperocyparis</i> sp.	cypress	High	23	
4	<i>Quercus agrifolia</i>	coast live oak	High	3	
5	<i>Olea europaea</i>	olive	High	4, 4	
6	<i>Grevillea</i> sp.	grevillea	High	26	Large specimen near house
7	<i>Olea europaea</i>	olive	High	5, 5, 6, 5, 6	
8	<i>Roystonia regia</i>	royal palm	High	12	
9	<i>Malus domestica</i>	apple	Low	5, 10	Poor health with bark peeling off
10	<i>Quercus suber</i>	cork oak	High	3	
11	<i>Prunus</i> sp.	plum	High	5, 3, 2	
12	<i>Acer palmatum</i>	Japanese maple	High	3, 3, 2, 1, 1	
13	<i>Hura crepitans</i>	monkey no climb/sandbox tree	High	8, 4, 2	
14	<i>Aralia</i> sp.	spikenard	High	6, 5, 4, 3, 2, 2, 2, 1	
15	<i>Prunus</i> sp. (<i>armeniaca</i>)	apricot	Low	14	Topped with new growth emerging
16	<i>Citrus x sinensis</i>	navel orange	High	3, 2, 1	
17	<i>Sequoia sempervirens</i>	coast redwood	High	47	At corner of house
18	<i>Sequoia sempervirens</i>	coast redwood	High	40	At corner of house
19	<i>Ulmus</i> ?	dormant possible elm	High	22	
20	<i>Schinus molle</i>	Peruvian pepper tree	Medium	12, 8, 4	
21	<i>Schinus molle</i>	Peruvian pepper tree	Medium	16, 14	
22	<i>Olea europaea</i>	olive	High	3, 3, 1	At property corner
23	<i>Sequoia sempervirens</i>	coast redwood	Medium	38	
24	<i>Sequoia sempervirens</i>	coast redwood	High	10	
25	<i>Pinus radiata</i>	Monterey pine	High	17	
26	<i>Picea</i> sp.	spruce	Medium	6	
27	<i>Pinus</i> sp.	unknown pine	High	6	Slender needles
28	<i>Prunus</i> sp.	deciduous fruit tree	High	12	Just breaking dormancy
29	<i>Phoenix canariensis</i>	Canary Island palm	High	12	
30	<i>Olea europaea</i>	olive	High	3, 2	
31	<i>Quercus agrifolia</i>	coast live oak	High	4, 3	
32	<i>Quercus agrifolia</i>	coast live oak	High	3	
33	<i>Eucalyptus</i> sp.	eucalyptus	High	33	



Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
34	<i>Eucalyptus</i> sp.	eucalyptus	High	54, 41	
35	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
36	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
37	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
38	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
39	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
40	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
41	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
42	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
43	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
44	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
45	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
46	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
47	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
48	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
49	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
50	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
51	<i>Syagrus romanzoffiana</i>	Queen palm	High	12	Planted along driveway
52	<i>Syagrus romanzoffiana</i>	Queen palm	High	9	Planted along driveway
53	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
54	<i>Melaleuca alternifolia</i>	narrow-leaved paperbark	High	5, 4, 3, 2	Mixed in with other shrubs
55	<i>Populus</i> sp.	cottonwood	High	5, 5, 4, 3, 3, 3, 2	Growing through fence line
56	<i>Populus</i> sp.	cottonwood	High	6, 4, 3, 2, 2	Growing through fence line
57	<i>Schinus molle</i>	Peruvian pepper tree	High	7	
58	<i>Schinus molle</i>	Peruvian pepper tree	High	6, 4, 3, 2, 2	
59	<i>Quercus agrifolia</i>	coast live oak	High	5, 4, 3	
60	<i>Quercus agrifolia</i>	coast live oak	High	4	
61	<i>Quercus agrifolia</i>	coast live oak	High	4, 1	
62	<i>Quercus agrifolia</i>	coast live oak	High	7	
63	<i>Salix laevigata</i>	red willow	High	18, 12, 12	Covered in English ivy
64	<i>Quercus agrifolia</i>	coast live oak	High	3	
65	<i>Quercus agrifolia</i>	coast live oak	High	10	
66	<i>Sequoia sempervirens</i>	coast redwood	High	35	Within riparian zone
67	<i>Sequoia sempervirens</i>	coast redwood	High	28	Within riparian zone



Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
68	<i>Quercus agrifolia</i>	coast live oak	High	6	Dense English ivy in this area
69	<i>Quercus agrifolia</i>	coast live oak	High	6	Dense English ivy in this area
70	<i>Salix lasiolepis</i>	arroyo willow	High	3, 3, 2	Dense English ivy in this area
71	<i>Quercus agrifolia</i>	coast live oak	High	4	Dense English ivy in this area
72	<i>Pinus sp.</i>	pine	High	14	Dense English ivy in this area
73	<i>Quercus agrifolia</i>	coast live oak	High	14	Dense English ivy in this area
74	<i>Salix lasiolepis</i>	arroyo willow	High	5, 5, 4, 3, 3, 2	Dense English ivy in this area
75	<i>Quercus agrifolia</i>	coast live oak	High	8	Poison oak present
76	<i>Quercus agrifolia</i>	coast live oak	High	8	Poison oak present
77	<i>Quercus agrifolia</i>	coast live oak	High	14, 3	Dense English ivy in this area
78	<i>Quercus agrifolia</i>	coast live oak	High	12, 6	Dense English ivy in this area
79	<i>Quercus agrifolia</i>	coast live oak	High	14	Dense English ivy in this area
80	<i>Quercus agrifolia</i>	coast live oak	High	12, 10	Dense English ivy in this area
81	<i>Pittosporum sp.</i>	cheesewood	High	5, 4, 3, 3	at fence in southeast corner
82	<i>Quercus agrifolia</i>	coast live oak	High	9	Included in riparian zone
83	<i>Quercus agrifolia</i>	coast live oak	High	4	Included in riparian zone
84	<i>Quercus agrifolia</i>	coast live oak	High	4	Included in riparian zone
85	<i>Quercus agrifolia</i>	coast live oak	High	14, 8, 4	On southern property line
86	<i>Quercus agrifolia</i>	coast live oak	High	6, 4, 4	On southern property line
87	<i>Pinus sabiniana</i>	gray pine	Medium	32	On southern property line
88	<i>Pinus sabiniana</i>	gray pine	Medium	32	On southern property line (no tag)
89	<i>Quercus agrifolia</i>	coast live oak	High	6	On southern property line
90	<i>Myoporum laetum</i>	myoporum	Medium	6	On southern property line (ivy)
91	<i>Quercus agrifolia</i>	coast live oak	High	16, 8	On southern property line
92	<i>Quercus agrifolia</i>	coast live oak	High	12	At dirt road crossing creek
93	<i>Quercus agrifolia</i>	coast live oak	High	10	In riparian zone
94	<i>Quercus agrifolia</i>	coast live oak	High	5, 2	In riparian zone
95	<i>Quercus agrifolia</i>	coast live oak	High	13	In riparian zone
96	<i>Quercus agrifolia</i>	coast live oak	High	8	In riparian zone
97	<i>Quercus agrifolia</i>	coast live oak	High	3	In riparian zone
98	<i>Quercus agrifolia</i>	coast live oak	High	3	In riparian zone
99	<i>Quercus agrifolia</i>	coast live oak	High	14	In riparian zone
100	<i>Quercus agrifolia</i>	coast live oak	High	7	In riparian zone
101	<i>Quercus agrifolia</i>	coast live oak	High	34	In riparian zone



Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
102	<i>Salix laevigata</i>	red willow	High	4, 4, 3, 3, 2, 2	In riparian zone
103	<i>Quercus agrifolia</i>	coast live oak	High	3, 2	In riparian zone
104	<i>Quercus agrifolia</i>	coast live oak	High	3, 1	In riparian zone
105	<i>Quercus agrifolia</i>	coast live oak	High	10	In riparian zone
106	<i>Quercus agrifolia</i>	coast live oak	High	8	In riparian zone
107	<i>Quercus agrifolia</i>	coast live oak	High	3	In riparian zone
108	<i>Salix lasiolepis</i>	arroyo willow	Medium	6, 4	Dying branches present
109	<i>Quercus agrifolia</i>	coast live oak	High	4	In riparian zone
110	<i>Quercus agrifolia</i>	coast live oak	High	12	In riparian zone
111	<i>Quercus agrifolia</i>	coast live oak	High	14	In riparian zone
112	<i>Quercus agrifolia</i>	coast live oak	High	4	In riparian zone
113	<i>Quercus agrifolia</i>	coast live oak	Medium	3, 3	In riparian zone
114	<i>Eucalyptus</i> sp.	eucalyptus	High	42	Rooted just beyond top of bank
115	<i>Quercus agrifolia</i>	coast live oak	High	6	In riparian zone
116	<i>Quercus</i> sp.	interior live oak hybrid?	High	4	Possible hybrid oak
117	<i>Quercus</i> sp.	interior live oak hybrid?	High	4, 3	Possible hybrid oak
118	<i>Quercus</i> sp.	interior live oak hybrid?	High	5, 3, 2	Possible hybrid oak
119	<i>Quercus agrifolia</i>	coast live oak	High	7, 4	In riparian zone
120	<i>Umbellularia californica</i>	California bay	High	5	In riparian zone
121	<i>Quercus agrifolia</i>	coast live oak	High	5, 1	In riparian zone
122	<i>Quercus agrifolia</i>	coast live oak	High	6	In riparian zone at channel
123	<i>Quercus agrifolia</i>	coast live oak	High	7	At dirt road crossing
124	<i>Quercus agrifolia</i>	coast live oak	High	4	At dirt road crossing
125	<i>Quercus agrifolia</i>	coast live oak	Low	4	Fungus attack
126	<i>Pinus sabiniana</i>	gray pine	High	12	
127	<i>Quercus agrifolia</i>	coast live oak	High	5, 2, 1	
128	<i>Quercus agrifolia</i>	coast live oak	High	8, 6, 4	
129	<i>Quercus agrifolia</i>	coast live oak	Medium	6, 6	Dense English ivy
130	<i>Quercus</i> sp.	interior live oak hybrid?	High	12	Dense English ivy
131	<i>Quercus agrifolia</i>	coast live oak	High	12	
132	<i>Quercus agrifolia</i>	coast live oak	High	7	
133	<i>Quercus agrifolia</i>	coast live oak	High	12	Poison oak - no tag
134	<i>Quercus</i> sp.	interior live oak hybrid?	Medium	10	Poison oak - no tag
135	<i>Quercus</i> sp.	interior live oak hybrid?	Medium	8	Possible hybrid



Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
136	<i>Quercus agrifolia</i>	coast live oak	Medium	8	Dense English ivy
137	<i>Quercus</i> sp.	interior live oak hybrid?	Medium	4	Possible hybrid
138	<i>Quercus agrifolia</i>	coast live oak	Medium	6	Dense English ivy
139	<i>Quercus agrifolia</i>	coast live oak	High	6	
140	<i>Salix lasiolepis</i>	arroyo willow	Low	4	Dense English ivy
141	<i>Quercus agrifolia</i>	coast live oak	Medium	12	Dense English ivy
142	<i>Juglans californica</i>	southern California black walnut	Low	6	Ivy and poison oak at fork in creek
143	<i>Quercus agrifolia</i>	coast live oak	High	14	Dense English ivy
144	<i>Quercus agrifolia</i>	coast live oak	High	6	
145	<i>Quercus agrifolia</i>	coast live oak	High	14	
146	<i>Quercus agrifolia</i>	coast live oak	High	6	
147	<i>Quercus agrifolia</i>	coast live oak	High	4	
148	<i>Acacia dealbata</i>	silver wattle	High	6, 4, 4, 2	Acacia grove is dense/overgrown
149	<i>Acacia dealbata</i>	silver wattle	High	3, 2, 1	
150	<i>Acacia dealbata</i>	silver wattle	High	3, 1	
151	<i>Acacia dealbata</i>	silver wattle	High	5, 4	
152	<i>Acacia dealbata</i>	silver wattle	High	10, 5, 2	
153	<i>Acacia dealbata</i>	silver wattle	High	8	
154	<i>Acacia dealbata</i>	silver wattle	High	4, 4, 3, 3, 2	
155	<i>Acacia dealbata</i>	silver wattle	High	5, 1	
156	<i>Acacia dealbata</i>	silver wattle	High	5, 4, 3	
157	<i>Acacia dealbata</i>	silver wattle	High	6, 2, 2	Clusters of stems
158	<i>Acacia dealbata</i>	silver wattle	High	4, 3, 2	
159	<i>Acacia dealbata</i>	silver wattle	High	3, 3, 2	
160	<i>Acacia dealbata</i>	silver wattle	High	5, 2	
161	<i>Acacia dealbata</i>	silver wattle	High	3	
162	<i>Acacia dealbata</i>	silver wattle	High	3	
163	<i>Myoporum laetum</i>	myoporum	Low	6, 5, 3, 2, 2, 2, 1	
164	<i>Quercus agrifolia</i>	coast live oak	High	8	
165	<i>Quercus agrifolia</i>	coast live oak	High	4	
166	<i>Quercus agrifolia</i>	coast live oak	High	6	
167	<i>Quercus agrifolia</i>	coast live oak	High	6, 4	
168	<i>Juglans californica</i>	southern California black walnut	High	5, 4, 3	Along channel
169	<i>Olea europaea</i>	olive	High	5	



Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
170	<i>Quercus agrifolia</i>	coast live oak	High	6	
171	<i>Heteromeles arbutifolia</i>	toyon	High	6, 3, 2, 2	
172	<i>Quercus agrifolia</i>	coast live oak	High	6	
173	<i>Quercus agrifolia</i>	coast live oak	High	4, 3	
174	<i>Calocedrus decurrens</i>	incense cedar	High	14, 12	
175	<i>Quercus agrifolia</i>	coast live oak	High	6,5,4,3	
176	<i>Quercus agrifolia</i>	coast live oak	High	8	
177	<i>Juglans californica</i>	southern California black walnut	High	4, 3, 3	Planted or seeded along fence



TREE COMMITTEE

Minutes

Monday, May 17, 2021 Special Meeting of the Tree Committee

CALL TO ORDER

A Special Meeting of the San Luis Obispo Tree Committee was called to order on Monday, May 17, 2021 at 5:30 p.m. via teleconference by Chair Alan Bate.

ROLL CALL

Present: Committee Members Daniel Canella, Elizabeth Lucas, Allen Root, Emily Rosten, Vice Chair Jake Minnick and Chair Alan Bate

Absent: Committee Member Rodney Thurman

Staff: Anthony Whipple, Urban Forester and Megan Wilbanks, Deputy City Clerk

PUBLIC COMMENT ON AGENDA ITEMS ONLY

None

--End of Public Comment--

TREE REMOVAL APPLICATIONS

- 1. 468 & 500 Westmont Ave.** Review of the proposed removal of 51 onsite trees and replanting of at least 20 street trees on site, with the remainder of compensatory tree plantings required as a condition of approval. Compensatory planting will be required at a rate of 1:1 onsite or 2:1 offsite, consistent with Tree Regulations standards. Tree removals are proposed to facilitate a proposed tract map development (TR 3157), a 23-lot subdivision in the Low-Density Residential (R-1) zone (SBDV-0169-2020).

Associate Planner, Kyle Van Leeuwen, provided a presentation and responded to Committee inquiries.

Public Comment:

Becky
Genevieve Czech

--End of Public Comment--

The applicant's representative, Katie Rollins with Cannon, responded to comments and questions from Tree Committee Members.

ACTION: UPON MOTION OF VICE CHAIR MINNICK, SECONDED BY COMMITTEE MEMBER ROSTEN, CARRIED 5-1-1 (Member Root dissenting and Member Thurman absent), to recommend that the Planning Commission approve the project with the following recommendations:

- All regulated trees shall be replaced at a 1:1 ratio, on the site, with 15-gallon or 24-inch box trees
- Require 50% of the replacement trees to be native species
- Require the developer or the property owner to irrigate and maintain replanted trees until they are established
- Retain tree #33, #34, #91, and #114

ADJOURNMENT

The meeting was adjourned at 6:51 p.m. The next Special Meeting of the Tree Committee is scheduled for Monday, June 28, 2021 at 5:30 p.m. via teleconference.

APPROVED BY THE TREE COMMITTEE: XX/XX/2021



INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

For ER # EID-0170-2020

1. Project Title:

468-500 Westmont Avenue Tentative Tract Map

2. Lead Agency Name and Address:

City of San Luis Obispo
919 Palm Street
San Luis Obispo, CA 93401

3. Contact Person and Phone Number:

Kyle Van Leeuwen, Assistant Planner
(805) 781-7091

4. Project Location:

468 and 500 Westmont Avenue (APN 052-496-001), San Luis Obispo, CA (project site)

5. Project Sponsor's Name and Address:

Andrew Gareth Meinhold and Timothy James Meinhold
1950 Bridle Ridge Trail
San Luis Obispo, CA 93405

6. General Plan Designations:

Low Density Residential

7. Zoning:

R-1 (Low Density Residential)

8. Description of the Project:

The 468-500 Westmont Drive Tentative Tract Map Project (project) is a request to the City of San Luis Obispo (City) for a Tentative Tract Map (TR 3157) for the subdivision of one existing parcel (Assessor's Parcel Number [APN] 052-496-001) totaling 4.98 acres into 23 individual parcels meant to facilitate residential development on land in the R-1 (Low Density Residential) zone. The new parcels would range in size from 6,000 to 22,783 square feet (sf) and would be located at 468 and 500 Westmont Drive, at the northern edge of the city limits (Figure 1). Access improvements would include a proposed 54- to 60-foot-wide access road beginning at the existing terminus of Stanford Drive and looping east to connect with the existing terminus of Cuesta Drive. The variation in the road width accounts for existing widths of Cuesta and Stanford Drives. This access road would provide access to Lots 4–16 and 19–23. Lots 1–3 would take access from a shared driveway off the western terminus of Westmont Avenue and Lots 17 and 18 would be accessed from the eastern terminus of Westmont Avenue. Parking for the tract would be provided onsite, and each residential lot is designed to accommodate the required two parking spaces for each lot. The development proposes a connection to the existing waterline on Stanford Drive and looping it around to Cuesta Drive. An additional water line from Westmont Avenue would connect to Cuesta Drive through an easement

across Lot 15. A 17-foot-wide, asphalt-concrete (AC) easement across Lot 15 from Westmont Avenue to Cuesta Drive is proposed for drainage, utility, and bicycle/pedestrians. A drainage basin is also proposed within the easement. A design exception for the easement (bicycle pathway) is requested as the current slope is 9 percent, which exceeds the standard of 8 percent. A proposed 15-foot-wide sewer line easement is proposed along the western property line of Lot 10. There is an existing sewer line that extends across Lot 10 that would be relocated within the proposed easement. A fire lane easement is proposed across Lots 1–3 that would be used for emergency vehicle access and would contain a sewer line that serves Lots 1–3. A 10-foot-wide public utility easement is proposed along the frontages of Lots 4–16 and 19–23. A 10-foot-wide Pacific Gas and Electric Company (PG&E) easement is proposed along the rear yards of Lots 3 and 7–18 and an additional PG&E easement is proposed along the western edge of Lots 1–3. Drainage easements are proposed along Lots 4, 15, and 19–23 and would be designed to comply with the City’s Low Impact Development (LID) requirements. Proposed drainage measures include an 85th percentile retention area, a 95th percentile retention area, and Filterra and Biofiltration treatment. Four-foot retaining walls located in the rear or side yards would be provided for slope stability on Lots 1–5 and 8–23. Additional 3-foot retaining walls would be provided on Lots 8 and 9 for wildland protection. (See Attachment 2.)

The project includes a phasing plan that would allow for the final map recordation into three phases, as allowed under Section 66456.1 of the Government Code. Phase one would include Lot 1, Lot 2, Lot 17, and Lot 18. Phase two would include Lots 4 through 10 and Lots 21 through 23. Phase three would include Lot 11 through 16, Lot 19, and Lot 20.

Table 1 summarizes existing and proposed characteristics for the proposed lots.

Table 1. Existing and Proposed Parcel Characteristics

Parcel	Size (total)	Slope	Site Conditions and Improvements
Existing Parcel	4.98 acres	8%	<ul style="list-style-type: none"> Two residential units with a shared carport Accessed by a private driveway from Stanford Drive Ornamental/ruderal vegetation associated with the developed area Onsite creek with associated wetland and riparian areas in the western portion of the property Annual grassland with Cambria morning glory (<i>Calystegia subacaulis</i> ssp. <i>episcopalis</i>) (300 plants)
Proposed Lots 1–3	1.044 acres (45,484 sf)	8%	<ul style="list-style-type: none"> Three proposed lots located on the western portion of the property Accessed by a proposed common driveway from Westmont Avenue from the east Proposed 20-foot setback from the riparian edge Proposed 4-foot retaining wall in rear or side yards Two proposed stormwater chambers with 95th percentile retention area (assume 1 foot of ponding) Proposed 10-foot-wide PG&E easement along the rear portion of Lot 3 Proposed fire lane easement across Lots 1–3

			<ul style="list-style-type: none"> Existing onsite creek with associated riparian and wetland vegetation Existing rock outcropping between Lots 1 and 2 Existing trees, annual grassland, and occurrences of Cambria morning glory
Proposed Lots 4–7	0.619 acres (26,984 sf)	8%	<ul style="list-style-type: none"> Four proposed lots located on the central western portion of the property Accessed by a proposed 54- to 60-foot interior road from Stanford Drive to Cuesta Drive Proposed 20-foot setback from the riparian edge Proposed 4-foot retaining wall in rear or side yards of Lots 4 and 5 Proposed Biofiltration treatment within proposed road Existing onsite creek with associated riparian and wetland areas Existing occurrences of Cambria morning glory and annual grassland
Proposed Lots 8–14	0.836 acres (36,434 sf)	8%	<ul style="list-style-type: none"> Seven proposed lots located in the central northern portion of the property Accessed from a proposed 54- to 60-foot interior road from Stanford Drive to Cuesta Drive Proposed Filterra system within the proposed road Proposed 15-foot-wide sewer easement on Lot 10 for sewer lines and emergency access Proposed 10-foot-wide PG&E easement along the rear portion of Lots 7–14 Proposed 4-foot retaining wall in rear or side yards with an additional 3-foot wall for Lots 8 and 9 Existing residential units with common carport and ruderal vegetation Existing annual grassland and trees
Proposed Lots 15–16	0.275 acres (12,000 sf)	9%	<ul style="list-style-type: none"> Two proposed lots located in the eastern portion of the property Accessed from a proposed 54- to 60-foot interior road from Stanford Drive to Cuesta Drive Proposed 17-foot-wide utility, drainage, and bicycle/pedestrian easement across Lot 15 Proposed 85th percentile retention area within the proposed easement Proposed Filterra system adjacent to Lot 16 within the proposed road

			<ul style="list-style-type: none"> Proposed 10-foot-wide PG&E easement along the rear portion of lots Proposed 4-foot retaining wall in rear or side yards Existing annual grassland and trees
Proposed Lots 17–18	0.288 acres (12,534 sf)	8-9%	<ul style="list-style-type: none"> Two proposed lots located in the eastern portion of the property Accessed from Westmont Avenue from the west Proposed connection to the existing water main in Westmont Avenue Proposed 10-foot-wide PG&E easement along the rear portion of Lots 7–14 Proposed 4-foot retaining wall in rear or side yards Existing annual grassland and trees
Proposed Lots 19–23	0.789 acres (34,389 sf)	8%	<ul style="list-style-type: none"> Five proposed lots located in the central southern portion of the property Accessed from a proposed 54- to 60-foot interior road from Stanford Drive to Cuesta Drive Proposed 85th percentile retention area at the rear end of the lots Proposed Filterra system adjacent to Lot 23 and a separate system located adjacent to Lot 19 within the proposed road Proposed 4-foot retaining wall in rear or side yards Existing annual grassland and trees

Note: Refer to Figure 3 for proposed lot locations.

The project site is generally surrounded by one- and two-story residential units to the south, east and west. There is undeveloped residential land to the north of the project site and California Department of Forestry and Fire Protection (CAL FIRE) Station #12 located directly northeast.

There is a freshwater forested/shrub wetland with an associated riparian habitat that extends through the western portion of the project area that would be located at the rear (eastern) end of Lots 1–3 and the rear (western) end of Lots 4–8. The freshwater forested/shrub wetland connects to a freshwater emergent wetland located on undeveloped land to the north of the project site. The site is generally comprised of developed/ruderal land, riparian habitat, and annual grassland. There are 177 ornamental and native trees throughout the project site, a rock outcropping between Lots 1 and 2, and presence of Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*; a rare plant species) on Lots 3–6.

The project would demolish two existing residential structures and several accessory structures to accommodate the tract improvements.

To accommodate the onsite improvements, 86 ornamental and native trees would be removed. Acacia trees located in riparian areas would be removed; however, the project proposes to replace Acacia trees with native vegetation,

including toyon (*Heteromelis arbutifolia*) or oaks. Proposed improvements would result in 4.27 acres of groundwork, which includes 7,900 cubic yards (cy) of cut and 4,760 cy of fill.

No residential development on the new parcels is proposed at this time, but it is anticipated that each new parcel will be developed as a single-family residential use, for a total of 23 single-family residential units. Each single-family residential property has the potential to include an accessory dwelling unit (ADU) and a junior accessory dwelling unit (JADU), as an accessory use to the single-family residential use.

9. Project Entitlements:

Development Review
Tree Removal Permit

10. Surrounding Land Uses and Settings:

Surrounding uses and stories of surrounding buildings are summarized below:

- North: undeveloped residential land and CAL FIRE Station #12
- East: one- and two-story single-family residences; apartments beyond
- South: one- and two-story single-family residences
- West: one- and two-story single-family residences

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Native American tribes were notified about the project consistent with City and State of California (State) regulations including, but not limited to, Assembly Bill (AB) 52. A representative from the Salinan tribe requested a cultural resource specialist from their tribe be onsite to monitor all ground disturbing activities, and this measure has been included as a mitigation requirement (see Section 18, Tribal Cultural Resources).

12. Other public agencies whose approval is required:

San Luis Obispo Air Pollution Control District (SLOAPCD)
California Department of Fish and Wildlife
Regional Water Quality Control Board
U.S. Army Corp of Engineers

Figure 1. Project Vicinity Map

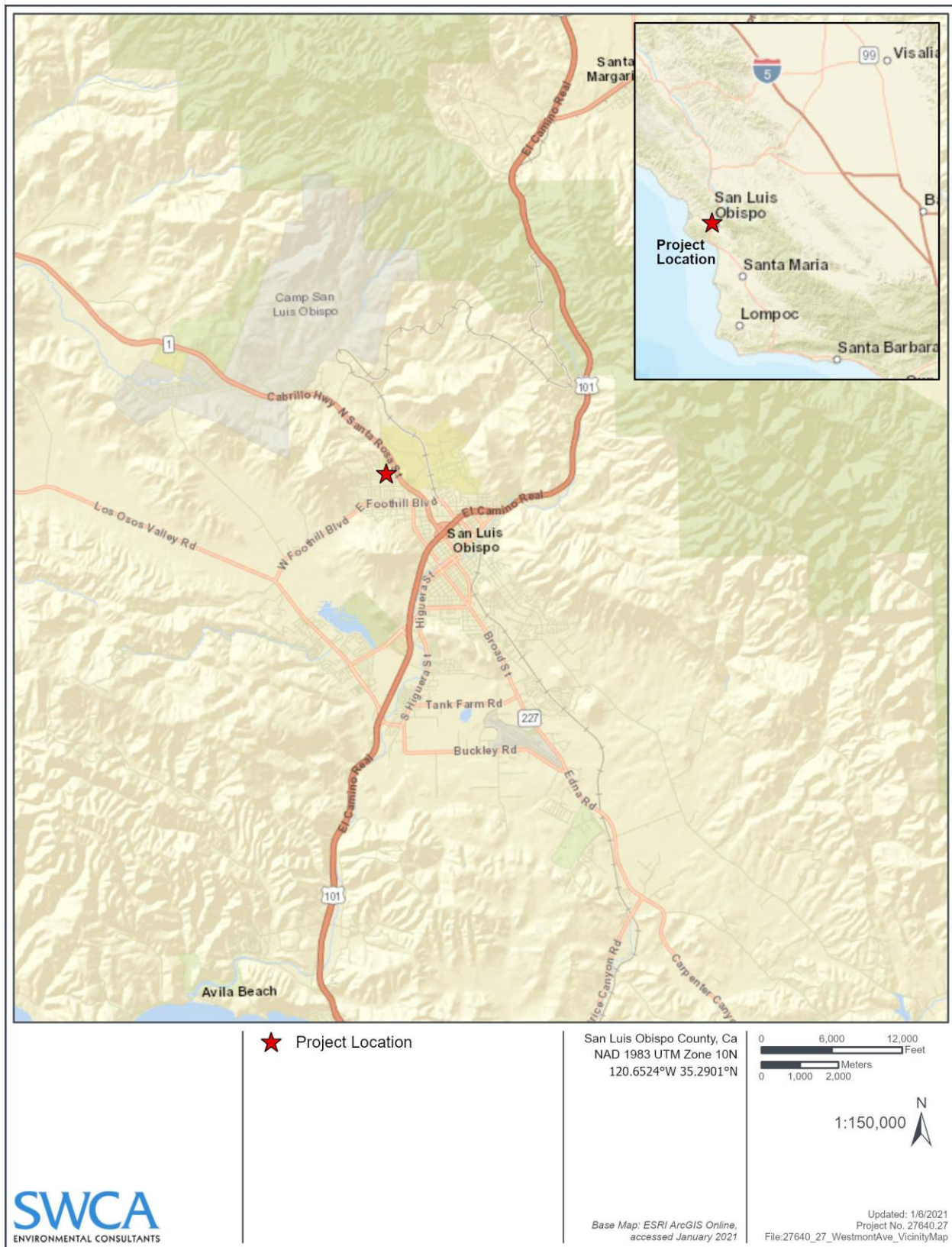
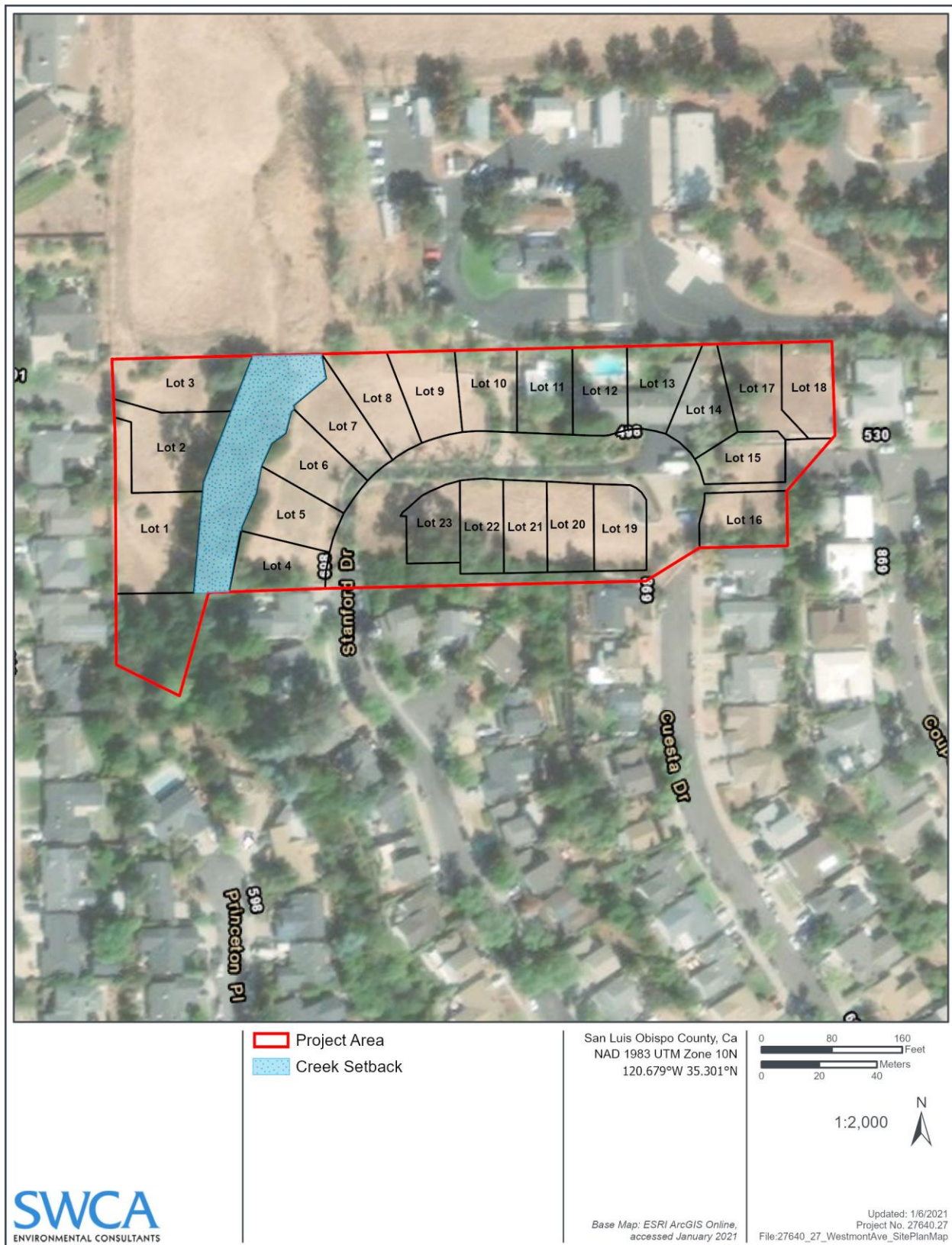


Figure 2. Project Site Map



Figure 3. Site Plan Map



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agriculture and Forestry Resources	<input checked="" type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Air Quality	<input type="checkbox"/>	Hydrology and Water Quality	<input type="checkbox"/>	Transportation
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Land Use and Planning	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Utilities and Service Systems
<input type="checkbox"/>	Energy	<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Wildfire
<input type="checkbox"/>	Geology and Soils	<input type="checkbox"/>	Population and Housing	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

FISH AND WILDLIFE FEES

<input type="checkbox"/>	The California Department of Fish and Wildlife has reviewed the CEQA document and written no effect determination request and has determined that the project will not have a potential effect on fish, wildlife, or habitat (see attached determination).
<input checked="" type="checkbox"/>	The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has been circulated to the California Department of Fish and Wildlife for review and comment.

STATE CLEARINGHOUSE

<input checked="" type="checkbox"/>	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g. Cal Trans, California Department of Fish and Wildlife, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).
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DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made, by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input checked="" type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
I find that the proposed project MAY have a “potentially significant” impact(s) or “potentially significant unless mitigated” impact(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>



Signature

April 20, 2021

Date

Shawna Scott, Senior Planner

Printed Name

For: Michael Codron,

Community Development Director

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 19, "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063 (c) (3) (D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

1. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	1, 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, open space, and historic buildings within a local or state scenic highway?	1, 4, 5, 6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	1, 4, 7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1, 7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

The *City of San Luis Obispo General Plan Conservation and Open Space Element (COSE)* identifies specific goals and policies intended to protect and enhance the city's visual quality and character. Policies in the COSE include, but are not limited to, promoting the creation of "streetscapes" and linear scenic parkways during construction or modification of major roadways, designing new development to be consistent with the surrounding architectural context, and preserving natural and agricultural landscapes. The COSE and *City of San Luis Obispo General Plan Circulation Element* assign scenic value ratings of "moderate" and "high" to several roadways in the city, based on the availability of views of scenic resources from these public viewpoints. According to the Circulation Element, the segment of U.S. Route 101 (US 101) through the city of San Luis Obispo is identified as having moderate and high scenic value. The COSE also identifies Santa Rosa Street, as having moderate to high scenic value; however, neither Westmont Avenue, Stanford Drive, or Cuesta Drive have any scenic designation. The COSE does not identify any "cones of view" or other important scenic vistas in the project site vicinity.

The project is located on land that is zoned R-1 (Low Density Residential) near the northern city limit. The surrounding land uses include one- and two-story residences to the south, east, and west, undeveloped land to the north, and CAL FIRE Station #12 to the northeast. Bishop Peak is prominent to the northwest. The existing parcel supports two existing residential units and a common carport that is accessed by a private Driveway off Stanford Drive. Ruderal vegetation is present onsite surrounding the existing development. The project site includes a freshwater forested/shrub wetland with associated riparian habitat in the western portion of the project site. The project site also includes a rock outcropping and presence of Cambria morning glory, a rare plant species, in the western portion of the project site. The remainder of the site is primarily comprised of annual grassland and ornamental and native trees.

While no specific development proposal has been identified for the site, based on the underlying zoning and proposed parcel sizes, this analysis assumes that future development would consist of residential development. Such development would be subject to development standards identified in Chapter 17.16 Low-Density Residential (R-1) Development Standards and the City's Community Design Guidelines, which are intended to provide for infill projects of high architectural quality that are compatible with existing development.

- a) A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints. A substantial adverse effect on a scenic vista would occur if the proposed project would significantly degrade the scenic landscape as viewed from public roads or other public areas. Some scenic vistas are officially or informally designated by public agencies or other organizations. Based on the COSE map of scenic roadways and vistas, the project site is not directly located along roadways considered to be of moderate or high scenic value or within the cone of view of a scenic roadway. Santa Rosa Street is the nearest road of scenic value, located

approximately 415 feet east of the project site. Existing development including an apartment complex located at the corner of Westmont Avenue and Santa Rosa Street as well as other residential units would block views of the project from Santa Rosa Street. Residential development is not currently proposed; however, future development would be consistent with existing residential units and would comply with City design and zoning standards; therefore, the project would not adversely affect a scenic vista and potential impacts would be *less than significant*.

- b) The section of US 101 that extends through the city of San Luis Obispo is classified as an eligible State Scenic Highway but is not officially designated by the California Department of Transportation (Caltrans). Santa Rosa Street eventually turns into State Route (SR) 1 north of the project site, which extends along California's coast. The portion of SR 1 north of the project site is an officially designated Scenic Highway by Caltrans. However, the project site is not visible from either US 101 or SR 1; therefore, impacts would be *less than significant*.
- c) The State and City have designated highways that offer scenic views as Scenic Highways. The City has identified US 101 from the southern city limit to Marsh Street as a highway with high scenic value, and between Marsh and Broad Streets and north of California Street as a highway with moderate scenic value. Santa Rosa Street north of Foothill Boulevard and past the northern city limit is designated as having moderate to high scenic value.

The project site is accessed from Santa Rosa Street to Westmont Avenue from the east, Stanford Drive from the southwest, and Westmont Avenue from the west. The Patricia Drive Entrance to the Bishop Peak Trailhead is located 0.5 miles northwest of the proposed project site. Views of the proposed housing tract from Bishop Peak and associated trails would be consistent with current existing views of developed residential units.

Currently, there is no specific development planned for the parcels. It can be assumed that each parcel will be developed as a single-family residential use, with an ADUs and JADUs as potential accessory uses in accordance with State law. Construction of future residences, ADUs, and JADUs may result in additional tree removal, potential earthwork, and impervious surface area; however, the specifics of which are not known at this time. The project currently proposes a subdivision of a single parcel (APN 052-496-001) into 23 lots; grading of the project site; development of a road to connect Stanford and Cuesta Drives; installment of necessary utility, drainage, and bicycle/pedestrian easement; and necessary tree removal. Future residential development on these parcels would need to comply with City ordinances for R-1 (Low Density Residential) development outlined in Sections 17.16 and 17.70 of the City Municipal Code and with the COSE, which outlines view guidelines regarding urban development (Policy 9.1.2). The COSE states that urban development should reflect its architectural context. This does not necessarily prescribe a specific style, but requires deliberate design choices that acknowledge human scale, natural site features, and neighboring urban development, and that are compatible with historical and architectural resources.

As mentioned above, improvements would require the removal of trees and a potential removal of a rock outcropping located on the western portion of the project site. The COSE states that scenic and unique landforms, including significant trees or outcroppings, should be preserved. Proposed tree removal would be consistent with the City's Tree Ordinance, which establishes requirements for compensatory planting (1:1) and preservation requirements for retaining trees with historic or unusual value. The rock outcropping is located between proposed Lots 1 and 2 and depending on final construction plans would likely be removed. The outcropping is neither scenic or unique (such as those of the Morros) and any impacts or removal of it as a result of the project would be insignificant and not in conflict with policies of the COSE. Additionally, none of the trees onsite have historic or unusual value.

Therefore, the proposed project is consistent with applicable zoning and the *City of San Luis Obispo General Plan*, and impacts would be considered *less than significant*.

- d) The project is not currently proposing the development of outdoor lighting sources that could create a new source of light or glare. Future development plans have not been specified; however, if new light sources are proposed, they must adhere to the COSE (Policy 9.2.3), which states outdoor lighting shall avoid operating at unnecessary locations, levels, and times; spillage into areas not needing or wanting illumination; glare; and frequencies that interfere with astronomical viewing. Outdoor lighting standards include, but are not limited to, a requirement for outdoor light sources to be shielded and directed away from adjacent properties and public rights-of-way, minimum levels of lighting consistent with public safety standards, and limits to hours of lighting operation. Future residential development would be required to comply with the Lighting and Night Sky Preservation Ordinance (Section 17.70.100). The project would also be subject to

review and approval by the City Community Development Director to ensure compliance with these standards prior to final approval. Therefore, impacts from new sources of light or glare would be *less than significant*.

Mitigation Measures

No mitigation is required.

Conclusion

The project site is not located within a scenic vista or within the viewshed of a designated State Scenic Highway and is consistent with existing views visible from Santa Rosa Street. The project does not propose any design features that are inconsistent with the current zoning regulations or other applicable regulations. Therefore, impacts would be less than significant.

2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	2, 9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	2, 10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	2, 3, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	1, 2, 9, 10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Evaluation

The California Department of Conservation (CDOC) classifies and maps agricultural lands in the state in the Farmland Mapping and Monitoring Program (FMMP). The FMMP identifies five farmland categories: Prime Farmland, Farmland of Statewide

Importance, Unique Farmland, Farmland of Local Importance, and Farmland of Local Potential. The project site is designated as Urban and Built-Up Land by the FMMP.

No portion of the project site or immediately surrounding areas support active agricultural uses. The project site is not located within or immediately adjacent to land zoned for agricultural uses. Based on Figure 6 in the COSE, the project site is not located within or immediately adjacent to land under an active Williamson Act contract.

According to Public Resources Code (PRC) Section 12220(g), forest land is defined as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.

- a) According to FMMP designations, the project site is located on Urban and Built-Up Land (DOC 2020). Since the project site is not located on land designated as Farmland by the FMMP, the project would not result in the conversion of Farmland to non-agricultural use; therefore, *no impacts* would occur.
- b) The closest Prime Farmland is located approximately 530 feet east of the project just beyond Santa Rosa Street; however, this area is not zoned for agricultural uses under the City's COSE. The proposed project would not disturb the FMMP designated Prime Farmland or interfere with agricultural zoning designations. The project site and adjacent land are not under a Williamson Act contract. The closest land under a Williamson Act contract is located approximately 0.87 mile west on the opposite side of Bishop Peak. Proposed improvements would not affect nearby land under a Williamson Act contract or conflict with nearby land that is zoned for agricultural uses; therefore, the project would not conflict with existing agricultural zoning or a Williamson Act contract, and *no impacts* would occur.
- c) The project site is currently zoned as R-1 (Low Density Residential) and is surrounded by R-1 (Low Density Residential) zoning designations to the north, west, and south and open space to the east. Therefore, the project site does not include land use designations or zoning for forest land or timberland. The project would not conflict with zoning for forest land, timberland, or timberland zoned Timberland Production, and *no impacts* would occur.
- d) The project site contains more than 10% of native tree cover resulting from coast live oaks (*Quercus agrifolia*) located primarily along the northern and eastern property lines. While these trees provide an aesthetic benefit to the project site, they are not present in such a quantity to provide for significant management of forest resources. Subdivision improvements would require the removal of native trees, and pursuant to the City's Tree Regulations (City Municipal Code Chapter 12.24), the project would be required to compensate for removed trees at a minimum 1:1 ratio. Therefore, the project's impact related to loss or conversion of forest land, timberland, or timberland zoned Timberland Production would be *less than significant*.
- e) The project site is surrounded low-density residential uses to the north, west, and south and open space to the east. The nearest agricultural uses are approximately 530 feet east of the project site. The proposed project would be consistent with surrounding uses and consistent with existing zoning for this site and would not adversely affect agricultural water supplies or other agricultural support facilities. Therefore, the project would not result in substantial changes in the environment that could result in conversion of nearby agricultural land or forest land to non-agricultural or non-forest use, and *no impacts* would occur.

Mitigation Measures

No mitigation is required.

Conclusion

The project site is located in an urbanized area and is not within or adjacent to Farmland, land zoned for agricultural or forest land use, or land under a Williamson Act Contract. No potentially significant impacts to agriculture or forest land would occur, and no mitigation is necessary.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	11, 12, 13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	11, 12, 13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	1, 3, 12, 13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	1, 14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Evaluation

The city of San Luis Obispo is located within the South Central Coast Air Basin (SCCAB), which also includes Santa Barbara and Ventura Counties. Air quality within the SCCAB is regulated by several jurisdictions including the U.S. Environmental Protection Agency (EPA), California Air Resources Board (CARB), and San Luis Obispo County Air Pollution Control District (SLOAPCD). The SLOAPCD monitors air pollutant levels to assure that air quality standards are met, and if they are not met, develops strategies to meet the standards. Depending on whether the standards are met or exceeded, the SCCAB is classified as being in “attainment” or as “nonattainment.”

San Luis Obispo County is currently designated as “nonattainment” for the State standards for ozone, partial nonattainment (in eastern San Luis Obispo County, outside of the project area) for federal ambient standards for ground-level ozone (O₃), and nonattainment for the State standards for particulate matter less than 10 microns in diameter (PM₁₀). The COSE identifies goals and policies to achieve and maintain air quality that supports health and enjoyment for those who live, work, and visit the city. These goals and policies include meeting federal and State air quality standards, reducing dependency on gasoline- or diesel-powered motor vehicles, and encouraging walking, biking, and public transit use.

The major sources of PM₁₀ in the SCCAB are agricultural operations, vehicle dust, grading, and dust produced by high winds. Additional sources of particulate pollution include diesel exhaust, mineral extraction and production, combustion products from industry and motor vehicles, smoke from open burning, paved and unpaved roads, condensation of gaseous pollutants into liquid or solid particles, and wind-blown dust from soils disturbed by demolition and construction, agricultural operations, off-road vehicle recreation, and other activities. Ozone is a secondary pollutant that is formed by a reaction between nitrogen oxides (NO_x) and reactive organic gases (ROGs) in the presence of sunlight. Therefore, ozone levels are dependent on the amount of these precursors. In the SCCAB, the major sources of ROGs are motor vehicles, organic solvents, petroleum production, and pesticides. The major sources of NO_x are motor vehicles, public utility power generation, and fuel combustion by various industrial sources.

The SLOAPCD has developed a California Environmental Quality Act (CEQA) Air Quality Handbook (most recently updated with a November 2017 Clarification Memorandum) to evaluate project-specific impacts and determine if potentially significant impacts could result from a project. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, the *2001 San Luis Obispo County Clean Air Plan* (CAP) was adopted by the SLOAPCD.

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. The CARB has identified the following groups that are most likely to be affected by air pollution (i.e., sensitive receptors): children under 14, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. The nearest sensitive receptors to the project site are the single-family residences located adjacent to the south (10 feet), west (20 feet), and east (10 feet) of the project site.

Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the CARB. Any ground disturbance or demolition of existing structures in an area identified as having the potential to contain NOA must comply with the CARB Airborne Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. The SLOAPCD NOA Map indicates that the project site is located within an area identified as having a potential for NOA to occur.

- a) In order to be considered consistent with the 2001 San Luis Obispo County CAP, a project must be consistent with the land use planning and transportation control measures (TCMs) and strategies outlined in the CAP. The proposed project is consistent with the general level of development anticipated and projected in the CAP. The proposed development's location, uses, and intensity are generally consistent with planning envisioned in the 2014 *City of San Luis Obispo General Plan Land Use and Circulation Elements* (LUCE) update and with the CAP's land use planning strategies. The project is located within the City's urban reserve line and would not designate more land for urban use, would be in close proximity to public transportation, and supports compact communities' strategies. Increases in housing units would help to offset projected imbalances between jobs and housing units, as noted in the 2019 *Regional Housing Needs Allocation Plan* (RHNA) prepared by the San Luis Obispo Council of Governments (SLOCOG). Improvements in a jobs-to-housing imbalance would help support and promote local and regional improvements related to increased transportation mobility and potential reductions in vehicle miles traveled (VMT). The proposed project does not include commercial or industrial land uses that would result in increases in employment.

The proposed project would be consistent with the general level of development anticipated and projected in the CAP. Therefore, potential impacts would be *less than significant*.

- b) Construction of the subdivision improvements would disturb approximately 4.27 acres of land and result in emissions of ROG, NO_x, and fugitive dust emissions (PM₁₀). The parcel subdivision would facilitate future single-family residential uses, with ADUs and JADUs as potential accessory uses, that would result in emissions of pollutants during construction activity. During operation, the project would result in emissions of ozone precursor pollutants associated with mobile source emissions and other uses.

Construction Emissions

Proposed subdivision improvements would disturb approximately 4.27 acres of land and require approximately 12,600 cy of total earthwork; however, specific future development plans are currently unknown and have the potential to result in additional ground disturbance causing the production of more pollutants. Construction of subdivision improvements and future residential structures have the potential to cause a short-term increase in dust and vehicle emissions, including diesel particulate matter (DPM), ROG, NO_x, and particulate matter. As shown in Table 2, construction emissions from proposed subdivision improvements would exceed the SLOAPCD's applicable screening thresholds for ROG, NO_x, DPM, or PM₁₀. Therefore, potential construction-related emissions of these pollutants would require SLOAPCD Tier 1 mitigation as described in Mitigation Measures AQ-1 and AQ-2.

Table 2. Project Construction Emissions

Criteria Pollutant	Total Project Emissions	SLOAPCD Screening Threshold	Exceeds Threshold?
Reactive Organic Gases (ROG) + Nitrogen Oxide (NO _x)	0.72 tons	2.5 tons/quarter	No
Diesel Particulate Matter (DPM)	0.03 tons	0.13 tons/quarter	Yes
Fugitive Particulate Matter (PM ₁₀)	3.20 tons	2.5 tons/quarter	Yes

It is anticipated that the subdivision improvements and construction of single-family residential uses, with an ADUs and JADUs as potential accessory uses, would occur sequentially. Exact grading volumes for the residential development are unknown at this time but would likely involve less than 4 acres of site disturbance and 1,200 cy of earthwork per day, which would not result in exceedances of the SLOAPCD thresholds. To minimize potential impacts, AQ-1 and AQ-2 would be applicable to the residential development. Therefore, potential impacts would be *less than significant with mitigation*.

Operational Emissions

The SLOAPCD *CEQA Air Quality Handbook* provides operational screening criteria to identify projects with the potential to exceed SLOAPCD operational significance thresholds (see Table 1-1 of the *CEQA Air Quality Handbook*). Based on Table 1-1 of the *CEQA Air Quality Handbook*, the project does not propose development that would have the potential to result in operational emissions that would exceed SLOAPCD thresholds (76 single-family residences). Based on the relatively low volume of trips associated with the project and the type of activities proposed, operational impacts associated with the project would be minimal. The project would not generate substantial new long-term traffic trips or vehicle emissions and does not propose construction of substantial new direct (source) emissions. Therefore, potential operational emissions would be *less than significant*.

- c) The project site is located within 1,000 feet of multiple sensitive receptors, including single-family residential units to the south, east, and west of the project site. The development of single-family residential uses, with ADUs and JADUs as potential accessory uses, would result in temporary construction vehicle emissions and fugitive dust that may affect surrounding sensitive receptors. The SLOAPCD *CEQA Air Quality Handbook* recognizes special conditions, such as proximity to sensitive receptors, that require implementation of standard construction mitigation measures to reduce diesel idling (DPM) and fugitive dust. Due to the project's proximity to surrounding residential areas (less than 1,000 feet), standard measures for reducing DPM and fugitive dust are required. Mitigation Measures **AQ-1** and **AQ-2** would reduce exposure of sensitive receptors to adverse fugitive dust and construction vehicle emissions; therefore, impacts would be *less than significant with mitigation*.
- d) Project development activities, such as building construction, utility trenching, and installation, would generate odors associated with equipment exhaust and fumes. The proposed activities would not differ significantly from those resulting from any other type of construction project. Any effects would be short term in nature limited to the construction phase of the proposed project and would be less than significant.

The SLOAPCD NOA Map indicates that the project site is located within an area identified as having a potential for NOA to occur. The project includes excavation for road construction and trenching and installation of new water, wastewater, and stormwater service pipelines to the proposed new parcels. The project may also include demolition of an existing barn and shed, which have the potential to disturb asbestos-containing materials (ACM). Demolition can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of ACM. Future development of the parcels would also likely include excavation for foundations and trenching for utilities. Pursuant to SLOAPCD requirements and the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 California Code of Regulations [CCR] Section 93105), the applicant is required to conduct a geologic evaluation prior to any ground-disturbing activities and comply with existing regulations regarding NOA, if present. Mitigation Measures **AQ-3** and **AQ-4** have been identified to require the applicant to complete a geologic evaluation and follow all applicable protocols and procedures if NOA is determined to be present onsite. Mitigation Measure **AQ-5** requires inspection for ACM prior to demolition and reported to the SLOAPCD. Based on compliance with identified mitigation and existing regulations, this potential impact would be *less than significant with mitigation*.

Mitigation Measures

AQ-1 Idling Control Techniques. During all construction activities and use of diesel vehicles, the applicant shall implement the following idling control techniques:

1. Idling Restrictions Near Sensitive Receptors for Both On- and Off-Road Equipment.
 - a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors if feasible;
 - b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
 - c. Use of alternative-fueled equipment shall be used whenever possible; and
 - d. Signs that specify the no idling requirements shall be posted and enforced at the construction site.
2. California Diesel Idling Regulations. On-road diesel vehicles shall comply with 13 CCR 2485. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California- and non-California-based vehicles. In general, the regulation specifies that drivers of said vehicles:

- a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and
- b. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: www.arb.ca.gov/msprog/truck-idling/2485.pdf.

AQ-2

Particulate Matter Control Measures. During all construction and ground-disturbing activities, the applicant shall implement the following particulate matter control measures and detail each measure on the project grading and building plans:

1. Reduce the amount of disturbed area where possible.
2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the SLOAPCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour (mph). Reclaimed (non-potable) water should be used whenever possible.
3. All dirt stockpile areas (if any) shall be sprayed daily and covered with tarps or other dust barriers as needed.
4. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities.
5. Exposed grounds that are planned to be reworked at dates greater than 1 month after initial grading shall be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established.
6. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD.
7. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code (CVC) Section 23114.
10. "Track out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code (CWC) Section 13304. To prevent track out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked-out soils, the track-out prevention device may need to be modified.
11. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible.
12. All PM₁₀ mitigation measures required should be shown on grading and building plans.
13. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures

as necessary to minimize dust complaints and reduce visible emissions below the SLOAPCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the SLOAPCD Compliance Division prior to the start of any grading, earthwork, or demolition (Contact Tim Fuhs at 805-781-5912).

AQ-3 Geologic Evaluation. Prior to initiation of ground-disturbing activities, the applicant shall retain a registered geologist to conduct a geologic evaluation of the property, including sampling and testing for NOA in full compliance with SLOAPCD requirements and the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105). This geologic evaluation shall be submitted to the City Community Development Department upon completion. If the geologic evaluation determines that the project would not have the potential to disturb NOA, the applicant must file an Asbestos ATCM exemption request with the SLOAPCD.

AQ-4 Naturally Occurring Asbestos Control Measures. If NOA are determined to be present onsite, proposed earthwork, demolition, and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding NOA, including the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105) and requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (NESHAP; 40 Code of Federal Regulations [CFR] Section 61, Subpart M – Asbestos). These requirements include, but are not limited to, the following:

1. Written notification, within at least 10 business days of activities commencing, to the SLOAPCD;
2. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and
3. Implementation of applicable removal and disposal protocol and requirements for identified NOA.

AQ-5 Asbestos-Containing Material. Prior to issuance of demolition permits, the applicant shall provide an asbestos report that was prepared by a certified asbestos consultant. If ACM are determined to be present, at least 10 working days prior to any demolition work the applicant shall provide notification to SLOAPCD of such work. The notification shall include an asbestos report that was prepared by a certified asbestos consultant. ACM removal and disposal shall follow the requirements of the National Emission Standards for Hazardous Air Pollutants Regulation (NESHAP) Subpart M and of the SLOAPCD.

Conclusion

With implementation of Mitigation Measures **AQ-1** through **AQ-5**, residual impacts associated with air quality would be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1, 4, 5, 62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1, 4, 5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	2, 4, 5, 17, 62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	4, 5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	7, 16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Evaluation

The city is generally surrounded by open space, rangeland used for grazing, and other agricultural uses that support a variety of natural habitats and plant communities. The city's many creeks provide sheltered corridors that allow local wildlife to move between habitats and open space areas. The COSE identifies various goals and policies to maintain, enhance, and protect natural communities within the City's planning area. These policies include, but are not limited to, protection of listed species and species of special concern, preservation of existing wildlife corridors, protection of significant trees, and maintaining development setbacks from creeks.

The project site is zoned R-1 (Low Density Residential) and is surrounded by developed one- and two-story single-family residential units to the south, east, and west, undeveloped land to the north, and CAL FIRE Station #12 to the east. The Patricia Drive entrance to the Bishop Peak Trailhead is located 0.5 miles northwest. A creek and associated freshwater forested/shrub wetland and riparian areas occur on the western portion of the project site and connects to a freshwater emergent wetland on the northern undeveloped parcel.

According to the Biological Resources Assessment (BRA) conducted by Keven Merk Associates, LLC (KMA; KMA 2020), there are five plant communities/land use types within the project site. The communities include ornamental vegetation, developed/ruderal area, riparian habitat, annual grassland, and rock outcrop. KMA identifies the onsite creek as Twin Ridge Creek, which runs in a north to south direction on the western portion of the project parcel and is a tributary to San Luis Obispo Creek. The riparian habitat is comprised of native coast live oak and willows (*Salix* spp.) along with a variety of non-native ornamental vegetation. The riparian habitat is considered a sensitive natural community by the California Department of Fish and Wildlife (CDFW) and the City's COSE. The annual grassland that occurs on the project site is periodically used for horse grazing and is predominantly comprised of non-native species as a result of a history of disturbance. There is one small rock outcrop in the western portion of the project area that was determined to be a landscape feature rather than a habitat type.

During tree surveys, a total of 177 trees were identified on the project site, which include ornamental species and naturally occurring native species. Native trees include coast live oak (*quercus agrifolia*), valley oak (*quercus lobata*), Southern California black walnut (*juglans California*), California bay laurel (*Umbellularia californica*), arroyo willow (*salix lasiolepis*), and California holly toyon (*heteromeles arbutifolia*). A background review for the site identified five special-plant species that have potential to occur within the project site, with three species—Cambria morning glory, California black walnut (*Juglans californica*), and Monterey pine (*Pinus radiata*)—occurring onsite. Three invertebrate, one reptile, 19 bird, and four mammal species were considered to have potential to occur on the project site. Fish species are not expected to occur onsite due to the intermittent nature of the drainage. The project site is considered critical habitat for the California red-legged frog (*Rana draytonii*). The following analysis of biological resources is primarily based off the BRA conducted by KMA for the project (KMA 2020).

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>An Aquatic Resources Delineation Report prepared by SWCA Environmental Consultants (SWCA) in January 2021 determined that a portion of the wetland area supported onsite is considered Waters of the United States (WOTUS) under the U.S. Army Corps of Engineers (USACE) and Waters of the State (WOTS) under the state Regional Water Quality Control Board (RWQCB) and CDFW.</p> <p>a) <i>Special-Status Plant Species</i></p> <p>The BRA for the project site determined that there is potential for four special-status plant species to occur onsite, of which three species (Cambria morning glory, California black walnut, and Monterey pine) were observed onsite. Potential special-status plant species include California (southern) black walnut (California Rare Plant Rank [CRPR] 4.2, Cambria morning glory (CRPR 4.2), Miles' milk-vetch (<i>Astragalus didymocarpus</i> var. <i>milesianus</i>; CRPR 1B.2), and San Luis Obispo owl's-clover (<i>Castilleja densiflora</i> var. <i>obispoensis</i>; CRPR 1B.2). In addition, Monterey pine was observed within ornamental vegetation onsite and in surrounding neighborhood areas and is considered to be a CRPR 1B.1 only within its native range of Año Nuevo, Cambria, and the Monterey Peninsula. These species are considered to have potential to occur onsite based on the presence of suitable soils and habitat conditions.</p> <p>Focused rare plant surveys were conducted for the project site within all potentially suitable habitat areas in March, April, and May 2020, which is within the blooming period of these four species with potential to occur onsite. Based on the findings of the surveys, Miles' milk-vetch and San Luis Obispo owl's-clover was not observed during field surveys and would not be affected by project activities. Cambria morning glory and California black walnut were observed onsite and are discussed below. In addition, the BRA identifies Monterey pine species present within ornamental vegetation and is also discussed below.</p> <p><u>Cambria Morning Glory</u></p> <p>Cambria morning glory was observed within the annual grassland, which comprises the project site to the east of the onsite wetland and riparian habitat. The occurrences supported low densities with average cover estimated at three plants per square meter. The four observed occurrences were determined to cover approximately 1,076 sf (100 square meters) of the project site and approximately 300 plants were present onsite. Construction of the project, including grading and installation of road and utility improvements, as well as future residential development, would result in the removal or disturbance of Cambria morning glory. Implementation of Mitigation Measures BIO-1 and BIO-2 are required to reduce potential impacts to Cambria morning glory. These measures would require implementation of a Rare Plan Mitigation Program that would establish replanting of Cambria morning glory so that after a 5-year period there would be no net loss of the plant. Implementation of recommended mitigation measures would reduce impacts to a level that is considered <i>less than significant with mitigation</i>.</p> <p><u>Monterey Pine</u></p> <p>Monterey pine was observed within the ornamental trees onsite and in surrounding neighborhoods. Monterey pine is considered to be a CRPR 1B.1 species within its native range. The three native stands in California are in Año Nuevo, Cambria, and the Monterey Peninsula. Similar to the California black walnut, since San Luis Obispo is not within this species' native range, the Monterey pine would not be considered a special-status species onsite and no mitigation is recommended.</p> <p><i>Special-Status Wildlife Species</i></p> <p>Based on a background review for the project site, 19 bird, three invertebrate, one reptile, and four mammal species have potential to occur on the project site. No fish species were determined to have potential to occur onsite based on the intermittent nature of the drainage. The species that have potential to occur onsite are discussed below.</p>					

Birds and Bats

The 19 bird species identified as having the potential to occur onsite include bald eagle (*Haliaeetus leucocephalus*), burrowing owl (*Athene cunicularia*), California horned lark (*Eremophila alpestris actia*), Cooper's hawk (*Accipiter cooperii*), ferruginous hawk (*Buteo regalis*), golden eagle (*Aquila chrysaetos*), grasshopper sparrow (*Ammodramus savannarum*), great blue heron (*Ardea herodias*), great egret (*Ardea alba*), loggerhead shrike (*Lanius ludovicianus*), merlin (*Falco columbarius*), northern harrier (*Circus cyaneus*), prairie falcon (*Falco mexicanus*), sharp-shinned hawk (*Accipiter striatus*), snowy egret (*Egretta thula*), tricolored blackbird (*Agelaius tricolor*), white-tailed kite (*Elanus leucurus*), yellow-billed magpie (*Pica nuttallii*), yellow warbler (*Setophaga petechia*), pallid bat (*Antrozous pallidus*), San Diego desert woodrat (*Neotoma lepida intermedia*), Townsend's big-eared bat (*Corynorhinus townsendii*), and western mastiff bat (*Eumops perotis californicus*). The project site is comprised of numerous ornamental and native trees and other habitat that have the potential for birds or bats to nest or roost in. Additionally, wintering habitat for burrowing owl has the potential to be disturbed during proposed groundwork activity. Removal of trees for parcel upgrades and future development have the potential for accidental take or other indirect affects to bird species in the area. Implementation of Mitigation Measures **BIO-3** through **BIO-7** would reduce impacts to nesting or roosting birds and bats that could be present at the project site. Implementation of these mitigation measures would reduce project impacts on birds to a level that is considered *less than significant with mitigation*.

Reptiles

The northern California legless lizard (*Anniella pulchra*) is a CDFW Species of Special Concern (SSC) and occurs in a variety of habitats with soil moisture and cover. Suitable habitat for this species is present in the riparian habitat and marginally in the ornamental vegetation onsite. While no construction activity is proposed within the riparian habitat, non-native acacia trees within the riparian corridor and adjacent native and ornamental vegetation outside of the riparian corridor would be removed, and therefore could impact California legless lizard. Implementation of Mitigation Measures **BIO-4** through **BIO-7** would reduce impacts to northern California legless lizard to a level that is considered *less than significant with mitigation*.

Invertebrates

The monarch butterfly (*Danaus plexippus*) is considered a sensitive species by the CDFW. Milkweed is required as a host plant for caterpillar species, which was not observed onsite; however, individual species were observed flying overhead during surveys. The density of trees in the riparian habitat could potentially be suitable habitat as an overwintering or autumnal site. Tree removal is proposed for parcel upgrades and could affect monarch butterfly species present onsite. Implementation of Mitigation Measure **BIO-8** would require vegetation removal to occur outside of the overwintering season; therefore, impacts would be *less than significant with mitigation*.

The obscure bumble bee (*Bombus caliginosus*) does not have a specific listing status but is considered sensitive in the California Natural Diversity Database (CNDDB) and is a species of local concern. The BRA identified that host plants for these species are located in riparian habitat onsite. The riparian habitat would have a 20-foot setback and minimal work within the setback would be required. However, acacia tree removal is proposed within the riparian habitat that has the potential to disturb obscure bumble bee species present within the riparian habitat. Implementation of Mitigation Measures **BIO-4** through **BIO-8** would reduce impacts to obscure bumble bee species to a level that is considered *less than significant with mitigation*.

The San Luis Obispo pyrg (*Pyrgulopsis taylori*) is an aquatic snail that is considered sensitive by CNDDB but does not have a specific listing status. The species inhabits freshwater habitat, which is present at the onsite creek. Project activities do not propose alteration or disturbance of the creek that could adversely affect San Luis Obispo pyrg species potentially present. Standard Best Management Practices (BMPs) to reduce erosion and sedimentation within the creek habitat would be sufficient to avoid impacts to potential species present onsite. Standard BMPs are identified in Mitigation Measure **BIO-9** and would reduce impacts to the San Luis Obispo pyrg to a level that is considered *less than significant with mitigation*.

Designated Critical Habitat

The project site is considered designated critical habitat for the California red-legged frog by the U.S. Fish and Wildlife Service (USFWS). The area is Unit SLO-3 Willow and Toro Creeks to San Luis Obispo and comprises approximately 116,517 acres. The unit occurs along the San Luis Obispo Coast, north of Morro Bay, and extends southeast into the

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>city of San Luis Obispo. The BRA concluded that the project site does not provide suitable aquatic breeding habitat for California red-legged frog. The onsite drainage is intermittent and does not contain water of sufficient depth long enough for California red-legged frog larvae to complete metamorphosis. In addition, the stream lacks any significant pools and does not contain sufficient depth to support adult frogs. Based on aerial photography of the site, there are no other potential breeding ponds nearby that could support California red-legged frog. Annual grassland and ornamental habitats are considered suitable upland and dispersal habitat for California red-legged frog; however, the nearest record of California red-legged frog is 0.4 mile at Brizziolari Creek, which is separated from the project site by SR 1. The project site does not provide connections to other suitable aquatic sites and is surrounded by urban development to the south, west, and east. Therefore, the site is considered to have low potential for upland and dispersal habitat for California red-legged frog within the designated critical habitat and impacts would be <i>less than significant</i>.</p> <p>The project site supports identified special-status plants and wildlife species that could be affected by the proposed project. However, implementation of Mitigation Measures BIO-1 through BIO-9 would reduce or avoid potential impacts to biological resources present onsite; therefore, impacts would be <i>less than significant with mitigation</i>.</p>					
<p>b) The project site contains a riparian forest along the onsite creek located in the western portion the property. The BRA identifies the riparian habitat as a Central Coast Live Oak Riparian Forest Community, which has a State Rarity Rank of 3.2. The identified riparian forest consists of native riparian trees and shrubs, which includes coast live oak, red willow (<i>Salix laevigata</i>), arroyo willow (<i>Salix lasiolepis</i>), toyon, California bay laurel (<i>Umbellularia californica</i>), interior live oak (<i>Quercus wislizenii</i>), and California black walnut (<i>Juglans californica</i>). Non-native species also occur in the riparian habitat, including blue gum (<i>Eucalyptus globulus</i>), silver wattle (<i>Acacia dealbata</i>), firethorn (<i>Pyracantha</i> sp.), coast redwood (<i>Sequoia sempervirens</i>), and English ivy (<i>Hedera helix</i>). Native understory plants present within the riparian area include poison oak (<i>Toxicodendron diversilobum</i>), and coyote brush (<i>Baccharis pilularis</i>). A separate wetland community was observed in the riparian area, which includes spikebrush (<i>Eleocharis macrostachya</i>), brown-headed rush (<i>Juncus phaeocephalus</i>), tall flatsedge (<i>Cyperus eragrostis</i>), and curly dock (<i>Rumex crispus</i>). The project would require permits described in Mitigation Measure BIO-10 for work proposed within the riparian area. In addition, the Fire Protection Plan requires removal of non-native trees within the riparian habitat, resulting in the removal of 13 trees, primarily acacia (silver wattle) trees, within the riparian habitats. The project would be required to comply with the City's Municipal Code (12.24.090) and replace trees at a minimum 1:1 ratio. The City's COSE (7.7.9) calls for a creek setback with appropriate separation from the physical top of bank unless there is no reasonable alternative, in which structures may be permitted to encroach. The proposed TTM shows the extent of the riparian area and a 20-foot creek setback, which would be further protected by implementation of mitigation measure BIO-11, which requires recordation of a biological easement on the Final Map and application of creek setback standards. As noted, improvements including stormwater improvements, removal of non-native trees and plants, and restoration activities would be allowed within the easement area. No paving or structures would be permitted in the biological easement area, however, grading activity is proposed in several areas within the creek setback for stabilization, and placement of rip rap pads are proposed within or adjacent to the setback. The easement and application of creek setback standards would affect proposed Lots 1–8. With implementation of the identified mitigation measure, the project would reduce impacts to the riparian area onsite and impacts would be <i>less than significant with mitigation</i>.</p>					
<p>c) Proposed project construction requires 4.27 acres of ground disturbance, including 7,900 cy of cut and 4,760 cy of fill, which has the potential to release erosive runoff into the creek and associated wetland areas that may cause adverse effects to water quality. Mitigation Measure BIO-9 identifies construction BMPs to reduce potential runoff from the project site that could adversely affects nearby water resources. In addition, an Aquatic Resources Delineation Report was prepared by SWCA (SWCA 2021) as required by the BRA and determined that Twin Ridge Creek is likely non-wetland WOTUS and waters of the state. Twin Ridge Creek likely falls under the USACE, CDFW, and RWQCB jurisdictions due to the presence of clearly definable ordinary high-water marks, bank and bed features, riparian vegetation, and hydrologic connectivity to San Luis Obispo Creek. Twin Ridge Creek does not meet the definition of a wetland because it does not support hydric soils or consistent indicators of wetland hydrology. The Aquatic Resources Delineation determined that 0.14 acre of Twin Ridge Creek is potentially under the jurisdiction of the USACE and 0.70 acre of the riparian area is potentially under the jurisdiction of the RWQCB and CDFW. The project identifies a 20-foot setback from the riparian edge in accordance with the City's COSE, and this area would be further protected from</p>					

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>future development by implementation of Mitigation Measure BIO-11, which would create a biological easement; however, some grading activity and placement of rip rap pads would occur within or adjacent to the creek setback, and several non-native trees would be removed from within the riparian corridor for fire safety. The project would require permits described in Mitigation Measure BIO-10 for work proposed within the jurisdictional areas (streambed and riparian corridor). With implementation of the identified mitigation measures, potential impacts to the riparian area onsite would be reduced and impacts would be considered <i>less than significant with mitigation</i>.</p>					
<p>d) The project site is located near an area designated as a wildlife corridor within the COSE. The proposed property subdivision, utility connections, and subsequent future development of new residences would not introduce a substantial new barrier to wildlife passing through the area because they would be located outside of the designated wildlife corridor. The BRA determined that the onsite creek, Twin Ridge Creek, does not support fish species due to the intermittent nature of the drainage; therefore, project activities do not have the potential to interfere with the movement of migratory fish species within the creek. However, according to the BRA, Twin Ridge Creek is a tributary to San Luis Obispo Creek and potential erosive runoff from the project has the potential to degrade water quality and fish species within San Luis Obispo Creek. Mitigation Measure BIO-9 identifies BMPs for construction activity to reduce potential erosion and sedimentation from entering the onsite creek, which would reduce the potential for erosion and sedimentation to enter San Luis Obispo Creek. In addition, implementation of Mitigation Measure BIO-11 would create a permanent biological easement and application of a 20-foot setback standard from the riparian edge, which would be consistent with the City's Municipal Code (17.70.030). Future development would be consistent with the City's Municipal Code (17.70.030) and implementation of Mitigation Measure BIO-9 would reduce impacts to the movement of migratory or native species; therefore, impacts would be <i>less than significant with mitigation</i>.</p>					
<p>e) The project site supports Central Coast Live Oak Riparian Forest and other native and non-native trees. The project site contains 177 ornamental and native trees, primarily within the riparian corridor. The project would remove all 73 trees located outside the riparian corridor including 15 native coast live oak trees and 1 southern California black walnut tree (tree numbers 1-62, 85-91, 173-177 as shown in Appendix D of Attachment 3 and Sheet C2 of Attachment 2). Additionally, the Fire Protection Plan for the proposed project requires removal of non-native trees within the riparian habitat. A total of 13 non-native trees, primarily acacia (silver wattle) trees, within the riparian corridor would be removed (tree numbers 114, 148-157, 162, 169, as shown in Appendix D of Attachment 3 and Sheet C2 of Attachment 2).</p> <p>The project would result in the removal of 86 trees total onsite. Of the 86 trees proposed for removal, 51 trees are subject to the City's Tree Ordinance, due to species, trunk size, or location within a creek setback. Based on the compensatory tree planting requirements of the City's Tree Ordinance, the applicant will be required to replant a minimum of one new tree onsite, or two offsite, for each of the 51 being removed, as set forth in the City Municipal Code (12.24.090). This application is subject to review and approval by the City Tree Committee. The project would not result in a conflict with local policies or ordinances protecting biological resources. Therefore, impacts would be <i>less than significant</i>.</p>					
<p>f) The project is not located within an area governed by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan. Therefore, the project would not conflict with the provisions of an adopted plan and <i>no impacts</i> would occur.</p>					
<p><u>Mitigation Measures</u></p> <p>BIO-1 Implement a Rare Plant Mitigation Program that ensures no net loss of Cambria morning glory on the project site. Prior to any tract improvements, a Rare Plant Mitigation Program shall be implemented for Cambria morning glory and shall be overseen by a qualified botanist approved by the City. As a component of the program, seed shall be collected from Cambria morning glory plants during the appropriate season prior to tract grading activities. Using standard procedures, the qualified botanist shall clean and store the seeds until the receiving sites shown on the project plans are ready. Suitable habitat of 2,180 square-feet in size outside of the development area (as designated on the site plans in the creek setback zone) shall be designated as the mitigation site that will be maintained in a natural state and not be subject to mowing earlier than June 1 each year. The areas will be</p>					

Would the project:		Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>maintained as grassland habitat and no planting of ornamental species or other adverse modifications (such as grazing activities) will be allowed. The mitigation site shown on the project plans is twice the size as the areas currently occupied by the rare plant occurrences (2,180 square-feet of habitat created for 1,076 square-feet of habitat impacted). This equates to a 2:1 mitigation ratio (habitat created to habitat impacted) to ensure a minimum 1:1 replacement ratio is achieved. Topsoil from each of the four occurrences will be collected in 6-inch lifts and stored for top-dressing the mitigation site once grading of the pads is complete. As needed, the mitigation site should be prepared for planting by removal of non-native species or other measures as necessary, then applying the salvaged topsoil. Once topsoil has been layered evenly through the area, collected seed should be hand-broadcasted into suitable locations by the qualified botanist and covered with compost. Seed may also be incorporated into the native erosion control seed mix described in the Native Erosion Control Seed Mix table under Mitigation Measure BIO-9 and applied to other grassy areas of the site as part of the erosion control effort. Depending on the season when construction starts, the qualified botanist may also potentially salvage plants (i.e., dig them up when soils are moist) and transplant them to containers to be maintained until the mitigation sites are ready for planting.</p>						
BIO-2	<p>Conduct annual monitoring and implement adaptive management measures for 5 years to ensure no net loss of Cambria morning glory onsite. The Rare Plant Mitigation Program shall include annual monitoring and maintenance of the mitigation site to ensure success of the program. Monitoring by a qualified botanist shall occur during the spring growing season (between April 15 and May 15 each year) to ensure successful establishment of planted propagules. The established rare plants shall be mapped to evaluate the goal of no net loss of the species onsite. The measurable objective shall be to have at least 1,076 sf of occurrence comprised of approximately 300 Cambria morning glory plants. Appropriate vegetation sampling techniques shall be used to assess the areal cover of vegetation to evaluate the status of the established occurrences. If the success criteria of having approximately 300 plants covering 1,076 sf within the creek setback zone is not reached by the third year of monitoring, remedial actions such as collecting more seed and distributing it in suitable areas should be employed, with a corresponding additional year of monitoring. Other activities to increase the success of the rare plant mitigation effort could include non-native plant species removal within the mitigation site to reduce competition, additional seed application, or supplemental irrigation during periods of prolonged drought. The qualified botanist shall prepare annual reports for the applicant detailing the methods and results of the mitigation effort and monitoring effort. The applicant shall be responsible for submitting the report to the City on an annual basis (by December 31 of each year) for the 5-year monitoring period or until the final success criteria described above are met.</p>					
BIO-3	<p>To the extent feasible, avoid initial site grading in the winter months. The burrowing owl has been recorded in the vicinity of the project from October to the end of April. If initial vegetation removal and site grading for the tract improvements is conducted outside of this period, potential effects on this species would be avoided and no further mitigation would be required. Restricting the time period for earth-moving activities is also required to avoid or minimize the potential for erosion and sedimentation (see Mitigation Measure BIO-9). If initial grading work must commence during the time period that burrowing owls may be present onsite, preconstruction surveys for this species shall be included in the survey effort described in Mitigation Measure BIO-4 prior to vegetation removal or tract improvements.</p>					
BIO-4	<p>Conduct a preconstruction survey and avoid construction in areas occupied by special-status wildlife species until relocated or they have left the site. Within 7 days prior to the start of vegetation/tree removal, ground-disturbing activities, or demolition of existing structures, a biologist approved by the City shall survey the project impact area to identify whether nesting birds, roosting bats, monarch butterfly overwintering populations, obscure bumble bee, and/or California legless lizard are present on site. A separate survey shall be conducted for any phase of the project not conducted concurrently or within 10 days of cessation of the previous phase (i.e., structure demolition conducted prior to general site grading). The biologist shall use appropriate survey techniques for the special-status species identified in the 2020 BRA as having potential to occur onsite. For example, burrows shall be examined with binoculars or wildlife cameras, and inspected for whitewash or prey remains. Leaf litter and cover objects shall be searched for northern California legless lizards. Potential bat roost sites shall be inspected for sign of roosting bats such as guano or prey remains. If any of these species are found onsite, the biologist shall coordinate with the City, and CDFW as appropriate, on methods to ensure the successful relocation of individuals</p>					

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>to suitable habitat nearby. In some cases, CDFW may recommend creating structures for displaced woodrats and bats. Burrowing owls can be discouraged from using burrows onsite, or occupied burrows can be avoided until the owls have left the area. Bats can be restricted from roost sites by placing netting over their entrances after they have left the roost for night-time foraging. The wildlife protection measures to be employed will be based on the results of the survey and the particular characteristics of their use of the site, in coordination with CDFW and the construction engineer. If no special-status animal species are found onsite during the preconstruction survey, work may proceed with the implementation of the following Mitigation Measures BIO-5 through BIO-7.</p> <p>BIO-5 Prepare and present a Worker Environmental Awareness Program. Prior to any vegetation removal or tract improvements, a qualified biologist shall prepare a Worker Environmental Awareness Program that will be presented to all project personnel. This program shall detail measures to avoid and minimize impacts on biological resources. It shall include a description of special-status species potentially occurring on the project site and their natural history, the status of the species and their protection under environmental laws and regulations, and the penalties for take. Recommendations shall be given as to actions to avoid take should a special-status species be found on the project site. Other aspects of the training shall include a description of general measures to protect wildlife, including:</p> <ol style="list-style-type: none"> 1. Delineation of the allowable work area, staging areas, access points, and limits to vehicle access; 2. Storage of all pipes, metal tubing, or similar materials stored or stacked on the project site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used. 3. Inspection of materials stored onsite, such as lumber, plywood, and rolls of silt fence, for wildlife that may have sheltered under or within the materials; 4. Use of netting to exclude birds from nesting in construction materials; 5. Construction of escape ramps in all excavations and trenches more than 6 inches deep; 6. Contact information for the City-approved biologist and instructions should any wildlife species be detected in the work site; 7. Dust suppression methods during construction activities when necessary to meet air quality standards and protect biological resources; and 8. Methods for containment of food-related trash items (e.g., wrappers, cans, bottles, food scraps), small construction debris (e.g., nails, bits of metal and plastic), and other human generated debris (e.g., cigarette butts) in animal-proof containers and removal from the site on a weekly basis. <p>All project personnel who have attended the training shall sign an attendance sheet. The program shall be repeated for any new crews that arrive subsequently on the site.</p>					
<p>BIO-6 Install high-visibility construction and silt fence along the creek corridor to delineate the allowable work area, exclude wildlife from the site, and protect the stream habitat. Prior to vegetation removal or tract improvements, and during subsequent residential development for Lots 1-7, a high-visibility construction fence at least 4 feet tall together with a silt fence, or an approved wildlife exclusion fence, shall be erected along the creek corridor to delineate the limits of grading and vehicle access. If possible, the fence shall be erected along the creek setback line, and encroachment into the setback shall be kept at a minimum. In no case shall ground disturbance occur within the riparian habitat or below the top of bank without obtaining proper permits from regulatory agencies. The type of fence used may be a combination of wildlife exclusion and silt fence (i.e., ERTEC Triple-function E-fence) or similar materials that would serve the purposes of safety/construction area delineation, wildlife exclusion, and siltation prevention. The fence shall be checked weekly by construction personnel for needed maintenance.</p>					

Would the project:		Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIO-7	Conduct biological monitoring for special-status wildlife species while the property is cleared and graded, and structures are removed. A qualified biologist shall monitor the removal of structures, materials, and vegetation that may provide cover for obscure bumble bee, northern California legless lizards, and bat roosting sites. The biologist shall be onsite daily until all materials are removed and all vegetation has been cleared. If any special-status species are found, work shall be delayed until the individuals have left the work area or CDFW shall be notified to obtain authorization for capture and relocation.					
BIO-8	Avoid vegetation removal within the riparian habitat during the overwintering season. Vegetation removal within the riparian area shall be conducted outside of the overwintering season for monarch butterfly (late October through February) and obscure bumble bee (late October through January) to avoid disturbance to species potentially inhabiting riparian vegetation.					
BIO-9	<p>Install erosion and sediment BMPs and revegetate graded areas. The following erosion and sedimentation control BMPs are required to be implemented during vegetation removal, tract improvements, during individual lot construction, and after the construction phases of the project:</p> <ol style="list-style-type: none"> 1. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction to occur outside of the rainy season, which is typically defined as October 15 through April 15. Adherence to this measure would also serve as avoidance for the burrowing owl, as described in Mitigation Measure BIO-3. 2. To minimize site disturbance, all construction related equipment shall be restricted to established roads, construction areas, and other designated staging areas. The creek setback zone shall be clearly marked as described in Mitigation Measure BIO-6. 3. Prior to any site disturbance during tract improvements or individual lot construction, a Sediment and Erosion Control Plan shall be prepared by a qualified engineer. The use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls, and other appropriate techniques should be employed to protect the drainage features on and off the property. Biotechnical approaches using native vegetation shall be used as feasible. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. All sediment and erosion control measures shall be installed per the engineer's requirements prior to the initiation of site grading if planned to occur within the rainy season. 4. Spill kits shall be maintained on the site, and a Spill Response Plan shall be in place. 5. No vehicles or equipment shall be refueled within 100 feet of wetland areas, riparian habitat and/or drainage features, and refueling areas shall have a spill containment system installed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. All equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Construction staging areas shall be located in a location where spills would not drain into aquatic habitats. 6. No concrete washout shall be conducted on the site outside of an appropriate containment system. Washing of equipment, tools, etc. should not be allowed in any location where the tainted water could enter onsite drainages. 7. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation. 8. All project-related spills of hazardous materials within or adjacent to the project site should be cleaned up immediately. 					

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact												
<p>9. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. Silt fencing, erosion control blankets, straw bales, sandbags, fiber rolls, and/or other types of materials prescribed on the plan shall be implemented to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be used as feasible.</p> <p>10. Areas with disturbed soils shall be restored under the direction of the project engineer in consultation with a qualified restoration ecologist as detailed above. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and/or applying the native seed mix as described in the table below. Native seed mix shall be applied to the graded areas in the creek setback area through either direct hand seeding or hydroseeding methods. Seeding with the native erosion control seed mix should be provided on all disturbed soil areas prior to the onset of the rainy season (by October 15).</p> <p style="text-align: center;">Native Erosion Control Seed Mix</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Species</th> <th>Application Rate (lbs/acre)</th> </tr> </thead> <tbody> <tr> <td>California Brome (<i>Bromus carinatus</i>)</td> <td>10</td> </tr> <tr> <td>purple needlegrass (<i>Stipa pulchra</i>)</td> <td>5</td> </tr> <tr> <td>tomcat clover (<i>Trifolium wildenovii</i>)</td> <td>5</td> </tr> <tr> <td>six weeks fescue (<i>Vulpia microstachys</i>)</td> <td>5</td> </tr> <tr> <td>Total</td> <td>25</td> </tr> </tbody> </table>	Species	Application Rate (lbs/acre)	California Brome (<i>Bromus carinatus</i>)	10	purple needlegrass (<i>Stipa pulchra</i>)	5	tomcat clover (<i>Trifolium wildenovii</i>)	5	six weeks fescue (<i>Vulpia microstachys</i>)	5	Total	25					
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<p>BIO-10 Obtain necessary permits for impacts in jurisdictional areas, implement a compensatory mitigation program, and monitor the success of the program to ensure no net loss of Riparian/Wetland habitat or other waters on the subject property. Prior to any vegetation removal or site disturbance within the areas delineated as jurisdictional features (Figure 5, Aquatic Resources Delineation 2021), the applicant shall provide documentation to the City that a Clean Water Act Section 404 Permit from USACE, a Clean Water Act Section 401 Water Quality Certification from RWQCB, and a California Fish and Game Code Section 1602 Lake and Streambed Alteration Agreement from CDFW have been obtained or have been determined by the regulatory agencies to not be required.</p> <p>If regulatory permits are required, prior to the initiation of vegetation removal or tract improvements, the applicant shall retain a qualified biological monitor to ensure compliance with all Clean Water Act and CDFW permit requirements during work adjacent to the creek. The monitor shall be present during the installation of the construction fencing delineating the limits of work in relation to the edge of riparian, creek top of bank, and 20-foot creek setback buffer, as described in Mitigation Measure BIO-6. Since the Cambria morning glory compensatory mitigation site is to be located within this buffer, the monitor shall direct appropriate wildlife exclusion and erosion control BMPs to protect riparian habitat during site preparation for planting. The monitor shall be present during construction of the rip rap pad and any other work within the creek setback area on stormwater structures. The monitor shall also oversee removal of non-native tree species and site preparation for tree planting within the setback. If a Habitat Mitigation and Monitoring Plan (HMMP) is required by the regulatory agencies, the applicant shall provide a copy of the plan to the City and the biological monitor shall be responsible for successful implementation of the plan.</p>																	
<p>BIO-11 Record a Biological Easement and Biological Easement Agreement protecting riparian area: A Biological Easement and Biological Easement Agreement shall be recorded in conjunction with the final map recordation. The easement agreement shall be developed by the applicant in a format provided by the City. The following activities are permitted within the biological easement, subject to the review and approval by the City Sustainability and Natural Resources Official:</p> <p>1. Stormwater improvements.</p>																	

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2. Removal of non-native trees.</p> <p>3. Restoration and creek bank stabilization activities.</p> <p>No future paving or structures shall be permitted within the biological easement. Creek setback standards shall be applied to the easement area, consistent with municipal code requirements.</p> <p>Conclusion</p> <p>The project site supports native and ruderal plant species as well as Cambria morning glory, which is a special-status plant species, and several riparian and ornamental tree species. The site also supports special-status wildlife habitat that could be affected by the proposed project. Mitigation measures have been identified to reduce or avoid impacts to special-status plants and wildlife species. A wetland area is supported on the western portion of the project area and a 20-foot setback would be implemented from the riparian edge of the area. In addition, mitigation has been identified to reduce impacts to construction activity within the riparian area. Tree removal associated with the project would be mitigated through compliance with the City's Tree Ordinance but could result in impact to nesting birds and roosting bats. Compliance with existing regulations would ensure impacts to riparian habitats and sensitive natural communities would be less than significant. With implementation of Mitigation Measures BIO-1 through BIO-11, project impacts to biological resources would be less than significant.</p>					

5. CULTURAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historic resource pursuant to §15064.5?	19, 20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Evaluation

Pre-Historic Setting

Archaeological evidence demonstrates that Native American groups (including the Chumash) have occupied the Central Coast for at least 10,000 years. The city is located within the area historically occupied by the Obispeño Chumash, the northernmost of the Chumash people of California. The Obispeño Chumash occupied much of San Luis Obispo County; the earliest evidence of human occupation in the region comes from archaeological sites along the coast. The project site is not located within a Burial Sensitivity Area as identified in COSE Figure 1: Cultural Resources.

Historic Setting

The COSE establishes various goals and policies to balance cultural and historical resource preservation with other community goals. These policies include, but are not limited to, the following:

1. Identification, preservation, and rehabilitation of significant historic and architectural resources;

2. Prevention of demolition of historically or architecturally significant buildings unless doing so is necessary to remove a threat to health and safety;
3. Consistency in the design of new buildings in historical districts to reflect the form, spacing, and materials of nearby historic structures; and
4. Identification and protection of neighborhoods or districts having historical character due to the collective effect of Contributing or Master List historic properties.

The project site is not located within the Historic Preservation (H) Overlay Zone, nor does it contain any built structures that may be considered potentially eligible historic resources.

The following analysis of Cultural Resources is predominately based on the Cultural Resources Survey conducted by Central Coast Archaeological Resource Consultants (CCARC) for the project site (CCARC 2020).

- a) The project proposes to demolish the two existing residential structures located on the project site; however, the residential units were not determined to have historical significance by the Cultural Resources Survey conducted for the project. Therefore, the project site does not currently contain, nor is it located near, any historic resources identified in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). The project site is not identified on the City's Historic Properties map; therefore, the project would not result in a substantial adverse change in the significance of, or any other adverse impact to, a historical resource and impacts would be *less than significant*.
- b) The Cultural Resources Report conducted by CCARC in February 2020 concluded that despite the project site's location on land with moderate archaeological sensitivity, desktop review and an intensive archaeological field survey of the project site did not identify any cultural resources. Based on this conclusion, no further archaeological survey is necessary for the project site. However, based on the large scale of grading and earthwork required for the project, Mitigation Measure **CR-1** has been identified to identify the proper procedures and contact in the event an inadvertent discovery of an archaeological or historical resource is made. Implementation of Mitigation Measure **CR-1** would reduce impacts in the event an archaeological resource is uncovered during excavation and other groundwork activities during project construction; therefore, impacts would be *less than significant with mitigation*.
- c) The project site is not located within a Burial Sensitivity Area associated with San Luis Obispo Creek identified in COSE Figure 1: Cultural Resources. No human remains are known to exist within the project site; however, the discovery of unknown human remains is a possibility during ground-disturbing activities. Protocol for properly responding to the inadvertent discovery of human remains is identified in California Health and Safety Code Section 7050.5 and is detailed in Mitigation Measure **CR-2**. With implementation of Mitigation Measure **CR-2**, potential impacts to human remains would be *less than significant with mitigation*.

Mitigation Measures

CR-1 **Discovery of Previously Unidentified Cultural Resources.** In the event that historical or archaeological remains are discovered during ground-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City Community Development Director shall be notified. A qualified archaeologist shall conduct an assessment of the resources and formulate proper mitigation measures, if necessary. After the find has been appropriately mitigated, work in the area may resume. These requirements shall be noted on the project's final map and all improvement/construction plans.

CR-2 **Discovery of Human Remains.** In the event that human remains are exposed during ground-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City Community Development Director shall be notified. California Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. These requirements shall be noted on the project's final map and all improvement/construction plans.

Conclusion

Based on the records search conducted through the Central Coast Information Center, no known historical or archaeological resources are present onsite. Mitigation Measures **CR-1** and **CR-2** have been identified above to require appropriate protocol for inadvertent resource discovery and discovery of human remains. With implementation of Mitigation Measures **CR-1** and **CR-2** identified above, potential impacts to cultural resources would be reduced to less than significant.

6. ENERGY

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	21, 22, 23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	21, 22, 23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

PG&E has historically been the primary electricity provider for the City. In October 2018, the City Council committed to joining the Monterey Bay Community Power (MBCP) and, beginning in January 2020, MBCP became the City's primary electricity provider. In September 2020, MBCP became Central Coast Community Energy (3CE); 3CE will strive to provide 100% carbon-free electricity to utility customers within the city by 2030, and provides a rate savings relative to PG&E.

The City recently adopted the Clean Energy Choice Program for New Buildings, which encourages clean, efficient, and cost-effective all-electric new buildings through incentives and local amendments to the California Energy Code. When paired with cost-comparable modern electric appliances and carbon-free electricity from 3CE, all-electric new buildings are operationally greenhouse gas (GHG) emissions free, cost effective, and help achieve the community's climate action goals. Unlike other cities that are banning natural gas entirely, the proposed Clean Energy Choice Program encourages clean, efficient, and cost-effective all-electric new buildings through incentives, local amendments to the California Energy Code, and implementation of the Carbon Offset Program. New projects wishing to use natural gas will be required to build more efficient and higher performing buildings and offset natural gas use by performing retrofits on existing buildings or by paying an in-lieu fee that will be used for the same purpose.

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards for residential and nonresidential structures, the most recent version of which are referred to as the *2019 Building Energy Efficiency Standards*. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and nonresidential lighting requirements.

The COSE establishes goals and policies to achieve energy conservation and increase use of cleaner, renewable, and locally controlled energy sources. These goals include increasing the use of sustainable energy sources and reducing reliance on non-sustainable energy sources to the extent possible and encouraging the provision for and protection of solar access. Policies identified to achieve these goals include, but are not limited to, use of best available practices in energy conservation, procurement, use, and production; energy-efficiency improvements; pedestrian- and bicycle-friendly facility design; fostering alternative transportation modes; compact, high-density housing; and solar access standards.

The *City of San Luis Obispo Climate Action Plan for Community Recovery* also identifies strategies and policies to increase use of cleaner and renewable energy resources in order to achieve the City's GHG emissions reduction target. These strategies include promoting a wide range of renewable energy financing options, incentivizing renewable energy generation in new and

existing developments, and increasing community awareness of renewable energy programs. The Climate Action Plan was updated in August 2020.

- a) During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. The energy consumed during construction would be temporary in nature and would be typical of other similar construction activities in the city. Current federal and state regulations require fuel-efficient equipment and vehicles and prohibit wasteful activities, such as diesel idling; therefore, potential impacts associated with construction energy use would be *less than significant*.

Specific development plans are currently unknown; however, it can be assumed that each parcel will be developed as a single-family residential use, with ADUs and JADUs as potential accessory uses. Based on this assumption, the project would result in an overall increase in consumption of energy resources associated with vehicle trips and electricity and natural gas usage by future project occupants. The project would be designed in full compliance with the CBC and the City's adopted amendments (Title 15 of the Municipal Code), including applicable green building standards, ensuring a high standard for energy efficiency in building design, materials, light fixtures, and appliances. The project would rely on the local electricity service provider, 3CE, to supply project electricity needs. Compliance with existing regulations would ensure the project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Through use of 100% GHG-free electricity resources, project energy use would not result in a significant environmental impact; therefore, impacts would be *less than significant*.

- b) The project would be designed in full compliance with the CBC and the City's adopted amendments (Title 15 of the Municipal Code), including applicable green building standards. The project would be consistent with energy goals and policies in the COSE associated with use of best available practices in energy conservation. The project would be consistent with other goals and policies set forth in the Climate Action Plan associated with renewable energy or energy efficiency, including the provision of compact, high-density housing. Therefore, the project would not result in a conflict with, or obstruction of, a state or local plan for renewable energy or energy efficiency, and impacts would be *less than significant*.

Mitigation Measures

No mitigation is required.

Conclusion

Future development would be designed in full compliance with applicable energy efficiency standards and would not conflict with state or local plans for renewable energy or energy efficiency. No potentially significant impacts related to energy would occur, and no mitigation measures are necessary.

7. GEOLOGY AND SOILS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	1, 2, 3, 23, 24, 25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ii. Strong seismic ground shaking?	1, 2, 23, 24, 25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	1, 2, 3, 23, 25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	1, 2, 3, 23, 25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	1, 2, 3, 23, 27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	1, 2, 3, 23, 26, 27, 28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1802.3.2 of the California Building Code (2013), creating substantial direct or indirect risks to life or property?	1, 2, 3, 23, 27, 28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	1, 2, 3, 8, 23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1, 2, 59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

The *City of San Luis Obispo General Plan Safety Element* identifies active, potentially active, and inactive mapped and inferred faults with the potential to affect the city in the event of rupture. The Los Osos Fault, adjacent to the city of San Luis Obispo, is identified under the State of California Alquist-Priolo Fault Hazards Act and is classified as active. The West Huasna, Oceanic, and Edna Faults are considered potentially active and present a moderate fault rupture hazard to developments near them. The San Andreas Fault and the offshore Hosgri Fault, which present the most likely source of ground shaking for San Luis Obispo, have a high probability of producing a major earthquake within an average lifespan. The highest risk from ground shaking is found on deep soils that were deposited by water, are geologically recent, and have many pore spaces among the soil grains. These soils are typically found in valleys.

Faults capable of producing strong ground-shaking motion in San Luis Obispo include the Los Osos, Point San Luis, Black Mountain, Rinconada, Wilmar, Pecho, Hosgri, La Panza, and San Andreas Faults. Engineering standards and building codes set minimum design and construction methods for structures to resist seismic shaking. Based on the DOC Fault Activity Map and the Safety Element Earthquake Faults – Local Area map, the project site is not located within or within the immediate vicinity of an active fault zone.

As discussed in the City's 2014 LUCE Update Environmental Impact Report (EIR), San Luis Obispo lies within the southern Coast Range Geomorphic Province. This province lies between the Central Valley of California and the Pacific Ocean and extends from Oregon to northern Santa Barbara County. The Coast Range province is structurally complex and comprised of sub-parallel northwest-southeast trending faults, folds, and mountain ranges.

Rock types in the San Luis Obispo area are mainly comprised of volcanic rock, metavolcanic rock, and a mixture of serpentinite and greywacke sandstone. These rocks are highly fractured and are part of the Mesozoic-aged Franciscan Formation. Intrusive and extrusive volcanic deposits of Tertiary-age and marine sedimentary deposits of the Miocene-aged Monterey Formation are also found in the area. The most distinctive geomorphological feature of the San Luis Obispo area is the series of Tertiary-aged volcanic plugs (remnants of volcanoes), known as the Nine Sisters or the Morros, that extend from the city of San Luis Obispo northwesterly to the city of Morro Bay. Hollister Peak, Bishop Peak, Cerro San Luis Obispo, Islay Hill, and Morro Rock are all comprised of these volcanic plugs.

Seismic-Related Ground Failure

Settlement is defined as the condition in which a portion of the ground supporting part of a structure or facility lowers more than the rest or becomes softer, usually because ground shaking reduces the voids between soil particles, often with groundwater rising in the process. Liquefaction is the sudden loss of the soil's supporting strength due to groundwater filling and lubricating the spaces between soil particles as a result of ground shaking. Soils with high risk for liquefaction are typically sandy and in creek floodplains or close to lakes. In extreme cases of liquefaction, structures can tilt, break apart, or sink into the ground. The likelihood of liquefaction increases with the strength and duration of an earthquake. Based on the Ground Shaking and Landslide Hazards Map in the Safety Element, the project site is not located within an area of high liquefaction potential.

Slope Instability and Landslides

Slope instability can occur as a gradual spreading of soil, a relatively sudden slippage, a rockfall, or in other forms. Causes include steep slopes, inherently weak soils, saturated soils, and earthquakes. Improper grading and manmade drainage can be contributing factors. Much of the development in San Luis Obispo is in valleys, where there is low potential for slope instability. Based on the Ground Shaking and Landslide Hazards Map in the Safety Element, the project site is located within an area with moderate landslide potential.

Subsidence

Land subsidence is a gradual settling or sudden sinking of the earth's surface due to subsurface movement of earth materials. Primary causes are groundwater withdrawal, in which water is removed from pore space as the water table drops, causing the ground surface to settle; tectonic subsidence, where the ground surface is warped or dropped lower due to geologic factors such as faulting or folding; and earthquake-induced shaking that causes sediment liquefaction, which in turn can lead to ground-surface subsidence. Based on the U.S. Geological Survey (USGS) Areas of Land Subsidence in California Map, the project site is not located in an area of known subsidence.

Soil-Limiting Factors

The project site is underlain by Los Osos-Diablo complex (9 to 15 percent slopes) and Cropley clay (2 to 9 percent slopes) soil units. The Los Osos-Diablo complex is characterized as well drained with a very high runoff class and Cropley clay is characterized as moderately drained with a moderate runoff class. The project site is underlain by soils that are predominantly clayey and would have a moderate to high shrink/swell potential as a result. The slope of the project site is generally flat to slightly sloping, with an average of 8 percent slopes. Foundations and footings should be designed to offset shrink-swell potential, and the low strength of the clay subsoil. These soil characteristics can require that the subgrade be removed and replaced with a more suitable material or that a high degree of compaction and moisture control be maintained.

- a.i) The project site is located approximately 2.8 miles east from the Los Osos Fault Zone and 1.9 miles west from the Cambria fault zone. There are no fault lines that run under or adjacent to the project site; therefore, direct impacts related to fault rupture are not anticipated. Because San Luis Obispo is located in a seismically active region, it has adopted building standards to protect structures and individuals. Development plans are not currently specified; however, future development of the proposed parcels would be designed to comply with the CBC (including Title 15 amendments) and other applicable guidelines. Therefore, the project would not have the potential to result in substantial adverse effects involving rupture of a known earthquake fault, and impacts would be *less than significant*.
- a.ii, iii) As discussed in (a.i) above, San Luis Obispo is located in a seismically active region where there is always the potential for ground shaking. According to Section 1613 of the 2019 CBC, all structures and portions of structures are required to be designed to resist the effects of seismic loadings caused by earthquake ground motions. Future residential units developed at the project site would comply with the CBC and other applicable regulations for earthquake hazards. According to the City's Safety Element, soils found at the project site have a low potential for liquefaction risk. Assuming that any and all future development of the project site is compliant with CBC and other federal and state regulations, the potential to result in substantial adverse effects involving seismic ground shaking and ground-related failure would be *less than significant*.
- a.iv) According to the City's Ground Shaking & Landslide Hazards Map, the project site is located in an area that has a low risk for landslides. The project area is comprised of predominantly flat to slightly sloping land and does not consist of

moderate to steep slopes that would increase risk for landslides at the proposed site. Future developments would comply with the CBC, which requires, at a minimum, a soils report for new residential development, and other applicable regulations to reduce the potential for the project to result in substantial adverse effects involving landslides to *less than significant*.

- b) Proposed project construction requires 4.27 acres of ground disturbance including 7,900 cy of cut and 4,760 cy of fill, which has the potential to release erosive runoff into the creek and associated wetland areas that may cause adverse effects to water quality. Additionally, the project would remove 86 trees, including 13 non-native trees within the riparian corridor. The project proposes to disturb more than one-acre of soil and would require the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) with BMPs to avoid or reduce erosive or polluted runoff from entering the onsite creek and associated wetland area. Section 4, Biological Resources, identifies Mitigation Measure **BIO-9**, which outlines BMPs that would reduce construction impacts related to erosive runoff. Project development would be required to comply with the Central Coast RWQCB requirements set forth in the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region.

Future development as a result of the subdivision will be single-family residential uses, with ADUs and JADUs as potential accessory uses, potential removal of additional existing trees, and connections to the proposed utility lines. Grading activity for future development is proposed for current parcel improvements; therefore, it is unlikely that future development would require more than one-acre of groundwork and would not need to develop and implement a SWPPP. However, future development would be required to comply with the Central Coast RWQCB Post-Construction Requirements (PCRs), and physical improvement of the project site would be required to comply with the drainage requirements of the City's Waterways Management Plan. This plan was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. Therefore, through implementation of Mitigation Measure **BIO-9** and compliance with existing regulations, impacts related to violation of water quality standards would be *less than significant with mitigation*.

- c) According to the City's Ground Shaking and Landslide Hazards Map, the project site is not located within an area with high landslide or liquefaction potential (City of San Luis Obispo 2014). The soils present at the project site currently support two existing residential units and associated structures and features. Future development would be required to comply with the CBC and other applicable regulations for building standards. Based on compliance with existing regulations and Code requirements, impacts would be *less than significant*.
- d) Soils with high shrink/swell potential are predominantly comprised of clay and clay materials. The project site is underlain by soils that contain clay and clay materials; therefore, the soils have a low to moderate shrink/swell potential. The volume changes that soils undergo in this cyclical pattern can stress and damage slabs and foundations. Typical precautionary measures would likely include premoistening the underlying soil in conjunction with placement of non-expansive material beneath slabs, and a deepened and more heavily reinforced foundation. In addition, future development facilitated by implementation of this project would be required to be designed in compliance with standard seismic design criteria established in the CBC to reduce risk associated with ground failure, including from expansive soils. Therefore, based on compliance with existing regulations, impacts related to expansive soils would be *less than significant*.
- e) The project would utilize an existing sewage connection and would also include a new connection to the City sewer system. No septic tanks or alternative wastewater treatment systems are proposed onsite. Therefore, *no impacts* would occur.
- f) The project site is underlain late Mesozoic sandstones and shales, early to mid-Cenozoic siltstones, igneous and intrusive rock, and quaternary alluvium (CCARC 2020). There are no known paleontological resources on the project site and there are no unique geologic features on the property. For subdivision improvements, 4.27 acres of grading and excavation activity are proposed (i.e., road improvements and utility trenching), and future residential foundations will likely remove expansive soils to comply with the CBC. Based on the low sensitivity of the underlying geologic unit, the lack of proposed activities that would result in significant cuts into bedrock, and the surrounding developed areas, the project would not have the potential to result in impacts to a unique paleontological resource or unique geologic feature, and potential impacts would be *less than significant*.

Mitigation Measures

Implement Mitigation Measure **BIO-9**.

Conclusion

Based on the location of the project site and underlying geologic and soil properties, and compliance with existing regulations, potential impacts would be less than significant. Parcel improvements have the potential to result in erosion and sedimentation that could runoff into nearby water resources. Implementation of Mitigation Measure **BIO-9** and compliance with existing regulations would reduce construction impacts related to erosion and impacts to Geology and Soils would be less than significant.

8. GREENHOUSE GAS EMISSIONS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	11, 12, 22, 55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	11, 12, 22, 55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

GHGs are any gases that absorb infrared radiation in the atmosphere, and are different from the criteria pollutants discussed in Section 3, Air Quality, above. The primary GHGs that are emitted into the atmosphere as a result of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. In 2012, the City established a Climate Action Plan that identified measures and implementation strategies in order to achieve the City's GHG reduction target of 1990 emission levels by 2020. The City's Climate Action Plan was recently updated and outlines a plan for achieving carbon neutrality by 2035. The City's 2016 Community Wide GHG emissions inventory showed that 63% of the city's GHG emissions came from transportation, 13% came from commercial and industrial uses, 11% came from residential uses, and 13% from waste.

Statewide legislation, rules, and regulations have been adopted to reduce GHG emissions from significant sources. Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extended the state's GHG reduction goals and required the CARB to regulate sources of GHGs to meet a state goal of reducing GHG emissions to 1990 levels by 2020, 40% below 1990 levels by 2030, and 80% below 1990 levels by 2050. Other statewide policies adopted to reduce GHG emissions include AB 32, SB 375, and SB 97, as well as the Clean Car Standards, Low Carbon Fuel Standard, Renewable Portfolio Standard, CBC, and California Solar Initiative.

The City recently updated its Climate Action Plan. The plan establishes a community-wide goal of carbon neutrality by 2035, adopts sector specific goals, and provides foundational actions to establish a trajectory towards achieving those goals. Appendix C of the Climate Action Plan Update includes thresholds and guidance for the preparation of GHG emissions analysis under CEQA for projects within the City. To support progress toward the City's long-term aspirational carbon neutrality goal, plans and projects within the City that undergo CEQA review will need to demonstrate consistency with targets in the Climate Action Plan, a qualified GHG reduction strategy, consistent with State CEQA Guidelines Section 15183.5. According to the adopted SLOAPCD guidance, if a project is consistent with a qualified GHG reduction strategy, such as the City's Climate Action Plan, the project would not result in a significant impact.

In October 2018, the City Council committed to joining 3CE, an existing community choice energy program that serves the counties of Santa Cruz, San Benito, and Monterey and provides 100% carbon-free electricity with a rate savings relative to PG&E. Additionally, the City recently adopted the Clean Energy Choice Program for New Buildings, which encourages clean, efficient, and cost effective all-electric new buildings through incentives and local amendments to the California Energy Code.

When paired with cost comparable modern electric appliances and carbon-free electricity from 3CE, all-electric new buildings are operationally GHG emissions free, are cost effective, and help achieve the community's climate action goals.

- a, b) Construction-related activities that would generate GHG emissions include worker trips and hauling trips to and from the project site, as well as off-road construction equipment (e.g., dozers, loaders, excavators). Construction activity also requires 4.27 acres of ground disturbance that has the potential to generate ROG and NO_x, which are ozone precursors. Impacts related to GHG emissions occur on a global scale and are, therefore, cumulative in nature. Short-term construction-related emissions rarely result in a considerable contribution to GHG emissions. Operational-related activities that would typically generate GHG emissions include residential trips, solid waste disposal, and energy consumption.

The demographic forecasts and land use assumptions of the Climate Action Plan are based on the City's LUCE. If a plan or project is consistent with the existing 2014 General Plan land use and zoning designations of the project site, then the project would be considered consistent with the demographic forecasts and the land uses assumptions of the Climate Action Plan. The project would be consistent with the land use and zoning designation for the existing parcel; therefore, the project is expected to be consistent with the demographic and land use assumptions used for the development of the City's latest Climate Action Plan.

As discussed previously, the City recently adopted the 2020 Climate Action Plan, which identifies six pillars, each of which include long-term goals, measures, and foundational actions for reducing GHG emissions throughout the city. The pillars include:

1. Leading by Example: Create a Municipal Action Plan by 2020 and achieve carbon-neutral government operations by 2030.
2. Clean Energy Systems: Achieve 100% carbon-free electricity by 2020.
3. Green Buildings: Generate no net new building emissions from on-site energy use by 2020 and achieve a 50% reduction in existing building on-site emissions (after accounting for 3CE) by 2030.
4. Connected Community: Achieve the General Plan mode split objective by 2030 and have 40% VMT by electric vehicles by 2030.
5. Circular Economy: Achieve 75% diversion of landfilled organic waste by 2025 and 90% by 2035.
6. Natural Solutions: Increase carbon sequestration on the San Luis Obispo Greenbelt and Urban Forest through compost application-based carbon farming activities and tree planting to be ongoing through 2035.

Projects that are consistent with the demographic forecasts and land use assumptions used in the Climate Action Plan can utilize the City's CEQA GHG Emissions Analysis Compliance Checklist to demonstrate consistency with the Climate Action Plan's GHG emissions reduction strategy. The proposed project does not propose any new buildings that would be applicable to green building and other energy efficiency standards. Parcel improvements would result in 23 new lots, a new interior connection road, and new utility infrastructure and easements. One of the utility easements would be 17 feet wide and would also be used as bicycle and pedestrian access to and from the site. The proposed project has the potential to develop single-family residential uses, with ADUs and JADUs as potential accessory uses, that would be subject to energy efficiency standards and could increase population and VMT to the project area. The project site is located 0.2 mile north from two bus stops, and additional bus stops are located on Foothill Boulevard approximately 0.5 mile south that would facilitate future residential transit use. In addition, the project is within close walking or biking distance to nearby retail and services, including grocery stores, restaurants, and medical services located approximately 0.56 mile away, which is consistent with the updated Climate Action Plan. Based on the City's Residential VMT Screening Map, the project is located in an area of the City that would result in average VMT less than or equal to 85% of the regional average, meaning a project in this area would result in reduced VMT. Specific development plans are currently unknown; however, future residential development would likely utilize GHG-free energy through participation in 3CE and with compliance with the City's Clean Energy Choice Program for New Buildings. New development would also be required to comply with applicable green building standards identified in the updated Climate Action Plan. The project would maintain, where feasible, onsite trees and vegetation and would plant native vegetation at the project site. Based on design elements of the proposed project, the project would be consistent with the goals in the updated Climate Action Plan; therefore, impacts would be *less than significant*.

Mitigation Measures

No mitigation is required.

Conclusion

The project would be located and designed to minimize GHG emissions and would not result in a conflict with an applicable plan or policy adopted for reducing GHG emissions. The project would be consistent with the City's Climate Action Plan, a qualified GHG reduction strategy. No potentially significant impacts associated with GHG emissions have been identified, and no mitigation measures are necessary.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1, 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1, 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	1, 2, 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	30, 31, 32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	2, 3, 42, 43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	1, 2, 23, 25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Evaluation

The Hazardous Waste and Substances Site (Cortese) List is a planning tool used by the State, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the California EPA (CalEPA) to develop at least annually an updated Cortese List. Various State and local government agencies are required to track and document hazardous material release information for the Cortese List. The California Department of Toxic Substance Control (DTSC) EnviroStor database tracks DTSC cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination, such as federal superfund sites, State response sites, voluntary cleanup sites, school cleanup sites, school

investigation sites, and military evaluation sites. The State Water Resources Control Board (SWRCB) GeoTracker database contains records for sites that impact, or have the potential to impact, water in California, such as Leaking Underground Storage Tank (LUST) sites, Department of Defense sites, and Cleanup Program Sites. The remaining data regarding facilities or sites that meet the Cortese List requirements are included on the CalEPA website: <https://calepa.ca.gov/sitecleanup/corteselist/>.

- a) The project does not propose the long-term transportation, use, or disposal of hazardous materials. Short-term construction materials may be transported during development of the proposed improvements to the property and during future development of one- and two-story single-family residences. Hazardous materials would be properly handled to according to federal and State regulations, including response and clean-up requirements for any minor spills. Therefore, potential impacts would be *less than significant*.
- b) The long-term use of the project would be residential units that would not use hazardous materials other than commonly used household substances within the project site (e.g., cleaners, solvents, oils, paints, etc.). Construction of the proposed project is anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. Construction contractors would be required to comply with applicable federal and State environmental and workplace safety laws for the handling of hazardous materials, including response and clean-up requirements for any minor spills. Therefore, potential impacts would be *less than significant*.
- c) The project site is located approximately 0.47 mile east of Bishop Peak Elementary School. California Polytechnic State University, San Luis Obispo (Cal Poly), is located approximately 500 feet east, across Highway 1. While the project would be located within 0.25 mile of Cal Poly, the eastern portion of the school property that is closest to the project site is developed with experimental agricultural crops. The project site is approximately 0.63 mile from the nearest educational instruction buildings, and approximately 1.0 mile from the onsite residential dormitory areas. Therefore, impacts would be *less than significant*.
- d) According to the CalEPA Cortese List resources, including the DTSC EnviroStor and SWRCB GeoTracker databases, there are no hazardous materials sites on or within 1,000 feet of the project site. Based on the local nature and the existing and historic traffic levels on Stanford Drive, Cuesta Drive, and Westmont Drive, the potential for these roadways to contain hazardous levels of aerally deposited lead (ADL) is negligible. No known mining activities have occurred within or near the project site and no known use of organochlorinated pesticides have occurred. Therefore, impacts would be *less than significant*.
- e) The nearest airport is the San Luis Obispo County Regional Airport, located approximately 4.5 miles south of the project site. The project is not located within the boundaries of the airport land use plan and project development would not adversely impact airport operations. Similarly, airport operations would not result in a substantial safety hazard. Therefore, impacts would be *less than significant*.
- f) The City has identified goals regarding emergency response plans in its Safety Element. The proposed site improvements for future development include the creation of fire safety measures, including an emergency access easement and improved access roads. Project development has the potential to create temporary traffic controls to residential streets but would not result in street closures that would block emergency access. Future development would be designed to comply with building and fire code regulations, as well as City requirements for fire safety; therefore, potential impacts would be *less than significant*.
- g) According to the City's Wildland Fire Hazards Map, the project is located within a low wildland fire severity zone and surrounding land is located within a moderate wildland fire severity zone. The nearest fire station is San Luis Obispo City Fire Station #2, located approximately 0.56 mile south of the project site on Chorro Street. Emergency response times for the project site are less than 5 minutes. The project would consist of infill development within an existing neighborhood and would not substantially increase wildfire risks. The project proposes the development of improvements for fire hazard safety that include an emergency access easement, upgraded roads, necessary water connections, removal of non-native vegetation and ornamental and native trees, and other measures identified in Mitigation Measures **WF-1** and **WF-2**, included in Section 20, Wildfire. The future development of residential structures would follow CBC and other design regulations for fire hazards. Therefore, people and/or structures would not be exposed to significant risk and the impact would be *less than significant with mitigation*.

Mitigation Measures

Implement Mitigation Measures **WF-1** and **WF-2**.

Conclusion

The project would not result in the routine transportation or storage of hazardous materials. The project is not located on a known hazardous waste site and is not within close proximity to a school or airport. Potential impacts related to hazards, including emergency access and wildfire, would be less than significant.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	34, 35, 41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	37, 38, 39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i. Result in substantial erosion or siltation on or off site;	1, 41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	1, 36, 41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	1, 35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	1, 25, 36, 40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	37, 38, 39, 41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

As discussed in the City's 2014 LUCE Update EIR, the project site is located within the San Luis Obispo Creek Hydrologic Subarea of the Estero Bay Hydrologic Unit, an area that corresponds to the coastal draining watersheds west of the Coastal Range. The Estero Bay Hydrologic Unit stretches roughly 80 miles between the Santa Maria River and the Monterey County line and includes numerous individual stream systems. Within the Estero Bay Hydrologic Unit, the San Luis Obispo Creek watershed drains approximately 84 square miles.

The city of San Luis Obispo is generally located within a low-lying valley centered on San Luis Obispo Creek. San Luis Obispo Creek is one of four major drainage features that create flood hazards in the city, with the others being Stenner, Prefumo, and

Old Garden Creeks. In addition, many minor waterways drain into these creeks, which can also present flood hazards. Because of the high surrounding hills and mountains in the area, the drainage sheds of these creeks are relatively small, but the steep slopes and high gradient can lead to intense, fast-moving flood events in the city. There is an unnamed creek (identified as Twin Ridge Creek) with associated freshwater forested/shrub wetland and riparian areas located in the western portion of the project area.

The City is enrolled in the State General Permit National Pollutant Discharge Elimination System (NPDES) permit program governing stormwater. As part of this enrollment, the City is required to implement the Central Coast RWQCB's adopted Post-Construction Stormwater Management requirements through the development review process. The primary objective of these PCRs is to ensure that the permittee is reducing pollutant discharges to the maximum extent practicable and preventing stormwater discharges from causing or contributing to a violation of receiving water quality standards in all applicable development projects that require approvals and/or permits.

The 100-year flood zone identifies areas that would be subject to inundation in a 100-year storm event, or a storm with a 1% chance of occurring in any given year. Based on the City's interactive Parcel Viewer and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map (06079C1066G, effective 11/16/2012), the project site is located within an area of minimal flooding and the onsite creek is not a 100-year flood zone hazard.

- a) There is an unnamed creek (identified as Twin Ridge Creek) with associated freshwater forested/shrub wetland and riparian areas located in the western portion of the project area.

Project improvements propose a 20-foot setback from the riparian edge of the existing vegetation that would reduce impacts during future development and operation. Proposed project construction requires 4.27 acres of ground disturbance including 7,900 cy of cut and 4,760 cy of fill, which has the potential to release erosive runoff into the creek and associated wetland areas that may cause adverse effects to water quality. Parcel improvements require the use of construction vehicles and equipment that could lead to inadvertent polluted runoff through vehicle leakage or spill. The project proposes to disturb more than 1 acre of soil and would require the development and implementation of a SWPPP with BMPs to avoid or reduce erosive or polluted runoff from entering the onsite creek and associated wetland area. Section 4, Biological Resources, identifies Mitigation Measure **BIO-9**, which outlines BMPs that would reduce construction impacts related to polluted or erosive runoff. Project development would be required to comply with the Central Coast RWQCB requirements set forth in the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region.

Future development as a result of the subdivision would include single-family residential uses, with ADUs and JADUs as potential accessory uses, potential removal of existing trees, and connections to the proposed utility lines. Grading activity for future development is proposed for current parcel improvements; therefore, it is unlikely that future development would require more than 1 acre of groundwork and would not likely need to develop and implement a SWPPP. However, future development would be required to comply with the Central Coast RWQCB PCRs, and physical improvement of the project site would be required to comply with the drainage requirements of the City's Waterways Management Plan. This plan was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. Therefore, with implementation of Mitigation Measure **BIO-9** during parcel improvements and compliance with existing regulations, impacts related to violation of water quality standards would be *less than significant with mitigation*.

- b) San Luis Obispo is located within the San Luis Obispo Valley Groundwater Basin. The Sustainable Groundwater Management Act (SGMA) requires that high- and medium-priority basins comply with the provisions of the SGMA. The California Department of Water Resources (DWR) designated the San Luis Obispo Valley Groundwater Basin as a high-priority basin, and the City has developed a Groundwater Sustainability Plan to comply with SGMA regulations. The COSE states the urban water planning and usage will use the "most efficient available practices" for water conservation. The "most efficient available practices" refer to behavior and devices that use the least water for a desired outcome, considering available equipment, lifecycle costs, social and environmental side effects, and the regulations of other agencies.

Based on the 2020 Water Resources Status Report, the City utilizes multiple water sources to meet its water supply needs. The four primary water sources for the City includes Whale Rock Reservoir, Salinas Reservoir, Nacimiento Reservoir, and recycled water; groundwater acts as the City's fifth supplemental source. The total water available for

the City in 2019 was 10,107 acre-feet per year (AFY). As this availability was adjusted following years of drought and updates to the City's safe annual yield model, the availability is considered a reasonable long-term safe yield value for the purposes of this analysis. The 2020 Water Year (October 1, 2019 to September 30, 2020) had a total water demand of 4,762 AF with 0% of water being supplied by groundwater resources. Compared against the City's 2019 annual availability, the City has approximately 5,374 AF of water surplus available to allocate to new beneficial uses within the city.

The project would be required to pay development impact fees to offset the project's marginal impact on the City's water resources. Future residential development will be conditioned to comply with City standards, and potential impacts would be *less than significant*.

- c.i) Project construction requires 4.27 acres of grading activity, which includes 7,900 cy of cut and 4,760 cy of fill. The project does not propose alteration of the onsite creek; however, the BRA identified that several areas of grading are proposed within the creek setback and a rip rap pad at the stormwater retention area is planned adjacent to or within the creek setback area. Additionally, 13 non-native trees would be removed from the riparian corridor. The project proposes a 20-foot setback from the creek during proposed improvements. However, due to the amount of ground disturbance proposed for parcel improvements, there is potential for construction activity and permanent impervious surfaces associated with future development to temporarily alter onsite drainage patterns and disturb the creek channel, which could increase runoff on- or offsite. The project would be required to prepare and implement a SWPPP with BMPs designed to reduce erosive runoff to surface and other water resources in the area. Mitigation Measure **BIO-9** identifies BMPs that would reduce erosive runoff during project construction. The project would also be required to comply with Central Coast RWQCB requirements set forth in the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region.

The 20-foot setback established during parcel improvements would ensure that future development would not require work within the onsite stream or associated wetland area. Grading activity for future development is proposed for current parcel improvements; therefore, it is unlikely that future projects would require more than 1 acre of groundwork; therefore, future development is not likely to substantially alter any existing drainage patterns that would lead to on- or offsite erosion. Because future development is not anticipated to disturb more than 1 acre of soils, the preparation and implementation of a SWPPP is not necessary. However, future development would be required to comply with the Central Coast RWQCB PCR, and physical improvement of the project site would be required to comply with the drainage requirements of the City's Waterways Management Plan. This plan was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. With implementation of BIO-9 and compliance with existing regulations, impacts related to erosion and siltation on- or offsite would be *less than significant with mitigation*.

- c.ii-iv) As described in the evaluation above, the project site is not located within a flood zone. However, the proposed parcel improvements and future development would result in new impervious surface areas that could increase surface water runoff. Proposed parcel improvements would create a new interior road that loops from Stanford Drive to Cuesta Drive ranging from 54 to 60 feet in width, a 17-foot-wide AC bicycle/pedestrian pathway that would also be used as a utility and drainage easement across Lot 15, and other proposed access and easements. Future development plans are currently unknown; however, it is anticipated that single-family residential uses, with ADUs and JADUs as potential accessory uses, could be developed as a result of the subdivision, which would create more impervious surface areas.

Construction of the proposed project and future residential development would result in new development on previously undeveloped land and would result in an increase of impervious surfaces that would cause the timing and amount of surface water runoff to increase. Physical improvement of the project site would be required to comply with the drainage requirements of the City's Waterways Management Plan. This plan was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. The Waterways Management Plan and Low Impact Development (LID) stormwater treatment requires that site development be designed so that post-development site drainage does not significantly exceed pre-development run-off. In order to comply with these standards, the project proposes four drainage measures throughout the project site, which include an 85th percentile retention area, a 95th percentile retention area, and Filterra and Biofiltration treatment. The proposed drainage measures would be implemented to catch additional surface runoff generated from the project during operation. In addition, the project would be required to comply with the City's engineering standards, water pollution control plan requirements, Post-Construction Stormwater Requirements, and adopted building and grading codes for water quantity/quality analysis. Compliance with these requirements would ensure operational impacts are less than significant and implementation of

BIO-9 would reduce construction-related impacts to potential erosive runoff from alteration of drainage patterns; therefore, impacts would be *less than significant with mitigation*.

- d) The proposed project site is not located within a flood hazard, tsunami, or seiche zone; therefore, the release of pollutants due to project inundation is not anticipated, and *no impacts* would occur.
- e) The City's COSE identifies goals and policies for the City's water needs, including planning and water quality management. The proposed project and any future development would be conditioned to comply with the COSE water quality and groundwater management standards (Section 10). As discussed above, parcel improvements and future development would be compliant with the Central Coast RWQCB PCRs, the City's Waterways Management Plan and LID design requirements, and other applicable water quality policies and regulations. The project would be required to pay development impact fees to offset the project's marginal impact on the City's water resources. Future residential development will be conditioned to comply with City standards, and potential impacts would be *less than significant*.

Mitigation Measures

Implement Mitigation Measure **BIO-9**.

Conclusion

The proposed project would be subject to City requirements regarding water quality and stormwater runoff. Future residential structures would be required to comply with the water quality and conservation standards stated in the COSE. The project is not located within a 100-year flood hazard, tsunami, or seiche zone. Therefore, project impacts on hydrology and water quality would be less than significant.

11. LAND USE AND PLANNING

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	5, 42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Evaluation

The project is zoned as R-1 (Low Density Residential) and located in the northern portion of the city. The surrounding land uses include one- and two-story single-family residential units to the south, east and west, undeveloped residential land to the north, and CAL FIRE Station #12 to the east.

- a) The proposed project is an infill project and would not have the potential to divide an established community on adjacent parcels or in the vicinity of the project site. The project is designed to be consistent with existing and developing/planned surrounding commercial infill development and would not physically divide an established community. Impacts would be *less than significant*.
- b) The project site is located within the city of San Luis Obispo and is subject to the *City of San Luis Obispo General Plan*. The project is zoned R-1 (Low Density Residential), and future residential development would be consistent with the zoning and required to follow design regulations for the zoning requirement (City Ordinances 17.16 and 17.70). Future development would be consistent with the COSE and other applicable regulations. Mitigation measures identified throughout this Initial Study would reduce environmental impacts that could conflict with existing regulations and ensure that future development would be consistent with applicable land use standards and regulations. Therefore, project impacts would be *less than significant with mitigation*.

Mitigation Measures

Implement mitigation measures identified in other sections of this Initial Study.

Conclusion

The proposed project would not divide an established community and identified mitigation measures would ensure future development is consistent with applicable land use plans. Therefore, no mitigation is necessary, and impacts to land use and planning would be less than significant.

12. MINERAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Evaluation

Mineral extraction is prohibited within city limits according to the COSE.

- a, b) No known mineral resources are present within the project site and future extraction of mineral resources is very unlikely due to the urbanized nature of the area and current restrictions on resource extraction within city limits; therefore, *no impacts* would occur.

Mitigation Measures

No mitigation is required.

Conclusion

According to the COSE, mineral extraction is prohibited within city limits. The project site is located within the city, and there would be no impact on mineral resources.

13. NOISE

Would the project result in:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	8, 43, 44, 45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Evaluation

As analyzed in the City's 2014 LUCE Update EIR, a number of noise-sensitive land uses are present within the city, including various types of residential development, schools, hospitals and care facilities, parks and recreation areas, hotels and transient lodging, and places of worship and libraries. Based on ambient noise level measurements throughout the city, major sources of noise include traffic noise on major roadways, passing trains, and aircraft overflights.

Per City Municipal Code Chapter 9.12, Noise Control, operating tools or equipment used in construction on weekdays between 7:00 p.m. and 7:00 a.m. or any time on Sundays or holidays is prohibited, except for emergency works of public service utilities or by exception issued by the City Community Development Department. The City Municipal Code also states that construction activities shall be conducted in such a manner, where technically and economically feasible, that the maximum noise levels at affected properties will not exceed 75 A-weighted decibels (dBA) at single-family residences, 80 dBA at multi-family residences, and 85 dBA at mixed residential/commercial uses. Based on the City Municipal Code (9.12.050.B.7), operating any device that creates vibration that is above the vibration perception threshold of an individual at or beyond 150 feet from the source if on a public space or right-of-way is prohibited.

Typical noise levels produced by equipment commonly used for demolition and construction projects are shown in Table 3.

Table 3. Construction Equipment Noise Emission Levels

Equipment Type	Typical Noise Level (dBA) 50 feet From Source
Backhoe	80
Compactor	80
Concrete Mixer	85
Concrete Pump	82
Dozer	85
Excavator	85
Heavy Truck	84
Paver	85
Scraper	85

The nearest noise sensitive receptors to the project site include existing single-family residential units located adjacent to the site on the south, west, and east.

- a) Project construction has the potential to increase short-term noise in the surrounding area. Project construction includes demolition of two existing residential structures onsite, excavation and grading activity, development of a new connection road, and installation of utility infrastructure and easements. Parcel improvements would be required to adhere to City Municipal Code Section 22.10.120.A.4, which limits the hours and days of construction equipment use and seeks to limit construction noise to 85 dBA. Project construction would be conducted in close proximity to surrounding residential units. The nearest residential unit is located approximately 10 feet from the eastern property line. In addition, there are residential units to the west and south located within 10 to 15 feet from the property. Due to the close proximity of nearby residential uses, the proposed demolition and construction project activities have the potential to periodically exceed the City's Municipal Code standard for conducting construction activities in such a manner that prevents noise levels above 75 dBA from reaching residential uses, when technically and economically

feasible. Mitigation Measures **N-1** and **N-2** have been identified to reduce the potential for exceedances to occur and minimize potential temporary construction noise impacts to surrounding residential uses.

Upon completion of construction activities, the project would not include any significant stationary noise sources and would not result in a substantial increase in vehicle noise that would result in an increase to the ambient noise environment. However, construction activity for future developments would create short-term noise and would be required to adhere to City Municipal Code Section 22.10.120.A.4 and other applicable regulations. In addition, future development would be required to implement Mitigation Measures **N-1** and **N-2** to mitigate noise from development activities near existing residential units. Operation of the project would be generally consistent with surrounding existing uses in the project vicinity and would not result in substantial changes to the existing noise environment. Therefore, upon implementation of Mitigation Measures **N-1** and **N-2**, potential impacts associated with generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established would be *less than significant with mitigation*.

- b) The project does not propose pile driving or other high impact activities that would generate substantial groundborne noise or groundborne vibration during construction. Use of heavy equipment for excavation and other ground disturbance activity would generate groundborne noise and vibration, but these activities would be limited in duration and consistent with other standard construction activities and would likely not be substantial enough to be detected by occupants of surrounding land uses. Therefore, potential impacts would be *less than significant*.
- c) The project site is not located within the vicinity of a private airstrip or an airport land use plan; therefore, *no impact* would occur.

Mitigation Measures

N-1 For the entire duration of the construction phase of the project, the following BMPs shall be adhered to:

1. Stationary construction equipment that generates noise that exceeds 60 dBA at the project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures).
2. Impact tools (e.g., jack hammers, pavement breakers, rock drills, etc.) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools.
3. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.
4. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.
5. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.).

N-2 Construction plans shall note construction hours, truck routes, and all construction noise BMPs, and shall be reviewed and approved by the City Community Development Department prior to issuance of grading/building permits. The City shall provide and post signs stating these restrictions at construction entry sites prior to commencement of construction and maintained throughout the construction phase of the project. All construction workers shall be briefed at a preconstruction meeting on construction hour limitations and how, why, and where BMP measures are to be implemented.

Conclusion

The project has the potential to periodically exceed City Municipal Code construction and operational noise standards for single-family residential uses. With implementation of Mitigation Measures **N-1** and **N-2**, potential impacts associated with temporary exceedances of local established standards would be less than significant. No other potentially significant impacts associated with noise were identified, and no additional mitigation measures are necessary.

14. POPULATION AND HOUSING

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

The city of San Luis Obispo is the largest city in terms of population in San Luis Obispo County and has grown from 45,119 in 2010 to approximately 48,826 in 2020, according to the *City of San Luis Obispo General Plan Annual Report 2020*. The City's housing tenure is approximately 39% owner-occupied and 61% renter-occupied, which is strongly influenced by California Polytechnic State University, San Luis Obispo (Cal Poly) and Cuesta College enrollment. Many segments of the city's population have difficulty finding affordable housing within the city due to their economic, physical, or sociological circumstances. San Luis Obispo contains the largest concentration of jobs in the county, and, during workdays, the city's population increases to an estimated 70,000 persons.

The *City of San Luis Obispo General Plan Housing Element* identifies various goals, policies, and programs based on an assessment of the housing needs, opportunities, and constraints. The City's overarching goals for housing include ensuring safety and affordability, conserving existing housing, accommodating for mixed-income neighborhoods, providing housing variety and tenure, planning for new housing, maintaining neighborhood quality, providing special needs housing, encouraging sustainable housing and neighborhood design, maximizing affordable housing opportunities for those who live or work in the city, and developing housing on suitable sites. The project site is zoned as R-1 (Low Density Residential).

- a) The project proposes a subdivision of one existing parcel into 23 different parcels, which would have the potential to support single-family residential uses, with ADUs and JADUs as potential accessory uses. Current proposed parcel improvements would not create structures that would cause population growth. The proposed construction is consistent with the General Plan, would improve the City's jobs-housing balance, and would not create substantial unplanned population growth. Therefore, impacts to significant population growth would be considered *less than significant*.
- b) The project proposes demolition of the two existing residential units onsite. However, implementation of the project would create 23 new parcels that will be developed with single-family residential uses, with ADUs and JADUs as potential accessory uses. Therefore impacts would be *less than significant*.

Mitigation Measures

No mitigation is required.

Conclusion

The proposed parcel improvements and future development would not substantially increase population growth in the area, nor would it displace substantial numbers of people or existing housing. Future residential development would be consistent with the R-1 zone and the City's General Plan, and potential impacts to population and housing would be less than significant.

15. PUBLIC SERVICES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?	1, 2, 47, 48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	1, 2, 47, 48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	1, 2, 47, 48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	1, 2, 47, 48, 49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	1, 2, 47, 48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

The project is located in the western portion of the city, 1.5 miles from the city's downtown. The City of San Luis Obispo Fire Department (SLOFD) provides emergency response services for the city, including fire and medical, and is comprised of 57 full-time employees. The SLOFD operates out of four fire stations in the city, with the nearest station to the project located at City Fire Station #2, 126 North Chorro Street, near the intersection with Foothill Boulevard. The City of San Luis Obispo Police Department (SLOPD) provides public safety services for the city and is comprised of 85.5 employees, 59 of which are sworn police officers. The SLOPD operates out of one main police station, which is located at 1042 Walnut Street at the intersection of Santa Rosa Street (Highway 1) and US 101. The project site is located within the San Luis Coastal Unified School District (SLCUSD) and public parks and recreation trails within the city are managed and maintained by the City Department of Parks and Recreation.

All new residential and nonresidential development within the city is subject to payment of development impact fees, which are administered by and paid through the City Community Development Department. Development impact fees provide funding for maintaining city emergency services, infrastructure, and facilities. For example, fire protection impact fees provide funding for projects such as the renovation of the City's fire stations and the replacement of fire service vehicles and equipment.

- a) **Fire protection:** The project is located within a low fire severity zone and is under local fire jurisdiction. Fire response times to the project site are less than 5 minutes and the nearest fire station is City Fire Station #2, located 0.56 mile away. The project would result in single-family residential uses, with ADUs and JADUs as potential accessory uses and would not lead to a substantial increase in population in the city. Implementation of the project would not result in the need for construction of new or expanded fire protection facilities. In addition, the project would be subject to development fees for fire protection, which would offset the emergency access, upgraded roads, and necessary utility connections; therefore, potential impacts would be *less than significant*.

Police protection: The SLOPD is located 1.4 miles southeast of the project site on Walnut Street. The project proposes uses generally consistent with the surrounding area, and the proposed level of development would be similar to surrounding residential development. The project proposes residential infill development and would not result in a substantial increase in demand on police protection services. The project would result in a slight increase in residents within the city and would be consistent with the projected population growth for the city. The project would not result in a substantial increase in the number of units or population in the city and would not result in the need for construction

of new or expanded police protection facilities. The project would be required to pay development impact fees established to address direct demand for new facilities associated with new development. Therefore, the project impacts on police protection would be *less than significant*.

Schools: The project site is located within the SLCUSD and would be subject to payment of SLCUSD development fees to offset the potential increase in student attendance in the district's schools as a result of the project. These fees would be directed towards maintaining sufficient service levels, which include incremental increases in school capacities. The nearest schools are Bishop Peak Elementary School and Pacheco Elementary School, located less than 1 mile southeast and south of the project site, respectively. San Luis Obispo High School is located 2 miles away. Local schools have the capacity to support additional students that may cumulate from future residential development plans. Therefore, the project impacts on schools would be *less than significant*.

Parks: The Patricia Drive entrance to the Bishop Peak Trailhead is located 0.5 miles northwest and Throop Park is 0.4 mile south of the project site. Future development plans for the project site have the potential to facilitate population growth and slightly increase demand on local parks. The General Plan outlines the importance of public recreation. The project does not currently propose the development of public parks; however, future population growth induced by future residential development would be supported by current facilities. The project would be subject to required developer impact fees (Quimby fees) established to address direct demand for new facilities associated with new development. Therefore, project impacts on parks would be *less than significant*.

Other public facilities: The project would not induce substantial population growth and would result in a negligible effect on use of other public facilities, such as roadways and public libraries. The project would be subject to the City's standard development fees, which would offset the project's marginal contribution to increased use of City facilities. Therefore, potential project impacts on public facilities would be *less than significant*.

Mitigation Measures

No mitigation is required.

Conclusion

The project site has the potential to induce future population growth of a maximum of 23 residential lots, which would be developed with residential units, consistent with the General Plan. There would not be substantial population growth and City development fees would offset the increased demand on any necessary public services. Therefore, project impacts on public services would be less than significant.

16. RECREATION

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	48, 49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	48, 49	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Evaluation

Existing City recreational facilities consist of 28 parks and recreational facilities, 10 designated natural resources and open space areas, and two bike trails. The *City of San Luis Obispo General Plan Parks and Recreation Element* identifies goals, policies, and programs to help plan, develop, and maintain community parks and recreation facilities. The City's statement of overall

department goals is for the City Parks and Recreation facilities and programs to enable all citizens to participate in fun, healthful, or enriching activities that enhance the quality of life in the community.

As demand for recreation facilities and activities grow and change, the City intends to focus its efforts in the following areas: continuing development of athletic fields and support facilities, providing parks in underserved neighborhoods, providing a multi-use community center and therapy pool, expanding paths and trails for recreational use, linking recreation facilities, and meeting the special needs of disabled persons, at-risk youth, and senior citizens. Parks and Recreation Element Policy 3.13.1 establishes the City's goal to develop and maintain a park system at the rate of 10 acres of parkland per 1,000 residents, 5 acres of which shall be dedicated as neighborhood parks.

- a) The Patricia Drive entrance to the Bishop Peak Trailhead is located approximately 0.5 miles northwest and Throop Park is 0.4 mile south of the project site. Future plans for the project site have the potential to facilitate population growth and increase demand on local parks. As discussed above, the project would be subject to required development impact fees established to address direct demand for new facilities associated with new development. Therefore, project impacts on parks would be *less than significant*.
- b) The project does not propose the development of recreational facilities, and possible future development includes residential development on the 23 residential lots, which would not require the construction or expansion of existing recreational facilities. Therefore, *no impacts* would occur.

Mitigation Measures

No mitigation is required.

Conclusion

The project site has the potential to induce future population growth of a maximum 23 residential lots, which would be developed with residential units, consistent with the General Plan. There would not be substantial population growth and City development fees would offset the increased demand on any necessary recreational facilities. Therefore, project impacts on recreation would be less than significant.

17. TRANSPORTATION

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	1, 15, 21, 50	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	1, 50, 55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	1, 50	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	1, 50, 54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

The *City of San Luis Obispo General Plan Circulation Element* identifies current traffic levels and delays on public roadways, as well as transportation goals and policies to guide development and express the community's preferences for current and future conditions. Goals included in the plan include, but are not limited to, maintaining accessibility and protecting the environment

throughout San Luis Obispo while reducing dependence on single-occupant use of motor vehicles; reducing use of cars by supporting and promoting alternatives such as walking, riding buses and bicycles, and carpooling; promoting the safe operation of all modes of transportation; and widening and extending streets only when there is a demonstrated need and when the projects would cause no significant, long-term environmental problems.

Level of Service (LOS) is a term used to describe the operating conditions of an intersection or roadway based on factors such as speed, travel time, queuing time, and safety. LOS designations range between A and F, with A representing the best operating conditions and F the worst. The Circulation Element establishes the minimum acceptable LOS standard for vehicles in the city as LOS D (except in downtown areas).

The *City of San Luis Obispo Active Transportation Plan* outlines the City's official policies for the design and development of infrastructure to support sustainable transportation within the city and in adjoining territory under County of San Luis Obispo jurisdiction but within the City's Urban Reserve and includes specific objectives for reducing vehicle use and promoting other modes.

In 2013 SB 743 was signed into law with the intent to "more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions." SB 743 required the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts under CEQA. As a result, in December 2018, the California Natural Resources Agency certified and adopted updates to the State CEQA Guidelines. The revisions included new requirements related to the implementation of SB 743 and identified VMT per capita, VMT per employee, and net VMT as new metrics for transportation analysis under CEQA (as detailed in State CEQA Guidelines Section 15064.3(b)). Beginning July 1, 2020, the newly adopted VMT criteria for determining significance of transportation impacts must be implemented statewide.

SLO Transit operates transit service within the city of San Luis Obispo and San Luis Obispo Regional Transit Authority (SLORTA) operates transit service throughout San Luis Obispo County and adjacent areas. The project site is located off Westmont Avenue from the east and Stanford Drive to the southwest. The project site is approximately 0.08 mile west of Santa Rosa Street between Foothill Boulevard and the northern City limits. The nearest bus stop is located 0.2 mile away at Highland Drive and Cuesta Drive. Additional bus stops are located 0.5 mile south along Foothill Boulevard.

In June 2020, the City formally adopted the transition from LOS to VMT for the purposes of CEQA evaluation and also established local VMT thresholds of significance. Potential CEQA impacts are based on the VMT analysis.

- a) The project site is accessed by Westmont Avenue and Stanford Drive, which are residential streets, and vehicular trips on these streets are generated by residents.

The proposed project would be consistent with the City's Circulation Element, which establishes goals and policies for the City's circulation system, described in the evaluation above. Future development would have access to several transit stops less than 0.5 mile away. The project proposes a new 17-foot-wide AC bicycle/pedestrian easement to promote alternative modes of transportation to and from the site. The proposed project is located approximately 0.56 mile north of dining, grocery, and other commercial buildings that could be reached using alternate modes of transportation. New development would be consistent with goals and policies described in the City's Circulation Element and impacts would be *less than significant*.

- b) The 2018 OPR SB 743 Technical Advisory on Evaluating Transportation Impacts in CEQA states that absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, a single-family residential unit generates 9.44 average daily trips (ADT). The project would create 23 new parcels that could result in the development of single-family residential uses, with an ADUs and JADUs as potential accessory uses. Operation of the project may create more than 110 trips per day; however, based on the City's Residential VMT Screening Map, the project is located in an area of the city that would result in average VMT less than or equal to 85% of the regional average, meaning a project in this area would result in VMT generation below the City's adopted thresholds. Therefore, future potential development

of the project is not anticipated to generate VMT at a rate that is inconsistent with adopted plans and impacts would be *less than significant*.

- c) The project proposes the improvements that include a new 54- to 60-foot-wide interior road, emergency access, and various easements, including a bicycle/pedestrian easement. These potential roadway improvements would be designed and constructed in compliance with City Public Works Department standards to provide adequate vehicle and emergency vehicle access to all proposed parcels. The project would not substantially increase hazards due to a geometric design feature or incompatible uses or result in inadequate emergency access. Therefore, project impacts would be *less than significant*.
- d) As mentioned above, the project proposes the implementation of emergency vehicle access that would be with City Public Works Department standards. The emergency access easement is a proposed improvement as part of the parcel subdivision and would be completed prior to any potential residential development. Therefore, there would be adequate access for emergency services and project impacts would be *less than significant*.

Mitigation Measures

No mitigation is required.

Conclusion

Potential future infill development of residential uses at the project site would not result in a reduction in LOS on surrounding intersections and would be consistent with State CEQA Guidelines Section 15064.3(b) regarding VMT. Any future development at the project site would be required to meet City Public Works Department safety design standards and would maintain adequate emergency access. Therefore, no potentially significant impacts related to transportation would occur, and no mitigation measures are necessary.

18. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	17, 18, 19, 59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	17, 18, 19, 59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Evaluation

Approved in 2014, AB 52 added tribal cultural resources to the categories of resources that must be evaluated under CEQA. Tribal cultural resources are defined as either of the following:

1. Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the CRHR; or

- b. Included in a local register of historical resources as defined in subdivision (k) of California PRC Section 5020.1.

- 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of California PRC Section 5024.1. In applying these criteria for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

Recognizing that tribes have expertise with regard to their tribal history and practices, AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area. If the tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe regarding the potential for adverse impacts on tribal cultural resources as a result of a project. Consultation may include discussing the type of environmental review necessary, the presence and/or significance of tribal cultural resources, the level of significance of a project's impacts on the tribal cultural resources, and available project alternatives and mitigation measures recommended by the tribe to avoid or lessen potential impacts on tribal cultural resources. The City has provided notice of the opportunity to consult with appropriate tribes per the requirements of AB 52 and received correspondence from Patti Dunton, Tribal Administrator of the Salinan Tribe of San Luis Obispo, Monterey, and San Benito Counties. The correspondence included a request to have all ground disturbing activities for the project monitored by a cultural resource specialist from their tribe. No other responses from California Native American tribes have been received as of the date of this document.

- a.i, ii.) As discussed in the evaluation above, the City received one response from the Salinan Tribe of San Luis Obispo, Monterey, and San Benito Counties in accordance with AB 52. The tribe requested that a cultural resource specialist from their tribe monitor all ground disturbing activities approved with the project. The request for onsite monitoring has been included as a mitigation measure with the project as **TC-1**. No additional consultation was requested from the Salinan Tribe of San Luis Obispo, Monterey, and San Benito Counties beyond this request. There have been no other responses from Native American tribes in accordance with AB 52 as of the date of this draft. Therefore, impacts associated with tribal resources would be *less than significant with mitigation*.

Mitigation Measures **CR-1** and **CR-2** have been identified to address the potential for inadvertent discovery of cultural resources and require cultural resource awareness training and cessation of work area if a discovery is made until a qualified archaeologist can assess the significance of the find. Therefore, impacts related to a substantial adverse change in the significance of tribal cultural resource would be *less than significant with mitigation*.

Mitigation Measures

TC-1 Culturally Affiliated Native American Monitor. A representative from the Salinan Tribe shall be notified prior to any ground disturbing activities to provide for on-site monitoring. If cultural resources are encountered during subsurface earthwork activities, all ground disturbing activities within a 25-foot radius of the find shall cease and the City shall be notified immediately consistent with the requirements of **Mitigation Measures CR-1 and CR-2**.

Implement Mitigation Measures **CR-1** and **CR-2**.

Conclusion

With implementation of Mitigation Measures **CR-1**, **CR-2**, and **TC-1**, impacts to tribal cultural resources would be less than significant.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	39, 51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	47, 60	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	52, 53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	52, 53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

The City Utilities Department is the sole water provider within the city, provides potable and recycled water to the community, and is responsible for water supply, treatment, distribution, and resource planning. The City's Water Resource Recovery Facility (WRRF) treats all wastewater from the city, Cal Poly, and the San Luis Obispo County Regional Airport, which includes 4.5 million gallons of wastewater per day. The WRRF manages and treats wastewater in accordance with standards established by the SWRCB to remove solids, reduce the amount of nutrients, and eliminate bacteria in treated wastewater. A portion of the treated water is recycled for irrigation use within the city and the remaining flow is discharged to San Luis Obispo Creek.

The City utilizes San Luis Garbage as a licensed waste hauler for residential and commercial solid waste removal. Solid waste collected from the city is taken to Cold Canyon Landfill, which is a modern municipal solid waste disposal facility that is permitted by California Department of Resources, Recycling, and Recovery (CalRecycle) and meets state and local rules and regulations. The landfill disposes of non-hazardous solid waste.

- a) For water needs, parcel improvements propose connecting to the existing water line on Stanford Drive and looping it around to Cuesta Drive and a connection from Westmont Avenue will connect to Cuesta Drive through a proposed 17 foot-wide- easement of Lot 15. For sewer needs, parcel improvements propose connecting to the existing sewer line on Stanford Drive and also proposes an additional line connecting to Cuesta Drive. Lots 17 and 18 would use the existing sewer main on Westmont Avenue. The project proposes easements throughout the project site for additional utility connections and relocation of existing ones. Parcel improvements propose PG&E easements for electricity needs. Proposed drainage easements would occur across Lots 4, 15, and 19–23. Proposed drainage measures for the project include an 85th percentile retention area, a 95th percentile retention area, and Filterra and Biofiltration treatment system to capture surface runoff produced during project operation. Future development would require individual connections to the proposed utility lines.

These new utility components and associated easements would have the potential to result in noise and dust emissions in proximity to sensitive receptor locations, such as single-family residences. There would also be the potential for discovery of subsurface cultural resources during proposed utility work. Excavation and other ground-disturbing activity has the potential to release erosive or pollutant runoff to the onsite creek and associated wetland area. Mitigation Measures **AQ-1** through **AQ-5**, **BIO-1** through **BIO-9**, **CR-1** and **CR-2**, **N-1** and **N-2**, and **TC_1** would reduce

potentially significant environmental impacts resulting from installation and establishment of new utility connections associated with air quality, biological resources, cultural resources, and noise, respectively, to less than significant. Therefore, potential environmental impacts associated with construction or extension of existing utilities would be *less than significant with mitigation*.

- b) The project would be serviced by the City's water system, which has four primary water sources, including the Whale Rock Reservoir, Salinas Reservoir, Nacimiento Reservoir, and recycled water (for irrigation), with groundwater serving as a fifth supplemental source. As of 2015, the City no longer draws groundwater for potable purposes. The project is not within the City's Recycled Water Master Plan Area and therefore recycled water is not available for irrigation use. As of November 2019, both the Salinas and Whale Rock Reservoirs are above 85% storage capacity and Nacimiento Reservoir is at 45% storage capacity.

San Luis Obispo is located within the San Luis Obispo Valley Groundwater Basin. The SGMA requires that high- and medium-priority basins comply with the new law; the DWR designated the San Luis Obispo Valley Groundwater Basin as a high-priority basin. The City has developed a Groundwater Sustainability Plan to comply with SGMA regulations. The COSE states the urban water planning and usage will use the "most efficient available practices" for water conservation. The "most efficient available practices" refer to behavior and devices that use the least water for a desired outcome, considering available equipment, lifecycle costs, social and environmental side effects, and the regulations of other agencies.

Based on the 2020 Water Resources Status Report, the City utilizes multiple water sources to meet its water supply needs. The four primary water sources for the City includes Whale Rock Reservoir, Salinas Reservoir, Nacimiento Reservoir, and recycled water; groundwater acts as the City's fifth supplemental source. The total water available for the City in 2020 was 10,107 AFY. As this availability was adjusted following years of drought and updates to the City's safe annual yield model, the availability is considered a reasonable long-term safe yield value for the purposes of this analysis. The 2020 Water Year (October 1, 2019 to September 30, 2020) had a total water demand of 4,730 AF with 0% of water being supplied by groundwater resources. Compared against the City's 2020 annual availability, the City has approximately 5,377 AF of water surplus available to allocate to new beneficial uses within the city.

The project would be required to pay development impact fees to offset the project's marginal impact on the City's water resources. Future residential development will be conditioned to comply with City standards, and potential impacts would be *less than significant*.

- c) The proposed project would create new parcels that range from 6,000 to 24,000 sf each. According to the City's Wastewater Generation Rates per Use Table, residential units have the potential to generate 45 to 150 gallons of wastewater per day based on size of the dwelling unit. Specific development plans have not been identified; however, there is potential for up to 23 new single-family residential units, with ADUs and JADUs as potential accessory uses, to result from the proposed project. According to the City's wastewater generation rates, a typical single-family residence would generate approximately 150 gallons of wastewater per day and an ADU would generate approximately 105 gallons of wastewater per day. (JADUs are connected to single-family residences and are included with that rate.) The project has the potential to generate approximately 5,865 gallons of wastewater per day. The City treats about 4.5 million gallons of wastewater per day according to standards set forth by the SWRCB. The WRRF operates in an efficient manner to comply with federal, State, and local discharge requirements. This additional wastewater generation would not result in a significant load on the City's sewer infrastructure or the WRRF. Additionally, impact fees are collected at the time building permits are issued to accommodate the project's contribution to the City's WRRF capacity. Therefore, potential impacts would be *less than significant*.
- d) Grading and other ground-disturbing activity has the potential to temporarily increase solid waste generation. Soil and other waste that results from ground-disturbing activity would be disposed of according to applicable standards and would not lead to the generation of excessive waste.

The proposed project has the potential to create up to 23 new single-family residential units, with ADUs and JADUs as potential accessory uses, that would produce solid waste. According to the CalRecycle Estimated Solid Waste Generation Rates Table, residential units generate approximately 12.23 pounds of solid waste per day. CalRecycle does not include specific rates for ADUs; however, it can be assumed that based on the size of ADUs as compared to single-family residential units, that ADUs produce solid waste at rates more similar to multi-family dwellings, which produce

approximately 4 pounds per day. (JADUs are connected to single-family residences and are included with that rate.) Therefore, the project would produce approximately 373.29 pounds of solid waste per day. Future residential development would include provision of solid waste and recycling receptacles that would be serviced by San Luis Garbage and brought to Cold Canyon Landfill, which has approximately 13,100,000 cubic yards of remaining capacity as of February 2020 and is expected to reach capacity in 2040. Cold Canyon Landfill is compliant with State and local rules and regulations regarding solid waste and potential future residential development would be required to adhere to the standards set forth in the City's Development Standards for Solid Waste Services for trash, green waste, and recycling. Therefore, potential impacts would be *less than significant*.

- e) Solid waste is disposed of at Cold Canyon Landfill, which follows State and local rules and regulations regarding solid waste. The potential future residential development would be required to adhere to the standards set forth in the City's Development Standards for Solid Waste Services for trash, green waste, and recycling. Therefore, the impacts would be *less than significant*.

Mitigation Measures

Implement Mitigation Measures **AQ-1** through **AQ-5**, **BIO-1** through **BIO-9**, **CR-1** and **CR-2**, **N-1** and **N-2**, and **TC-1**.

Conclusion

With implementation of Mitigation Measures **AQ-1** through **AQ-5**, **BIO-1** through **BIO-9**, **CR-1** and **CR-2**, **N-1** and **N-2**, and **TC-1**, potential impacts to utilities and service systems would be less than significant.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	25, 54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	1, 25, 54, 56, 57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	1, 25, 54, 56, 57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	1, 25, 54, 56, 57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

Urban fire hazards result from the materials, size, and spacing of buildings, and from the materials, equipment, and activities they contain. Additional factors are access, available water volume and pressure, and response time for firefighters. Based on the City Local Hazard Mitigation Plan, the risk of wildland fires is greatest near the City limits where development meets rural areas of combustible vegetation. Most of the community is within 1 mile of a designated high or very high fire hazard severity zone, which indicates significant risk to wildland fire.

The Safety Element identifies four policies to address the potential hazards associated with wildfire, including approving development only when adequate fire suppression services and facilities are available, classification of wildland fire hazard severity zones as prescribed by CAL FIRE, prohibition of new subdivisions located within “very high” wildland fire hazard severity zones, and continuation of enhancement of fire safety and construction codes for buildings.

According to the City’s Safety Element Maps, the project is located within a low fire hazard severity zone. The project site is surrounded by developed residential areas to the north, west, and south that are also designated as a low fire hazard severity zone. The area of land located to the east of the project is designated as a moderate fire hazard severity zone and Bishop Peak located 0.5-mile northwest is designated as a high fire hazard severity zone. In addition, the project site is not located within a State Responsibility Area (SRA).

- a) The project proposes infill development within an existing residential neighborhood. Implementation of the proposed project would not result in a significant temporary or permanent impact on any adopted emergency response plans or emergency evacuation plans. No breaks in utility service or road closures would occur as a result of project implementation; therefore, the project would not substantially impair an adopted emergency response plan or evacuation plan and impacts would be *less than significant*.
- b) The Safety Element describes the project area and immediate land as low and moderate wildland fire risk. The nearest high wildland fire risk is located 0.5 miles northwest at Bishop Peak. Fire response times are less than 5 minutes for this project location and City Fire Station #2 is located approximately 0.56 mile south of the project site. The General Plan states that development shall only be approved when adequate fire suppression services and facilities are available or will be made concurrent with development. Parcel upgrades include emergency access, upgraded roads, and necessary utility connections.

San Luis Obispo has an average wind speed of approximately 7 miles per hour. The project site is located on land that is characterized as gently sloping and would not increase fire risk due to hazardous slopes onsite. Parcel improvements propose to remove multiple ornamental trees and vegetation from the project site that would reduce wildfire hazard. Future residential structures built on the upgraded parcels would be conditioned to comply with building and fire code regulations as well as City requirements for fire safety.

In order to manage wildfire risk associated with placing residents in close proximity to moderate and high fire hazard severity areas, a Vegetation/Fuel Management Plan for the project site has been identified in Mitigation Measure **WF-1**. Additionally, a Wildland Fire Protection Report by James A. Neumann identifies mitigation measures to further reduce wildland fire hazards to future development and is described in Mitigation Measure **WF-2**. Therefore, with implementation of Mitigation Measures **WF-1** and **WF-2**, impacts would be considered *less than significant with mitigation*.

- c) The proposed improvements to the project site include a new emergency access road, road upgrades, and necessary utility connections. Additionally, future residential developments would also be required to comply with CBC regulations for fire safety and to reduce fire risk. Therefore, impacts would be *less than significant*.
- d) The project area is not located within an area with substantial risk for flooding or landslides. Improvements made to the project site for the proposed subdivision and future development of residential structures will be required to comply with CBC regulations for fire safety and stability. The project does not include any design elements that would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be *less than significant*.

Mitigation Measures

- WF-1 Vegetation/Fuel Management Plan.** Prior to issuance of any construction permit, the applicant shall provide a vegetation/fuel management plan prepared by a registered professional forester or certified arborist for each lot. The plan shall identify fuel load reduction techniques, including vegetation removal and trimming, to increase defensible space around residential structures and driveways/access roads. The plan shall also identify appropriate standards for installation of new landscaping, such as requirements for drought-tolerant and fire-resistant species.

WF-2

Additional Fire Hazard Reductions. Future development would incorporate the following fire reduction methods identified by the 2020 Wildland Fire Protection Report (Neumann) to reduce wildland fire risk:

1. Rain gutters, when not adequately maintained, will collect leaf material which becomes a receptive fuel bed for embers and sparks and can then transmit fire underneath the non-combustible roof materials. Rain gutters should be protected by noncombustible leaf shields or not allowed.
2. Record on all lots a deed restriction that allows for only non-combustible fences and decks in the subdivision.
3. Record on all lots a deed restriction that allows for fire resistant landscaping in the back yards of the subdivision.
4. Require enclosed eaves on all structures within the subdivision.
5. Install fireproof vents on all structures (fire-rated, flame and ember resistant).
6. Working with the biologist, remove the non-native vegetation in the creek, riparian area, to reduce the fuel load.
7. Install a non-combustible wall (block or steel stud /stucco) wall 36 inches in height all around the northern perimeter of the subdivision. The wall shall begin at the westernmost property line and continue to the 20-foot setback at the west side of the creek and shall continue beginning at the 20-foot setback at the east side of the creek, terminating at the property line of CAL FIRE Station #12. The purpose of this wall is to interrupt fire progression from the north onto the proposed lots without obstructing the very desirable view of the open space.

Conclusion

The project is located 0.5 mile away from a high wildland fire hazard zone and could expose people or structures to new or exacerbated wildfire risks. The development of new and/or expanded infrastructure and maintenance to reduce wildfire risks is proposed along with parcel improvements to the project site. Mitigation Measures **WF-1** and **WF-2** would reduce wildland fire risk. Therefore, potential impacts associated with wildfire would be less than significant with mitigation.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project would allow for the future development of up to 23 new residential units with ADUs and JADUs as accessory uses within the project site and would result in the removal of several trees. Mitigation measures **BIO-1 through BIO-7** identified in Section 4, Biological Resources, are included to minimize potential impacts to native plants and wildlife species during project construction. Specifically, Mitigation Measure **BIO-8** through **BIO-11** would reduce impacts to aquatic resources onsite. Mitigation Measures **CR-1** and **CR-2** have been included to require awareness training be conducted for all construction crew members so that cultural resources can be recognized if unearthed during site disturbance activities and to require work be halted in the event of an unanticipated discovery until a qualified archaeologist can assess the significance of the find and identify the appropriate protocol for properly responding to the inadvertent discovery. **TC-1** requires a native American monitor to be present

during ground disturbance to identify unknown tribal cultural resources. With implementation of the recommended mitigation measures, potential impacts would be <i>less than significant with mitigation</i> .					
	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
When project impacts are considered along with, or in combination with, other reasonably foreseeable impacts, the project's potential cumulative impacts may be significant. Mitigation measures have been incorporated into the project to reduce project-related impacts to a less-than-significant level. Based on implementation of identified project-specific mitigation measures and the relatively limited number and extent of potential impacts, the cumulative effects of the proposed project would not be cumulatively considerable and would be <i>less than significant with mitigation</i> .					
	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The project has the potential to result in significant impacts associated with air quality and noise that could result in substantial adverse effects on human beings. Mitigation Measures AQ-1 through AQ-5 and N-1 and N-2 have been identified to reduce these potential impacts to less than significant, including, but not limited to, standard idling restrictions, dust control measures, preparation of a geologic investigation for asbestos, and implementation of noise control measures. With implementation of the mitigation measures identified in this Initial Study, potential environmental effects of the project would not directly or indirectly result in any substantial adverse effects on human beings, and this impact would be <i>less than significant with mitigation</i> .					

22. EARLIER ANALYSES

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:	
a) Earlier analysis used. Identify earlier analyses and state where they are available for review.	
	N/A
b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.	
	N/A
c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.	
	N/A

23. SOURCE REFERENCES

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2.	Project Plans, Project Description, April 2020
3.	City of San Luis Obispo Interactive Parcel Viewer, January 2015
4.	Kevin Merk Associates, LLC (KMA), 468 Westmont Avenue, San Luis Obispo, San Luis Obispo County, California (Assessor's Parcel Number 052-496-001) Biological Resources Assessment, August 2020
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6.	California Department of Transportation (Caltrans), California Scenic Highways, February 2017
7.	City of San Luis Obispo Community Design Guidelines, June 2010
8.	City of San Luis Obispo Municipal Code, May 2019
9.	California Department of Conservation (DOC) Farmland Mapping and Monitoring Program, 2018
10.	California Department of Conservation (DOC) Land Conservation Act of 1965: San Luis Obispo County, 2006
11.	San Luis Obispo County Air Pollution Control District (SLOAPCD), County Attainment Status, 2019
12.	San Luis Obispo County Air Pollution Control District (SLOAPCD) CEQA Air Quality Handbook, April 2012 (revised November 2017)
13.	San Luis Obispo County Air Pollution Control District (SLOAPCD) Clean Air Plan, December 2001

14.	San Luis Obispo County Air Pollution Control District (SLOAPCD) Naturally Occurring Asbestos Mapping Tool, 2020
15.	City of San Luis Obispo Active Transportation Plan, 2021
16.	San Luis Obispo Heritage Trees Map, 2019
17.	U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory Map, 2019
18.	California Department of Fish and Wildlife (CDFW), California Natural Community Conservation Plans Map 2019
19.	Historic Properties in San Luis Obispo, California (A SLO Story Map), accessed January 2021
20.	San Luis Obispo Historic Preservation Program Guidelines 2010
21.	San Luis Obispo Transit 2019-20120 User Guide, June 17, 2019
22.	City of San Luis Obispo Climate Action Plan, August 2020
23.	California Building Code, 2019
24.	California Department of Conservation (CDOC) Fault Activity Map of California, 2010
25.	City of San Luis Obispo Safety Element, 2014
26.	U.S., Geological Survey (USGS) Areas of Land Subsidence in California, Accessed January 2021
27.	U.S. Department of the Interior Natural Resources Conservation Service (NRCS) Web Soil Survey, 2019
28.	California Department of Conservation (DOC), Soil Web Survey 2020
29.	Geologic Map of the San Luis Obispo Quadrangle, San Luis Obispo County, California, 2004
30.	California Department of Toxic Substances Control (DTSC), Envirostor Accessed January 2021
31.	State Water Resources Control Board (SWRCB), Geotracker Accessed January 2021
32.	California Environmental Protection Agency (CalEPA), Cortese List Data Resources Accessed January 2021
33.	San Luis Obispo 2016 Community Greenhouse Gas Emissions Inventory Update 2019
34.	SLO Watershed Project, San Luis Obispo Creek Description, 2014
35.	SLO Stormwater Website 2020
36.	Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL) Viewer, accessed January 2021
37.	California Department of Water Resources (DWR) Sustainable Groundwater Management Act (SGMA) Groundwater Management, Webpage, 2019
38.	County of San Luis Obispo San Luis Obispo Valley Groundwater Basin, Webpage, 2019

39.	City of San Luis Obispo <i>2019 Water Resources Status Report</i> . August 2019.
40.	California Department of Conservation (DOC) Tsunami Inundation Map for Emergency Planning Port San Luis Quadrangle, 2009
41.	Water Quality Control Plan for the Central Coast Basin, 2019
42.	City of San Luis Obispo Land Use Element 2014
43.	City of San Luis Obispo Noise Element, 1996
44.	Construction Noise Handbook: Construction Equipment Noise Levels and Ranges, Federal Highway Administration, September 2017
45.	Transportation and Construction-Induced Vibration Guidance Manual. California Department of Transportation (Caltrans). September 2013. Available at: < http://website.dot.ca.gov/env/noise/docs/tcvgm-sep2013.pdf >.
46.	City of San Luis Obispo 2014–2019 General Plan Housing Element, January 2015
47.	City of San Luis Obispo General Plan Annual Report, 2020
48.	City of San Luis Obispo Community Development Department Development Impact Fees, 2018
49.	City of San Luis Obispo General Plan Parks and Recreation Element, 2001
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53.	SWIS Facility Detail Cold Canyon Landfill, Inc., California Department of Resources Recycling and Recovery (CalRecycle), Accessed August, 2020
54.	San Luis Obispo Local Hazard Mitigation Plan 2006
55.	San Luis Obispo Residential VMT Screening Map. 2020
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57.	City of San Luis Obispo Municipal Code. 15.04. Construction and Fire Prevention Regulations. 2019
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59.	Joslin, Terry; Central Coast Archaeological Research Consultants (CCARC), Cultural Resources Survey of the Westmont Avenue Project, City of San Luis Obispo, San Luis Obispo County, California, February 2020
60.	City of San Luis Obispo Wastewater Generation Rates Per Use Table. Available at: https://www.slocity.org/government/departments-directory/utilities-department/wastewater/wastewater-offset-program .

61.	City of San Luis Obispo <i>Multimodal Transportation Impact Study Guidelines</i> . June 2020.
62.	SWCA 2021 <i>Aquatic Resources Delineation Report</i> . January 2021.

Attachments

1. Project Location Map
2. Proposed Project Plans
3. Biological Report

REQUIRED MITIGATION AND MONITORING PROGRAMS

Air Quality

AQ-1 Idling Control Techniques. During all construction activities and use of diesel vehicles, the applicant shall implement the following idling control techniques:

1. Idling Restrictions Near Sensitive Receptors for Both On- and Off-Road Equipment.
 - a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors if feasible;
 - b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
 - c. Use of alternative-fueled equipment shall be used whenever possible; and
 - d. Signs that specify the no idling requirements shall be posted and enforced at the construction site.
2. California Diesel Idling Regulations. On-road diesel vehicles shall comply with 13 CCR 2485. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California- and non-California-based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and
 - b. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: www.arb.ca.gov/msprog/truck-idling/2485.pdf.

AQ-2 Particulate Matter Control Measures. During all construction and ground-disturbing activities, the applicant shall implement the following particulate matter control measures and detail each measure on the project grading and building plans:

1. Reduce the amount of disturbed area where possible.
2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the SLOAPCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour (mph). Reclaimed (non-potable) water should be used whenever possible.
3. All dirt stockpile areas (if any) shall be sprayed daily and covered with tarps or other dust barriers as needed.
4. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities.
5. Exposed grounds that are planned to be reworked at dates greater than 1 month after initial grading shall be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established.
6. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD.
7. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code (CVC) Section 23114.
10. "Track out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code (CWC) Section 13304. To prevent track out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked-out soils, the track-out prevention device may need to be modified.
11. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible.
12. All PM₁₀ mitigation measures required should be shown on grading and building plans.
13. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the SLOAPCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the SLOAPCD Compliance Division prior to the start of any grading, earthwork, or demolition (Contact Tim Fuhs at 805-781-5912).

AQ-3 Geologic Evaluation. Prior to initiation of ground-disturbing activities, the applicant shall retain a registered geologist to conduct a geologic evaluation of the property, including sampling and testing for NOA in full compliance with SLOAPCD requirements and the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105). This geologic evaluation shall be submitted to the City Community Development Department upon completion. If the geologic evaluation determines that the project would not have the potential to disturb NOA, the applicant must file an Asbestos ATCM exemption request with the SLOAPCD.

AQ-4 Naturally Occurring Asbestos Control Measures. If NOA are determined to be present onsite, proposed earthwork, demolition, and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding NOA, including the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105) and requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (NESHAP; 40 Code of Federal Regulations [CFR] Section 61, Subpart M – Asbestos). These requirements include, but are not limited to, the following:

1. Written notification, within at least 10 business days of activities commencing, to the SLOAPCD;
2. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and
3. Implementation of applicable removal and disposal protocol and requirements for identified NOA.

AQ-5 Asbestos-Containing Material. Prior to issuance of demolition permits, the applicant shall provide an asbestos report that was prepared by a certified asbestos consultant. If ACM are determined to be present, at least 10 working days prior to any demolition work the applicant shall provide notification to SLOAPCD of such work. The notification shall include an asbestos report that was prepared by a certified asbestos consultant. ACM removal and disposal shall follow the requirements of the National Emission Standards for Hazardous Air Pollutants Regulation (NESHAP) Subpart M and of the SLOAPCD.

Monitoring Program: These measures shall be incorporated onto Final Map and project grading / building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City during regular inspections, in coordination with the SLOAPCD, as necessary.

Biological Resources

- BIO-1 Implement a Rare Plant Mitigation Program that ensures no net loss of Cambria morning glory on the project site.** Prior to any tract improvements, a Rare Plant Mitigation Program shall be implemented for Cambria morning glory and shall be overseen by a qualified botanist approved by the City. As a component of the program, seed shall be collected from Cambria morning glory plants during the appropriate season prior to tract grading activities. Using standard procedures, the qualified botanist shall clean and store the seeds until the receiving sites shown on the project plans are ready. Suitable habitat of 2,180 square-feet in size outside of the development area (as designated on the site plans in the creek setback zone) shall be designated as the mitigation site that will be maintained in a natural state and not be subject to mowing earlier than June 1 each year. The areas will be maintained as grassland habitat and no planting of ornamental species or other adverse modifications (such as grazing activities) will be allowed. The mitigation site shown on the project plans is twice the size as the areas currently occupied by the rare plant occurrences (2,180 square-feet of habitat created for 1,076 square-feet of habitat impacted). This equates to a 2:1 mitigation ratio (habitat created to habitat impacted) to ensure a minimum 1:1 replacement ratio is achieved. Topsoil from each of the four occurrences will be collected in 6-inch lifts and stored for top-dressing the mitigation site once grading of the pads is complete. As needed, the mitigation site should be prepared for planting by removal of non-native species or other measures as necessary, then applying the salvaged topsoil. Once topsoil has been layered evenly through the area, collected seed should be hand-broadcasted into suitable locations by the qualified botanist and covered with compost. Seed may also be incorporated into the native erosion control seed mix described in the Native Erosion Control Seed Mix table under Mitigation Measure BIO-9 and applied to other grassy areas of the site as part of the erosion control effort. Depending on the season when construction starts, the qualified botanist may also potentially salvage plants (i.e., dig them up when soils are moist) and transplant them to containers to be maintained until the mitigation sites are ready for planting.
- BIO-2 Conduct annual monitoring and implement adaptive management measures for 5 years to ensure no net loss of Cambria morning glory onsite.** The Rare Plant Mitigation Program shall include annual monitoring and maintenance of the mitigation site to ensure success of the program. Monitoring by a qualified botanist shall occur during the spring growing season (between April 15 and May 15 each year) to ensure successful establishment of planted propagules. The established rare plants shall be mapped to evaluate the goal of no net loss of the species onsite. The measurable objective shall be to have at least 1,076 sf of occurrence comprised of approximately 300 Cambria morning glory plants. Appropriate vegetation sampling techniques shall be used to assess the areal cover of vegetation to evaluate the status of the established occurrences. If the success criteria of having approximately 300 plants covering 1,076 sf within the creek setback zone is not reached by the third year of monitoring, remedial actions such as collecting more seed and distributing it in suitable areas should be employed, with a corresponding additional year of monitoring. Other activities to increase the success of the rare plant mitigation effort could include non-native plant species removal within the mitigation site to reduce competition, additional seed application, or supplemental irrigation during periods of prolonged drought. The qualified botanist shall prepare annual reports for the applicant detailing the methods and results of the mitigation effort and monitoring effort. The applicant shall be responsible for submitting the report to the City on an annual basis (by December 31 of each year) for the 5-year monitoring period or until the final success criteria described above are met.
- BIO-3 To the extent feasible, avoid initial site grading in the winter months.** The burrowing owl has been recorded in the vicinity of the project from October to the end of April. If initial vegetation removal and site grading for the tract improvements is conducted outside of this period, potential effects on this species would be avoided and no further mitigation would be required. Restricting the time period for earth-moving activities is also required to avoid or minimize the potential for erosion and sedimentation (see Mitigation Measure BIO-9). If initial grading work must commence during the time period that burrowing owls may be present onsite, preconstruction surveys for this species shall be included in the survey effort described in Mitigation Measure BIO-4 prior to vegetation removal or tract improvements.

BIO-4 Conduct a preconstruction survey and avoid construction in areas occupied by special-status wildlife species until relocated or they have left the site. Within 7 days prior to the start of vegetation/tree removal, ground-disturbing activities, or demolition of existing structures, a biologist approved by the City shall survey the project impact area to identify whether nesting birds, roosting bats, monarch butterfly overwintering populations, obscure bumble bee, and/or California legless lizard are present on site. A separate survey shall be conducted for any phase of the project not conducted concurrently or within 10 days of cessation of the previous phase (i.e., structure demolition conducted prior to general site grading). The biologist shall use appropriate survey techniques for the special-status species identified in the 2020 BRA as having potential to occur onsite. For example, burrows shall be examined with binoculars or wildlife cameras, and inspected for whitewash or prey remains. Leaf litter and cover objects shall be searched for northern California legless lizards. Potential bat roost sites shall be inspected for sign of roosting bats such as guano or prey remains. If any of these species are found onsite, the biologist shall coordinate with the City, and CDFW as appropriate, on methods to ensure the successful relocation of individuals to suitable habitat nearby. In some cases, CDFW may recommend creating structures for displaced woodrats and bats. Burrowing owls can be discouraged from using burrows onsite, or occupied burrows can be avoided until the owls have left the area. Bats can be restricted from roost sites by placing netting over their entrances after they have left the roost for night-time foraging. The wildlife protection measures to be employed will be based on the results of the survey and the particular characteristics of their use of the site, in coordination with CDFW and the construction engineer. If no special-status animal species are found onsite during the preconstruction survey, work may proceed with the implementation of the following Mitigation Measures BIO-5 through BIO-7.

BIO-5 Prepare and present a Worker Environmental Awareness Program. Prior to any vegetation removal or tract improvements, a qualified biologist shall prepare a Worker Environmental Awareness Program that will be presented to all project personnel. This program shall detail measures to avoid and minimize impacts on biological resources. It shall include a description of special-status species potentially occurring on the project site and their natural history, the status of the species and their protection under environmental laws and regulations, and the penalties for take. Recommendations shall be given as to actions to avoid take should a special-status species be found on the project site. Other aspects of the training shall include a description of general measures to protect wildlife, including:

1. Delineation of the allowable work area, staging areas, access points, and limits to vehicle access;
2. Storage of all pipes, metal tubing, or similar materials stored or stacked on the project site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used.
3. Inspection of materials stored onsite, such as lumber, plywood, and rolls of silt fence, for wildlife that may have sheltered under or within the materials;
4. Use of netting to exclude birds from nesting in construction materials;
5. Construction of escape ramps in all excavations and trenches more than 6 inches deep;
6. Contact information for the City-approved biologist and instructions should any wildlife species be detected in the work site;
7. Dust suppression methods during construction activities when necessary to meet air quality standards and protect biological resources; and
8. Methods for containment of food-related trash items (e.g., wrappers, cans, bottles, food scraps), small construction debris (e.g., nails, bits of metal and plastic), and other human generated debris (e.g., cigarette butts) in animal-proof containers and removal from the site on a weekly basis.

All project personnel who have attended the training shall sign an attendance sheet. The program shall be repeated for any new crews that arrive subsequently on the site.

BIO-6 Install high-visibility construction and silt fence along the creek corridor to delineate the allowable work area, exclude wildlife from the site, and protect the stream habitat. Prior to vegetation removal or tract improvements, and during subsequent residential development for Lots 1-7, a high-visibility construction fence at least 4 feet tall together with a silt fence, or an approved wildlife exclusion fence, shall be erected along the

creek corridor to delineate the limits of grading and vehicle access. If possible, the fence shall be erected along the creek setback line, and encroachment into the setback shall be kept at a minimum. In no case shall ground disturbance occur within the riparian habitat or below the top of bank without obtaining proper permits from regulatory agencies. The type of fence used may be a combination of wildlife exclusion and silt fence (i.e., ERTEC Triple-function E-fence) or similar materials that would serve the purposes of safety/construction area delineation, wildlife exclusion, and siltation prevention. The fence shall be checked weekly by construction personnel for needed maintenance.

BIO-7 Conduct biological monitoring for special-status wildlife species while the property is cleared and graded, and structures are removed. A qualified biologist shall monitor the removal of structures, materials, and vegetation that may provide cover for obscure bumble bee, northern California legless lizards, and bat roosting sites. The biologist shall be onsite daily until all materials are removed and all vegetation has been cleared. If any special-status species are found, work shall be delayed until the individuals have left the work area or CDFW shall be notified to obtain authorization for capture and relocation.

BIO-8 Avoid vegetation removal within the riparian habitat during the overwintering season. Vegetation removal within the riparian area shall be conducted outside of the overwintering season for monarch butterfly (late October through February) and obscure bumble bee (late October through January) to avoid disturbance to species potentially inhabiting riparian vegetation.

BIO-9 Install erosion and sediment BMPs and revegetate graded areas. The following erosion and sedimentation control BMPs are required to be implemented during vegetation removal, tract improvements, during individual lot construction, and after the construction phases of the project:

1. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction to occur outside of the rainy season, which is typically defined as October 15 through April 15. Adherence to this measure would also serve as avoidance for the burrowing owl, as described in Mitigation Measure BIO-3.
2. To minimize site disturbance, all construction related equipment shall be restricted to established roads, construction areas, and other designated staging areas. The creek setback zone shall be clearly marked as described in Mitigation Measure BIO-6.
3. Prior to any site disturbance during tract improvements or individual lot construction, a Sediment and Erosion Control Plan shall be prepared by a qualified engineer. The use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls, and other appropriate techniques should be employed to protect the drainage features on and off the property. Biotechnical approaches using native vegetation shall be used as feasible. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. All sediment and erosion control measures shall be installed per the engineer's requirements prior to the initiation of site grading if planned to occur within the rainy season.
4. Spill kits shall be maintained on the site, and a Spill Response Plan shall be in place.
5. No vehicles or equipment shall be refueled within 100 feet of wetland areas, riparian habitat and/or drainage features, and refueling areas shall have a spill containment system installed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. All equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Construction staging areas shall be located in a location where spills would not drain into aquatic habitats.
6. No concrete washout shall be conducted on the site outside of an appropriate containment system. Washing of equipment, tools, etc. should not be allowed in any location where the tainted water could enter onsite drainages.
7. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.

8. All project-related spills of hazardous materials within or adjacent to the project site should be cleaned up immediately.
9. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. Silt fencing, erosion control blankets, straw bales, sandbags, fiber rolls, and/or other types of materials prescribed on the plan shall be implemented to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be used as feasible.
10. Areas with disturbed soils shall be restored under the direction of the project engineer in consultation with a qualified restoration ecologist as detailed above. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and/or applying the native seed mix as described in the table below. Native seed mix shall be applied to the graded areas in the creek setback area through either direct hand seeding or hydroseeding methods. Seeding with the native erosion control seed mix should be provided on all disturbed soil areas prior to the onset of the rainy season (by October 15).

Native Erosion Control Seed Mix

Species	Application Rate (lbs/acre)
California Brome (<i>Bromus carinatus</i>)	10
purple needlegrass (<i>Stipa pulchra</i>)	5
tomcat clover (<i>Trifolium wildenovii</i>)	5
six weeks fescue (<i>Vulpia microstachys</i>)	5
Total	25

BIO-10 Obtain necessary permits for impacts in jurisdictional areas, implement a compensatory mitigation program, and monitor the success of the program to ensure no net loss of Riparian/Wetland habitat or other waters on the subject property. Prior to any vegetation removal or site disturbance within the areas delineated as jurisdictional features (Figure 5, Aquatic Resources Delineation 2021), the applicant shall provide documentation to the City that a Clean Water Act Section 404 Permit from USACE, a Clean Water Act Section 401 Water Quality Certification from RWQCB, and a California Fish and Game Code Section 1602 Lake and Streambed Alteration Agreement from CDFW have been obtained or have been determined by the regulatory agencies to not be required.

If regulatory permits are required, prior to the initiation of vegetation removal or tract improvements, the applicant shall retain a qualified biological monitor to ensure compliance with all Clean Water Act and CDFW permit requirements during work adjacent to the creek. The monitor shall be present during the installation of the construction fencing delineating the limits of work in relation to the edge of riparian, creek top of bank, and 20-foot creek setback buffer, as described in Mitigation Measure BIO-6. Since the Cambria morning glory compensatory mitigation site is to be located within this buffer, the monitor shall direct appropriate wildlife exclusion and erosion control BMPs to protect riparian habitat during site preparation for planting. The monitor shall be present during construction of the rip rap pad and any other work within the creek setback area on stormwater structures. The monitor shall also oversee removal of non-native tree species and site preparation for tree planting within the setback. If a Habitat Mitigation and Monitoring Plan (HMMP) is required by the regulatory agencies, the applicant shall provide a copy of the plan to the City and the biological monitor shall be responsible for successful implementation of the plan.

BIO-11 Record a Biological Easement and Biological Easement Agreement protecting riparian area: A Biological Easement and Biological Easement Agreement shall be recorded in conjunction with the final map recordation. The easement agreement shall be developed by the applicant in a format provided by the City. The following activities are permitted within the biological easement, subject to the review and approval by the City Sustainability and Natural Resources Official:

1. Stormwater improvements.

2. Removal of non-native trees.
3. Restoration and creek bank stabilization activities.

No future paving or structures shall be permitted within the biological easement. Creek setback standards shall be applied to the easement area, consistent with municipal code requirements.

Monitoring Program: These conditions and measures shall be noted on Final Map and all grading and construction plans. The City Community Development Department and Natural Resources Manager shall verify compliance.

Cultural Resources

CR-1 Discovery of Previously Unidentified Cultural Resources. In the event that historical or archaeological remains are discovered during ground-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City Community Development Director shall be notified. A qualified archaeologist shall conduct an assessment of the resources and formulate proper mitigation measures, if necessary. After the find has been appropriately mitigated, work in the area may resume. These requirements shall be noted on the project's final map and all improvement/construction plans.

CR-2 Discovery of Human Remains. In the event that human remains are exposed during ground-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City Community Development Director shall be notified. California Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. These requirements shall be noted on the project's final map and all improvement/construction plans.

Monitoring Program: These conditions shall be noted on Final Map and all grading and construction plans. The City Community Development Department shall verify compliance, including preparation and implementation of the Monitoring Plan, and review and approval of cultural resources monitoring reports documenting compliance with required Mitigation Measures.

Noise

N-1 For the entire duration of the construction phase of the project, the following BMPs shall be adhered to:

1. Stationary construction equipment that generates noise that exceeds 60 dBA at the project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures).
2. Impact tools (e.g., jack hammers, pavement breakers, rock drills, etc.) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools.
3. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.
4. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.
5. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.).

N-2 Construction plans shall note construction hours, truck routes, and all construction noise BMP, and shall be reviewed and approved by the City Community Development Department prior to issuance of grading/building permits. The City shall provide and post signs stating these restrictions at construction entry sites prior to commencement of construction and maintained throughout the construction phase of the project. All construction

workers shall be briefed at a preconstruction meeting on construction hour limitations and how, why, and where BMP measures are to be implemented.

Monitoring Program: These measures shall be incorporated into Final Map and project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City during regular inspections. Tribal Cultural Resources

TC-1 Culturally Affiliated Native American Monitor. A representative from the Salinan Tribe shall be notified prior to any ground disturbing activities to provide for on-site monitoring. If cultural resources are encountered during subsurface earthwork activities, all ground disturbing activities within a 25-foot radius of the find shall cease and the City shall be notified immediately consistent with the requirements of Mitigation Measures CR-1 and CR-2.

Monitoring Program: These measures shall be incorporated into Final Map and project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City during regular inspections.

Wildfire

WF-1 Vegetation/Fuel Management Plan. Prior to issuance of any construction permit, the applicant shall provide a vegetation/fuel management plan prepared by a registered professional forester or certified arborist for each lot. The plan shall identify fuel load reduction techniques, including vegetation removal and trimming, to increase defensible space around residential structures and driveways/access roads. The plan shall also identify appropriate standards for installation of new landscaping, such as requirements for drought-tolerant and fire-resistant species.

WF-2 Additional Fire Hazard Reductions. Future development would incorporate the following fire reduction methods identified by the 2020 Wildland Fire Protection Report (Neumann) to reduce wildland fire risk:

1. Rain gutters, when not adequately maintained, will collect leaf material which becomes a receptive fuel bed for embers and sparks and can then transmit fire underneath the non-combustible roof materials. Rain gutters should be protected by noncombustible leaf shields or not allowed.
2. Record on all lots a deed restriction that allows for only non-combustible fences and decks in the subdivision.
3. Record on all lots a deed restriction that allows for fire resistant landscaping in the back yards of the subdivision.
4. Require enclosed eaves on all structures within the subdivision.
5. Install fireproof vents on all structures (fire-rated, flame and ember resistant).
6. Working with the biologist, remove the non-native vegetation in the creek, riparian area,
7. reduce the fuel load.
8. Install a non-combustible wall (block or steel stud /stucco) wall 36 inches in height all around the northern perimeter of the subdivision. The wall shall begin at the westernmost property line and continue to the 20-foot setback at the west side of the creek and shall continue beginning at the 20-foot setback at the east side of the creek, terminating at the property line of CAL FIRE Station #12. The purpose of this wall is to interrupt fire progression from the north onto the proposed lots without obstructing the very desirable view of the open space.

Monitoring Program: This measure shall be incorporated into Final Map and noted on all grading and construction plans. The City Community Development Department shall verify compliance through initial and regular inspections.

PLANNING COMMISSION AGENDA REPORT

SUBJECT: REVIEW OF THE CITY'S DRAFT PARKS AND RECREATION BLUEPRINT FOR THE FUTURE: 2021-2041 (PARKS AND RECREATION PLAN AND GENERAL PLAN ELEMENT UPDATE) THAT WILL SUPERCEDE THE 2001 PARKS AND RECREATION MASTER PLAN AND GENERAL PLAN ELEMENT.

PROJECT ADDRESS: Citywide

BY: Shawna Scott, Senior Planner
Phone Number: (805) 781-7176
Email: sscott@slocity.org

FILE NUMBER: GENP-1942-2018;
EID-0150-2021

FROM: Tyler Corey, Deputy Director of
Community Development
VIA: Greg Avakian, Parks and
Recreation Director

RECOMMENDATION

Adopt a resolution (Attachment 1), recommending the City Council approve the Draft Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) (Attachment 2) and adopt the associated Initial Study/Negative Declaration (Attachment 3).

1.0 COMMISSION'S PURVIEW

The Planning Commission will consider the Parks and Recreation Commission's recommendation regarding the Plan Update, consider the Initial Study/Negative Declaration, review the project for consistency with applicable policies and goals of the General Plan, and provide a recommendation to City Council.

2.0 PROJECT INFORMATION

The City Parks and Recreation Department has prepared the Draft Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) (Plan Update) to guide the future of parks and recreation in the City for the next twenty years. The current Parks and Recreation Master Plan and Element (2001) is proposed to be replaced in its entirety by the Plan Update. One notable and important change with the Plan Update is that the Plan addresses urban parks and recreation, and no longer includes plans or policies related to the City's Open Space, which are appropriately addressed in the City's Conservation and Open Space Element (adopted in 2006) and adopted Natural Area plans. This report provides an overview of the Plan Update, including goals, policies, and implementation.

The Draft Plan Update incorporates comments and direction from the Active Transportation Committee (ATC), the Parks and Recreation Commission (PRC), and the City Council Study Session on the Public Draft Plan Update.

The Draft Plan Update and Initial Study/Negative Declaration are provided as Attachments 2 and 3, and the Draft Plan Update is available for public review at <https://www.slocity.org/government/department-directory/parks-and-recreation/parks-and-recreation-plan-and-element-update>.

3.0 PROJECT ANALYSIS

Project Background

In 2017, the City Parks and Recreation Department initiated the update to the City's Parks and Recreation Element of the General Plan and the Parks and Recreation Plan (Plan Update). On November 7, 2017, the City Council approved the Project Plan for the Plan Update, and a consultant team led by WRT was selected in February 2018 to support staff. In April 2018, the Parks and Recreation Commission (PRC) approved the Community Engagement Plan¹ for the project, and the Plan Update has been informed by three years of public outreach and comment, public workshops and forums, a statistically valid survey, and focused review by Parks and Recreation and Planning staff and the PRC.

The Plan Update will be an essential guide for parks and recreation in San Luis Obispo, while also serving as the General Plan Parks and Recreation Element; goals and policies are embedded in the City's larger blueprint for future growth and change. Chapters 1, 2, 3, and 5 of the Blueprint comprise the **Parks and Recreation Plan**, and Chapter 4 is the **Parks and Recreation General Plan Element**. The Plan Update also serves to support, supplement, and advance the goals of the City's *Climate Action Plan for Community Recovery*², *Active Transportation Plan*³, and *Recommendations to City Council for Advancing Diversity, Equity, and Inclusion in the City of San Luis Obispo*⁴. Implementation of the Plan supports and strives to ensure that City's parks, facilities, and programs will be inclusive, safe, and accessible to all people.

Park and Recreation Needs

The City currently has 205.6 acres of parkland, including 99.7 acres of Community Parks, 34.7 acres of Neighborhood Parks, 7.9 acres of Mini Parks, and 63.3 acres of recreational centers and special facilities. Proposed park acreage standards require a minimum of 10 acres of parkland per 1,000 residents, including five acres of Neighborhood Parks per 1,000 residents (refer to Attachment 2, Plan Update, *Policy 1.2 Park Acreage Standards*). Looking ahead, the City would need an additional 361 acres of parkland to meet the park acreage standard for residents in 2035, inclusive of 249 acres of Neighborhood Parks, based on resident population estimates in the City's General Plan (56,686) (Attachment 2, Appendix C, *Community Needs Assessment Table 2-6, San Luis Obispo Park Acreage Standards and Level of Service*). Implementation of currently approved parks within adopted Specific and Development Plans (Avila Ranch, Orcutt Area Specific Plan, Froom Ranch Specific Plan, and San Luis Ranch Specific Plan) would provide 41 acres of

¹ Approved by the Parks and Recreation Commission in April 2018, [available here](#).

² Climate Action Plan for Community Recovery (August 2020), [available here](#)

³ Active Transportation Plan (February 2021), [available here](#)

⁴ Recommendations to City Council for Advancing DEI (January 2021), [available here](#)

parkland and several new amenities (refer to *Table 1. Specific Plan Parkland Amenities*). This will contribute to the total acreage of parkland in the City, resulting in total park acreage of 246, with a remaining gap of **320 acres** needed to serve the estimated resident population in 2035.

Table 1. Specific Plan Parkland Amenities

Amenity Type	Specific Plan – Planned Amenities
Diamond Athletic Fields (Youth)	1 - Avila Ranch
Rectangle Athletic Fields	3 – Orcutt Area 1 – Avila Ranch
Outdoor Basketball Court	1 – Avila Ranch (full court) 3 – Avila Ranch (half court) 2 – San Luis Ranch (half court) 1 – Orcutt Area (full court)
Tennis Court	4 – Orcutt Area 2 – Avila Ranch
Playground/Tot Lot	7 – Avila Ranch 2 - San Luis Ranch 3 - Orcutt Area
Dog Park/ Off-leash Dog Area	1 – Avila 1 – Orcutt Area
Pickleball Court	6 – Orcutt Area 2 – Avila Ranch
Group Gathering/Seating Areas	1 – Orcutt Area 1 – Avila Ranch (BBQ)

The Plan Update recognizes that park and recreational amenities are used by both the resident population and the daytime (service) population, and identifies amenity needs based on the estimated 2035 daytime (service) population of 88,286⁵ (Attachment 2, Plan Update, *Policy 1.5 Park Amenity Standards*). The recommended park acreage and amenity standards are ambitious and aspirational, and these gaps highlight the need for multi-use, multi-generational, and multi-ability amenities within parkland and facilities, in addition to the identification of new parkland within the City.

In order to determine base needs for City park facilities and amenities, staff worked with the project consultant team (WRT and PROS) to assess the current level of service for park facilities and amenities based on the 2017 estimated resident and daytime populations, and the 2035 estimated resident and daytime populations. This assessment considered a list of key amenities based on the City's current inventory, planned amenities identified in Specific Plan areas (see *Table 1. Specific Plan Parkland Amenities*, above), input from the public and the PRC and ATC, consideration of recreational trends, and recommendations identified in the Community Needs Assessment.

In addition to overall need, the Plan Update assessed needs based on identified sub-areas within the City (refer to Attachment 2, *Figure 4-2 San Luis Obispo Sub-Areas*) that contain multiple neighborhoods, population density within residential neighborhoods, and

⁵ Daytime (service) population identified in the Capital Facilities Development Impact Fee Nexus Study, 2018)

identification of access gaps, with a policy directive for equitable distribution of amenities through-out the City, such that every resident would be able to access no-cost key amenities via sustainable transportation including walking, biking, rolling, or transit (Attachment 2, Plan Update, *Policy 1.3 Park Access Standards* and *Policy 1.6 Park Amenities Per Area Standard*). Existing City inventory, existing needs, future needs, access gaps, and implementation timing priority are identified in *Table 2. Amenity Inventory and Current and Future Needs*.

Table 2. Amenity Inventory and Current and Future Needs

Amenity	Current Inventory	Current Additional Need	General Plan Build-out Total Additional Need ¹	Location Based on Access Gaps and Planned Amenities (Sub-area)	Priority
ATHLETIC FIELDS					
Diamond Athletic Fields (Youth)	4	2	3	Downtown Laguna Lake	0-10 years
Diamond Athletic Fields (Youth/Adult)	1	4	5	Downtown Meadow/Sinsheimer Righetti/Orcutt Stoneridge/Margarita Laguna Lake	0-10 years
Diamond Athletic Fields (Adult)	1	2	3	Downtown Righetti/Orcutt Stoneridge/Margarita Laguna Lake	0-10 years
Rectangle Athletic Fields	4	4	6	Downtown Meadow/Sinsheimer Laguna Lake	0-5 years
SPORTS COURTS					
Outdoor Basketball Court	6	6	8	Citywide	0 – 20 years
Tennis Court	8	7	10	Downtown Laguna Lake	0-5 years
Pickleball Court	3	9	12	Foothill/Anholm Downtown Meadow/Sinsheimer Laguna Lake	0 – 5 years
Sand Volleyball	8	3	5	Downtown Stoneridge/Margarita Laguna Lake	0-20 years
Roller Sports Court	1	1	2	Downtown Meadow/Sinsheimer Righetti/Orcutt Stoneridge/Margarita Laguna Lake	10-20 years

Amenity	Current Inventory	Current Additional Need	General Plan Build-out Total Additional Need ¹	Location Based on Access Gaps and Planned Amenities (Sub-area)	Priority
Multi-generational recreation and community center	Ludwick Center and SLO Senior Center	27,000 sf	46,000 sf	Citywide	5-20 years
Dog Park/ Off-leash Dog Area	1	6	7	Foothill/Anholm Downtown Meadow/Sinsheimer	0-5 years
Playgrounds/ Tot Lot	26	10	18	Citywide	0-20 years
Group Seating/Gathering Areas	9	6	9	Downtown Stoneridge/Margarita	0-5 years
SPECIAL RECREATION FACILITIES					
Disc Golf Course (18-hole)	2	0	0	N/A	N/A
Golf Course	1	0	0	Citywide	10-20 years
Swim Center	1	Expansion of existing pool	1	Citywide	5-20 years
Skate Park	1	0	1	Citywide	10-20 years
Pump Track (Bike or Skate)	0	2	3	Citywide	0-20 years

¹ Includes amenities identified in approved Specific Plans

3.0 SUMMARY OF THE PLAN UPDATE

The following discussion provides a brief guide to the structure and content of the document. The Plan is divided into five chapters:

Chapter 1 introduces the planning process and overarching goals of the plan. The Plan includes the following six Guiding Themes, which permeate through the Plan's recommendations, goals, and policies:

- Design Excellence
- Stewardship and Sustainability
- Inclusion and Access
- Building Community
- Partnerships and Public Engagement
- Good Governance

Chapter 2 takes a deeper look at San Luis Obispo through demographic analysis and its parks through a detailed inventory. This information was presented to the PRC and the public in a Community Needs Assessment Report, which is included in the Plan Update Appendix.

Chapter 3 provides a summary of the extensive community engagement conducted in association with the Plan Update. This information was presented to the PRC and the public in the adopted Community Needs Assessment Report, and subsequent updates presented to the PRC.

Chapter 4 provides the detailed policies that flow from five system-wide goals. The draft goals and policies were presented to the PRC in July 2020 and have been expanded and updated based on continued public input, continued staff review, and to maintain consistency with the adopted *Climate Action Plan* and *Active Transportation Plan* and *Recommendations to City Council for Advancing Diversity, Equity, and Inclusion in the City of San Luis Obispo*. The Plan Update is intended to support and advance the goals and programs identified in these previously adopted plans.

The five goals include:

- **Build Community and Neighborhoods:** City Parks and Recreational facilities should build and connect community through inclusive and diverse amenities and programming.
- **Meet the Changing Needs of the Community:** Leverage regionalism and creatively increase the number of City parks, recreational facilities and amenities, to meet user needs.
- **Sustainability:** The City's Parks and Recreation facilities will be vibrant, resilient, and sustainable.
- **Optimize Resources:** Establish, maintain, and operate parks, facilities, and programs in a manner that is cost effective and manageable while engaging the community in a manner that optimizes involvement and support.
- **Safety:** Provide safe, accessible, inclusive, and well-maintained City parks, recreational facilities, and amenities.

Chapter 5 provides the details around **implementation and funding strategy**, including phasing and priority projects. This chapter was informed by public comment and PRC feedback on project prioritization for the near term (0-5 year), mid-term (5-10 year), and long-term (10-20 year) timeframes. Park and facility improvements can be understood in three tiers: Tier 1, Critical Park Improvements (Maintenance); Tier 2, Strategic Park Improvements, Improvement of Existing Parks/Facilities; and Tier 3, "Visionary" Park Improvements, New Opportunities.

Tier 3 park and facility needs and priorities identified in the Plan Update are grouped by park classification (i.e., neighborhood parks, community parks) and are then presented in alphabetical order. Project opportunities are prioritized by phase (near-term, mid-term, and long-term). For quick reference, Tier 3 park and facility opportunities and priorities are also summarized in *Table 5-1* of the Draft Plan Update (Attachment 2).

Implementation of the Plan Update

The Plan Update will be implemented over the next twenty years, depending on funding and staffing resources. Plan Update Chapter 5 (Implementation) is intended to be aspirational and identifies opportunities that may be appropriate for existing parks based on the wants and needs expressed by the community. As amenities and parkland are constructed, the City will need to monitor implementation of the Plan Update and track progress towards meeting service standards for both park acreage and identified amenities, equitable distribution of amenities, and resolving access gaps such that all residents will be able to enjoy parks and recreation within a ½ mile (or ten minute walk) from their home.

The Plan Update is also intended to be flexible, to enable the City to conduct focused community outreach and prepare park-specific comprehensive plans for the following existing community and neighborhood parks:

- Laguna Park (update Laguna Lake Plan)
- Meadow Park and Meadow Park Center
- Sinsheimer Park, Sinsheimer Stadium, SLO Swim Center
- Mitchell Park

In addition, as noted in the plan, **new parkland** is needed in the following areas to address population density within neighborhoods and access gaps:

- Foothill/Anholm area: in the vicinity of Grand Avenue, potentially through agreement with San Luis Coastal Unified School District;
- Downtown area: along the Johnson Avenue corridor south of the high school;
- Meadow/Sinsheimer area, potentially through expansion or amenitization of Stoneridge Park;
- Stoneridge/Margarita area: along the South Higuera corridor;
- Laguna Lake area: at the Laguna Lake Golf Course as part of potential site reuse.

Key considerations for the enhancement and redevelopment of existing parks and the development of new parkland will be striking a balance between active and passive recreational use, maintaining neighborhood character, ensuring high quality design and maintenance, and optimizing resources by incorporating multi-generational, multi-use, inclusive and accessible amenities and facilities. Incorporation of innovative universal design and continued conversations with the community will be critical to resolve and

prevent any barriers⁶ to our community's enjoyment of the City parks, recreation amenities, public art, and programs.

The Plan Update also identifies the need for park activation and building community through site planning and provision of community gathering space and associated infrastructure (i.e., gazebo, stage, improved access); supporting and facilitating community events; incorporation of public art and cultural expression; and dynamic programming to address multi-generational and multi-ability needs of our community.

Implementation of the Plan Update would be funded by development impact fees, the general fund, grants, revenues from services, provided, and group area and facility rentals. Potential external funding sources could include grants; "friends of parks" organization(s); corporate sponsorships; crowdfunding; partnerships with other agencies; gifts from non-profit foundations; private donations; irrevocable remainder trusts; volunteerism; and fundraisers. The Plan update identifies rough lifecycle costs for key amenities, while more aspirational projects such as multi-generational center would require a specific cost and financing assessment due to the potential variables that affect construction, operation, and maintenance costs.

4.0 POLICY CONTEXT AND GENERAL PLAN CONSISTENCY

The recommendations of the Plan Update support and advance many of the goals, objectives, policies and programs of the City's *General Plan*, *Active Transportation Plan*, and *Climate Action Plan for Community Recovery*. The development and enhancement of accessible parks and facilities in the City would reduce vehicle miles traveled (VMT) and related greenhouse gas emissions. Redevelopment of parks and facilities would facilitate carbon-neutrality and provide an opportunity to educate and showcase evolving technology. The Plan Update is consistent with the General Plan, and implementation of the Plan Update would advance goals and policies of the *Land Use Element*, including neighborhood connectivity and enhancement (*Policies 2.2.4 and 2.2.6*); provision and enhancement of parks within neighborhoods (*Policy 2.3.1*); and increasing green space in the Downtown (*Policy 4.11*).

5.0 COMMUNITY ENGAGEMENT

Chapter 3 of the Plan Update (*What We Heard*) summarizes the extensive public engagement conducted over the past three years pursuant to the Plan Update's Community Engagement Plan, starting with foundational stakeholder interviews in April 2018. Throughout the summer of 2018, in order to reach our community, City staff conducted over 25 "pop-up" events with the Parks and Recreation "Bright Ideas" bicycle to reach and connect with San Luis Obispo residents and visitors at parks, facilities, programs, and events. During these pop-ups, the public had an opportunity to provide comments on portable white boards and comment cards and take photos with the "Bright Ideas" bicycle for sharing on the Parks and Recreation Instagram account. A statistically valid **Needs Assessment Survey** was conducted August to October 2018, with a total of 507 respondents.

⁶ Potential barriers may include, and are not limited to, ability, skill level, sense of safety, monetary limitations, knowledge and/or interest in programming and/or recreational activity.

Public Workshops and forums included the **“Bright Ideas” Public Workshop** in September 2018 to gain additional input from the community regarding existing parks and facilities and the future of parks and recreation in San Luis Obispo. A **PRC Workshop Series** was held in January, February, and March of 2019, which consisted of focused discussions and public input related to the community’s values and priorities, unmet needs, and hopes and dreams. Following the Workshop Series, a Community Needs Assessment report prepared by the consultant team was presented to the PRC and the public in May 2019, and a **Community Needs Assessment Workshop** was held in June 2019. A **Park Improvement Priorities Workshop** was held with the PRC in September 2019.

Community Needs Assessment report includes:

- Demographic characteristics and population trends of the community;
- Description of existing park system and comparison to benchmark cities;
- Overview of recreational trends and preferences in the U.S. and in the region;
- Summary and evaluation of existing amenities and programs; and
- Summary of themes heard during community engagement activities and the community preferences reflected in the statistically-valid survey.

Through the remainder of 2019 and 2020, the public had an opportunity to attend PRC meetings, where information was presented for public response and direction from the PRC, including draft themes, goals, and policies; lifecycle costs; and the ongoing feedback and questions provided by the public.

On March 25, 2021, a **Public Draft Plan Update Public Workshop** was held via Zoom. The Workshop included a presentation on the Plan Update, and the community was invited and encouraged to provide feedback via poll questions conducted during the workshop, use of the “chat” function, and [Open City Hall](#). The results of the public workshop are summarized in the April 5, 2021 PRC Agenda Report.⁷ Online community engagement continues to be fostered by information updates on City social media, the project website, direct communications with staff, and the Open City Hall website.

Additional opportunities for public comment included public hearings with the ATC and Study Session with the City Council. Recommendations and direction from the PRC, ATC, and City Council have informed the current version of the Plan Update to be considered by the Planning Commission.

6.0 PRIOR REVIEW AND RECOMMENDATIONS

City Council Study Session, May 4, 2021

During the City Council Study Session on the Parks + Recreation Blueprint for the Future: 2021-2041 Parks and Recreation Plan and General Plan Element Update,⁸ the City

⁷ Parks and Recreation Commission agenda report, dated April 5, 2021, [available here](#).

⁸ City Council Study Session Agenda Report available online:

<http://opengov.slocity.org/WebLink/DocView.aspx?id=141546&dbid=0&repo=CityClerk>

City Council Study Session, video of meeting available online:

https://www.youtube.com/channel/UCjSH3YJ12dVzLmQYuevI_sw

Council provided directional items and suggestions for staff and PRC review and consideration. The City Council's comments and direction, including staff's response, are incorporated into the table below. Edits that have been made to the Plan Update are identified by showing deleted text in ~~strike-through~~, and added text is underlined.

Table 2. City Council Study Session Comments

CITY COUNCIL STUDY SESSION COMMENTS	REVISIONS
Further assess if use of resident or daytime population is appropriate for parkland aspirations (10 acres per 1,000 people) and/or current and future amenity needs.	The Plan Update identifies a parkland standard of 10 acres per 1,000 residents, and identifies amenity level of service based on the daytime (service) population. This approach is identified to recognize that both the resident and daytime (service) populations create demands on parks and recreational amenities and facilities. The PRC specifically recommended support for the 10 acres per 1,000 residents, and use of the daytime population to determine future amenities.
Make sure there are clear distinctions about Open Space and open public spaces/places and urban trails.	Multiple edits were incorporated into the Plan Update to ensure that the document makes the appropriate and clear distinction that the Plan Update focuses on urban parks and recreation, and does not affect or serve as a policy document or plan for the City's Open Space.
Remove reference to a second golf course.	<p>The Plan Update has been modified to remove the opportunity for a second golf course from the document:</p> <p>Page 84: <i>Table 4-2 Park Amenity Standards</i>, do not identify a second golf course.</p> <p>Page 114: <i>Golf Courses:</i></p> <p>"Additional Need</p> <p>San Luis Obispo would need one additional golf course by 2035 to meet standards; <u>however, two golf courses to serve the City is not needed.</u></p> <p>Access Gaps</p>

CITY COUNCIL STUDY SESSION COMMENTS	REVISIONS
	<p>Laguna Lake Golf Course is in Area 6 (West). Any future course should be in a different part of the city.</p> <p>Priority</p> <p>Providing an additional golf course may be considered a long-term (10-20 year) priority, subject to land availability. An <u>additional golf course is not a priority for the City.”</u></p>
<p>Consider dividing the Meadow/Sinsheimer sub-area into two sub areas.</p>	<p>Staff reviewed this comment and discussed with the PRC for further direction. No changes to the sub-area delineations are proposed or recommended by the PRC; however, Figure 4-2 will be amended to show the sub-area delineations and the population density and access gaps shown in Figure 5-5, Park Access Gaps and Potential Future Park Sites. The purpose of the map revision is to clarify that there are multiple factors that will drive the location of new and upgraded amenities throughout the City. A draft revised map will be presented to the Planning Commission for consideration.</p>
<p>Look for "quick build" projects as it relates to what we already have, such as a dirt pump track, dog parks, shade/cooling, lighting, gardens, and community events.</p>	<p>No changes to the Plan Update are proposed; however, the Parks and Recreation Department and Public Works Department are working to identify “quick build” projects within the context of the Capital Improvement Plan, the City’s Financial Plan, grant funding, and opportunities for volunteer/community collaboration.</p>
<p>Update opportunities for Cheng Park improvements.</p>	<p>The Plan Update includes the following additional text:</p> <p>Page 126: <i>Cheng Park, Planned Improvements</i></p> <p>Added the following two bullets:</p>

CITY COUNCIL STUDY SESSION COMMENTS	REVISIONS
	<p><u>+ Provide Improved cultural expression and educational opportunities</u></p> <p><u>+ Maintain cultural significance of original design</u></p>
Clarify if multi-generational center would also be a multi-cultural center.	No changes to the Plan Update are proposed, as multi-cultural programming would be provided at facilities at the existing Ludwick Community Center or a future center.
Clearly explain and clarify community engagement results summarized in the document.	<p>The Plan Update includes the following edits to clarify community engagement responses:</p> <p>Page 74: <i>Park Improvement Priorities Workshop, Your Neighborhood:</i></p> <p>“Participants were asked to state their priorities for park improvements in their neighborhood, from a list of options. Of these options, “safer access” was the highest priority, followed by walking paths, neighborhood events, and dog park. <u>“Approximately 110 participants provided responses at this workshop station, and the average ranking for each priority is identified in Figure 3-1.”</u></p> <p>Page 74: <i>Park Improvement Priorities Workshop, Community Parks:</i></p> <p>“For Laguna Lake Park, we asked participants to rank a list of 11 potential improvements. The most popular: a bike pump track, an adventure playground, a botanical garden, a walking path, an outdoor learning area, and additional picnic areas. <u>“Approximately 100 participants provided responses at this workshop station, and the average ranking for each priority is identified in Figure 3-2.”</u></p> <p>Page 75: <i>Park Improvement Priorities Workshop, Fields and Facilities:</i></p>

CITY COUNCIL STUDY SESSION COMMENTS	REVISIONS
	<p>“Participants were asked to rank four potential improvements to the SLO Swim Center. Of these, extended hours for recreation swim and for lap swim were the highest ranked. <u>Approximately 85 participants provided responses at this workshop station, and the average ranking for each priority is identified in Figure 3-5.</u>”</p>
Consider park ambassadors to support diversity, equity, and inclusion.	<p>No changes to the Plan Update are proposed at this time, as consideration of establishing park ambassadors at City parks would be better identified during evaluation of resources and staffing needs, are often based on a particular amenity (such as the Santa Rosa SLO Skate Park), and would need to take equity into consideration.</p>
Conduct additional focused outreach related to diversity, equity, and inclusion.	<p>The Plan Update includes the following edits to further clarify outreach efforts during park-specific and facility-specific planning:</p> <p>Page 103:</p> <p>“Next, the chapter defines three types of park improvements, and documents potential improvements <u>opportunities</u> at each park where “visionary” changes are needed. <u>The chapter provides the flexibility to consider identified opportunities and determine the appropriate design and amenities of our City’s parks and recreational facilities through focused community outreach and the preparation of comprehensive park-specific plans. The community engagement process will include direct contact with community groups and organizations to further advance diversity, equity, and inclusion at all City parks and facilities.</u>”</p>

CITY COUNCIL STUDY SESSION COMMENTS	REVISIONS
Update Table 4-2 Park Amenity Standards by deleting “Meets Standard/Needs Exist” column and replacing it with the number of additional amenities needed to serve the future daytime population.	<i>Table 4-2 Park Amenity Standards</i> has been updated by deleting “Meets Standard/Needs Exist” column and replacing it with the number of additional amenities needed to serve the future daytime population.
Note that the SLO Senior Center is an historic building.	<p>The Plan Update includes the following edits:</p> <p>Page 130: <i>SLO Senior Center, Planned Improvements, Mid-Term (5 to 10 years):</i></p> <p>“+ Re-envision SLO Senior Center in the context of Mitchell Park through Planning process. Goals will include creating a strong linkage between the park and the center; and considering potential renovation <u>or expansion or replacement of the Senior Center relocation of programs and services</u> to achieve multi-generational use of the facility. <u>The SLO Senior Center building is a historic property, and any improvements shall be consistent with the City’s Historic Preservation Ordinance and Historic Preservation Program Guidelines.</u> <u>Increase the City’s financial and staff investment in the SLO Senior Center.</u>”</p>

Active Transportation Committee, March 18, 2021

The Public Draft Plan was presented to the ATC on March 18, 2021. The ATC unanimously moved to recommend adoption of the Plan Update, with recommendations that were supported by the PRC. ATC recommendations are identified in the table below, and edits that have been made to the Plan Update are identified by showing deleted text in ~~strike-through~~, and added text is underlined.

Table 3. Active Transportation Commission Recommendations

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATIONS	HOW ADDRESSED
<p>Address Sinsheimer Park area connectivity, including inclusive non-vehicular access both to the Sinsheimer Park area and through the park. Identify need for a paved trail connecting the Railroad Safety Trail to Sinsheimer Park.</p>	<p>Page 123: <i>Sinsheimer Park, Planned Improvements, Near-Term (0 to 5 Years):</i></p> <p>Added bullet:</p> <p><u>+ Address Sinsheimer Park area connectivity, including inclusive non-vehicular access both to the Sinsheimer Park area and through the park. Provide for an inclusive and accessible paved trail connecting the Railroad Safety Trail to Sinsheimer Park.</u></p>
<p>Provide stronger language in <i>Policy 1.15 Sustainable Transportation Access</i> and <i>Policy 1.16 Shaded Play Areas</i>, beyond “evaluate potential...” and “strive to”.</p> <p>Specifically address Sinsheimer Park, Laguna Lake Park, and Meadow Park in Policies 1.15, 3.1, and 5.2.</p> <p>Include bicycle parking in parks, with facilities for standard and electric bicycles, and cargo bicycles.</p>	<p>Page 88: <i>Policy 1.15, Sustainable Transportation Access.</i></p> <p>“1.15 Sustainable Transportation Access.</p> <p>Support implementation of the Active Transportation Plan and provision of sustainable access to parks and recreational facilities <u>including, but not limited to Sinsheimer Park area, Laguna Lake Park, and Meadow Park, and interconnected paths citywide. Bicycle parking should be provided in parks, recreational facilities, and community centers, and include facilities for standard, electric, and cargo bicycles.</u>”</p> <p>Page 88: <i>Policy 1.16 Shaded Play Areas.</i></p> <p>“1.16 Shaded Play Areas.</p> <p>In addition to shading play areas—a high priority for the community—trees and shade structures can also contribute to distinctive identity and sustainability. Existing play areas will be assessed for</p>

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATIONS	HOW ADDRESSED
	<p>need, and enhancements to both play equipment and shade will be scheduled. The City should strive for <u>provide</u> shaded play areas within a short walk (1/2-mile) of all residents: this should be a core feature of all parks, including mini-parks.”</p> <p>Policy 3.1 addresses new parks and facilities, not existing; therefore, no modifications are proposed related to these comments.</p> <p>Policy 5.2 states: “Create bicycle and pedestrian connections between these mainline trails and the City’s community parks (e.g. Sinsheimer, Laguna Lake, Santa Rosa, Meadow) and major recreation facilities (e.g. Damon-Garcia).” Therefore, no modifications are proposed related to these comments.</p>
<p><i>Policy 3.1 Access by Foot and Bike:</i> Amend title to be more inclusive of those accessing parks and facilities by alternative non-vehicular means beyond “foot and bike”.</p>	<p>Page 94: <i>Policy 3.1 Access by Foot and Bike.</i></p> <p>“Policy 3.1 Access by Foot, and Bike, <u>and Roll</u>”</p> <p>New parks and facilities should be located centrally to their service population, integrated with their community context, and easily accessed on foot, and by bike, <u>and roll....</u>”</p>
<p>Overall, provide a more specific ties to the Active Transportation Plan.</p>	<p>See above.</p>
<p>Suggestion to locate pump tracks on routes to schools, and locate pump. tracks where it can be accessed via bicycle.</p>	<p>Page 114: <i>Bike/<u>Roller</u> Pump Tracks</i></p> <p>“Priority</p> <p>A bike/<u>roller</u> pump track has been identified as a near-term (0-5 year) priority for the City. A second track may be considered a long-term (10-20 year) opportunity. <u>Pump tracks should be located where they can be accessed via</u></p>

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATIONS	HOW ADDRESSED
	<u>bicycle or roll, and along routes to schools.”</u>

4.0 ENVIRONMENTAL REVIEW

An Initial Study / Negative Declaration has been prepared for the Plan (Attachment 3). The public review period for the Initial Study / Negative Declaration was Thursday, March 25, 2021 to Monday, April 26, 2021. The Initial Study does not identify any potentially significant impacts that would occur as a result of adoption of the Plan Update.

As a policy document, the Draft Plan Update does not authorize any physical development or improvements or provide project-specific construction details that would allow for project-level CEQA analysis; instead, it is intended to provide goals and policies, and guide development of future parks and recreation projects within the City. Therefore, consistent with Section 15168(c)(1) of the State CEQA Guidelines, the IS/ND evaluates program-level actions that describe planned park and recreation facilities and programs and focuses primarily on the Draft Plan Update’s consistency with adopted City plans, goals, objectives, and standards. Future proposed physical improvements that are subject to discretionary approval would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of the California Environmental Policy Act (CEQA) and the State CEQA Guidelines.

Reference copies of the IS/ND are available on the City’s website at <https://www.slocity.org/government/departments-directory/community-development/documentsonline/environmental-review-documents>.

5.0 OTHER DEPARTMENT COMMENTS

The Administrative Draft Plan Update was provided for internal review by several City departments, including Community Development, Public Works, City Administration, Utilities. The Diversity, Equity, and Inclusion Task Force provided valuable review and input on the Administrative Draft Plan Update. In addition, the Plan Update was coordinated with the City Transportation Division and the Office of Sustainability to ensure the document supports and advances the goals, policies, and programs of the *Active Transportation Plan* and *Climate Action Plan*.

Other community groups have helped shape the Plan Update including Arts Council, American Youth Soccer Organization, Cal Poly (special thanks to NR 418 class, 2018), Central Coast Concerned Mountain Bikers, Central Coast Soccer, Friends of SLO City Dog Parks; Downtown SLO, History Center of San Luis Obispo County, Jack House Committee, Land Conservancy of SLO County, San Luis Coastal Unified School District, San Luis Obispo Museum of Art, SLO Baseball, SLO Pickleball Club, SLO Railroad Museum, SLO REP Theatre, SLO Rugby, SLO Senior Center, SLO Soccer Club, SLO Women’s Soccer Club, YMCA, and many other individuals.

6.0 ALTERNATIVES

1. Continue review of the project with specific direction to staff on pertinent issues.
2. Recommend denial of the Plan Update, however staff does not recommend this as it would be inconsistent with the General Plan, the Active Transportation Plan, and the Climate Action Plan for Community Recovery.

ATTACHMENTS

1. Draft Resolution
2. Reading File – Draft Plan Update
3. Initial Study/Negative Declaration

RESOLUTION NO. PC-XXXX-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE THE PARKS AND RECREATION BLUEPRINT FOR THE FUTURE: 2021-2041 (PARKS AND RECREATION PLAN AND GENERAL PLAN ELEMENT UPDATE) (GENP-1942-2018, EID-0150-2021; CITYWIDE)

WHEREAS, the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) will be an essential guide for parks and recreation in San Luis Obispo, while also serving as the General Plan Parks and Recreation Element; Chapters 1, 2, 3, and 5 of the Parks and Recreation Blueprint for the Future comprise the Parks and Recreation Plan, and Chapter 4 is the Parks and Recreation General Plan Element; and

WHEREAS, the Active Transportation Committee of the City of San Luis Obispo conducted a virtual public hearing in webinar format on March 18, 2021 on the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) (Plan Update), and recommended consideration of the Committee's comments and adoption of the Plan Update (7:0); and

WHEREAS, the City Council of the City of San Luis Obispo conducted a virtual public hearing Study Session in webinar format on May 4, 2021 on the Plan Update and provided comments to staff; and

WHEREAS, the Parks and Recreation Commission of the City of San Luis Obispo conducted a virtual public hearing in webinar format on May 12, 2021 on the Plan Update, and recommended adoption of the Plan Update with noted clarifications, recognized the Plan Update is aspirational; the Commission considered City Council Study Session comments and recommended retainment of the 10 acres per 1,000 resident parkland standard, retainment of the sub-area delineations, and clarification regarding the use of the Access Gap/Amenities map, and supported additional City Council Study Session comments (7:0); and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. Based upon all the evidence, the Planning Commission makes the following findings regarding the project.

R _____

1. The Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) will promote the public health, safety, and welfare of persons living and working in the City by proving a blueprint for future parks, facilities, and programs, that will be inclusive, safe, and accessible to all people.
2. The Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) supports and advances many of the goals, objectives, policies and programs of the City's Active Transportation Plan, and Climate Action Plan for Community Recovery, because the development and enhancement of accessible parks and facilities in the City would reduce vehicle miles traveled (VMT) and related greenhouse gas emissions. Redevelopment of parks and facilities would facilitate carbon-neutrality and provide an opportunity to educate and showcase evolving technology.
3. The Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) is consistent with the City's General Plan, because implementation of the Plan Update would advance goals and policies of the Land Use Element, including neighborhood connectivity and enhancement (Policies 2.2.4 and 2.2.6); provision and enhancement of parks within neighborhoods (Policy 2.3.1); and increasing green space in the Downtown (Policy 4.11).

SECTION 2. Environmental Review. The Planning Commission finds that the project's programmatic Initial Study/Negative Declaration adequately evaluates potential environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA).

SECTION 3. Action. The Planning Commission recommends that the City Council adopt the Initial Study/Negative Declaration and approve the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update).

Upon motion of _____, seconded by _____,
and on the following roll call vote:

AYES:

NOES:

ABSENT:

The foregoing resolution was adopted this 26th day of May 2021.

Tyler Corey, Secretary
Planning Commission



INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

For: Parks and Recreation Plan and General Plan Element Update
EID-0150-2021

March 2021

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ATTACHMENTS

- A: DRAFT PARKS AND RECREATION PLAN
 B: NATIVE AMERICAN CONSULTATION

LIST OF ABBREVIATIONS AND ACRONYMS

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ALUP	Airport Land Use Plan
AOZ	Airport Overlay Zone
BMPs	Best Management Practices
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CCRWQCB	Central Coast Regional Water Quality Control Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CH ₄	methane
City	City of San Luis Obispo
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
COSE	Conservation and Open Space Element
CWPP	Community Wildfire Protection Plan
dBA	A-weighted decibel(s)
EFZ	Earthquake Fault Zone
EIR	Environmental Impact Report
EOP	Emergency Operations Plan
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHGs	greenhouse gas emissions
GWP	Global Warming Potential

HFCs	hydrofluorocarbons
IS/ND	Initial Study/Negative Declaration
LUE	Land Use Element
MJHMP	Multi-Jurisdictional Hazard Mitigation Plan
MRZs	Mineral Resource Zones
N ₂ O	nitrous oxide
NO ₂	nitrogen dioxide
NOA	naturally occurring asbestos
NOA ATCM	NOA Airborne Toxic Control Measure
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
O ₃	ozone
P	Park
Pb	lead
PCR	Post Construction Requirements
PF	Public Facilities
PFCs	perfluorocarbons
PG&E	Pacific Gas & Electric Company
PM ₁₀	particulate matter less than 10 microns in size
PM _{2.5}	particulate matter less than 2.5 microns in size
PRC	Public Resources Code
PRE	Parks and Recreation Element
PRMP	Parks and Recreation Master Plan
PRP	Parks and Recreation Plan
REC	Recreation
SB	Senate Bill
SCCAB	South Central Coast Air Basin

SF ₆	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
SLCUSD	San Luis Coastal Unified School District
SLOCAPCD	San Luis Obispo County Air Pollution Control District
SLOMC	San Luis Obispo Municipal Code
SMARA	Surface Mining and Reclamation Act
SO ₂	sulfur dioxide
State	State of California
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
VMT	vehicle miles traveled
VOCs	volatile organic compounds
WWME	Water and Wastewater Management Element



INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

For ER # EID-0150-2021

1. Project Title:

San Luis Obispo Parks and Recreation Plan and General Plan Element Update

2. Lead Agency Name and Address:

City of San Luis Obispo
919 Palm Street
San Luis Obispo, CA 93401

3. Contact Person and Phone Number:

Shawna Scott, Senior Planner
(805) 781-7176

4. Project Location:

Citywide

5. Project Sponsor's Name and Address:

Parks and Recreation Department
City of San Luis Obispo
1341 Nipomo Street
San Luis Obispo, CA 93401

6. General Plan Designations:

Citywide

7. Zoning:

Citywide

8. Description of the Project:

The City of San Luis Obispo's (City) current Parks and Recreation Master Plan (PRMP) and Parks and Recreation Element (PRE) was adopted in 2001. The PRMP/PRE needs to be updated to address the City's changing population and physical environment and the associated demands for new and/or improved community recreation facilities and programs. Therefore, in 2018, the City of San Luis Obispo (City) embarked on a process to update its Parks and Recreation Plan (PRP) and PRE, and the title of this update is Parks + Recreation Blueprint for the Future: 2021-2041 Parks and Recreation Plan and General Plan Element Update (Plan Update). The Draft Plan Update evaluates the condition and capacity of the City's existing parks and facilities, develops a strategy for maintaining and enhancing these facilities, and considers how new parks and facilities should be provided over the coming years. The combined Draft Plan Update revisits the City's recreational needs with fresh information about facility usage, program participation, and community priorities and preferences and then establishes goals, policies,

and implementing actions to serve as a blueprint from which to guide the City in achieving its Parks and Recreation vision.

The Draft Plan Update addresses the type, location, and timing of development of City parks and recreation facilities. Although the update retains similar policies and programs as established in the 2001 PRMP/PRE, there are also new policies and programs that address these changing conditions. Chapter 4, Goals and Policies, of the Draft Plan Update, includes over 50 policies to achieve the following five system-wide goals:

- Build community and neighborhoods;
- Meet the changing needs of the community;
- Sustainability;
- Optimize resources; and
- Safety.

Chapter 5, Implementation, of the Draft Plan Update, describes the need for recreation amenities within the City, provides a framework for locating these amenities, and identifies near-term, mid-term, and long-term projects. As a policy document, the Draft Plan Update does not authorize any physical development or improvements; instead, it is intended to guide development of future parks and recreation projects within the City. Therefore, consistent with Section 15168(c)(1) of the *State CEQA Guidelines*, this Draft Initial Study/Negative Declaration (IS/ND) evaluates program-level actions that describe planned park and recreation facilities and programs and focuses primarily on the Draft Plan Update's consistency with adopted City plans, goals, objectives, and standards. Future proposed physical improvements that are subject to discretionary approval would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of the California Environmental Policy Act (CEQA) and the *State CEQA Guidelines*. The Draft Plan Update is included as Attachment A to this IS/ND. Once adopted, the Draft Plan Update will be finalized and become part of the City's General Plan.

9. Project Entitlements:

The Draft Plan Update would require the following entitlements:

- Review/recommendation by the City Parks and Recreation Commission and the City Planning Commission;
- Approval of the Draft Plan Update/adoption of the IS/ND by the City Council.

10. Surrounding Land Uses and Settings:

Policies and goals of the Draft Plan Update apply to the entire City; consequently, the project area or setting includes the entire City and parks and open space areas located outside the City limits within the City's planning area.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Native American Tribes were notified about the project consistent with City and State regulations including, but not limited to, Assembly Bill (AB) 52 and Senate Bill (SB) 18. No tribal representatives requested consultation or provided specific requests.

12. Other public agencies whose approval is required: None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Hydrology and Water Quality	<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Land Use and Planning	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities and Service Systems
<input type="checkbox"/>	Energy	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Wildfire
<input type="checkbox"/>	Geology and Soils	<input type="checkbox"/>	Population and Housing	<input type="checkbox"/>	Mandatory Findings of Significance

FISH AND WILDLIFE FEES

[City to determine whether a No Effect Determination would be applicable to the project]

<input type="checkbox"/>	The California Department of Fish and Wildlife has reviewed the CEQA document and written a no effect determination request and has determined that the project will not have a potential effect on fish, wildlife, or habitat (see attached determination).
<input checked="" type="checkbox"/>	The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has been circulated to the California Department of Fish and Wildlife for review and comment.

STATE CLEARINGHOUSE

<input checked="" type="checkbox"/>	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g., Cal Trans, California Department of Fish and Wildlife, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).
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DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input checked="checked" type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made, by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
I find that the proposed project MAY have a “potentially significant” impact(s) or “potentially significant unless mitigated” impact(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>



Signature

March 23, 2021

Date

Shawna Scott

Printed Name

For Michael Codron

Community Development Director

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 19, "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063 (c) (3) (D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

1. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	7, 13, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, open space, and historic buildings within a local or state scenic highway?	7, 13, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	7, 13, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	12, 20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a), b), c) The City's General Plan Conservation and Open Space Element (COSE) (City of San Luis Obispo 2006a; adopted April 4, 2006, last revised December 9, 2014) identifies scenic features as creek areas, historic resources, and neighboring hillsides and surrounding mountains such as the Morros, the Santa Lucia Mountains, and the Irish Hills. Scenic corridors as identified in the General Plan include: U.S. Highway 101, South Higuera Street, Broad Street, Tank Farm Road, Johnson Avenue, Los Osos Valley Road, and Santa Rosa Street. Goals and policies in the Draft Plan Update support the preservation of scenic resources within the City, and future physical park and facility improvements envisioned by the Draft Plan Update are anticipated to enhance the existing visual character of the City through the provision of new and upgraded recreational facilities, including preserving and incorporating existing vegetation and natural features on site and, where feasible, to connect with nearby open spaces, and maintaining and providing "grand trees," or trees which cast shade and provide long-term value. Furthermore, the Draft Plan Update policies are consistent with the policies within the City's General Plan Land Use Element (LUE) (City of San Luis Obispo 2014d; adopted December 9, 2014), the COSE, and the Circulation Element (City of San Luis Obispo 2014c; adopted December 9, 2014, amended October 24, 2017), which require the preservation of scenic vistas and roadways. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific aesthetic impacts and would include appropriate mitigation as necessary to address impacts related to scenic vistas, scenic resources, and visual character or public views. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to scenic vistas, scenic resources, and visual character or public views, and no mitigation is required.

d) Future development envisioned under the Draft Plan Update would introduce new sources of light to the City that are typical of parks and recreational facilities (e.g., facility and security lighting). However, future projects contemplated under the Draft Plan Update would be required to comply with the design standards related to light and glare established in both the City's General Plan and the City's Municipal Code. Specifically, future projects would be required to conform to the Night Sky Preservation Ordinance (Zoning Regulations Chapter 17.23), which establishes operational standards and requirements for lighting installations (City of San Luis Obispo 2014b). Although future development envisioned by the Draft Plan Update would introduce new sources of light that would contribute to the light visible in the night sky and surrounding area, the City is located within a highly urbanized area characterized by significant nighttime lighting. As such, any new sources of light associated with future parks and recreational facilities would be consistent with the existing urbanized character of the City. The Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City

and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific aesthetic impacts and would include appropriate mitigation as necessary to address impacts from light and glare. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to creation of new sources of substantial light or glare which would adversely affect day or nighttime views, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	11, 12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a), c), d), e) The City contains lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance (farmland). However, the City is primarily urbanized, and limited areas are used for agricultural production. Planned parks and park improvements as described in the Draft Plan Update comply with the City's General Plan LUE regarding the locations for park and recreation development, and would generally be developed within lands designated for Park (P), Recreation (REC) and Public (PUB) uses. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific farmland and agricultural resource impacts and would include appropriate mitigation as necessary to address impacts on farmland and agricultural resources. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to the conversion of farmland, and no mitigation is required.

b) Although there are no existing Williamson Act contracts within the City, several undeveloped hillside parcels to the east of the City and several parcels outside the Airport Area Specific Plan (City of San Luis Obispo 2014a) are under Williamson Act contracts (City of San Luis Obispo 2014b). However, these nearby parcels under Williamson Act contracts are not planned for park and recreation development within the Draft Plan Update. Additionally, planned parks and park improvements as described in the Draft Plan Update would generally be developed within lands designated for Park (P), Recreation (REC), and Public (PUB) uses. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts related to agricultural zoning and Williamson Act contracts and would include appropriate mitigation as necessary to address such impacts. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to conflicts with existing zoning for agricultural use or conflicts with a Williamson Act contract, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	25, 26, 27, 28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	25, 26, 27, 28, 29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

The City of San Luis Obispo is within the San Luis Obispo County Air Pollution Control District (SLOCAPCD). The SLOCAPCD is part of the South Central Coast Air Basin (SCCAB), which includes San Luis Obispo, Santa Barbara and Ventura counties. As the local air quality management agency, SLOCAPCD is required to monitor air pollutant levels to ensure that State and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. Both the State of California (State) and the federal government have established health-based Ambient Air Quality Standards (AAQS) for six criteria air pollutants: carbon monoxide (CO), ozone (O₃), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead (Pb), and suspended particulate matter (PM_{2.5} and PM₁₀, [particulate matter less than 2.5 microns in size, and particulate matter less than 10 microns in size, respectively]). The SLOCAPCD is under State non-attainment status for ozone and PM₁₀ standards. The SLOCAPCD is classified as non-attainment for the federal ozone 8-hour standard (eastern San Luis Obispo County only).

In March 2002, SLOCAPCD adopted the 2001 Clean Air Plan (SLOCAPCD 2001). In July 2005, SLOCAPCD adopted a Particulate Matter Report (SLOCAPCD 2005), in order to update the jurisdiction's control measures for particulate matter, as required by SB 656. In 2015, SLOCAPCD adopted an Ambient Air Monitoring Network Assessment in order to identify and analyze its historic and current air monitoring sites. The most current Ambient Air Monitoring Network Assessment (SLOCAPCD 2020a) was performed in June 2020. In addition, in January 2020, SLOCAPCD adopted an Ozone Emergency Episode Plan (SLOCAPCD 2020b), in compliance with the Federal Clean Air Act, in order to provide the basis for taking action when ambient ozone concentrations reach a level that could endanger public health in San Luis Obispo County.

Naturally occurring asbestos (NOA) is identified by the California Air Resources Board as a toxic air contaminant (TAC). NOA is commonly found in ultramafic rock, including serpentine, near fault zones, and is released into the air when it is broken or crushed. This can occur when land is graded for building purposes, or at quarrying operations. Work in serpentine areas requires a pre-approved dust control plan by the SLOCAPCD, and may include asbestos air monitoring. In addition, projects located within the green "buffer" areas as designated by the SLOCAPCD NOA map would be required to comply with the provisions of the California Air Resources Board's Air Toxic Control Measure (NOA ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (SLOCAPCD 2021).

a) An air quality plan describes air pollution control strategies to be implemented by a city, county, or region classified as a non-attainment area. The main purpose of the air quality plan is to bring the area into compliance with the requirements of the federal and State air quality standards. As identified above, to bring San Luis Obispo County into attainment, the SLOCAPCD adopted the 2001 Clean Air Plan. The 2001 Clean Air Plan calls for building compact communities to limit urban sprawl, mix complementary land uses, such as commercial services with higher-density housing, increasing residential and commercial densities along transit corridors, and increase pedestrian-friendly and interconnected streetscapes, helping to make alternative means of transportation more convenient. Consistency with the 2001 Clean Air Plan would be achieved if a project is consistent with the land use, transportation control measures, and strategies outlined in the 2001 Clean Air Plan. Planned parks and park improvements as described in the Draft Plan Update comply with the City's General Plan LUE regarding the locations for park and recreation development, and would generally be developed within lands designated for Park (P), Recreation (REC), and Public (PUB) uses. In addition, the Draft Plan Update does not authorize development or changes to land use and zoning. Thus, implementation of the Draft Plan Update would not result in construction or operational impacts. In addition, the five goals of the Draft Plan Update (i.e., building community and neighborhoods, meeting changing needs of the community, sustainability, optimizing resources, and safety) seek to provide a park within walking distance of every neighborhood, increase trees and shade structures, implement water efficient initiatives, modify existing parks and design new parks and facilities to support and advance the City's Climate Action Plan goal for carbon neutrality, and promote non-motorized access to the City's open spaces. Because these goals are consistent with the intent of the 2001 Clean Air Plan strategies, the Draft Plan Update would be consistent with the 2001 Clean Air Plan. Further, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific air quality impacts and would include appropriate mitigation as necessary to address impacts in regard to conflicts with an applicable air quality plan. For the reasons stated above, adoption of the Draft Plan Update would result in a *less than significant impact* related to conflicts with or obstruction of an applicable air quality plan, and no mitigation is required.

b) Future development envisioned under the Draft Plan Update, including but not limited to planned improvements for the Ludwick Community Center, construction of a new multi-generational community center, and the construction of new parks and recreation amenities and facilities, would include a variety of grading, construction, and demolition activities, and could thereby

result in the generation of short-term construction emissions. Short-term construction emissions may include the release of particulate matter emissions (i.e., fugitive dust) generated by excavating, paving, and building activities. Short-term construction emissions from construction equipment may also include CO, nitrogen oxides (NO_x), volatile organic compounds (VOCs), directly-emitted particulate matter (PM_{2.5} and PM₁₀), and TACs such as diesel exhaust particulate matter. The SLOAPCD CEQA Handbook identifies standard mitigation such as dust control, Best Available Control Technologies, limitations on diesel equipment idling, and other measures proven to reduce air emissions during construction. These measures would be applied to any project with the potential to exceed quantified air emissions thresholds identified by the SLOAPCD, and/or when construction would occur proximate to sensitive receptors.

Long-term operational emissions are associated with any change in permanent use of a project site by on-site stationary and off-site mobile sources that substantially increase emissions. Stationary-source emissions include emissions associated with electricity consumption and natural gas usage. Mobile-source emissions typically result from vehicle trips associated with a project. Future development envisioned under the Draft Plan Update is anticipated to aid in reducing long-term operational emissions within the City, as the Draft Plan Update establishes a policy for the evaluation of the current energy usage of existing parks and facilities and the establishment of energy management and sustainability features, where feasible (e.g., on-site renewable energy or battery storage). In addition, new parks and facilities envisioned under the Draft Plan Update would be designed to support and advance the City's Climate Action Plan goal for carbon neutrality, reduce vehicle miles traveled, and promote non-motorized access to the City's open spaces.

The Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific air quality impacts and would include appropriate mitigation as necessary to address impacts in regard to a considerable net increase of any criteria pollutant. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to criteria pollutant emissions, and no mitigation is required.

c) As described above, future development envisioned under the Draft Plan Update would include a variety of grading, construction, and demolition activities, which would generate air pollutants. Depending on the specific location, sensitive receptors may be exposed to air pollutants; as noted above, SLOAPCD standard mitigation would be required for applicable projects, such as restrictions on diesel-equipment idling to minimize exposure to diesel particulates. Further, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific air quality impacts and would include appropriate mitigation as necessary to address impacts in regard to exposure of sensitive receptors to substantial pollutant concentrations. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to exposure of sensitive receptors to substantial pollutant concentrations, and no mitigation is required.

d) The Draft Plan Update would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people because it does not establish new land uses that would have the potential to generate significant odors. Individual projects contemplated under the Draft Plan Update would be required to comply with the City's odor ordinance (SLOMC Chapter 8.22) and SLOAPCD's Rule 402, Nuisance. Further, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific air quality impacts and would include appropriate mitigation as necessary to address impacts in regard to other emissions (such as those leading to odors). Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to other emissions (such as those leading to odors), and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

4. BIOLOGICAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	7, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	7, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	7, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	7, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	7, 20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	7, 12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a), b), c), d) The City is primarily urbanized, and includes a mix of community parks, neighborhood parks, mini parks, and open space, in addition to a permanent open space greenbelt around the perimeter of the City. The City's General Plan LUE and COSE provide a guide for the preservation of biological resources within the City's planning area. The City's planning area includes areas within the City's sphere of influence beyond City limits. These biological resources include creeks and adjacent riparian corridors, vernal pools, marshes, special-status species, hillsides, open space and park areas, and Laguna Lake. One of the goals of the LUE is to include resource protection within the City's planning program. Resource Protection is addressed in Section 6 of the LUE. In particular, the LUE includes Policy 6.6.1 to provide recreational opportunities which are compatible with fish and wildlife habitat and Policy 6.6.2 to include lakes, creeks, and wetlands as part of a citywide and regional network of open space and parks to foster the understanding, enjoyment, and protection of the natural landscape and wildlife. The COSE's goals of maintaining sustainable natural populations of plants, fish and wildlife that inhabit the City's natural communities and in particular COSE Policies 7.3.1 and 7.3.2, which establish the protection of listed species and species of special concern, respectively, and Policy 7.3.3, which provides for the protection and preservation of wildlife habitat and wildlife corridors.

The Draft Plan Update's goal of sustainability is consistent with and supports both the City's existing LUE and COSE because it includes policies that (1) seek to integrate creeks into the parks and recreation system by providing trails along the City's creeks

while also addressing natural resource preservation, (2) focus on natural features by preserving and incorporating existing vegetation and natural features on site and, where feasible, by designing and connecting these features with larger open space systems, and (3) consider habitat value and natural influences as key factors in selecting trees at park locations. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific biological resources and would include appropriate mitigation as necessary to protect those resources from both direct and indirect impacts. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to federally or State protected species, special-status or candidate species, riparian habitat or other natural communities, State or federally protected wetlands, or the movements of fish and wildlife species, and no mitigation is required.

e) As described within COSE Policy 7.5.1, significant trees that make substantial contributions to natural habitat or to the urban landscape due to their species, size, or rarity shall be protected and their removal will be subject to specific criteria and mitigation requirements. The Draft Plan Update's goal to develop sustainable parks and facilities seeks to preserve and incorporate existing vegetation, including trees. Additionally, future park and recreation projects that would result in tree removals would be required to comply with Chapter 12.24, Tree Regulations, of the City's Municipal Code, which includes requirements for tree protection measures and compensatory plantings (minimum 1:1 replacement ratio for trees replanted on site, minimum 2:1 replacement ratio for trees planted off-site). Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific biological resources and would include appropriate mitigation as necessary to address impacts related to conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to conflicts with local policies or ordinances protecting biological resources, such as trees, and no mitigation is required.

f) The COSE and City's Municipal Code establish land designated for habitat conservation and specify goals and policies to preserve these conservation areas. The City has eight Open Space Conservation Plans that guide protection, access, and restoration efforts within the City's greenbelt: the Agricultural Master Plan for Calle Joaquin Reserve, the Bishop Peak Natural Reserve Conservation Plan, the Cerro San Luis Conservation Plan, the Irish Hills Conservation Plan, the Johnson Ranch Conservation Plan, the South Hills Conservation Plan, the Stenner Springs Natural Reserve Draft Conservation Plan, and the Reservoir Canyon Natural Reserve Conservation Plan (City of San Luis Obispo 2014b). Adoption of the Draft Plan Update would promote the preservation of land designated for habitat within the City. For example, three of the goals of the Draft Plan Update, in particular, would support the City's desire to promote and preserve land designated for habitat conservation and open space by focusing parks, facilities and recreation activities within the City's urban areas: build community and neighborhoods, sustainability, and optimize resources. These goals include improving existing parks, creating new parks in existing neighborhoods and specific plan areas, maintaining the City's Joint Use Agreement with the San Luis Coastal Unified School District, and coordinating with other organizations' recreation offerings to match needs and facilities/programs while not replicating services. Prioritizing the use and expansion of existing developed areas and services provided by others in order to meet the demand for new park facilities and amenities will help the City provide new and improved parks and recreation facilities within a limited footprint, which will allow for the conservation of natural areas and open space. Integrating creekside trails into the City's park system and incorporating natural features within designated parks and facilities that connect with larger open space will generate an appreciation for the City's natural areas and open space while protecting the resources by directing human activities to maintained areas. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific biological resources and would include appropriate mitigation as necessary to address impacts related to conflicts with the City's adopted conservation plans or other approved local, regional, or State habitat conservation plans. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to conflicts with the City's adopted conservation plans or other approved local, regional, or State habitat conservation plans, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

5. CULTURAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historic resource pursuant to §15064.5?	7, 10, 20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	7, 9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a) The City's Historic Preservation Ordinance (Municipal Code Chapter 14.01) and Historic Preservation Program Guidelines (City of San Luis Obispo 2010) specify regulations for special treatment of historic resources and establish local guidance for the identification and preservation of such resources. Future projects envisioned under the Draft Plan Update, such as improvements to the SLO Senior Center, a historic property located at 1445 Santa Rosa Street, would be required to be consistent with the guidelines related to historic resources established under the City's Historic Preservation Ordinance, the Historic Preservation Program Guidelines, and the General Plan. Specifically, as described in Section 3.4.2 of the Historic Preservation Program Guidelines, projects envisioned under the Draft Plan Update, which propose alterations to historically-listed buildings, would be required to retain at least 75 percent of the original building framework, roof, and exterior bearing walls and cladding, in total, and reuse original materials as feasible. Proposed alterations of greater than 25 percent of the original building framework, roof, and exterior walls will be subject to the review process for demolitions, including evaluation of potential impacts to a historic property pursuant to CEQA. Alterations do not include ordinary repair or maintenance activities that are determined to be exempt from a building permit or are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Resources. Sections 3.3 and 3.5 of the COSE also specify policies to protect significant historical and architectural resources within the City. In addition, future projects envisioned under the Draft Plan Update would be required to comply with Policy 3.5.12, which requires developments to preserve archaeological or historical resources through easements or dedications when located on parkland. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific historic resources, and would include compliance with the City Historic Preservation Ordinance and Historic Preservation Program Guidelines, and appropriate mitigation as necessary to address impacts related to historic resources. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* in regard to historic resources, and no mitigation is required.

b) The City's Archaeological Resource Preservation Program Guidelines (City of San Luis Obispo 2009) provide a guide for the identification, evaluation, and preservation of archaeological and other cultural resources within the City. These guidelines support Policy 3.5.1 of the COSE, which requires the City to protect known and potential archaeological resources. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions

of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific archaeological resources pursuant to the City's Archaeological Resource Preservation Program Guidelines and would include appropriate mitigation as necessary to address impacts to archaeological resources. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* in regard to archaeological resources, and no mitigation is required.

c) As stated in Response 5 (b), above, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific cultural resources and would include appropriate mitigation as necessary to address impacts to human remains. Further, any future projects envisioned under the Draft Plan Update would follow the standard procedures as outlined in Section 4.40.3.3 of the City's Archaeological Resource Preservation Program Guidelines in the event human remains are discovered during construction or excavation activities. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* in regard to impacts to human remains, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

6. ENERGY

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	7, 15, 21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	7, 15, 21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

The City's General Plan Conservation and Open Space Element (COSE) (City of San Luis Obispo 2006a; adopted April 4, 2006, last revised December 9, 2014) establishes goals and policies to achieve energy conservation and increase use of cleaner, renewable, and locally controlled energy sources. These goals include increasing the use of sustainable energy sources and reducing reliance on non-sustainable energy sources to the extent possible and encouraging the provision for and protection of solar access. Policies identified to achieve these goals include, but are not limited to, use of best available practices in energy conservation, procurement, use and production, energy-efficiency improvements, pedestrian- and bicycle-friendly facility design, fostering alternative transportation modes, compact, high-density housing, and solar access standards.

Consistent with the City's goals and policies, in October 2018, the City Council committed to joining Central Coast Community Energy (formerly Monterey Bay Community Power), whereas up until that time, Pacific Gas & Electric Company (PG&E) was the primary electricity provider for the City. Since January 2020, Central Coast Community Energy has been the City's primary electricity provider and strives to provide 100 percent carbon-free electricity to the City by 2023 (City of San Luis Obispo 2021b). In September 2019, the City adopted the Clean Energy Choice Program for New Buildings, which encourages new buildings to be clean, efficient, and cost effective all-electric new buildings through incentives and local amendments to the California Energy Code (City of San Luis Obispo 2021b).

The City's Climate Action Plan (CAP) (City of San Luis Obispo 2020a) also identifies strategies and policies to increase use of cleaner and renewable energy resources in order to achieve the City's greenhouse gas emissions reduction target. These strategies include promoting a wide range of renewable energy financing options, incentivizing renewable energy generation in new and existing developments, and increasing community awareness of renewable energy programs.

a), b) Typical construction activities require the use of energy (e.g., electricity and fuel) for various purposes such as the operation of construction equipment and tools, as well as excavation, grading, demolition, and construction vehicle travel. Operational energy demand is typically associated with lighting, routine maintenance activities, landscaping, turf, and vehicle travel. The Draft Plan Update does not authorize any direct physical changes and would, therefore, not generate new daily vehicle trips, electricity consumption, or natural gas usage. Furthermore, the goals of the Draft Plan Update, which seek to build community and neighborhoods and increase sustainability, include policies directed at providing a park within walking distance of every neighborhood, increasing trees and shade structures, making park locations accessible by foot and bicycle, and instituting water-efficient initiatives including working landscape features to help filter pollutants, low water use plantings and xeriscaping, and gray and recycled water systems. In addition, the Draft Plan Update includes a specific policy to design and maintain parks and facilities for carbon neutrality by strategically phasing out fossil fuel use and pursuing energy management and sustainability features where feasible such as onsite renewable energy, battery storage, and public electric vehicle chargers. New buildings and facilities shall not include fossil fuels and shall be designed to support electric or alternative fueled fleet vehicles and maintenance equipment. Therefore, future development envisioned under the Draft Plan Update is not anticipated to result in increased energy demand.

As discussed above, the Draft Plan Update includes goals and policies that seek to improve the sustainability of parks and facilities, and is consistent with the strategies and policies of the City's CAP. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to energy resources and would include appropriate mitigation as necessary to address impacts related to energy resources. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to wasteful, inefficient, or unnecessary consumption of energy resources and would not conflict with or obstruct implementation of a State or local plan for renewable energy or energy efficiency, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

7. GEOLOGY AND SOILS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	6, 12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

iii. Seismic-related ground failure, including liquefaction?	8, 12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	6, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1802.3.2 of the California Building Code (2013), creating substantial direct or indirect risks to life or property?	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a. i) As described in the City's General Plan Safety Element (City of San Luis Obispo 2000; adopted: July 5, 2000, last revised December 9, 2014), the City is located within a geologically complex and seismically active region. The Los Osos Fault is located adjacent to the City, and is classified as an active Earthquake Fault Zone (EFZ) under the State of California Alquist-Priolo Fault Zoning Act. Other potentially active faults within the vicinity of the City include the West Huasna, Oceanic, and Edna Faults, which present moderate fault rupture hazards (City of San Luis Obispo 2014b). Since the Draft Plan Update is a policy document and does not directly authorize any physical improvements, its adoption would not result in impacts related to the rupture of a known earthquake fault as depicted on the most recent Alquist-Priolo Earthquake Fault Zoning Map. Further, future individual projects envisioned under the Draft Plan Update would be required to be consistent with City policies established in the Safety Element, and would be required to be compliant with current building codes. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to geological resources and would include appropriate mitigation as necessary to address impacts related to the rupture of a known earthquake fault. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* associated with the risk of loss, injury or death involving the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, and no mitigation is required.

a. ii) Several faults, including the Los Osos, Point San Luis, Black Mountain, Rinconada, Wilmar, Pecho, Hosgri, La Panza, and San Andreas faults are capable of producing strong ground motion in the City. The San Andreas Fault and the offshore Hosgri Fault present the most likely source of ground shaking in the City (City of San Luis Obispo 2014b). As with most areas within the region, damage to development and infrastructure could be expected as a result of ground shaking. However, future individual projects envisioned under the Draft Plan Update would be required to be consistent with City policies established in the Safety Element, and would be required to be compliant with current building codes. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to geological resources and would include appropriate mitigation as necessary to address impacts related to strong seismic ground shaking. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* associated with the risk of loss, injury, or death involving strong seismic ground shaking, and no mitigation is required.

a. iii) The soils within the City most susceptible to ground shaking and that contain shallow groundwater are most likely to have a potential for settlement and for liquefaction (City of San Luis Obispo 2014b). Similarly to Responses 7 (a)(i) and (a)(ii), future

individual projects envisioned under the Draft Plan Update would be required to be consistent with City policies established in the Safety Element and City's Local Hazard Mitigation Plan (City of San Luis Obispo 2006b), which include policies to prevent development within areas susceptible to natural hazards, and would include compliance with current building codes. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to geological resources and would include appropriate mitigation as necessary to address impacts related to seismic-related ground failure, including liquefaction. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* associated with the risk of loss, injury, or death involving strong seismic-related ground failure, including liquefaction, and no mitigation is required.

a. iv) Landslides are most common where slopes are steep, soils are weak, and groundwater is present. The City contains extensive hillsides, several of which are underlain by the rocks of the Franciscan group, which is a source of significant slope instability. However, most of the City's steep hillside areas are designated as Open Space per the City's General Plan. Because future projects contemplated under the Draft Plan Update would generally be developed within lands designated for Park (P), Recreation (REC), and Public (PUB) uses, landslides in these areas are unlikely to occur. In addition, future individual projects envisioned under the Draft Plan Update would be required to be consistent with City requirements established in the Safety Element and the City's Local Hazard Mitigation Plan (City of San Luis Obispo 2006b), which includes policies to prevent development within areas susceptible to natural hazards, and would be required to be compliant with current building codes. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to geological resources and would include appropriate mitigation as necessary to address impacts related to landslides. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* associated with the risk of loss, injury, or death involving landslides, and no mitigation is required.

b) As further discussed in Responses 10 (a), (c), and (i-v), future projects which require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) would implement Erosion and Sediment Control Best Management Practices (BMPs) to minimize impacts related to erosion and runoff. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to geological resources and would include appropriate mitigation as necessary to address impacts related to soil erosion or the loss of topsoil. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to erosion and loss of topsoil, and no mitigation is required.

c, d) Refer to Responses 7 (a)(iv) and 7 (b) above. Future projects envisioned under the Draft Plan Update would be required to be consistent with the City Safety Element and the City's Local Hazard Mitigation Plan (City of San Luis Obispo 2006b), which include policies to prevent development within areas susceptible to natural hazards. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to geological resources and would include appropriate mitigation as necessary to address impacts related to unstable soils that could result in landslides, lateral spreading, subsidence, liquefaction, collapse, or expansion. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to unstable soils that could result in landslides, lateral spreading, subsidence, liquefaction, collapse, or expansion, and no mitigation is required.

e) As stated in the Final Program Environmental Impact Report (EIR) Land Use and Circulation Elements Update (LUCE) (City of San Luis Obispo 2014b), with implementation of existing Water and Wastewater Element policies and completion of the City's ongoing expansion of the Water Resource Recovery Facility, the City would have adequate wastewater treatment capacity to serve projected demand in addition to existing commitments, which include existing parks and recreational facility needs. Future development within the City, including projects envisioned under the Draft Plan Update, would be connected to the

municipal waste disposal system. Therefore, adoption of the Draft Plan Update would result in *no impact* associated with soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems, and no mitigation is required.

f) The City's Archaeological Resource Preservation Program Guidelines (City of San Luis Obispo 2009) specify criteria to address the discovery of unique resources or paleontological resources during construction excavation. The Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to paleontological resources and would include appropriate mitigation as necessary to address impacts related to paleontological resources. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to unique paleontological resources or sites or unique geologic features, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

8. GREENHOUSE GAS EMISSIONS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	15, 16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	15, 16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

Greenhouse gas emissions (GHGs) are present in the atmosphere naturally, and are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. However, over the last 200 years, human activities have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere, and enhancing the natural greenhouse effect, which is believed to be causing global climate change. The gases that are widely seen as the principal contributors to human-induced global climate change are: carbon dioxide (CO₂); methane (CH₄); nitrous oxide (N₂O); hydrofluorocarbons (HFCs); perfluorocarbons (PFCs); and sulfur hexafluoride (SF₆).

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. These gases vary considerably in terms of Global Warming Potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and the length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO₂, the most abundant GHG; the definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO₂ over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO₂ equivalents" (CO₂e).

In 2012, the City established a CAP that identified measures and implementation strategies in order to achieve the City's GHG reduction target of 1990 emission levels by 2020. In 2020, the City adopted the 2020 CAP and established a goal of carbon

neutrality by 2035. The City's CAP is consistent with *State CEQA Guidelines* Section 15183.5, which states that if a project is consistent with an adopted qualified GHG Reduction Strategy that meets the standards, it can be presumed that the project would not have significant GHG emission impacts. Therefore, a project's GHG emissions would not be considered a significant impact if the project is consistent with the City's CAP. The City of San Luis Obispo has also adopted its California Environmental Quality Act (CEQA) Greenhouse Gas (GHG) Emissions Thresholds and Guidance (City of San Luis Obispo 2020b), which establishes GHG emissions targets and analysis methodologies that are enforced during CEQA review with the intention of reducing GHG emissions associated with construction and operation of future projects and plans in the City.

a), b) Future development envisioned under the Draft Plan Update, including but not limited to the planned improvements for the Ludwick Community Center, construction of a new multi-generational community center, and the construction of new parks and recreation amenities and facilities, would include a variety of grading, construction, and demolition activities, and could thereby result in the generation of short-term construction GHG emissions. GHGs could be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. The SLOAPCD CEQA Handbook identifies standard mitigation such as Best Available Control Technologies and other measures proven to reduce GHG emissions during construction..

Long-term GHG emissions are typically generated from mobile, area, waste, and water sources as well as indirect emissions from sources associated with energy consumption. Mobile-source GHG emissions could include project-generated trips to and from a project site. Area-source emissions would be associated with activities such as landscaping and maintenance on a project site and operation of recreational facilities. Energy source emissions are typically generated at off-site utility providers. Waste source emissions include energy generated by land filling and other methods of disposal related to transporting and managing project-generated waste. In addition, water source emissions are generated by the pumping of water, water distribution, and wastewater treatment. Regardless, the five goals of the Draft Plan Update (i.e., building community and neighborhoods, meeting changing needs of the community, sustainability, optimizing resources, and safety) would be consistent with and further the implementation of the City's GHG reduction strategies. For example, the policies outlined in the Draft Plan Update seek to provide a park within walking distance of every neighborhood, increase trees and shade structures, make park locations accessible by foot and bicycle, implement water-efficient initiatives, low water use plantings and xeriscaping, and gray and recycled water systems. In addition, the Draft Plan Update includes a specific policy to design and maintain parks and facilities for carbon neutrality by strategically phasing out fossil fuel use and pursuing energy management and sustainability features where feasible such as onsite renewable energy, battery storage, and public electric vehicle chargers. New buildings and facilities shall not include fossil fuels and shall be designed to support electric or alternative fueled fleet vehicles and maintenance equipment. Because these goals are consistent with the strategies and policies of the City's CAP, the Draft Plan Update would be consistent with the City CAP. Further, future development envisioned under the Draft Plan Update would be evaluated for consistency with the City's CAP and its CEQA Greenhouse Gas (GHG) Emissions Thresholds and Guidance (City of San Luis Obispo 2020b). The Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts associated with GHG emissions and would include appropriate mitigation as necessary to address impacts related to GHG emissions or conflicts with the City's Climate Action Plan. As such, adoption of the Draft Plan Update would result in a *less than significant impact* associated with generation of GHGs that would have a significant impact on the environment or conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions, and no mitigation would be required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	6, 14, 24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	6, 14, 24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	6, 14, 24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	11, 20, 22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	20, 23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	6, 20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a), b), c) The City's General Plan LUE (City of San Luis Obispo 2014d; adopted December 9, 2014) and Safety Element (City of San Luis Obispo, 2000; adopted July 5, 2000, last revised December 9, 2014) are the primary documents that address potential hazards and hazardous materials within the City. Specifically, Policy 5.3 of the Safety Element requires avoidance of hazardous materials to the greatest extent practical when conducting City operations, and requires health and safety practices to be followed when hazardous materials are used. In addition, the San Luis Obispo County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) (San Luis Obispo County 2019) identifies hazards and risks related to natural disasters and hazardous materials incidents, and includes mitigation strategies to reduce impacts associated with these risks. The Draft Plan Update is consistent with the policies within the LUE, the Safety Element, and the San Luis Obispo County MJHMP. For example, one of the goals of the Draft Plan Update is sustainability, which includes replacing chemical herbicides, pesticides, and fertilizers with non-toxic alternatives such as the use of Integrated Pest Management, which focuses on pest prevention through biological controls and the use of non-toxic cleaning products.

Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts associated with hazards and hazardous materials and would include appropriate mitigation as necessary to address impacts related to the routine transport, use, disposal, accidental release, or emissions associated with hazardous materials. Therefore, adoption of the Draft Plan Update would result in a *less than*

significant impact related to the creation of a significant hazard to the public or the environment through the routine transport, use, disposal, accidental release, or emissions associated with hazardous materials, and no mitigation is required.

d) The Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts associated with hazards and hazardous materials and would include appropriate mitigation as necessary to address impacts related to hazardous materials listed on sites compiled pursuant to Government Code Section 65962.5. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to known hazardous materials listed on sites compiled pursuant to Government Code Section 65962.5, and no mitigation is required.

e) The San Luis Obispo County Regional Airport is located adjacent to the southern perimeter of the City. The Airport Land Use Plan (ALUP) for the San Luis Obispo County Regional Airport (County of San Luis Obispo 2005) identifies policies to evaluate the compatibility of land uses and proposed local actions with the airport. The City's adopted Specific Plans, including but not limited to the Airport Area Specific Plan, Margarita Area Specific Plan, Orcutt Area Specific Plan, San Luis Ranch Specific Plan, and Froom Ranch Specific Plan, were all determined to be consistent with the effective ALUP prior to adoption by the City. Areas with the City that are located outside of Specific Plan areas are subject to Chapter 17.64 of the City's Municipal Code, which establishes an Airport Overlay Zone (AOZ) and identifies specific regulations for land uses within the AOZ. Future development envisioned under the Draft Plan Update may be located within the AOZ or located within two miles of the San Luis Obispo County Regional Airport, and could introduce new sources of lighting or other potential hazards that could interfere with overflight safety requirements, or exposure park and facility staff and users to aircraft noise as established in the ALUP. However, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts associated with the project's proximity to an airport and would include appropriate mitigation as necessary to address impacts related to safety hazards or excessive noise for people residing or working in a project area. Additionally, the Draft Plan Update is consistent with the goals of the Airport Area Specific Plan (City of San Luis Obispo 2014a), as one of the goals of the Draft Plan Update, building community and neighborhoods, includes guiding the completion of parks planned as part of adopted Specific Plans, including Avila Ranch within the Airport Area Specific Plan. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to a site's proximity to an airport facility or any airport land use plan, and no mitigation is required.

f) The San Luis Obispo County Emergency Operations Plan (EOP) (San Luis Obispo County 2016) addresses the planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies within or affecting the County. Individual projects would be reviewed for consistency with the EOP, City Municipal Code Chapter 15.04, Construction and Fire Prevention Regulations, and other adopted emergency response and evacuation plans. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts associated with the impairment or interference with an adopted emergency response or evacuation plan and would include appropriate mitigation as necessary to address such impacts. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to interference with an adopted emergency response plan or emergency evacuation plan, and no mitigation is required.

g) As described in the Safety Element, the City is considered a "community at risk" due to the threat of wildfire impacting the urban community. Policy 3.0 of the Safety Element specifies that developments will only be approved when adequate fire suppression services and facilities are available or will be made available concurrent with the proposed development. Policy 3.1 of the Safety Element also establishes policies for wildland fire safety. In addition, the Community Wildfire Protection Plan (CWPP) provides a citywide strategic planning level framework for hazardous fuel assessment and reduction, and identifies goals to improve fire prevention and suppression efforts and to restore fire-adapted ecosystems. Future development envisioned under the Draft Plan Update would be reviewed for consistency with the Safety Element, City Municipal Code Chapter 15.04, Construction and Fire Prevention Regulations, and the CWPP. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any

physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts associated with exposing people or structures to loss, injury or death involving wildland fire and would include appropriate mitigation as necessary to address impacts related to wildland fire. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to exposure of people or structures to the risk of loss, injury or death involving wildland fire, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i. Result in substantial erosion or siltation on or off site;	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a), c) (i-iv) As a policy document, adoption of the Draft Plan Update would not result in impacts related to hydrology and water quality. One of the Draft Plan Update's goals is to develop parks and recreation facilities sustainably, which includes policies

such as incorporating working landscapes that help filter pollutants and capture stormwater and reduce the use of chemicals, which would improve water quality and the rate and volume of stormwater runoff. Future projects envisioned under the Draft Plan Update would generally be required to comply with the State Water Resources Control Board (SWRCB) Construction General Permit if construction of the project disturbs greater than 1 acre of soil. Compliance with the Construction General Permit would require preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of construction BMPs, including, but not limited to, Erosion and Sediment Control BMPs and Good Housekeeping BMPs. Any groundwater dewatering activities during excavation would be required to comply with the appropriate National Pollutant Discharge Elimination System (NPDES) waste discharge requirements permit, which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release. Additionally, the City is within the jurisdiction of the Central Coast Regional Water Quality Control Board (CCRWQCB), which has established Post Construction Requirements (PCR) for development and redevelopment projects. Chapter 12.08 of the City's Municipal Code, Urban Stormwater Quality Management and Discharge Control, also specifies requirements to prevent, control, and reduce pollution in stormwater runoff, and identifies local requirements for post-construction BMPs. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to hydrology and water quality and would include appropriate mitigation as necessary to address impacts related to violation of water quality standards or waste discharge requirements, degradation of water quality, or alteration of drainage patterns. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to the violation of water quality standards or waste discharge requirements, degradation of water quality, or alteration of drainage patterns, and no mitigation is required.

b) The City is located partially within the San Luis Obispo Valley Groundwater Basin (City of San Luis Obispo 2014b). One of the Draft Plan Update's goals is to develop parks and recreation facilities sustainably, which includes policies such as preserving and incorporating existing vegetation and natural features on site, developing working landscapes, and low water use planting and xeriscaping, and gray and recycled water systems to reduce water use. These policies promote water conservation and groundwater recharge. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to groundwater and would include appropriate mitigation as necessary to address impacts related to groundwater supplies and groundwater recharge. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to depletion of groundwater supplies or interference with groundwater recharge, and no mitigation is required.

d) Based on the County Tsunami Inundation Maps (California Department of Conservation 2019), the City is not located within a tsunami inundation zone. Additionally, the City does not have large bodies of standing body of water with the potential for seiches to occur. Future projects envisioned under the Draft Plan Update would be required to comply with City Municipal Code Chapter 17.78, Flood Damage Prevention, and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) flood zone requirements to address impacts associated with flooding. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to water quality and would include appropriate mitigation as necessary to address impacts related to the risk of release of pollutants in flood hazard, tsunami, or seiche zones. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to risk of release of pollutants in flood hazard, tsunami, or seiche zones, and no mitigation is required.

e) Refer to Responses 10 (a) and (b). One of the Draft Plan Update's goals is to develop parks and recreation facilities sustainably, which includes policies such as preserving and incorporating existing vegetation and natural features on site, developing working landscapes, and low water use planting and xeriscaping, and gray and recycled water systems to reduce water use, which are consistent with the CCRWQCB's Water Quality Control Plan for the Central Coastal Basin (Basin Plan) (CCRWQCB 2019) and the sustainable groundwater management. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition,

individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to hydrology and water quality and would include appropriate mitigation as necessary to address impacts related to conflicts with or obstruction of a water quality control plan or sustainable groundwater management plan. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to conflicts with or obstruction of a water quality control plan or sustainable groundwater management plan, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

11. LAND USE AND PLANNING

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a) According to the Draft Plan Update, San Luis Obispo's Parks and Recreation Department defines its mission "to inspire happiness by creating community through people, parks, program and open space." The Draft Plan Update presents a blueprint for realizing this mission. The five goals of the Draft Plan Update (i.e., build community and neighborhoods, meet changing needs of the community, sustainability, maximize resources, and safety) embody this vision; so it could be said that the Draft Plan Update is the very antithesis of any effort to physically divide an established community, regardless of whether the "community" is defined as a neighborhood, a specific plan area, or the entire City.

In addition, the Draft Plan Update is consistent with the intent of the City's General Plan LUE (City of San Luis Obispo 2014d; adopted December 9, 2014) to set forth a pattern for the orderly development of land within the City's planning area, based on residents' preferences and on protection of natural assets unique to the planning area. Similar to the intent of the LUE, the five goals of the Draft Plan Update (i.e., build community and neighborhoods, meet changing needs of the community, sustainability, optimize resources, and safety) seek to facilitate the orderly development of future parks and recreation projects within the City, and seek to preserve and protect existing vegetation and natural features at existing parks and facilities. The Draft Plan Update was also developed in coordination with City residents through a comprehensive public engagement effort, as described in Chapter 3, What We Heard, of the Draft Plan Update. Therefore, adoption of the Draft Plan Update would result in *no impact* related to physically dividing an established community, and no mitigation is required.

b) Planned parks and park improvements as described in the Draft Plan Update comply with the designated intent for Park (P), Recreation (REC), and Public (PUB) land uses as described in the LUE. In addition, as stated previously, the goals of the Draft Plan Update include building community and neighborhoods, meeting changing needs of the community, sustainability, optimizing resources, and safety. As stated in Response 11 (a), because the intent of the Draft Plan Update and the five goals of the Draft Plan Update (i.e., build community and neighborhoods, meet changing needs of the community, sustainability, maximize resources, and safety) are consistent with the intent of the LUE, the Draft Plan Update would be consistent with the LUE. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under

the Draft Plan Update would be evaluated for site-specific impacts to land use and would include appropriate mitigation as necessary to address impacts related to conflicts with any land use plan, policy, or regulation. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

12. MINERAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Evaluation

a), b) In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA), which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs):

- **MRZ-1:** An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2:** An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- **MRZ-3:** An area containing mineral deposits, the significance of which cannot be evaluated.
- **MRZ-4:** An area where available information is inadequate for assignment to any other MRZ zone.

Of the four categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by the State of California Mining and Geology Board as being “regionally significant,” and require that a Lead Agency’s land use decisions involving MRZ-2 areas are to be made in accordance with its mineral resource management policies, and that it consider the importance of the mineral resource to the region or the State as a whole, not just to the Lead Agency’s jurisdiction.

According to the California Division of Mines and Geology Mineral Land Classification Map (California Department of Conservation 1989), the City is located within MRZ-3. There are no areas classified as MRZ-2 located within the City. Further, because the Draft Plan Update is a policy document and does not include any physical improvements, no impacts related to

mineral resources would occur with its adoption. Therefore, adoption of the Draft Plan Update would result in *no impact* to mineral resources, and no mitigation is required.

Mitigation Measures

None.

Conclusion

No impact.

13. NOISE

Would the project result in:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	5, 20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	5, 20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a), b) The City's General Plan Noise Element (City of San Luis Obispo 1996; adopted May 7, 1996, last revised May 7, 1996) establishes standards and procedures for protecting noise-sensitive uses from stationary and mobile sources. Refer to Table A for the maximum noise exposure thresholds for noise-sensitive uses due to transportation noise sources, and Table B for maximum noise exposure for noise-sensitive uses due to stationary noise sources.

Table A: Maximum Noise Exposure for Noise-Sensitive Uses Due to Transportation Noise Sources

Land Use	Outdoor Activity Areas ¹	Indoor Spaces		
	L _{dn} or CNEL, in dB	L _{dn} or CNEL, in dB	L _{eq} in dB ²	L _{max} in dB ³
Residences, hotels, motels, hospitals, nursing homes	60	45	-	60
Theaters, auditoriums, music halls	-	-	35	60
Churches, meeting halls, office building, mortuaries	60	-	45	-
Schools, libraries, museums	-	-	45	60
Neighborhood parks	65	-	-	-
Playgrounds	70	-	-	-

Source: *General Plan Noise Element* (City of San Luis Obispo 1996).

¹ If the location of outdoor activity areas is not shown, the outdoor noise standard shall apply at the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ L_{\max} indoor standard applies only to railroad noise at locations south of Orcutt Road.

CNEL = community noise equivalent level

dB = decibel(s)

L_{dn} = day-night average noise level

L_{eq} = equivalent continuous sound level

L_{\max} = maximum instantaneous noise level

Table B: Maximum Noise Exposure for Noise-Sensitive Uses Due to Transportation Noise Sources

Duration	Day (7 a.m. to 10 p.m.)	Night (10 p.m. to 7 a.m.)
Hourly L_{eq} in dB ^{1,2}	50	45
Maximum level in dB ^{1,2}	70	65
Maximum impulsive noise in dB ^{1,3}	65	60

Source: *General Plan Noise Element* (City of San Luis Obispo 1996).

¹ If the location of outdoor activity areas is not shown, the outdoor noise standard shall apply at the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ L_{\max} indoor standard applies only to railroad noise at locations south of Orcutt Road.

CNEL = community noise equivalent level

dB = decibel(s)

L_{eq} = equivalent continuous sound level

Noise attenuation measures identified in the Noise Element include land use limitations, separation between land uses (i.e., noise buffers), earth berms, and sound attenuation walls. Noise Element Policy 1.1 states that the City will work to minimize noise exposure based on the established numerical noise standards. City Municipal Code Chapter 9.12, Noise Control, prohibits operation of tools or equipment used in construction between 7:00 p.m. and 7:00 a.m. Monday through Saturday, or at any time on Sundays or holidays. The Municipal Code also requires that construction activities shall be conducted such that the maximum noise levels at affected properties will not exceed 75 A-weighted decibels (dBA) at single-family residences, 80 dBA at multi-family residences, and 85 dBA at mixed residential/commercial uses. The City Municipal Code (9.12.050.B.7) also addresses vibration impacts, if construction is occurring in a public space or right-of-way, by prohibiting the operation of any device that creates vibration that is above the vibration perception threshold of an individual at or beyond 150 feet from the source. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific noise-related impacts and would include appropriate mitigation as necessary to address impacts related to an increase in noise levels or excessive groundborne vibration or noise. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to an increase in noise levels or excessive groundborne vibration or noise, and no mitigation is required.

c) Refer to Response 9 (e). Chapter 17.64 of the City's Municipal Code establishes an AOE that identifies specific regulations for land uses within the AOE, including provisions for noise sensitive land uses including neighborhood parks and playgrounds that could be affected by aircraft noise. Additionally, there are no private airstrips within the City's Urban Reserve Line. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific noise-related impacts and would include appropriate mitigation as necessary to address impacts related to exposure of people residing or working in an area to excessive airport noise. Future development envisioned under the Draft Plan Update would also be reviewed for consistency with the ALUP and Chapter 17.64

of the City's Municipal Code. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to exposure of people residing or working in an area to excessive airport noise, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

14. POPULATION AND HOUSING

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	17	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	17	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Evaluation

a), b) The Draft Plan Update seeks to address existing and future parks and recreation needs for the City's growing and changing population. According to the City's existing standards, which require a minimum of 10 acres of parkland acreage per 1,000 residents, the City is currently deficient in parkland acreage. Therefore, the Draft Plan Update is responding to the needs of the City's existing and future population by planning for additional parks and facilities; it is not inducing population growth by providing parks and facilities.

The Draft Plan Update seeks to place updated and new facilities within or near either existing housing areas or within planned new housing areas. The City's approach to providing new and/or improved parks and recreation facilities is consistent with Goal 3 of the City's Housing Element, which seeks to conserve existing housing, and prevent the loss of safe housing and the displacement of current occupants, because the approach to providing new and/or improved parks and recreation facilities would not displace existing people or housing. The Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the State CEQA Guidelines. Therefore, adoption of the Draft Plan Update would result in *no impact* related to substantial unplanned population growth or the displacement of substantial numbers of existing people or housing, and no mitigation is required.

Mitigation Measures

None.

Conclusion

No impact.

15. PUBLIC SERVICES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a), b) Fire and police protection services are provided to the City by the City of San Luis Obispo Fire Department and the City of San Luis Obispo Police Department, respectively. Individual projects envisioned by the Draft Plan Update may result in a marginal cumulative increase in demand on City services, including fire and police protection. However, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to public services and would include appropriate mitigation as necessary to address impacts related to fire and police protection. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to the provision of fire and police protection, or the construction of new or physically altered facilities, and no mitigation is required.

c) The City is located within the San Luis Coastal Unified School District (SLCUSD). As described in the Draft Plan Update, the City maintains a Joint Use Agreement with the SLCUSD, which establishes terms for both the SLCUSD's and the City's use of parks and recreational facilities at specified school sites. Future projects contemplated under the Draft Plan Update could include expansion of this agreement to additional sites, hours, and uses. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to public services and would include appropriate mitigation as necessary to address impacts related to schools. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to schools, and no mitigation is required.

d) The Draft Plan Update evaluates the condition and capacity of the City's existing parks and facilities, develops a strategy for maintaining these facilities, and considers how new parks and recreational facilities should be provided in the future. Chapter 5 of the Draft Plan Update lays out a framework for locating parks and recreation amenities in existing and future parks and also includes a park-by-park assessment, identifying the general physical condition of each site, relevant issues pertaining to site access and use, and park-specific needs and wants. This information is provided in a table, along with planned improvements for all City parks, in Appendix E of the Draft Plan Update. As stated in Response 14(a) and 14(b), the Draft Plan Update would not induce population growth within the City. Individual projects contemplated under the Draft Plan Update would provide new and upgraded parks and recreational facilities for existing and future populations, including the City's daytime population of workers and students. The individual projects contemplated under the Draft Plan Update would benefit the community by creating greater capacity through the provision of new parks and facilities, which would thereby reduce demand on existing parks and facilities. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in

accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to public services and would include appropriate mitigation as necessary to address impacts related to existing parks. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to parks, and no mitigation is required.

e) Because the Draft Plan Update is intended to serve the parks and recreation needs of the existing community, it would not result in a direct increase in population and would therefore not result in the need to provide additional public facilities, such as expanding or building new libraries, whose construction would result in an environmental impact. Additionally, individual projects contemplated under the Draft Plan Update could result in an increase in the use of other public facilities such as roadways, bike lanes, sidewalks, and other urban paths; however, the increased use of sustainable transportation infrastructure is consistent with the City's General Plan and Active Transportation Plan.. Regardless, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to public services and would include appropriate mitigation as necessary to address impacts related to other public facilities, including libraries and roadways. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* associated with the provision of new or altered government facilities, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

16. RECREATION

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a) The Draft Plan Update evaluates the condition and capacity of the City's existing parks and facilities, develops a strategy for maintaining these facilities, and developing new and/or improved parks and recreational facilities in the future. As future development contemplated under the Draft Plan Update would create new and/or improved parks and recreational facilities, demand on existing parks and recreational facilities would decrease, which would limit the extent of on-going physical deterioration on the existing facilities. Therefore, adoption of the Draft Plan Update would result in *no impact* related to the accelerated use and subsequent deterioration of existing parks and recreational facilities, and no mitigation is required.

b) The Draft Plan Update evaluates the condition and capacity of the City's existing parks and facilities, develops a strategy for maintaining these facilities, and considers how new parks and recreational facilities should be provided in the future. Chapter 5 of the Draft Plan Update lays out a framework for locating parks and recreation amenities in existing and future parks and also includes a park-by-park assessment, identifying the general physical condition of each site, relevant issues pertaining to site access and use, and park-specific needs and wants. This information is provided in a table, along with planned improvements for

all City parks, in Appendix E of the Draft Plan Update. The Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to recreational facilities and would include appropriate mitigation as necessary to address impacts related to construction, improvement, or expansion of recreational facilities. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to the construction or expansion of recreational facilities, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

17. TRANSPORTATION

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a) The City's General Plan Circulation Element (City of San Luis Obispo 2014c; adopted December 9, 2014, amended October 24, 2017) establishes policies and programs for multi-modal management, and identifies specific goals and requirements for transit service, roadway management, bicycle transportation, and pedestrian facilities. In addition, the Draft Plan Update includes goals and policies that seek to increase sustainable transportation access to parks and recreation facilities throughout the City including providing a park within walking distance of every neighborhood, making park locations accessible by foot and bicycle, providing multi-modal access to parks and recreational facilities, and evaluating the potential for interconnected paths citywide. Because goals and policies of the Draft Plan Update are consistent with the policies and regulations of the Circulation Element and support implementation of the City's Active Transportation Plan, the Draft Plan Update would be consistent with the Circulation Element. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to transportation and would include appropriate mitigation as necessary to address impacts related to conflicts with a plan, ordinance, or policy addressing the circulation system. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to conflicts with a plan, ordinance, or policy addressing the circulation system, and no mitigation is required.

b) The City Council adopted vehicle miles traveled (VMT) thresholds in June 2020. Per the VMT screening criteria as described in the City's Multimodal Transportation Impact Study Guidelines, local-serving public facilities, including neighborhood parks without sporting fields, may be assumed to cause a less than significant impact, and do not require a detailed quantitative VMT assessment (City of San Luis Obispo 2020d). Because the Draft Plan Update is a policy document and does not include any physical improvements, its adoption would not result in impacts associated with VMT. In addition, the Draft Plan Update includes goals and policies that seek to reduce VMT throughout the City including providing a park within walking distance of every neighborhood, making park locations accessible by foot and bicycle, and providing multi-modal access to parks and recreational facilities. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to transportation and would include appropriate mitigation as necessary to address impacts related to emergency access. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to conflicts with the City's VMT guidelines and thresholds, and no mitigation is required.

c) Because the Draft Plan Update is a policy document and does not include any physical improvements, its adoption would not increase hazards due to a geometric design feature or incompatible use. Planned parks and park improvements as described in the Draft Plan Update would generally be developed within lands designated for Park (P), Recreation (REC), and Public (PUB) uses. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to transportation and would include appropriate mitigation as necessary to address impacts related to conflicts with the City's Circulation Element. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to an increase in hazards due to a geometric design feature or incompatible use, and no mitigation is required.

d) Policies 9.20 through 9.23 of the Safety Element include the safety objectives and emergency access standards considered when reviewing a development plan. Future development contemplated under the Draft Plan Update would be reviewed for consistency with the Safety Element. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to transportation and would include appropriate mitigation as necessary to address impacts related to conflicts with the City's Safety Element. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to inadequate emergency access, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

18. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a), b) On January 13, 2021, local Native American tribal groups that have a cultural and traditional affiliation to the City were formally noticed that an Initial Study under CEQA was being prepared for the San Luis Obispo Parks and Recreation Plan and General Plan Element Update (see Attachment B). No tribal representatives requested consultation or provided specific requests.

Future projects contemplated under the Draft Plan Update would be required to comply with AB 52 and Senate Bill 18 (SB 18), as applicable.

Per AB 52, Native American consultation is required for any CEQA project that has a Notice of Preparation (NOP), a Notice of Negative Declaration (ND), or a Mitigated Negative Declaration (MND) filed on or after July 1, 2015. The Lead Agency for the project must notify any Native American Tribes that have requested to be notified regarding projects within 14 days of either determining that a project application is complete or deciding to undertake a project (i.e., prior to the release of the environmental document). Under AB 52, Native American tribes have 30 days from the date on which they receive notification to request consultation.

As written in 2004, SB 18 addresses the potential environmental impact of projects on California Native American Cultural Places. SB 18 requires planning agencies to consult with California Native American tribes during the preparation, updating, or amendment of all General/Specific Plans proposed on or after March 1, 2005. Per SB 18, Native American tribes have 90 days from the date on which they receive notification to request consultation. The purpose of the consultation is to identify and preserve specified places, features, and objects located within the City's jurisdiction that have a unique and significant meaning to California Native Americans.

Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to tribal cultural resources and would include appropriate mitigation as necessary to address impacts related to any known tribal cultural resources that have been listed or been found eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code (PRC) Section 5024.1. Therefore, adoption of the Draft Plan Update would have a *less than significant* related to tribal cultural resources, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	4, 19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a) Future development contemplated under the Draft Plan Update would be subject to review by the City Public Works Department and/or the City Utilities Department, as appropriate, to determine project-specific infrastructure needs and requirements. In addition, any utility improvements contemplated under the Draft Plan Update would consider one of the goals of the Draft Plan Update, sustainability, which includes policies aimed at reducing the use of water and energy by providing a park within walking distance of every neighborhood, increasing trees and shade structures, making park locations accessible by foot and bicycle, instituting water-efficient initiatives including working landscape features to help filter pollutants, low water use plantings and xeriscaping, and gray and recycled water systems. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to utilities and service systems and would include appropriate mitigation as necessary to address impacts related to relocation or construction of new or expanded water, wastewater treatment, storm drainage, electric power, natural gas, or telecommunications facilities. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* associated with the relocation or construction of new or expanded water, wastewater treatment, storm drainage, electric power, natural gas, or telecommunications facilities, and no mitigation is required.

b) According to Policy A 2.2.1 of the City's Water and Wastewater Management Element (WWME) (City of San Luis Obispo 1987; adopted February 24, 1987, last revised May 15, 2018), the City utilizes multiple water resources to meet its water supply needs to avoid dependence on any one water source. The City's 2020 Water Resources Status Report (City of San Luis Obispo 2020e) states that the City maintains a robust water supply portfolio with greater than five years of water available. In addition, as also described in Response 19 (a), one of the goals of the Draft Plan Update is sustainability, which includes policies aimed at reducing the use of water by instituting water efficient initiatives including working landscape features to help filter pollutants, low water use plantings and xeriscaping, and gray and recycled water systems. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to utilities and service systems and would include appropriate mitigation as necessary to address impacts related to water supply. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to water supply, and no mitigation is required.

c) The City's Water Resource Recovery Facility is responsible for treating all of the wastewater within the City, and treats approximately 4.4 million gallons of wastewater daily (City of San Luis Obispo 2014b). Policy B. 2.2.3 of the WWME states that new development will only be permitted if adequate capacity is available within the wastewater collection system and/or the City's Water Resource Recovery Facility. Future development contemplated under the Draft Plan Update would be reviewed for compliance with Policy B. 2.2.3 of the WWME. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to utilities and service systems and would include appropriate mitigation as necessary to address impacts related to the City's Water Resource Recovery Facility. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to the City's Water Resource Recovery Facility, and no mitigation is required.

d), e) Chapter 8.05, Construction and Demolition Debris Recycling Program, of the City's Municipal Code, requires all new development to prepare a recycling plan to reduce waste disposal at the Cold Canyon Landfill, which serves the City. One of the goals of the Draft Plan Update is sustainability, which includes policies to reduce the generation of solid waste including maintaining agreements with other providers so as not to replicate facilities and services and using recycled materials whenever possible to avoid or minimize waste when replacing park materials and equipment. In addition, the Draft Plan Update includes a policy for the provision of green waste, recycling bins and services, and signage to inform correct usage by the public. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to utilities and service systems and would include appropriate mitigation as necessary to reduce a project's waste disposal needs. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to federal, State, and local solid waste standards or generation of solid waste in excess of the capacity of local infrastructure, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	20, 23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation

a) Refer to Response 9 (f). Because the Draft Plan Update is a policy document and does not include any physical improvements, its adoption would not conflict with an adopted emergency response plan or emergency evacuation plan. The Draft Plan Update also includes a policy to incorporate adaptability in response to public emergencies when designing elements for new parks, facilities, and amenities. Furthermore, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to wildfire and would include appropriate mitigation as necessary to address impacts related to the impairment of an adopted emergency response plan or emergency evacuation plan. Additionally, individual projects would be reviewed by City Fire and City Police for consistency with the EOP, the City Municipal Code Chapter 15.04, Construction and Fire Prevention Regulations, and other adopted emergency response and evacuation plans. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to impairments associated with an adopted emergency response plan or emergency evacuation plan, and no mitigation is required.

b), c), d) The Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to wildfire and would include appropriate mitigation as necessary to address impacts related to wildfire prevention or management. Additionally, individual projects would be reviewed for consistency with the Safety Element, the City Municipal Code Chapter 15.04, Construction and Fire Prevention Regulations, and the CWPP. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* associated with wildfire prevention or management, and no mitigation is required.

Mitigation Measures

None.

Conclusion

Less than significant impact.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As described in Section 4, Biological Resources, Section 5, Cultural Resources, and Section 18, Tribal Cultural Resources, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the <i>State CEQA Guidelines</i> . In addition, individual projects contemplated under the Draft Plan Update would be evaluated for site-specific impacts to biological, cultural, and tribal cultural resources, and would include appropriate mitigation as necessary. Furthermore, the Draft Plan Update does not include any policies or programs that would conflict with City policies on protecting and enhancing biological or cultural resources or preclude the City from achieving resource protection goals. Therefore, adoption of the Draft Plan Update would result in a <i>less than significant impact</i> related to adverse impacts to biological, cultural or tribal resources. No mitigation is required.					
	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As presented in this IS/ND, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the <i>State CEQA Guidelines</i> . In addition, individual projects contemplated under the Draft Plan Update would be evaluated for cumulatively considerable impacts, and would include appropriate mitigation as necessary. Therefore, adoption of the Draft Plan Update would result in a <i>less than significant impact</i> in regard to cumulatively considerable impacts, and no mitigation is required.					
	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Draft Plan Update will help the City meet its parks and recreational facility needs, and would not create significant, adverse impacts on humans, either directly or indirectly. As presented in this IS/ND, the Draft Plan Update is a programmatic document and is intended to guide development of future parks and recreation projects within the City and does not directly authorize any physical development or improvements. Any future physical park and facility improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the <i>State CEQA Guidelines</i> . In addition, individual projects contemplated under the Draft Plan Update would be evaluated for direct and indirect					

environmental effects on human beings, and would include appropriate mitigation as necessary. Therefore, adoption of the Draft Plan Update would result in a *less than significant impact* related to effects on human beings, and no mitigation is required.

22. EARLIER ANALYSES

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:

a) **Earlier analysis used.** Identify earlier analyses and state where they are available for review.

N/A

b) **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

N/A

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.

N/A

23. SOURCE REFERENCES

1.	California Department of Conservation. 1989. Division of Mines and Geology. Mineral Land Classification Map, San Luis Obispo-Santa Barbara P-C Region.
2.	California Department of Conservation. 2019. San Luis Obispo County Tsunami Inundation Maps. Website: https://www.conservation.ca.gov/cgs/tsunami/maps/san-luis-obispo (accessed February 17, 2021).
3.	Central Coast Region Regional Water Quality Control Board (CCRWQCB). 2019. Water Quality Control Plan for the Central Coastal Basin (Basin Plan). June.
4.	City of San Luis Obispo. 1987. General Plan Water and Wastewater Management Element (adopted February 24, 1987, last revised May 15, 2018).
5.	City of San Luis Obispo. 1996. General Plan Noise Element (adopted May 7, 1996, last revised May 7, 1996).
6.	City of San Luis Obispo. 2000. General Plan Safety Element (adopted July 5, 2000, last revised December 9, 2014).
7.	City of San Luis Obispo. 2006a. General Plan Conservation and Open Space Element (COSE) (adopted April 4, 2006, last revised December 9, 2014).
8.	City of San Luis Obispo. 2006b. Local Hazard Mitigation Plan. February.
9.	City of San Luis Obispo. 2009. Archaeological Resource Preservation Program Guidelines. October.
10.	City of San Luis Obispo. 2010. Historic Preservation Program Guidelines. November.
11.	City of San Luis Obispo. 2014a. Airport Area Specific Plan. September.
12.	City of San Luis Obispo. 2014b. Final Program Environmental Impact Report (EIR) Land Use and Circulation Elements Update (LUCE). September 3, 2014.
13.	City of San Luis Obispo. 2014c. General Plan Circulation Element (adopted December 9, 2014, amended October 24, 2017).
14.	City of San Luis Obispo. 2014d. General Plan Land Use Element (adopted December 9, 2014).
15.	City of San Luis Obispo. 2020a. Climate Action Plan.
16.	City of San Luis Obispo. 2020b. California Environmental Quality Act (CEQA) Greenhouse Gas (GHG) Emissions Thresholds and Guidance. June 22.
17.	City of San Luis Obispo. 2020c. General Plan Housing Element (adopted November 17, 2020).
18.	City of San Luis Obispo. 2020d. Multimodal Transportation Impact Study Guidelines. June.
19.	City of San Luis Obispo. 2020e. Water Resources Status Report.

20.	City of San Luis Obispo. 2021a. San Luis Obispo Municipal Code. February 2, 2021.
21.	City of San Luis Obispo. 2021b. Clean Energy Choice for New Buildings. Website: https://www.slocity.org/government/department-directory/city-administration/office-of-sustainability/climate-action/carbon-neutral-buildings#:~:text=The%20Clean%20Energy%20Choice%20Program,to%20the%20California%20Energy%20Code (accessed March 12, 2021).
22.	County of San Luis Obispo. 2005. Airport Land Use Plan for the San Luis Obispo County Regional Airport. May 18.
23.	County of San Luis Obispo. 2016. Emergency Operations Plan. December.
24.	County of San Luis Obispo. 2019. San Luis Obispo County Multi-Jurisdictional Hazard Mitigation Plan. October.
25.	San Luis Obispo County Air Pollution Control District (SLOCAPCD). 2001. Clean Air Plan. December.
26.	SLOCAPCD. 2005. Particulate Matter Report Implementation of SB 656 Requirements. July 27.
27.	SLOCAPCD. 2020a. Ambient Air Monitoring Network Assessment. June.
28.	SLOCAPCD. 2020b. Ozone Emergency Episode Plan. January 22.
29.	SLOCAPCD. 2021. Asbestos. Website: https://www.slocleanair.org/rules-regulations/asbestos.php (accessed March 9, 2021).

Attachments

Attachment A – Draft Parks and Recreation Plan and General Plan Element Update
Attachment B – Native American Consultation

Attachment A

Draft Parks and Recreation Plan and General Plan Element Update

Available online:

<https://www.slocity.org/government/department-directory/parks-and-recreation/parks-and-recreation-plan-and-element-update>

Attachment B

Native American Consultation



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218
805.781.7170
slocity.org

[Address]

January 13, 2021

FROM: Shawna Scott, Community Development Department, City of San Luis Obispo
RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of determination that a Project Application is Complete or Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code § 21080.3.1 (hereafter PRC).

Dear [Name of Tribal Representative]:

The City of San Luis Obispo has determined to undertake the Parks and Recreation Master Plan and General Plan Element Update, which would be applicable Citywide. Below please find a description of the proposed project and the name of our project point of contact, pursuant to PRC § 21080.3.1 (d).

Description of the Proposed Project:

The San Luis Obispo Parks and Recreation Master Plan Update will provide a comprehensive statement of the City's goals for parks and recreation and how those goals will be achieved over the long-term. The Master Plan policies and programs will serve as a blueprint, guiding the City and its various entities in priority setting and resource allocation. It is understood that the availability of financial resources can and will affect the timing of implementation but will not change the goals and intent. The Parks and Recreation Master Plan Update considers the Parks and Recreation Department's Mission Statement, to Inspire Happiness by creating Community through People, Parks, Programs, and Open Space, and identify parks and recreation as an essential service for the community of San Luis Obispo. The Update will support and facilitate this by providing for community health, wellness, security, and safety; design excellence; and environmental stewardship. The Update shall be consistent with the City's General Plan, Active Transportation Plan, and Climate Action Plan, including but not limited to neighborhood compatibility, safe multi-modal access to parks and facilities, and maintenance and expansion of our City's urban forest. Parks, facilities, amenities, and programs should be decentralized, and provided throughout the City to serve the full community equitably. Recreational and community gathering opportunities should be located within safe walking or accessible distance of each neighborhood and promote community organization and a sense of ownership by residents.

Neighborhood parks should include amenities for both active and passive recreation, and depending on the location, include a focal gathering point such as a gazebo. Gathering spaces would provide opportunities for local-level programming, such as concerts, events, educational opportunities, fitness classes, and food trucks in collaboration with local residents, businesses, non-profits, and faith organizations. The City Parks and Recreation and Public Works Departments should have the resources and staffing, and community and corporate partnerships, sufficient to create, support, and maintain these parks, amenities, and programs. The Update considers opportunities for improvements and renovations within existing parks and facilities in the short term, while also considering long-term fiscal responsibility including economics of scale, cost/value of new land acquisition now and in the future, new sources of revenue, and community partnerships. The Update will identify the current inventory and condition of existing parks, facilities, and amenities, identify existing and future community needs and deficiencies, assess the capacity of existing parks and facilities to accommodate existing and future needs, and determine a dynamic path forward to achieve and exceed the City's identified level of service and acreage standards for parks and amenities in both the short-term (0-5 years), mid-term (5-10 years) and long-term (10-20 years).

The Public Draft Parks and Recreation Master Plan Update will be available to the public and presented to the Parks and Recreation Commission in February 2021. Parks and Recreation Agendas and Agenda Packets can be viewed online:

<https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/parks-and-recreation-commission>

Additional online resources:

<https://www.slocity.org/government/department-directory/master-plan-and-element-update>

Lead Agency Point of Contact:

Shawna Scott, Senior Planner, City of San Luis Obispo

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request consultation, in writing, with the City of San Luis Obispo.

Very Respectfully,



Shawna Scott

Senior Planner

City of San Luis Obispo

Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218

E sscott@slocity.org

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Community Development

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January 13, 2021

(Sent Via Certified Mail and Email)

[Address]

**RE: Invitation for Tribal Consultation; GC 65352.3
Parks and Recreation Master Plan and General Plan Element Update
(Citywide)**

Dear [Name of Tribal Representative]:

I am contacting you on behalf of the City of San Luis Obispo concerning an invitation for Tribal Consultation pursuant to Government Code Sec. 65352.3. As you know, you have up to 90 days to respond to this request, but we hope by reaching out to you early, we could invite your participation at your earliest convenience.

Project Description: The San Luis Obispo Parks and Recreation Master Plan Update will provide a comprehensive statement of the City's goals for parks and recreation and how those goals will be achieved over the long-term. The Master Plan policies and programs will serve as a blueprint, guiding the City and its various entities in priority setting and resource allocation. It is understood that the availability of financial resources can and will affect the timing of implementation but will not change the goals and intent.

The Parks and Recreation Master Plan Update considers the Parks and Recreation Department's Mission Statement, *to Inspire Happiness by creating Community through People, Parks, Programs, and Open Space*, and identify parks and recreation as an essential service for the community of San Luis Obispo. The Update will support and facilitate this by providing for community health, wellness, security, and safety; design excellence; and environmental stewardship. The Update shall be consistent with the City's General Plan, Active Transportation Plan, and Climate Action Plan, including but not limited to neighborhood compatibility, safe multi-modal access to parks and facilities, and maintenance and expansion of our City's urban forest. Parks, facilities, amenities, and programs should be decentralized, and provided throughout the City to serve the full community equitably. Recreational and community gathering opportunities should be located within safe walking or accessible distance of each neighborhood and promote community organization and a sense of ownership by residents. Neighborhood parks should include amenities for both active and passive recreation, and depending on the location, include a focal gathering point such as a gazebo. Gathering spaces would provide opportunities for local-level programming, such as concerts, events, educational opportunities, fitness classes, and food trucks in collaboration with local residents, businesses, non-profits, and faith organizations. The City Parks and Recreation and Public

Works Departments should have the resources and staffing, and community and corporate partnerships, sufficient to create, support, and maintain these parks, amenities, and programs. The Update considers opportunities for improvements and renovations within existing parks and facilities in the short term, while also considering long-term fiscal responsibility including economics of scale, cost/value of new land acquisition now and in the future, new sources of revenue, and community partnerships. The Update will identify the current inventory and condition of existing parks, facilities, and amenities, identify existing and future community needs and deficiencies, assess the capacity of existing parks and facilities to accommodate existing and future needs, and determine a dynamic path forward to achieve and exceed the City's identified level of service and acreage standards for parks and amenities in both the short-term (0-5 years), mid-term (5-10 years) and long-term (10-20 years).

The Public Draft Parks and Recreation Master Plan Update will be available to the public and presented to the Parks and Recreation Commission in February 2021.

Parks and Recreation Agendas and Agenda Packets can be viewed online:

<https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/parks-and-recreation-commission>

Additional online resources:

<https://www.slocity.org/government/department-directory/master-plan-and-element-update>

Please contact Shawna Scott, Senior Planner for additional information or to request a virtual meeting at sscott@slocity.org or (805) 781-7176.

We look forward to hearing from you soon.

Sincerely,



Shawna Scott
Senior Planner



**CITY OF
SAN LUIS OBISPO**

Community Development
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SAN LUIS OBISPO

DRAFT

Parks + Recreation Blueprint for the Future: 2021-2041

Parks and Recreation Plan and
General Plan Element Update



May 2021

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February 2021



ACKNOWLEDGMENTS

The **City of San Luis Obispo** thanks the community members, stakeholders, elected officials, and public agencies who participated in the development of this Comprehensive Profile for the Parks and Recreation Plan and General Plan Element Update.

City Council

Heidi Harmon, Mayor	Jan Marx
Erica A. Stewart, Vice Mayor	Andy Pease
Carlyn Christianson	

Planning Commission

Chair Hemalata Dandekar	Nicholas Quincey
Vice-Chair Robert Jorgensen	Michelle Shoresman
Michael Hopkins	Mike Wulkan
Steve Kahn	

Parks and Recreation Commission (2017-21)

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Rick Blair	Rodney Thurman
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Greg Cruce	Shawna Scott
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Adam Fukushima	and many others
Robert Hill	
Devin Hyfield	

Agencies, Organizations and Companies

Arts Obispo	San Luis Obispo Museum of Art
AYSO	SLO Baseball
Cal Poly (special thanks to NR 418 class, 2018)	SLO Pickleball Club
Central Coast Concerned Mountain Bikers	SLO Railroad Museum
Central Coast Soccer	SLO REP Theatre
Cultural Heritage Committee	SLO Rugby
Dog park advocates	SLO Senior Center
Downtown SLO	SLO Soccer Club
History Center of San Luis Obispo County	SLO Women’s Soccer Club
Jack House Committee	Swimming advocates
Land Conservancy of SLO County	TenOver Studio
San Luis Coastal Unified School District	YMCA

Photography

Jonathan Roberts
City of San Luis Obispo staff

Members of the SLO Community

All of you who participated in workshops, responded to surveys, and showed an interest in the future of parks and recreation in San Luis Obispo.



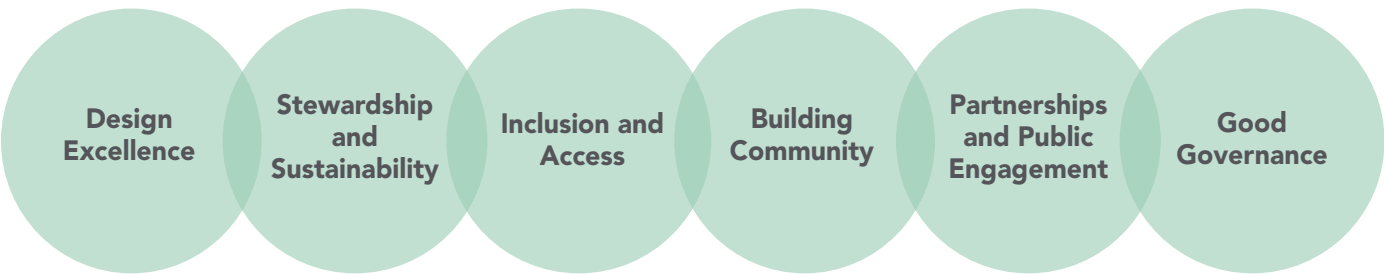
PREAMBLE

The Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) is an essential guide for the future of parks and recreation in the City of San Luis Obispo for the next twenty years. This Blueprint addresses the evolving recreational needs of our community, with a strong focus on advancing and supporting community building, sustainable transportation, carbon neutrality, resiliency in a changing climate, and diversity, equity, and inclusion. The Plan’s Guiding Themes permeate through the goals, policies, and opportunities.

Key considerations for the enhancement and redevelopment of existing parks and the development of new parkland will be striking a balance between active and passive recreational use, maintaining neighborhood character, ensuring high quality design and maintenance, and optimizing resources and inclusion by providing multi-generational, multi-use, and multi-ability amenities and facilities. Incorporation of innovative universal design and continued conversations with our community will be critical to resolve and prevent any barriers to our community’s safe enjoyment of City parks, recreation amenities,

public art, and programs. This Blueprint also identifies the need for park activation and building community through site planning and provision of community gathering space and associated infrastructure; supporting and facilitating community events; incorporation of public art and cultural expression; and dynamic programming to address multi-generational and multi-ability needs of our community.

GUIDING THEMES



This document is divided into five chapters and includes an Appendix with detailed background information and data supporting identified policies, recommendations, and opportunities. Chapters 1, 2, 3, and 5 comprise the Parks and Recreation Plan and Chapter 4 consists of the Parks and Recreation Element of the General Plan. The Blueprint does not include uses, goals, or policies for Open Space; the Conservation and Open Space Element of the General Plan includes goals, policies, and programs specific to the City's Open Space.

Chapter 1 introduces the planning process and overarching goals of the plan.

Chapter 2 takes a deeper look at San Luis Obispo through demographic analysis and its parks and facilities through a detailed inventory.

Chapter 3 provides a summary of the extensive community engagement conducted over three years during development of the Plan.

Chapter 4 provides the detailed policies that flow from five system-wide goals, which include:

- + **Build Community and Neighborhoods:** City Parks and

Recreational facilities should build and connect community through inclusive and diverse amenities and programming.

- + **Meet the Changing Needs of the Community:** Leverage regionalism and creatively increase the number of City parks, recreational facilities and amenities, to meet user needs.
- + **Sustainability:** The City's Parks and Recreation facilities will be vibrant, resilient, and sustainable.
- + **Optimize Resources:** Establish, maintain, and operate parks, facilities, and programs in a manner that is cost effective and manageable while engaging the community in a manner that optimizes involvement and support.
- + **Safety:** Provide safe, accessible, inclusive, and well-maintained City parks, recreational facilities, and amenities.

Chapter 5, Implementation, is intended to be aspirational and identifies a range of potential opportunities for each park and facility based on the wants and needs expressed by our community. The Implementation Chapter provides the flexibility to consider identified opportunities and determine the appropriate design

and amenities of our City's parks and recreational facilities through focused community outreach and the preparation of comprehensive park-specific plans. The community engagement process will include direct contact with community groups and organizations to further advance diversity, equity, and inclusion at all City parks and facilities.

Fulfillment of this Blueprint will result in increased community connection within neighborhoods, the provision of equitable distribution of amenities throughout the City, the creation of safe, accessible, and inclusive public spaces for all people, and promote community investment in our public recreational spaces.

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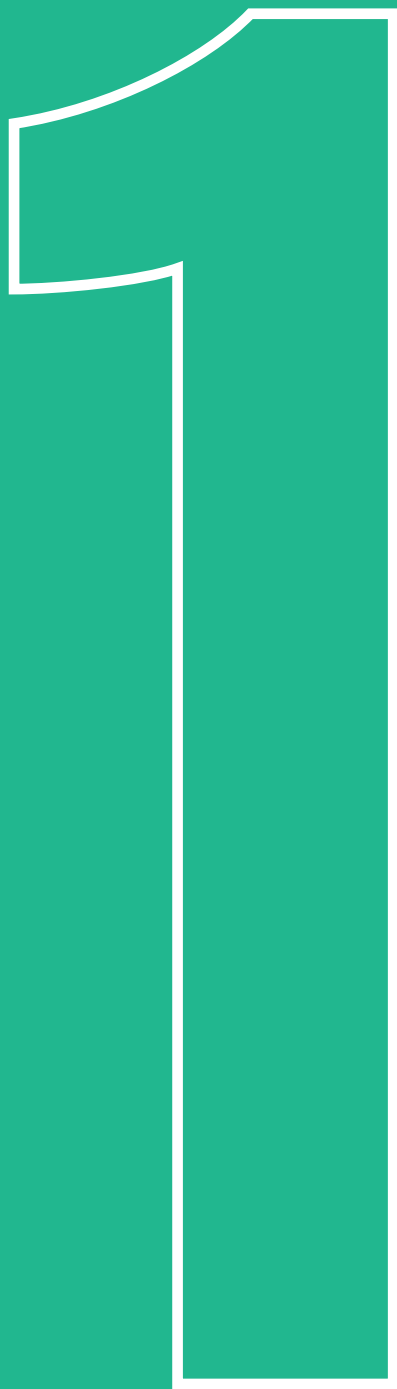
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INTRODUCTION

VISION

The Parks and Recreation Plan and General Plan Element Update will serve as a blueprint, guiding the City in priority setting and resource allocation to achieve the Parks and Recreation Department's mission.

The City owns and maintains approximately 4,050 acres of natural preserves and open space properties (2021). The Conservation and Open Space Element of the General Plan sets programs and policies for the City's Open Space.

IN THIS CHAPTER

The Value of Parks

Why Update the Plan?

The Update Process

Overarching Philosophy Regarding the Update

System-Wide Goals

Guiding Themes

The San Luis Obispo Parks and Recreation Plan and General Plan Element Update provides a comprehensive statement of the City's goals for parks and recreation and how those goals will be achieved over the long-term. The Plan was created in collaboration with community members, leaders, and the Parks and Recreation Commission. We believe it represents the community's vision, a vision we are inspired to realize.

The Plan policies and programs serves as a blueprint, guiding the City in priority setting and resource allocation. It is understood that the availability of financial resources can and will affect the timing of implementation but will not change the goals.



STARTING WITH QUESTIONS

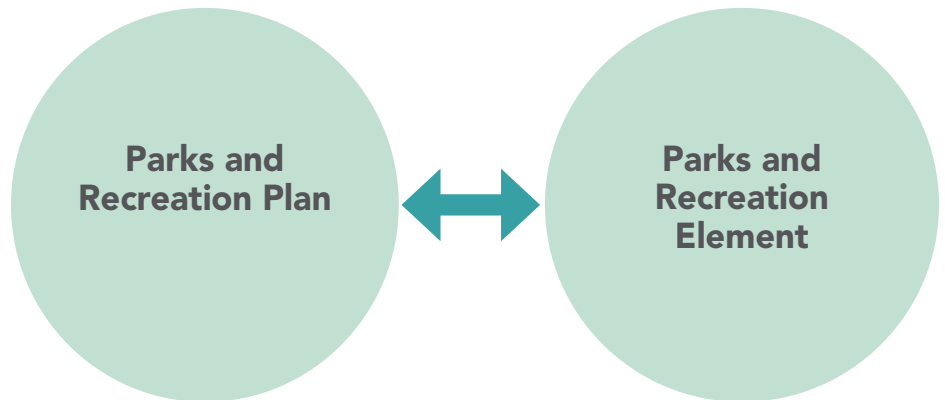
- + Does San Luis Obispo have the right amount and type of parks?
- + Given the condition of San Luis Obispo's parks what if any changes and improvements are needed?
- + Does San Luis Obispo have the amount and type of indoor and outdoor facilities for organized recreation activities to meet the community's need?
- + Does San Luis Obispo provide recreational programming that meets its residents' needs and if not, what should change?
- + What are the parks and recreation priorities for residents now and over the next 20 years?
- + How should San Luis Obispo plan for the future, changing demographics and increased residents and stakeholders?
- + How should San Luis Obispo fund its parks and recreation capital investments to meet the priorities arising from this plan?

PLAN AND ELEMENT

This Plan is two documents in one.

It stands alone as the essential guide for the Parks and Recreation Department in the years ahead.

At the same time, the Plan also serves as the Parks and Recreation Element in the City's General Plan. This means that the goals and policies in this document are also embedded in the City's larger blueprint for future growth and change.



READING THE PLAN

The Parks and Recreation Plan is divided into five chapters. Chapter 1 introduces the Planning process and overarching goals of the plan. Chapter 2 takes a deeper look at SLO's people through demographic analysis and its parks through a detailed inventory. Chapter 3 provides a summary of the community engagement work. Chapter 4 provides the detailed policies that flow from each of the system-wide goals. Finally, Chapter 5 provides the details around implementation, including phasing and priority projects.

WHY UPDATE THE PLAN?

Our Parks and Recreation Plan and General Plan Element Update is meant to serve as a visionary template for adapting our system so that it meets the needs of the community. It identifies opportunities for change, and embraces emerging trends in recreation and urban life. A number of particular opportunities presented themselves as we set out to update the Plan.

Making Better Use of Existing Parks.

Our existing parks are well-used and loved, but they can all be enriched in various ways to better serve today's residents. Just two examples: Emerson Park will benefit from a redesign to enhance its appeal, and Laguna Lake Park has great potential to accommodate more of our recreational needs.

Embracing Downtown.

Downtown SLO has become a vibrant destination for community life. The Downtown Concept Plan describes future plazas and gathering spaces downtown infused with art and culture. This Plan can help realize that vision.

Providing Athletic Fields Year-Round.

San Luis Obispo relies heavily on Damon-Garcia Sports Complex for its popular programs. The plan can help us define a way to better support field sports year-round.

Providing Programs for All Ages.

San Luis Obispo has a wide range of successful programs for youth and seniors. Adding services for adults could help to bring in more revenue, while better serving a significant and highly-active segment of the community.

Supporting Aquatics.

The SLO Swim Center has served the community well. The Swim Center is on school district property, and community use of the pool occurs through a joint-use agreement. Would an expanded or additional aquatics center be possible?

Serving the Daytime Population.

While the City currently has fewer than 50,000 residents, there is a substantially larger population of workers and students who spend time here during the day and make great use of the City's facilities. The new Parks and Recreation Element and Plan Update may break ground by taking the daytime population into account.

Aligning with Active Transportation.

The City General Plan has established a goal to reach 20 percent of all trips by bicycle and more than double the number of walking trips. The Plan can support these efforts by giving new attention to the recreational value of trails and urban multi-use paths, providing a safe place for people of all abilities to become more comfortable with recreational bicycling and walking before incorporating these activities into personal transportation modes, and improving urban access to parks.

Advancing Sustainable Management Practices.

San Luis Obispo has a strong desire to become environmentally sustainable and carbon neutral through implementation of the Climate Action Plan for Community Recovery (adopted August 2020). The Plan will play a role in advancing the environmental performance of our park system by recognizing opportunities to shift toward water-efficient planting, using recycled water, and advancing the City's goal to achieve carbon neutrality.



Addressing Safety in Parks.

How can the Plan harmonize with City efforts to serve all people regardless of housing status, and ensure that parks are available, safe, accessible, and inclusive for everyone?

Funding New Parks While Achieving Fiscal Health.

The Parks and Recreation Element and Plan has a role to play in helping to identify ways in which parks can be maintained and managed

more efficiently, and will be a valuable source for recommended improvements.

Tapping into Community Support.

There is an active group of parks volunteers and a current effort to establish a “Friends of Parks” organization that can help bring resources to parks. These sources of community support can be brought into the Parks and Recreation Element and Plan.

Respond to the Changing Composition of Our Population.

The current Parks and Recreation Element and Plan’s goals, policies and programs stand as our baseline. There are many ways in which the values that guided the current Plan remain true for the community.

At the same time, nearly 20 years have passed. San Luis Obispo has matured as a city. We have grown into new neighborhoods and have others on the planning horizon.

While many of the issues we face are long-standing, others are new or we have a new understanding of them. Recreation has changed too. The sports people play, the program preferences of people of all ages—the ways people use parks more broadly need to be understood from today's vantage point. And there is a new generation of residents whose voices need to be heard.

The Plan Update has allowed us to analyze and evaluate our changing population, our physical environment, the condition of our parks and the opportunities they present. It has created a forum for community input and ideas. All of this, we hope, is reflected in the new Plan.

A Fresh Look at Acreage Standards

The 2001 Parks and Recreation Element and Plan calls for the City to develop and maintain a park system at a rate of 10 acres of park land per 1,000 residents, including 5 acres of neighborhood parks. This is achieved either through land dedication and improvement during the development of new neighborhoods in annexation areas, or by charging fees in-lieu of land dedication, allowing the City to fund park land development. The acreage ratio at the time of the 2001 Plan

was 3.68. Both population and park acreage have grown very slightly since then.

A Careful Look at Facilities

The Parks and Recreation Department also manages numerous facilities that provide recreational and educational opportunities. These include the SLO Swim Center, SLO Skate Park, Laguna Lake Golf Course, Jack House and Gardens, Ludwick Community Center, and other sites.

The Parks and Recreation Element and Plan evaluates the condition and capacity of the City's existing parks and facilities, develops a strategy for maintaining and enhancing these facilities, and considers how new parks and facilities should be provided over the coming years.

Evaluate Recreation Programs and Services

The Parks and Recreation Department provides a range of activities, including programs for seniors; adult and youth sports; contracted fitness and enrichment classes; aquatics; open space trail maintenance, and educational opportunities; and many other programs for youth including before- and after-school programs, and spring break and summer camps.

The Plan update revisits recreational needs with fresh information about facility usage, program participation, and community priorities and preferences.

THE UPDATE PROCESS

The Plan Update took place in four overlapping phases over approximately 3 years

PHASE 1

Setting the Stage and Planning Framework consisted of project kick-off, review of background information, the development of a Community Engagement Plan, and an Initial Planning Framework report. This phase occurred during March and April 2018.

PHASE 2

Determining Community Needs covers the critical work of understanding the issues relevant to San Luis Obispo's park system and its development over the next

decade. Community engagement is a central part of this, and many engagement activities took place during this phase, starting in April 2018 and continuing through the Community Needs Assessment public workshops in June 2019. Additional workshops and public input opportunities continued through adoption of this document.

PHASE 3

This phase consisted of developing the update and conducting environmental review, and community needs were translated

into a Public Draft document, including background, vision and goals, policies, and implementing actions.

PHASE 4

Adopting the Plan and Element included final hearings before the Parks and Recreation Commission, Planning Commission, and City Council, and incorporating the input of these bodies into a final Plan for adoption.





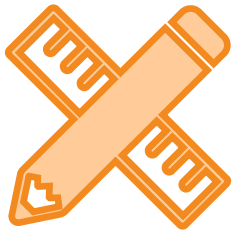
THE VALUE OF PARKS

At the time of adoption of this Blueprint (2021), San Luis Obispo's Parks and Recreation Department defines as its mission "to inspire happiness by creating community through people, parks, programs and open space." The Conservation and Open Space Element of the General Plan sets programs and policies for the City's Open Space, a notable change in the City's General Plan since the adoption of the 2001 Parks & Recreation Plan. An earlier version of the mission statement—from the 2001 Parks & Recreation Plan—touches on a few other important ideas: how parks contribute to the city's character and beauty, are good for the environment, and promote health.

Indeed, parks are valuable for multiple reasons. Parks provide social benefits. They are places for people to walk and talk, play games, enjoy their family and friends and the natural setting they live in. Parks and Recreation programs stimulate a sense of community larger than family and friends: here is where we connect with others in athletic leagues and classes or informally at the playground or in the plaza. Parks and Recreation are valuable for public health. They give us a place to stretch our legs, to play sports, to swim laps, throw Frisbees and walk dogs. In a less obvious way, good parks and recreation services are economic development, too. They contribute to the City's quality of life and ability to attract and retain a happy, healthy workforce and employers. Not least, parks preserve space for plants and the City's urban forest, for water to drain naturally into the soil and many other ecological benefits.

GUIDING THEMES

The City has established six guiding themes that permeate through all recommendations, goals and ultimately policies through the Plan.



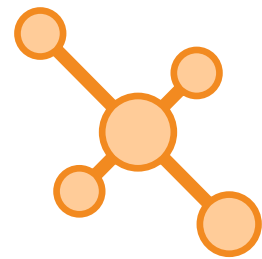
DESIGN EXCELLENCE

The City will set a standard of design excellence by creating an engaging, long-lasting, safe, comfortable, and sustainable park system. By holding the design of the City's parks and facilities to a high standard, assets will attract and retain diverse users from the community.



STEWARDSHIP AND SUSTAINABILITY

The City will protect and conserve natural resources while providing opportunities for the community to both support and learn from the natural environment. The design and maintenance of parks and facilities will strive to become operationally carbon neutral, will support access by foot and by bike, reduce or eliminate chemical use, and incorporate low-allergen plants and trees.



INCLUSION AND ACCESS

The City's parks, public spaces, recreation amenities and programs will be accessible to residents and visitors, including the full diversity of our community. The City will continue to work to create equitable access to recreation and green spaces, and to address both physical and non-physical barriers that may prevent people from having full access to the benefits of parks and recreation.



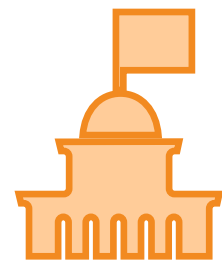
BUILDING COMMUNITY

Parks, facilities, and programs will encourage and support play, health, and interaction. The City will provide places to engage in a multitude of recreational activities, including supporting new trends in recreation. The physical infrastructure and amenities of parks and facilities will support and promote public health. Parks, facilities, and programs will provide opportunities for people to engage in activities together, as well as to be active independently.



PARTNERSHIPS AND PUBLIC ENGAGEMENT

The City will strive to partner with schools, California Polytechnic State University, Cuesta Community College, other public agencies, and private service providers and organizations to provide recreation services to improve efficiency and coverage. Partnerships will help reduce redundancies within the existing parks system, freeing up resources that can be directed towards assessing and meeting unmet needs.



GOOD GOVERNANCE

In order to practice good governance, the City will be transparent and accountable in its decision-making process, while being responsive to the community's needs and open to community participation. Good governance will aid in promoting the community's confidence in the City to not only expand the parks system, but to also manage, maintain, and improve the existing resources and programs.

SPOTLIGHT ON...

CLIMATE

Recent climate changes have had widespread impacts on human and natural systems. In California we experience losses to Sierra snowpack and water supply, more and more intense wildfires, extreme heat events and more. San Luis Obispo has been inspired to address climate change in all our actions. In 2020, the City adopted a new Climate Action Plan for Community Recovery and a New Active Transportation Plan. These Plans will push us to achieve **carbon neutrality in governmental operations by 2030**, and to make **20% of all our trips by bike, while doubling our walking trips**. The Parks and Recreation Plan has a role to play to help us reach these goals.

INCLUSION

The Plan Update has allowed us to reflect on our changing population, the condition of our parks and the opportunities they present. It has created a forum for community input and ideas.

This Plan must help guide us to design and operate our parks and programs in a way that is accessible, inclusive and just. This means equitable access to the environmental benefits of green space in all neighborhoods. It means culturally relevant programming that is accessible regardless of ability to pay, parks that welcome everyone, and equipment that provides opportunities for people of all abilities. The City of San Luis Obispo Parks and Recreation commits to provide cultural unity, through inclusivity and discovery, while developing a sense of community, and supporting healthy lifestyles.



OVERARCHING PHILOSOPHY

The Plan Update considers the Parks and Recreation Department's Mission Statement, *to Inspire Happiness by creating Community through People, Parks, Programs, and Open Space*, and identify parks and recreation as an essential service for the community of San Luis Obispo. The Conservation and Open Space Element of the General Plan sets programs and policies for the City's Open Space.

The Update should support and facilitate this by providing for community health, wellness, security, and safety; design excellence; and environmental stewardship. The Update shall be consistent with the City's General Plan, Active Transportation Plan, and Climate Action Plan, including but not limited to neighborhood compatibility, safe sustainable transportation (multi-modal) access to parks and facilities, and maintenance and expansion of our City's urban forest.

Parks, facilities, amenities, and programs should be decentralized, and provided throughout the City to serve the full community equitably. Recreational and community gathering opportunities should be located within safe walking or accessible distance of each neighborhood and promote community organization and a sense of ownership by residents. Neighborhood parks should include amenities for both active and passive recreation, and depending on the location, include a focal gathering point such as a gazebo. Gathering spaces would provide opportunities for local-level programming, such as concerts, events, educational opportunities, fitness classes, and food trucks in collaboration with local residents, businesses, non-profits, and faith organizations. The City Parks and Recreation Department should have the resources and staffing, and community and corporate partnerships, sufficient to create,

support, and maintain these parks, amenities, and programs.

The Update should consider opportunities for improvements and renovations within existing parks and facilities in the short term, while also considering long-term fiscal responsibility including economics of scale, cost/value of new land acquisition now and in the future, new sources of revenue, and community partnerships. The Update should identify the current inventory and condition of existing parks, facilities, and amenities, identify existing and future community needs and deficiencies, assess the capacity of existing parks and facilities to accommodate existing and future needs, and determine a dynamic path forward to achieve and exceed the City's identified level of service and acreage standards for parks and amenities in both the short-term (0-5 years), mid-term (5-10 years) and long-term (10-20 years).





PEOPLE & PARKS

To plan for a park system that optimally serves our community in the years ahead, we need to understand our recreational needs and the existing inventory and state of our parks. This chapter describes our people and our parks today.

IN THIS CHAPTER

SLO People

- *Population*
- *Demographics*
- *Local Market Potential*

SLO Parks & Recreation

- *Our Parks*
- *Park Facilities*

SLO'S PEOPLE

San Luis Obispo is notable for its unique community make-up influenced by the local university and community college, being the County hub, and for its popularity for its unique geographical coastal location and mild climate. The diverse mix of demographics of families, college students, retirees, and tourists, provide an engaged and active population.

San Luis Obispo is touted as one of the “Happiest Places in America,” and no wonder. Tucked between the Coast Range and the Pacific, “SLO” offers all the spoils of life, from the Mediterranean climate to the thousands of acres of protected open space to a charming and dynamic downtown.

This chapter summarizes the City's demographic and population trends. The analysis is based on US Census data, as well as California Department of Finance (2010) projections and the 2018 San Luis Obispo Community and Economic Profile produced by the San Luis Obispo Chamber of Commerce. It should be noted that the most detailed demographic data available dates to the 2010 US Census, and may not be fully descriptive of the City's population today. In addition,



the 2010 US Census adhered to the 1997 Office of Management and Budget standards on race and ethnicity, which may not reflect current and evolving standards and guidelines.

POPULATION CHANGE

San Luis Obispo experienced relatively slow growth between 2000 and 2010, never exceeding a one percent annual growth rate. Between 2000 and 2017, the city grew at an average annual rate of about 0.4 percent, significantly lower than the statewide annual growth rate.

The San Luis Obispo Council of Local Governments 2050 Regional Growth Forecast for San Luis Obispo County assumes a slightly higher annual growth rate of 0.5 percent. The San Luis Obispo General Plan anticipates growth of approximately one percent annually, and a population reaching 56,700 by 2035.

This Plan Update considers both our resident population and the larger

“daytime population” including students and workers who recreate here. Accounting for the City’s workforce and students at Cal Poly (just outside City limits), SLO had an estimated daytime population of 72,770 in 2017, which is expected to rise to 88,300 by 2035.

POPULATION DENSITY

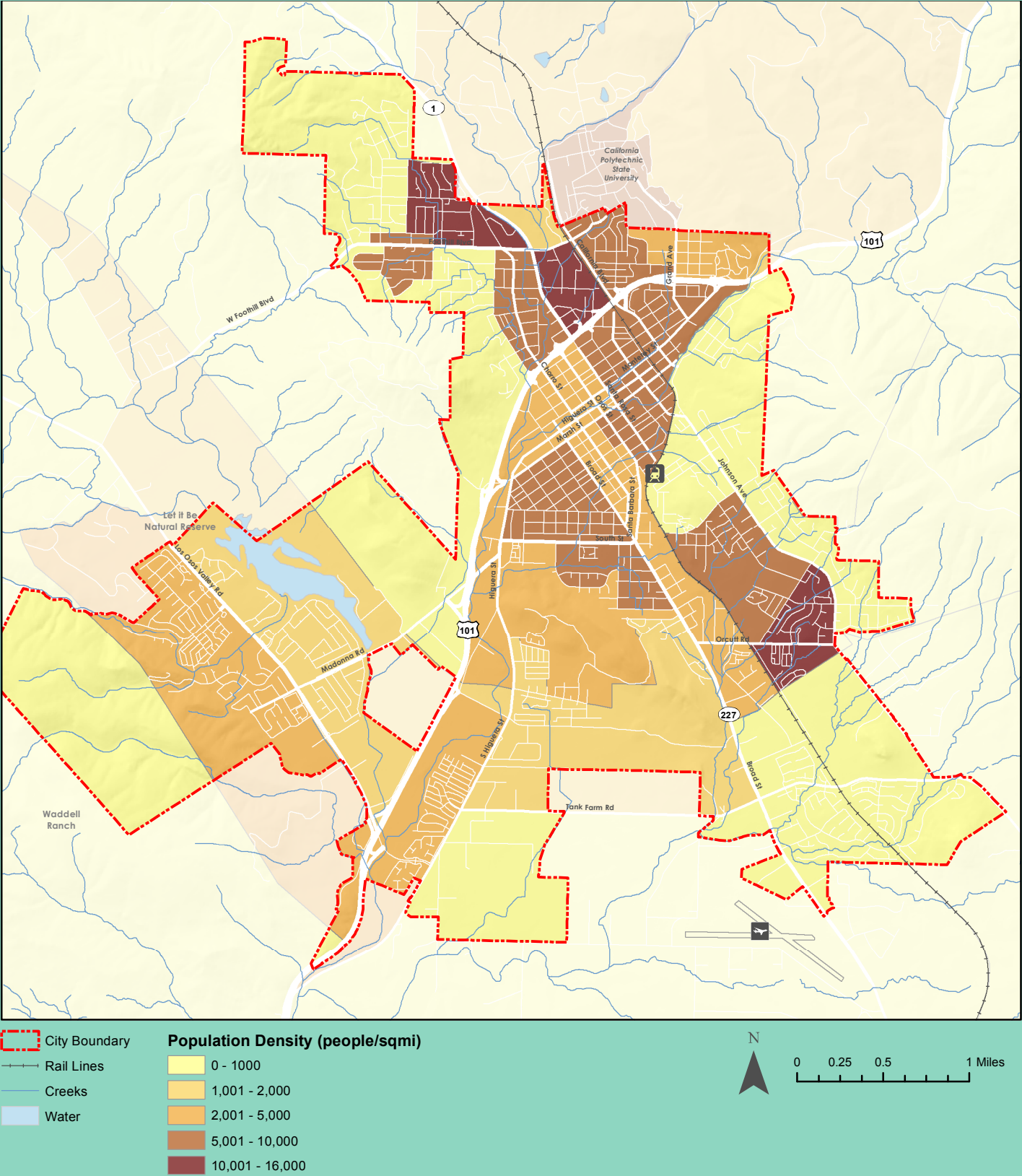
San Luis Obispo has a population density of approximately 3,500 persons per square mile Citywide. Three census tracts—two in the northern part of the City and one centered on Orcutt Road in the southeast—feature some higher-density housing and have over 10,000 people per square mile. In general, neighborhoods closer to the center are somewhat more densely populated than those on the periphery. See Figure 1-1.

Table 2-1
SAN LUIS OBISPO POPULATION TRENDS

YEAR	2000	2010	2017 (ESTIMATED)	2035 (PROJECTED)
Population	44,179	45,119	46,724	56,700
Daytime Population			72,770	88,300

Sources: US Census, 2010; California Department of Finance, 2017; San Luis Obispo General Plan, 2014.

Figure 2-1
POPULATION DENSITY



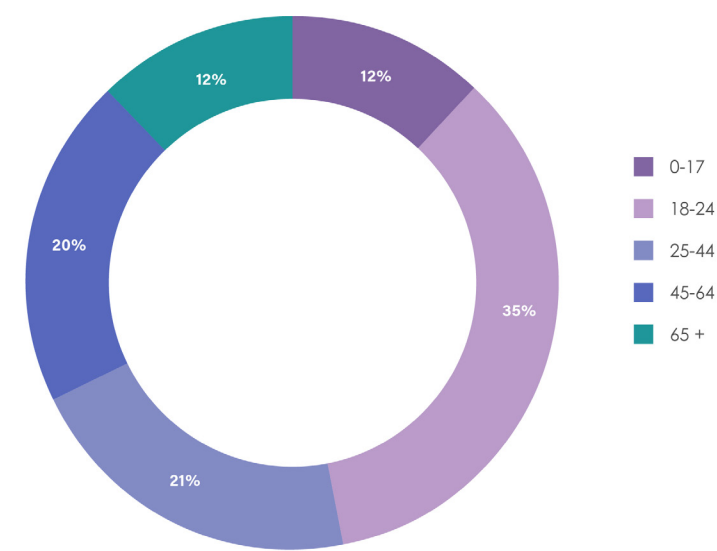
POPULATION BY AGE

Young adults aged 18-24 comprised a remarkable 35 percent of the city population in 2010, a proportion mainly attributed to the large student population. Other age demographics, namely children, teens, and adults aged 25-44, fall below County and State averages for those age groups. In 2010, 12 percent of the City's population

was aged 65 and older, comparable to the State average, but lower than the County population rate. For San Luis Obispo County as a whole, changes in percentage of age cohorts between 2000 and 2010 indicate a decline in children under 14, a significant rise in young adults aged 20-29, an equally significant decline in adults aged 35-44, and

major growth in adults aged 50-70 and 80 and over. While the 2010 Census is now considerably out-of-date, it remains the most accurate source of demographic data for the City.

Figure 2-2
SAN LUIS OBISPO AGE DISTRIBUTION, 2010



Source: California Dept. of Finance, 2010

RACE AND ETHNICITY

In 2010, residents of the City of San Luis Obispo were approximately 76 percent non-Hispanic white, 15 percent Hispanic or Latino, 5.2 percent Asian or Pacific Islander, and 1 percent Black/African-American.

San Luis Obispo County's 2010 ethnic makeup had a slightly lower proportion of non-Hispanic white and Asian/Pacific Islander residents compared to the City (71.1 percent and 3.1 percent, respectively), and a greater proportion of Hispanic or Latinx residents (20.8 percent). Both the City and the County are significantly less diverse than the state population as a whole.

The City's non-Hispanic white population fell by three percent as a percentage of the total population between 2000-2010. Conversely, the Hispanic or Latinx percentage of the population grew by three percent between 2000-2010. These trends are expected to continue. The California Department of Finance projects that by 2025 the County population will be approximately 64 percent non-Hispanic white, 27 percent Hispanic or Latino, 4.3 percent Asian or Pacific Islander, 1.8 percent Black or African American and 0.5 percent Native American. See Figures 1-3 and 1-4.

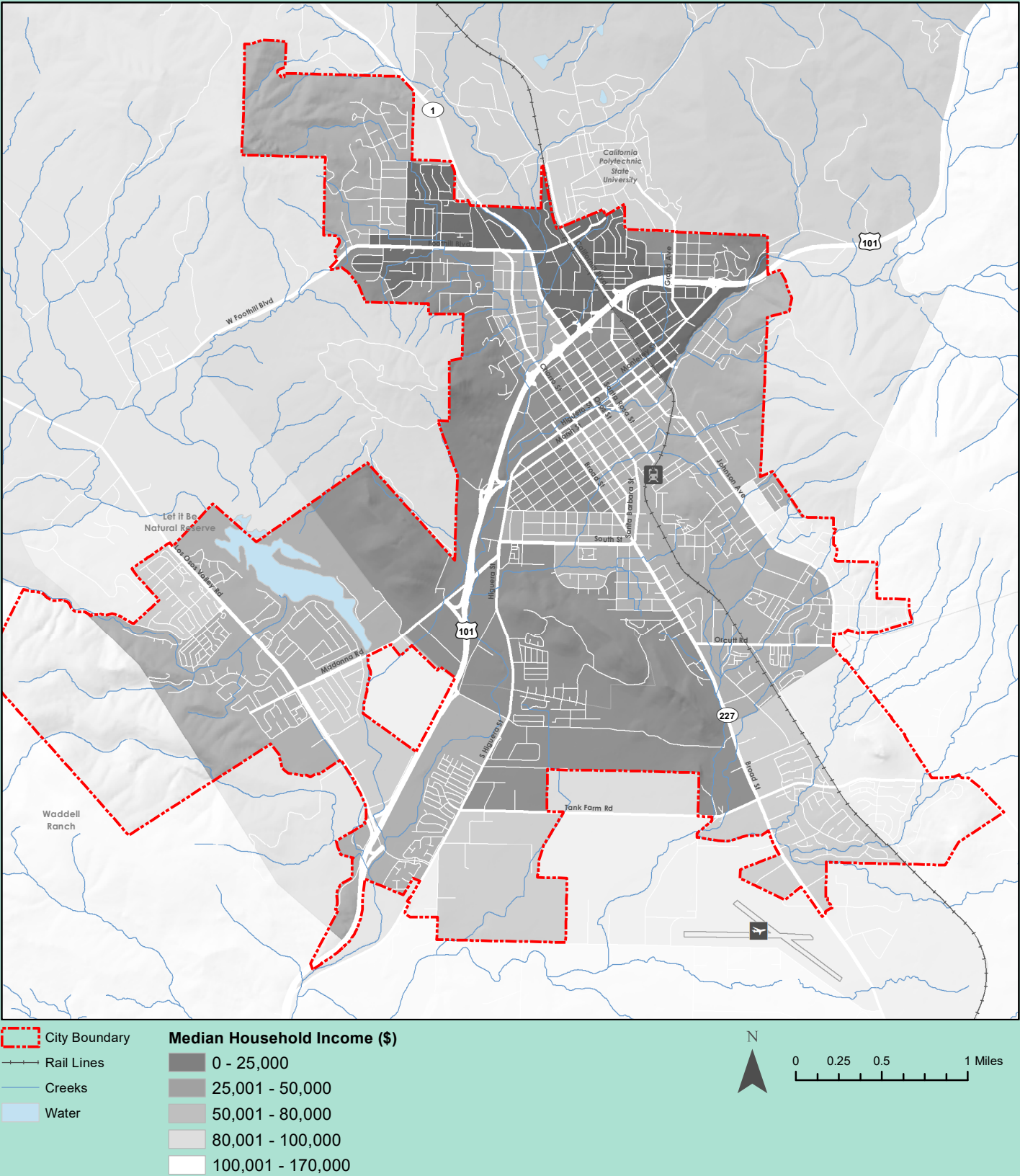
Figure 2-3
SAN LUIS OBISPO COUNTY RACIAL AND ETHNIC COMPOSITION



Source: U.S. Census Bureau, 2010

Note: Race and ethnicity category names are from the 2010 US Census and have been preserved here for accuracy.

Figure 2-4
**SAN LUIS OBISPO MEDIAN
HOUSEHOLD INCOME (2012-16)**



HOUSEHOLD INCOME

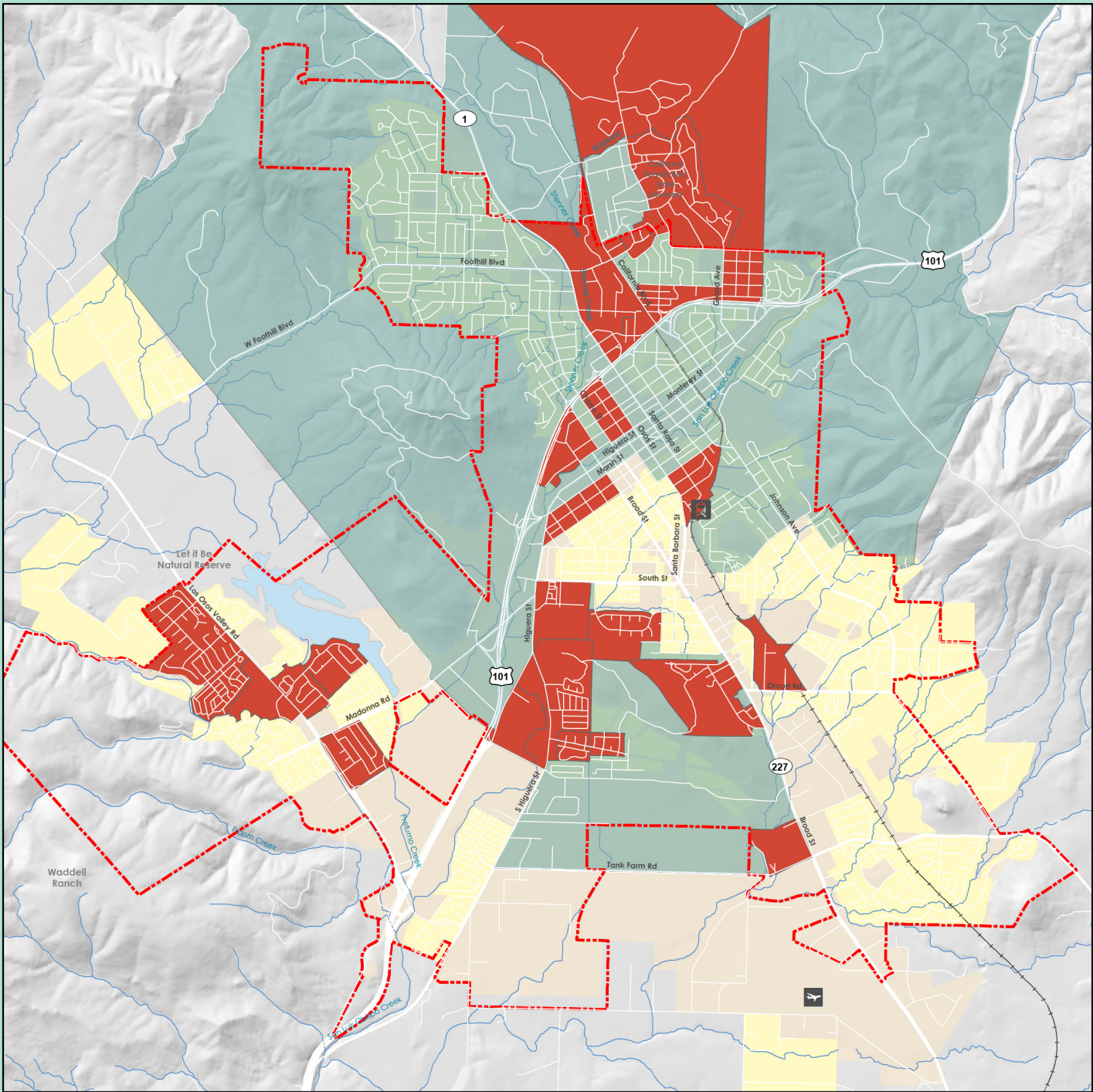
In 2010, median household income in the City was \$42,461, while the County's median household income was \$56,967. Median household income in both the City and County increased significantly between 2000-2010. One-third of City households qualify as extremely low income, earning less than \$24,999 annually, due in part to the student population. Figure 1-5 shows median household income by census tract.


WHAT DOES HOUSEHOLD INCOME MEAN FOR PARKS & RECREATION?


Parks and recreation facilities are important, low-cost resources that provides psychological, social, and physical health benefits for users. This is especially the case in areas that have lower median household incomes, where their private spaces often do not provide those amenities, therefore amplifying the importance and the use of public space by lower income residents. By providing equitable access across socio-economic groups to open space, the city is ensuring a place for physical activity, informal gathering and relaxation that may not be available in their residences and opportunities to build community across socioeconomic groups.





Figure 2-5
**SAN LUIS OBISPO LOW
 INCOME AND DISADVANTAGED
 COMMUNITIES**





- 


Disadvantaged Community (SLOCOG)
- 


Low-Income Community (AB 1550)
- 

City Boundary
- 

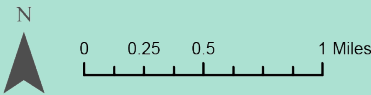
Rail Lines
- 

Creeks
- 

Water
- 

Residential Area
- 

Urban Reserve Area



LOW-INCOME AND DISADVANTAGED COMMUNITIES

Equity is an important value for the City and for this Plan update.

State Definitions

The State of California's Assembly Bill 1550 and Senate Bill 535 provide a vehicle for the State to prioritize low-income and disadvantaged communities in the distribution of certain programs and services, including resources relevant for parks and recreation.

Disadvantaged communities are identified by the California Environmental Protection Agency as the top 25% most impacted census tracts in CalEnviroScreen 3.0 - a screening tool used to help identify communities disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution.

Low-income communities are defined as the census tracts that are either at or below 80 percent of the statewide median income, or at or below the threshold designated as low-income by the California Department of Housing and

Community Development's (HCD) 2016 State Income Limits.

By the State's definitions, portions of SLO are considered low-income, but none of the City falls into the disadvantaged category.

SLOCOG Definitions

The San Luis Obispo Council of Governments (SLOCOG) provides a somewhat different definition of "disadvantaged communities" by examining socio-economic indicators, including:

- + Median Household Income
- + Minority Status
- + Free or reduced-price meals under the National School Lunch Program
- + Population of persons aged 65 and up
- + Housing Affordability
- + Educational Attainment Language Proficiency
- + Households with no vehicles available
- + Access to regular local transit service
- + Sidewalk completeness
- + Proximity to a grocery store

Low-income and disadvantaged communities in SLO are shown in Figure 2-5.

LOCAL SPORT AND MARKET POTENTIAL

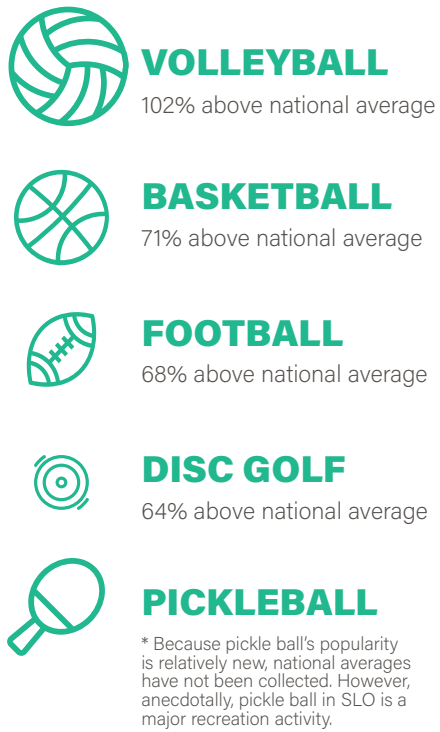
Tastes around recreations change and this is especially true from 2001 to today. Sports such as pickleball and disc golf have risen in popularity across the nation but were relatively unknown 17 years ago. Therefore, understanding the market potential in San Luis Obispo specifically is important for understanding which recreational and sports programs should be prioritized.

A Market Potential Index (MPI) measures the probable demand for a product or service within the City and its surrounding service area. The MPI shows the likelihood that an adult resident of the target area will participate in certain activities when compared to the US National average.

Overall, San Luis Obispo demonstrates high market potential for recreation activities across the board, from general sports and fitness to outdoor activities.

This becomes significant when the City considers building new facilities or starting up new programs, giving us a strong tool to estimate resident attendance.

MARKET POTENTIAL INDEX FOR GENERAL SPORTS



MARKET POTENTIAL INDEX FOR GENERAL FITNESS



MARKET POTENTIAL INDEX FOR OUTDOOR ACTIVITY



BACKPACKING

71% above national average



BICYCLING (MOUNTAIN)

61% above national average



BICYCLING (ROAD)

61% above national average

Figure 2-6

MARKET POTENTIAL INDEX FOR GENERAL SPORTS

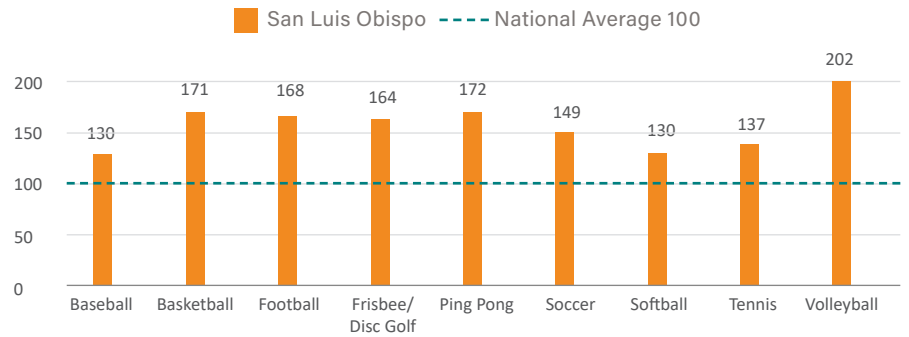


Figure 2-7

MARKET POTENTIAL INDEX FOR FITNESS

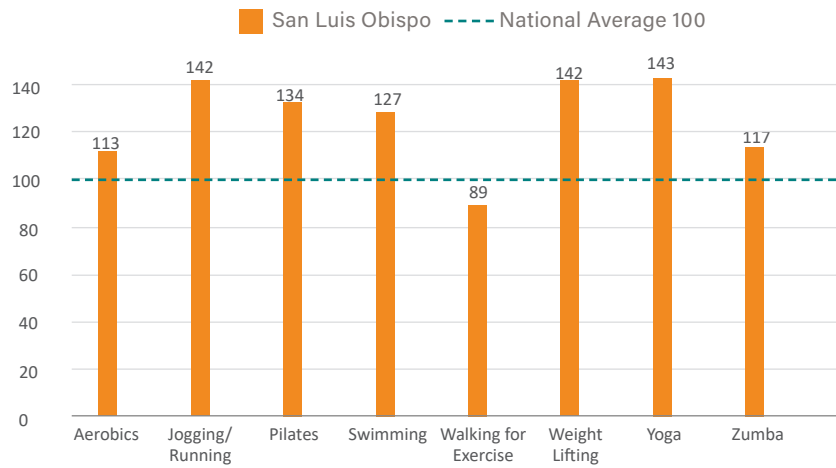
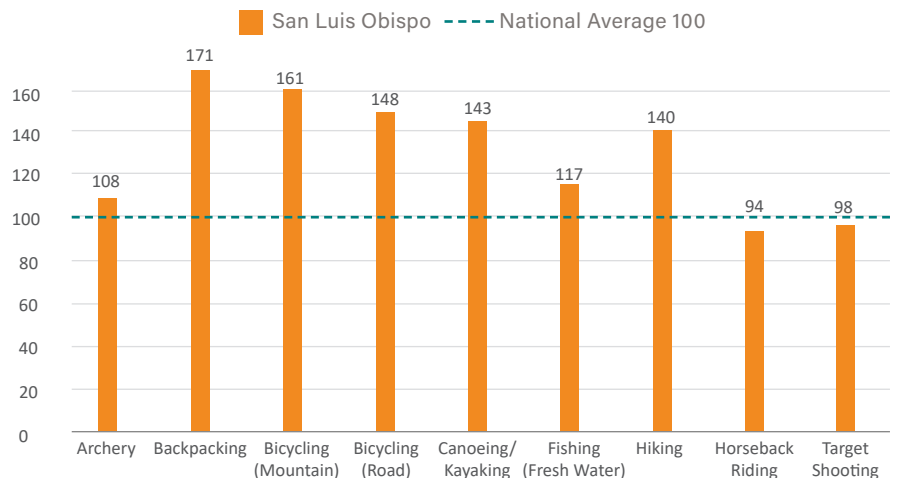


Figure 2-8

MARKET POTENTIAL INDEX FOR OUTDOOR ACTIVITY



SLO'S PARKS AND RECREATION

Our system includes 28 city parks and 15 special features and recreation facilities covering approximately 206 acres. In addition to mini, neighborhood and community parks, the City provides recreational features including a golf course, a sports complex, a stadium, a swim center, a recreation/community center, a senior center, a skate park, community gardens and the historic Jack House. There are also five school sites where multipurpose rooms/gymnasiums, and childcare rooms are available to the community through a Joint Use Agreement with the San Luis Coastal Unified School District (SLCUSD). Additional softball fields are available for community use at El Chorro Regional Park through a joint use agreement with San Luis Obispo County. **Finally, San Luis Obispo owns and manages 13 open spaces and recreational trails covering nearly 4,050 acres. These open spaces are not the subject of the Plan.**

The park and recreation inventory, including park type and acreage, is provided as Table 2-1. The park system is shown geographically as Figure 2-1. The sections that follow describe the seven park or facility types that make up San Luis Obispo's system.

COMMUNITY PARKS

Community parks in San Luis Obispo have unique features and include a wide range of amenities which attract users from throughout the City. The City has seven community parks totaling approximately 100 acres. Community parks are diverse in character, ranging from downtown's Mission Plaza to the combination of active and passive urban open spaces and off-leash dog area at Laguna Lake Park.

NEIGHBORHOOD PARKS

Neighborhood parks provide convenient and accessible active and passive recreation to residents within one-half to one-mile walking distance. Basic elements typically include a turf playfield, playground equipment, and landscaped seating area. Other elements may include hard-surfaced courts, restrooms, group barbecues, incorporation of natural or cultural features, and on-site parking. San Luis Obispo has 10 neighborhood parks totaling approximately 35 acres. These include Emerson, French, and Laguna Hills parks, among others.

MINI-PARKS

Mini-parks, as defined in the 2001 Parks and Recreation Element and Plan, serve residents of the immediate area or those frequenting the area. Basic elements are comprised of passive amenities. Currently, San Luis Obispo has 9 mini parks totaling 7.2 acres. These parks range in size from the postage-stamp-sized Eto Park to the two-acre meandering Poinsettia Creek Walk.

DOWNTOWN PUBLIC SPACES

Downtown Public Spaces, while the smallest category of public parks at 3.7 acres in total, serve a large population, with regional significance. These are small parks or plazas that enable people to congregate in an urban setting.

RECREATION CENTERS

The Damon-Garcia Sports Complex, SLO Senior Citizen Center, SLO Swim Center, and Sinsheimer Stadium, among other sites, are classified as "Recreation Centers." See table 2-1 for a complete list.

SPECIAL FEATURES

Special Features in San Luis Obispo can range from Community Gardens to the Laguna Lake Golf Course to the SLO Skate Park. These parks provide special activities that are not easily classifiable in the other distinctions and, at times, may require specialized maintenance or staffing.

JOINT USE FACILITIES

The City of San Luis Obispo maintains a Joint Use Agreement with San Luis Coastal Unified School District (SLCUSD), which currently establishes the terms for District and City use at specified school sites and at Sinsheimer Park. At each of the school sites where the Joint Use Agreement is currently effective, the City operates affordable childcare programs, and facilitates use of gymnasiums and

athletic fields for youth sports.

At Sinsheimer, the School District may use athletic facilities (the baseball stadium, tennis courts, swim center) without a charge for maintenance, repair, or utilities, in consideration for making the land available on which these facilities are constructed.

At El Chorro Regional Park, the County owns, maintains, and operates the park for recreational use, while the City has contributed

financially to softball field improvements including lighting, irrigation, renovation, enlargement, paving, and planting.

The City receives first priority for use of the softball fields for organized recreational use, and is responsible for supporting increased maintenance of the fields that results from that use. The facilities covered at each site currently subject to Joint Use Agreements are summarized in Table 2-2.



Table 2-2

SAN LUIS OBISPO PARKS AND RECREATION FACILITIES

PARKS AND RECREATION FACILITIES	ACRES
COMMUNITY PARKS	
Exposition Park	7.2
Laguna Lake Park	40.0
Meadow Park	16.0
Santa Rosa Park	11.0
Sinsheimer Park	21.7
SUBTOTAL	95.9
NEIGHBORHOOD PARKS	
Anholm Park	0.1
De Vault Park	0.9
Emerson Park	3.3
French Park	10.0
Islay Hill Park	6.0
Johnson Park	5.0
Laguna Hills Park	3.2
Mitchell Park	3.0
Throop Park	3.0
Vista Lago Park	0.2
SUBTOTAL	34.7
MINI PARKS	
Buena Vista Park	0.5
Ellsford Park	1.0
Eto Park	0.2
Las Praderas Park	0.4
Poinsettia Creek Walk and Park	2.0
Priolo-Martin Park	0.5
Rodriguez Adobe Park	1.4
Stoneridge Park	1.0
Triangle Park	0.2
SUBTOTAL	7.2
DOWNTOWN PUBLIC SPACES	
Cheng Park	0.3
Mission Plaza	3.0
Mission Plaza Extension	0.4
SUBTOTAL	3.7
RECREATION CENTERS	
Damon-Garcia Sports Complex	22.0
Ludwick Community Center	1.0

PARKS AND RECREATION FACILITIES	ACRES
Meadow Park Center	0.1
Sinsheimer Stadium	1.8
SLO Senior Citizen Center	0.1
SLO Swim Center	NA
SUBTOTAL	25.0
SPECIAL FEATURES	
Broad Street Community Gardens	0.9
Emerson Park Community Gardens	NA
Jack House	0.1
Jack House Gardens	0.8
Kiwanis Centennial Garden	NA
Laguna Lake Golf Course	27.0
Laurel Lane Community Gardens	0.3
Railroad Bike Path	10.0
Rotary Community Garden at Meadow Park	NA
SLO Skate Park	NA
SLO Swim Center	NA
SUBTOTAL	39.1
TOTAL	205.6

Sources: WRT, 2019; City of San Luis Obispo Capital Facilities Fee Nexus Study, 2018; City of San Luis Obispo Parks and Recreation Element and Plan, 2001.

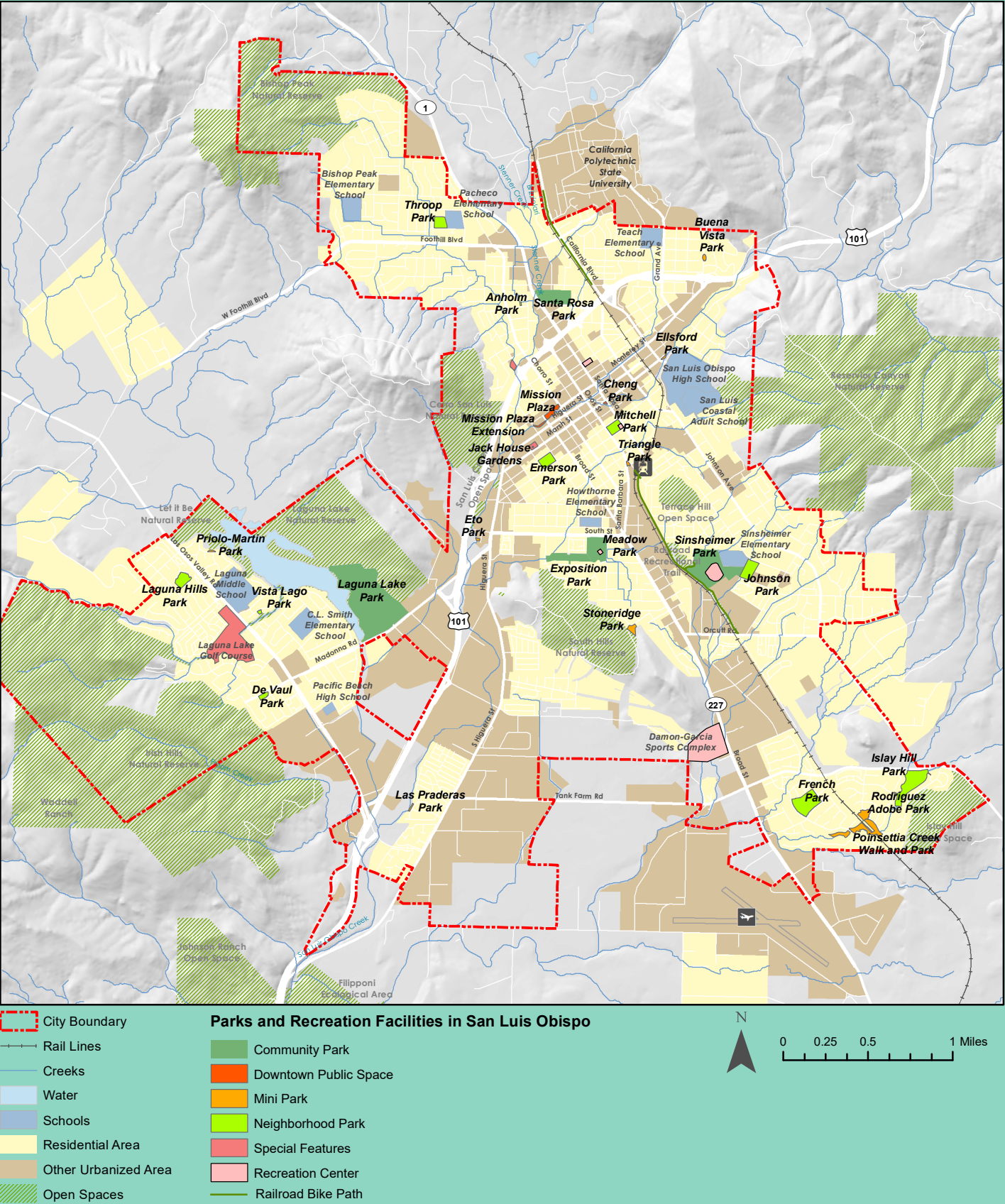
Table 2-2

SAN LUIS OBISPO JOINT USE FACILITIES¹

JOINT USE SITES	PARTNER	ATHLETIC FIELDS	MULTIPURPOSE ROOMS/ GYMNASIUMS	CHILD CARE ROOMS	PARK AND RECREATION AMENITIES
Bishop's Peak/Teach Elementary School	SLCUSD	√	√	√	
C.L. Smith Elementary School	SLCUSD	√	√	√	
Hawthorne Elementary School	SLCUSD	√	√	√	
Pacheco Elementary School	SLCUSD	√	√	√	
Sinsheimer Elementary School	SLCUSD	√	√	√	
Sinsheimer Park	SLCUSD				√
Throop Park	SLCUSD				√
El Chorro Regional Park	SLO County	√			

1 Joint Use Agreement Between the City of San Luis Obispo and the San Luis Coastal Unified School District for the Joint Use of Facilities and the Provision of Programs, 2013; Joint Use Agreement Between the City of San Luis Obispo and the County of San Luis Obispo for Improvements and Use of the El Chorro Regional Park - Softball Fields, 2002; City of San Luis Obispo, 2019.

Figure 2-9
PARKS AND RECREATION FACILITIES



PARK FEATURES AND AMENITIES

PLAYGROUNDS AND GATHERING AREAS

Currently there are 26 play areas, or tot lots at 14 parks, including 10 neighborhood parks and four community parks.

The city has approximately 189 tables distributed among 16 parks.

SLO's parks have nine group

gathering areas, including two each at Laguna Lake and Santa Rosa parks and one each at French, Johnson, Meadow, and Sinsheimer parks and one at Laguna Lake Golf Course.



Figure 2-10
PLAY AREAS AND CHILD LOTS

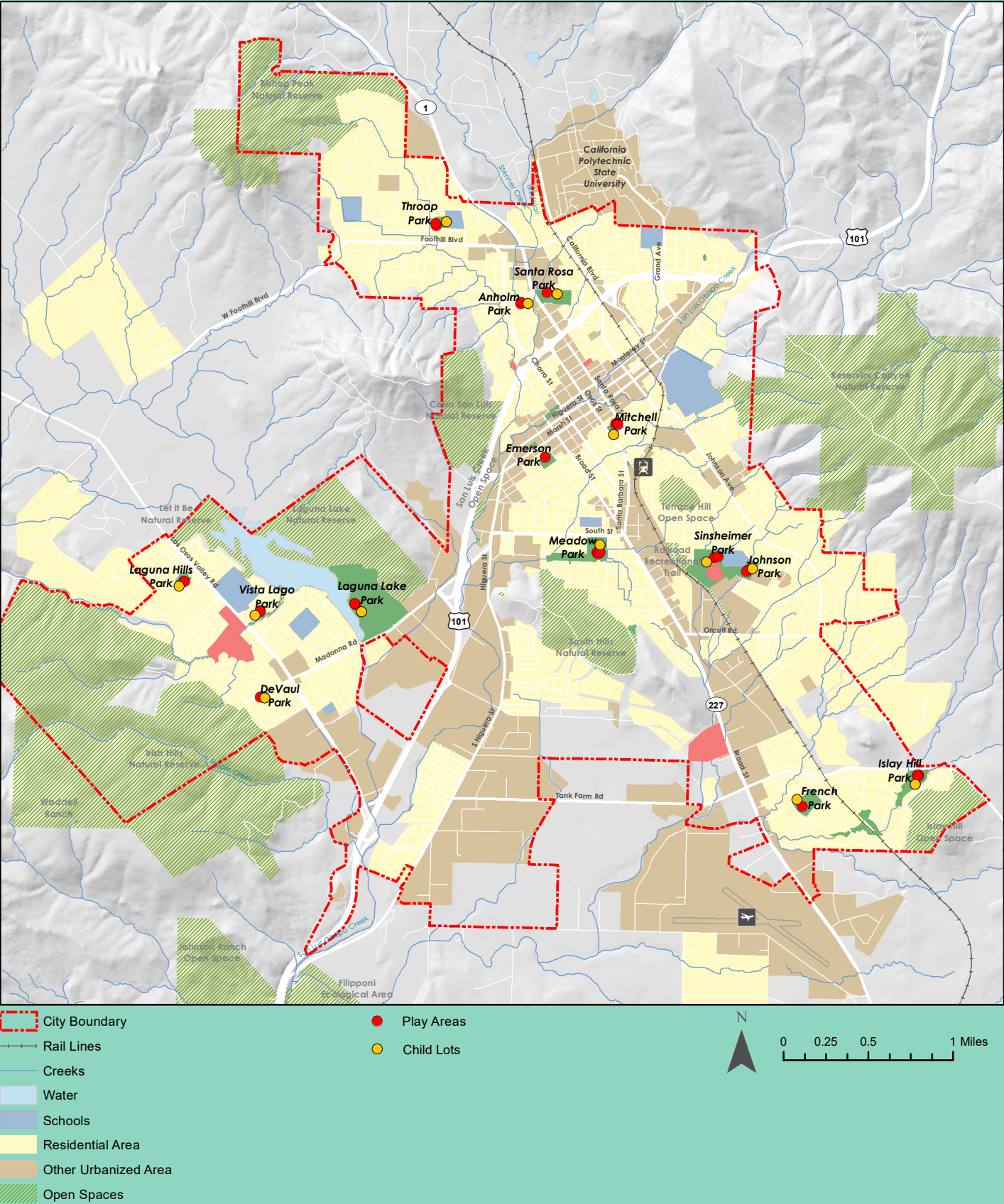
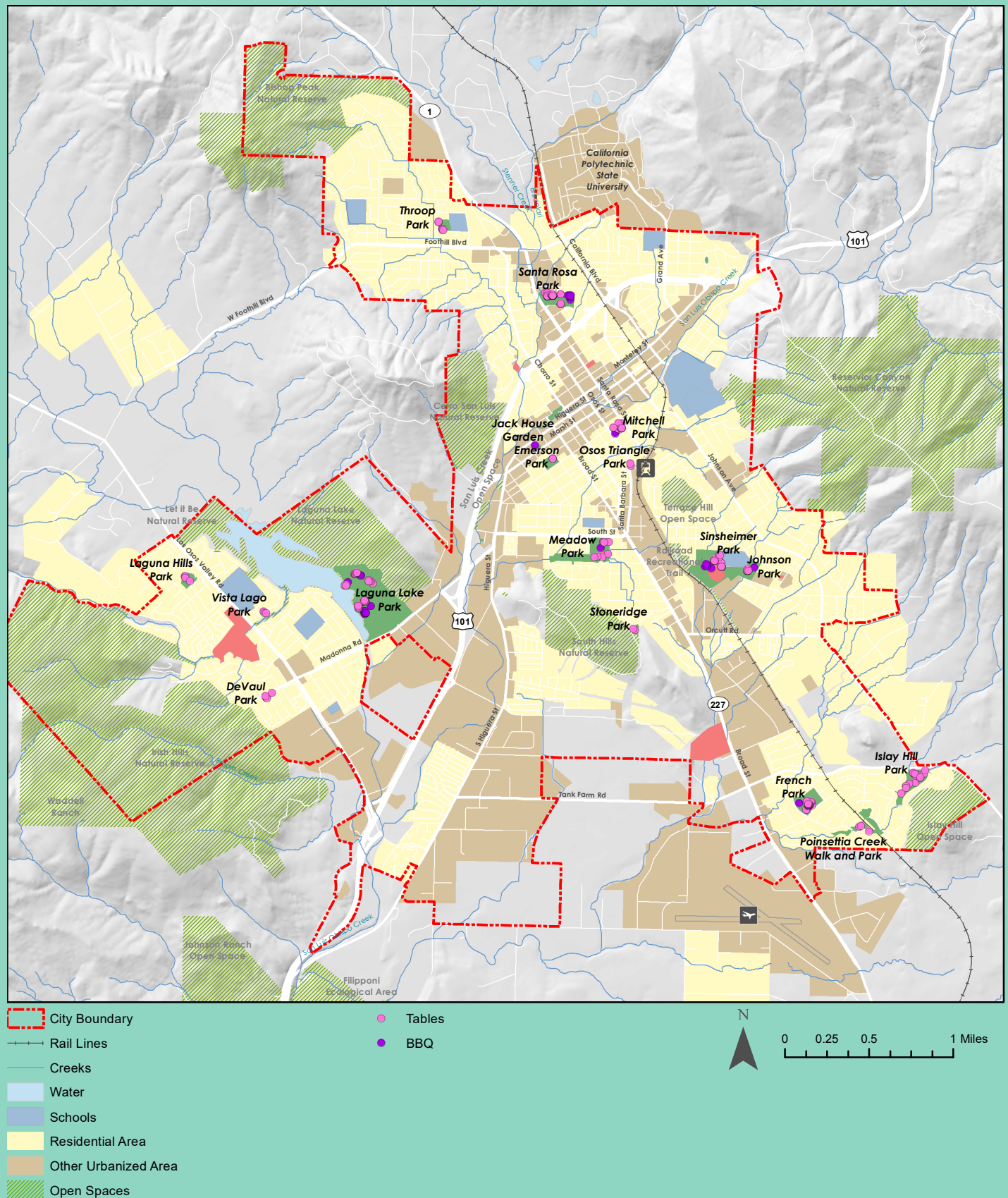


Figure 2-11

TABLES AND BBQ



RECREATIONAL FACILITIES

- + The City has six diamond athletic fields. This includes two at Sinsheimer Park and one each at French, Meadow, Santa Rosa and Throop parks. A majority of these are youth fields. One, at Santa Rosa Park, is for adult softball.
- + The City has four regulation size soccer fields at Damon-Garcia Sports Complex.
- + The City has nine informal multiuse fields at eight parks. They are used for activities including sports practice (rugby, flag football) and pick-up games, as well as for simply enjoying.
- + There are six full basketball courts with one at each of six City parks.
- + The City has eight tennis courts, concentrated at Sinsheimer Park (six courts), with one each at French and Islay Hill Parks.
- + The City has three dedicated pickleball courts, all at French Park. There are also five temporary pickleball courts at French Park and three at Meadow Park.
- + The City has five volleyball courts, with two at Meadow Park and one each at Islay Hill, Laguna Lake and Sinsheimer parks.
- + Santa Rosa Park is home to the

SLO Skate Park and also features a lighted roller hockey rink (also striped for roller derby and basketball).

- + Disc golf courses are located at Laguna Lake Park and Sinsheimer Park.
- + There are 16 horseshoe courts, including 10 at Santa Rosa Park and two each at Sinsheimer, French and Meadow Parks.
- + Emerson Park has two bocce courts.

See Appendix D for more detail.



BASEBALL AND SOCCER FIELDS

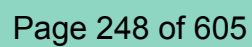
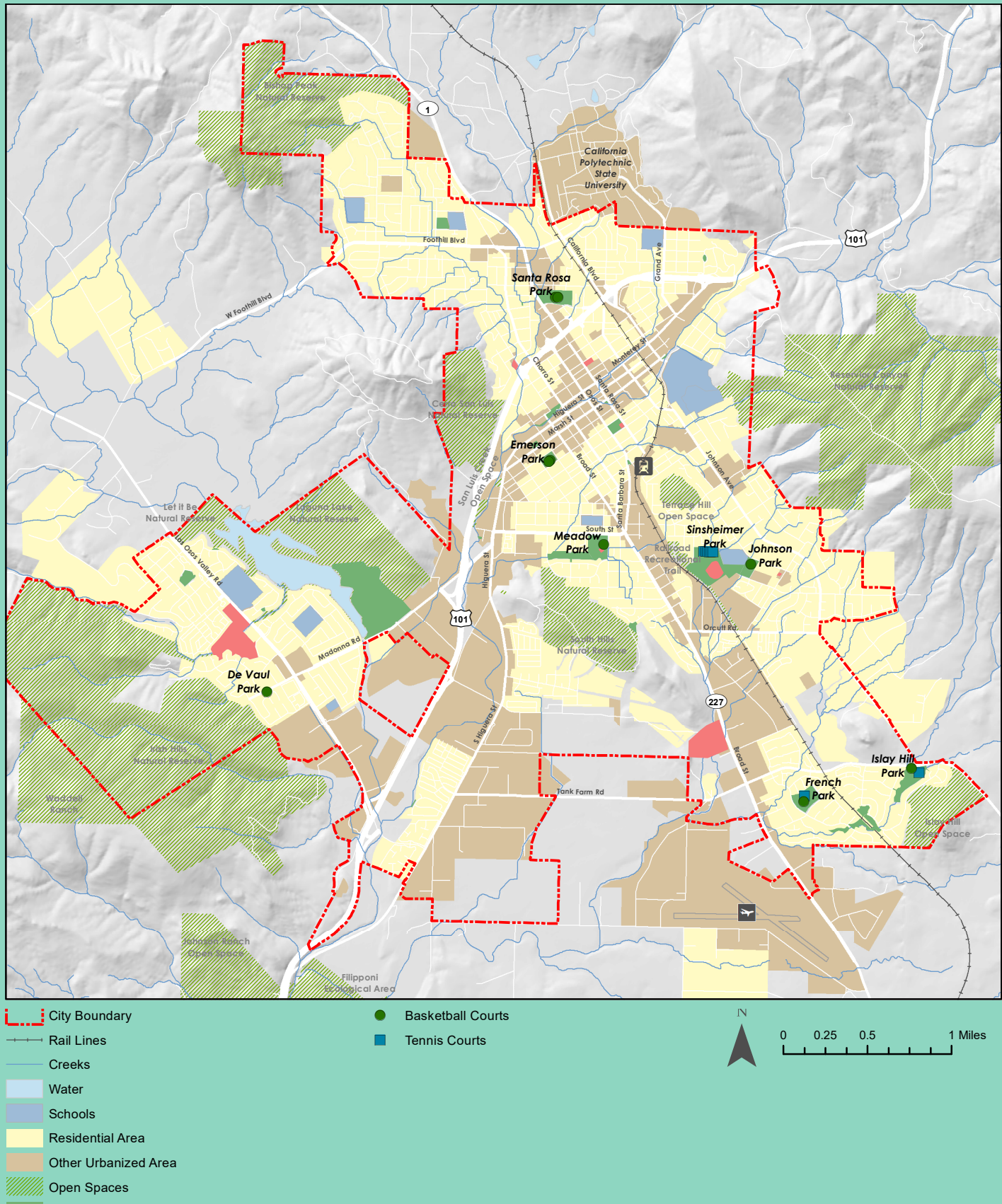


Figure 2-13
BASKETBALL AND TENNIS COURTS



OTHER RECREATIONAL FACILITIES

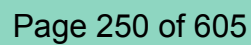
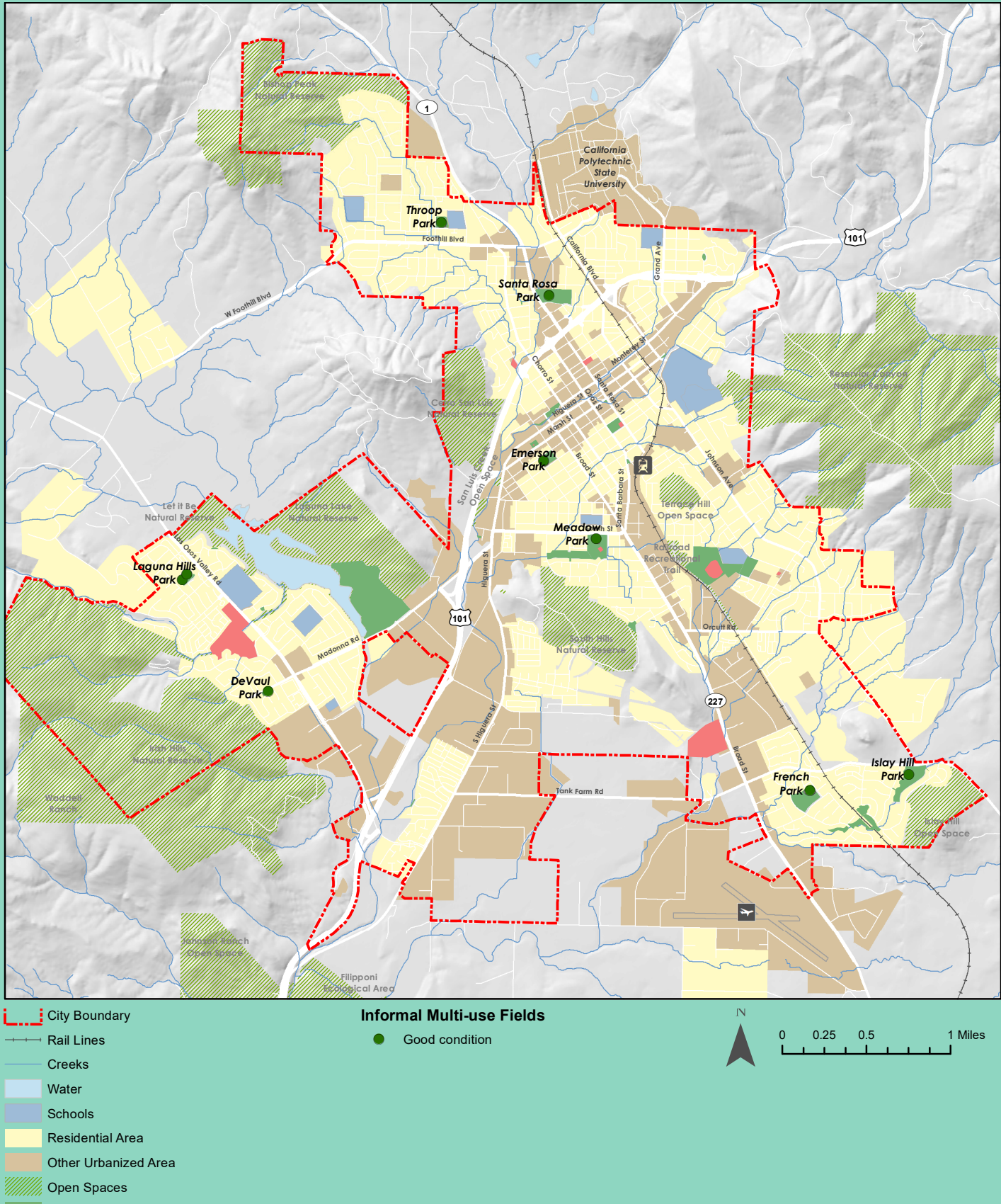


Figure 2-15
INFORMAL MULTI-USE FIELDS



DOG AREAS

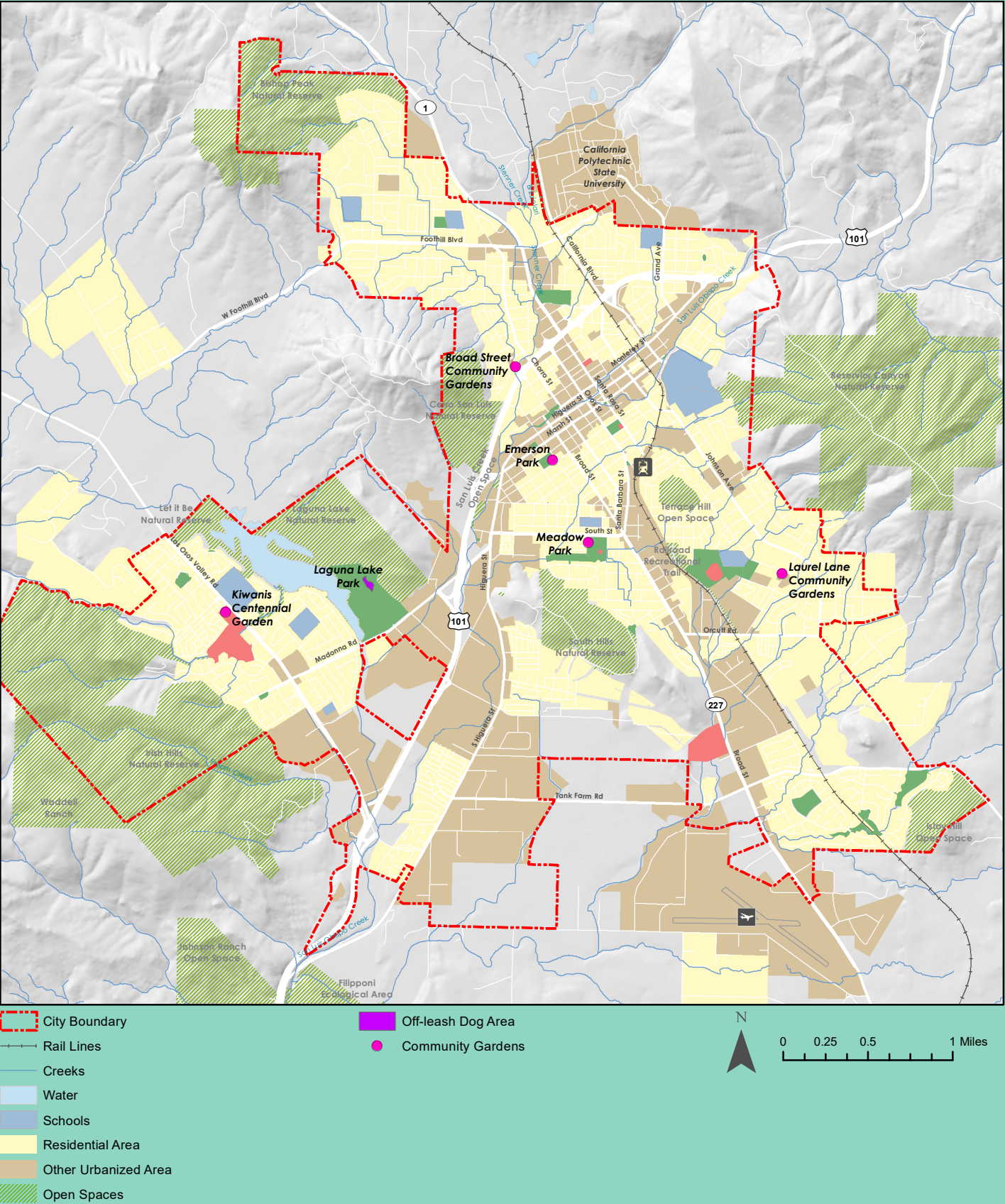
San Luis Obispo has one off-leash dog area located at Laguna Lake Park. El Chorro Regional Park features a dog park, operated by the County for use of all County residents.

COMMUNITY GARDENS

Community gardens are located at Emerson and Meadow Parks, as well as at Laguna Lake Golf Course (the Kiwanis Centennial community garden), Broad Street, and Laurel Lane.



Figure 2-16
DOG AREAS AND COMMUNITY GARDENS



TRAILS AND BIKE NETWORK

San Luis Obispo has a robust network of bike lanes and bike routes.

The City of San Luis Obispo manages the Railroad Safety Trail, a level, off-street path, which currently extends approximately 10 miles in two segments along railroad right-of-way traversing the city from north to south. The Railroad Safety Trail is used as a destination as well as a transportation facility. The trail section near Sinsheimer Park is used more by pedestrians and walkers than bicyclists, on average. It functions as a linear park and is the most used shared use path segment in the City.

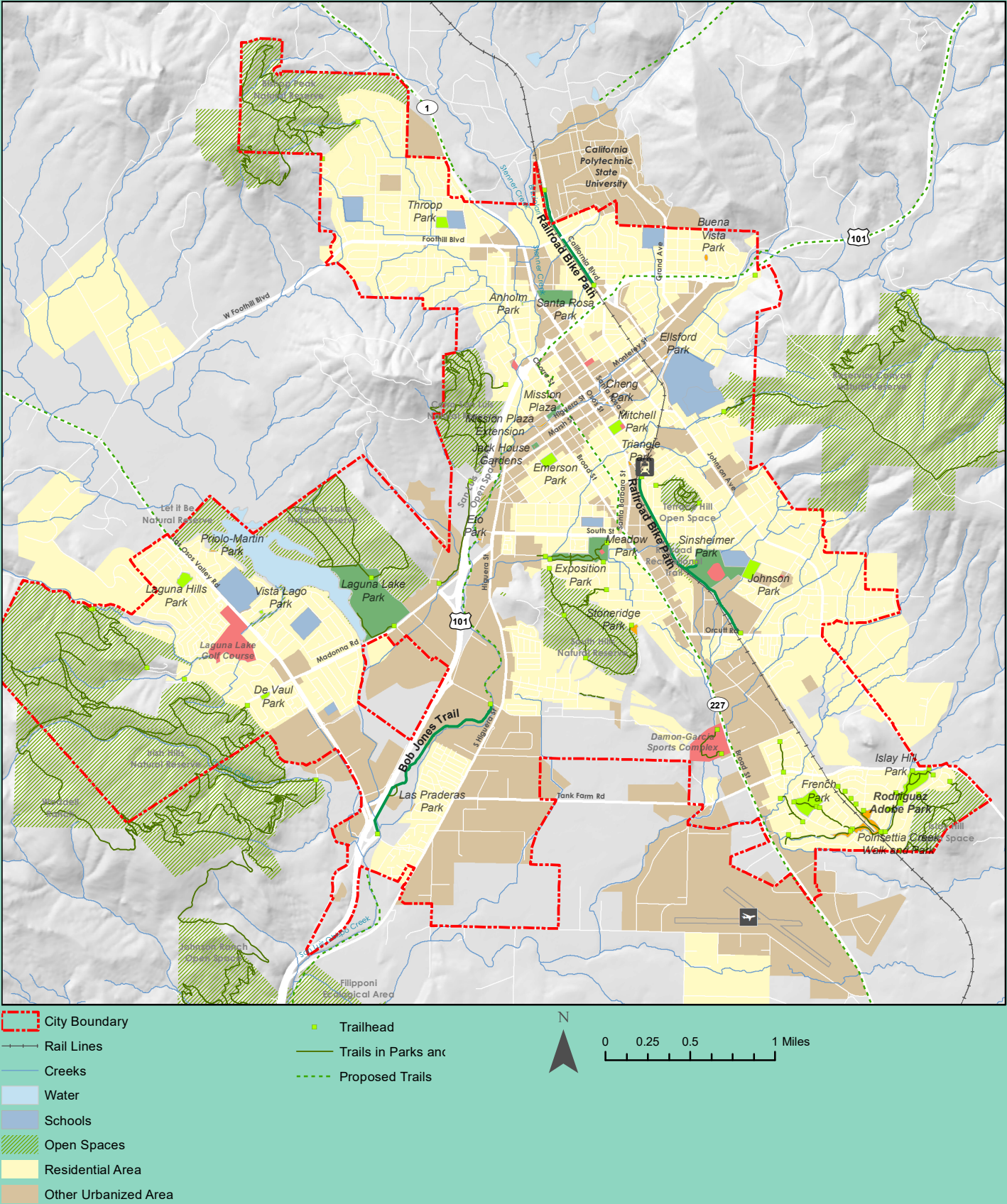
A level, off-street segment of the Bob Jones Bike Trail follows San Luis Obispo Creek on the City's southwest side and provides an important recreational resource for City residents and visitors.

Buffered bike lanes exist along Madonna Road, Los Osos Valley Road, Laurel Lane, and a short segment of Chorro Street downtown, while a network of bike lanes, shared bike streets, and special neighborhood greenways complete the network. Current plans call for the City's bike and pedestrian network to be expanded substantially.

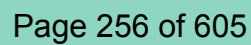
Existing and planned trail and bike networks are shown on Figures 2-17 and 2-18.



Figure 2-17
TRAIL NETWORK



ACTIVE TRANSPORTATION NETWORK





PARK CONDITION ASSESSMENT (2018)

The San Luis Obispo Parks Inventory and Assessment, produced in 2018 with support from Cal Poly students, provided a park-by-park narrative summary of park features and general conditions. The feature ratings have been used to identify trends that reflect the system as a whole.

PARK FEATURES AND RATINGS

Some 33 individual types of park features were evaluated, including several types of recreation facilities as well as parking areas, restrooms, drinking fountains, benches, and lighting. Several other features were not evaluated. These included buildings; fencing; hardscape area; turf; trees; and trails. Features that were rated and not rated are identified in Table 2-3. It should be noted that some features in the “Rated” category were not rated in all parks where they were found.

The team used a three-class general assessment rating system, as follows:

1. Needs replacement or non-functional (e.g. missing pieces or beyond repair). Not serving its primary purpose or functionality.
2. Needs repair or damaged or in state of disrepair but it can be restored to working order (functional but flawed). Only partially adequate for its intended use.
3. Good condition; in good repair and its functioning as intended

For several individual features, more detailed definitions were developed to describe a condition assessment of (1), (2), or (3). These more detailed definitions are provided in the San Luis Obispo Parks Inventory Assessment report.

FINDINGS

Over three quarters of rated park features were found to be in generally good condition, with 78 percent given a rating of (3). Fifteen percent of the features evaluated were rated (2) and six percent were rated (1). Informal multi-use fields, tennis courts, bicycle racks and lighting were found to be in the best condition across all parks. Almost all these features were rated 3 in the assessment.

Meanwhile, horseshoe pits, tables and drinking fountains were found to be in the worst condition: only 60 percent of drinking fountains, 66 percent of tables, and 25 percent of horseshoe pits were rated 3, with nearly two-thirds of horseshoe pits given a rating of 1.

Anholm Park, Cheng Park (planned for CIP renovation in 2021), Throop Park, Jack House Gardens contain features that were found to be in the best condition overall. Parks whose features were found to be non-functional or in need of replacement included Santa Rosa and Emerson (see Table 2-4). It is important to note that not all park features were

rated by the students.

The condition assessment identified specific potential improvements at each park, including potential improvements for features that were assessed but not rated. The recommendations show some general themes:

- + Landscaped and hardscaped area need better maintenance. This includes areas in Buena Vista Park, Las Praderas Park, and Cheng Park.
- + Park furnishings (benches, tables, trash cans, drinking fountains) are in need of replacement or repair in most parks, especially in Vista Lago Park, French Park and Johnson Park.
- + Several parks were observed to lack full accessibility on walkways and trails due to slope, paving, or other conditions. These include Mission Plaza Extension, Islay Hill Park (outside of the playground and restrooms), Exposition Park, Mission Plaza and Emerson Park.
- + Some parks lack sufficient lighting. These parks include Ellsford, Emerson, Islay Hill, Exposition and Sinsheimer Parks.
- + Most sports facilities are in good condition. Horseshoe pits are a notable exception, including those in French Park and Santa Rosa Park.



FACILITY ASSESSMENT

In addition, facility assessments were conducted in 2018 by Ten Over Studio on the Parks and Recreation Administration Building, the Ludwick Community Center, the Senior Center, and the SLO Swim Center. The Ludwick Center was observed to have a combination of building condition and programmatic deficiencies that need to be addressed. Recommendations included:

- + Easing the space deficiency and improving access control at the Administration Building;
- + Consolidating the equipment, vehicles, and workspaces of rangers into a new ranger station;
- + Potentially replacing Ludwick Community Center with a new facility that better supports the

Department's vision;

- + Addressing security issues around the Senior Center;
- + Making significant improvements to the SLO Swim Center, including a new tot and therapy pool, a replacement pool, new shower and changing rooms, a new dedicated multipurpose room, a separate fitness room.

See Appendix B for more detail.

PLANNED PARKS

Some 25 new parks, park expansion or facility improvements are defined in specific or Plans, as follows.

In some cases, Development Agreements specify maintenance, ownership and operation of future parks.

AVILA RANCH

Neighborhood Park, Pocket Parks and Mini Parks: A 9.5-acre neighborhood park will serve the Avila Ranch development. The neighborhood park is planned to include group BBQs, basketball courts, tot lots, baseball diamonds, soccer fields, pickleball courts, tennis courts, a dog park, a skate park, and a community meeting pavilion area. Avila Ranch will also feature eight mini-parks and a pocket park. Each will be one-half to 2.5 acres in size.

MADONNA-FROOM

The Madonna-Froom Specific Plan area is identified in the General Plan. The Specific Plan, which includes a 3.6-acre trailhead park, was approved by the City Council in September 2020. The property is anticipated to be annexed into the City in 2021.

MARGARITA AREA SPECIFIC PLAN

Neighborhood Park, Greenway and Sports Fields: The Margarita Area Specific Plan (MASP) meets the City's park land standard by providing a 10-acre Neighborhood Park and a 16-acre improved sports field site. The Neighborhood Park will include trees, benches, tables and small cooking stands, children's play equipment, game courts, a restroom, and play fields. Greenways are primarily for cycling and walking paths within linear, landscaped open areas. The Sports Fields will accommodate active recreational use and will include on-site parking.

No plans have been received to date for future development of this area of the MASP. Therefore, this Plan assumes there is an outstanding need for parkland in the MASP area.

ORCUTT AREA SPECIFIC PLAN

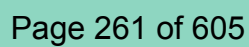
Neighborhood Park, Pocket Park and Trail Junction Park: The Orcutt Area Specific Plan features a neighborhood park, several pocket parks, a linear park and bicycle/pedestrian paths. The neighborhood park will serve as a community gathering place for casual recreation

and sports events. The linear park will double as a passive recreation/viewing area and stormwater management area. The pocket parks provide access points to the railroad bike path and passive recreation facilities such as seating for wildlife viewing.

SAN LUIS RANCH SPECIFIC PLAN

Central Neighborhood Park, Fitness Loop and Parkway, Pocket Parks and Preserve and Trailhead: The San Luis Ranch Specific Plan's park system is intended to provide active recreation, add to the natural beauty of the area, and create a neighborhood with a high quality of life. San Luis Ranch will include a central neighborhood park, pocket parks, an active linear park, green space, greenways, pedestrian and bike paths, and sports fields.

PLANNED PARKS AND PARK IMPROVEMENTS



PARKS AND URBAN PUBLIC AREAS IN THE DOWNTOWN CONCEPT PLAN

The Downtown Concept Plan presents the community's high-level vision for how downtown San Luis Obispo should be developed over the next 25 years, and includes principles, goals, and an implementation plan with prioritized major public programs and projects actions. The Downtown Concept Plan envisions the creation of new parks, enhancement of existing parks and facilities, and improvements to the San Luis Creek Walk to provide plentiful and safe public spaces in the city's core.

Cheng Park Expansion. Cheng Park is envisioned expanding across the creek onto the existing surface parking lot, with a paseo providing connections from Marsh and Pacific Streets.

Courthouse Park. The large lawn at the County building is envisioned as a demonstration garden with seating and interactive public art. Given County ownership, this may not be a City-operated park.

Diagonal Paseo. A diagonal plaza is envisioned through the block bounded by Marsh, Broad, Pacific, and Nipomo streets, providing a connection between Emerson Park and the downtown core as well as additional outdoor dining, event, and public art opportunities.

Higuera Street Plaza. The City-owned parking lot at Higuera and Nipomo streets is envisioned as a

public plaza with seating, interactive elements, and positive activity at this prominent downtown corner adjacent to San Luis Creek.

Mission Plaza Expansion. An expanded Museum of Art is shown connecting to Mission Plaza, with a Creek Walk extension underneath the Broad Street bridge.

Monterey Street Plaza. A small plaza area with outdoor seating is shown on Monterey Street.

Emerson Park. Improvements are envisioned at Emerson Park to provide more opportunities for outdoor recreation for neighborhood residents.

Ludwick Community Center. The Ludwick Center would be enhanced to include a full-sized gymnasium, multi-purpose rooms,

and underground parking.

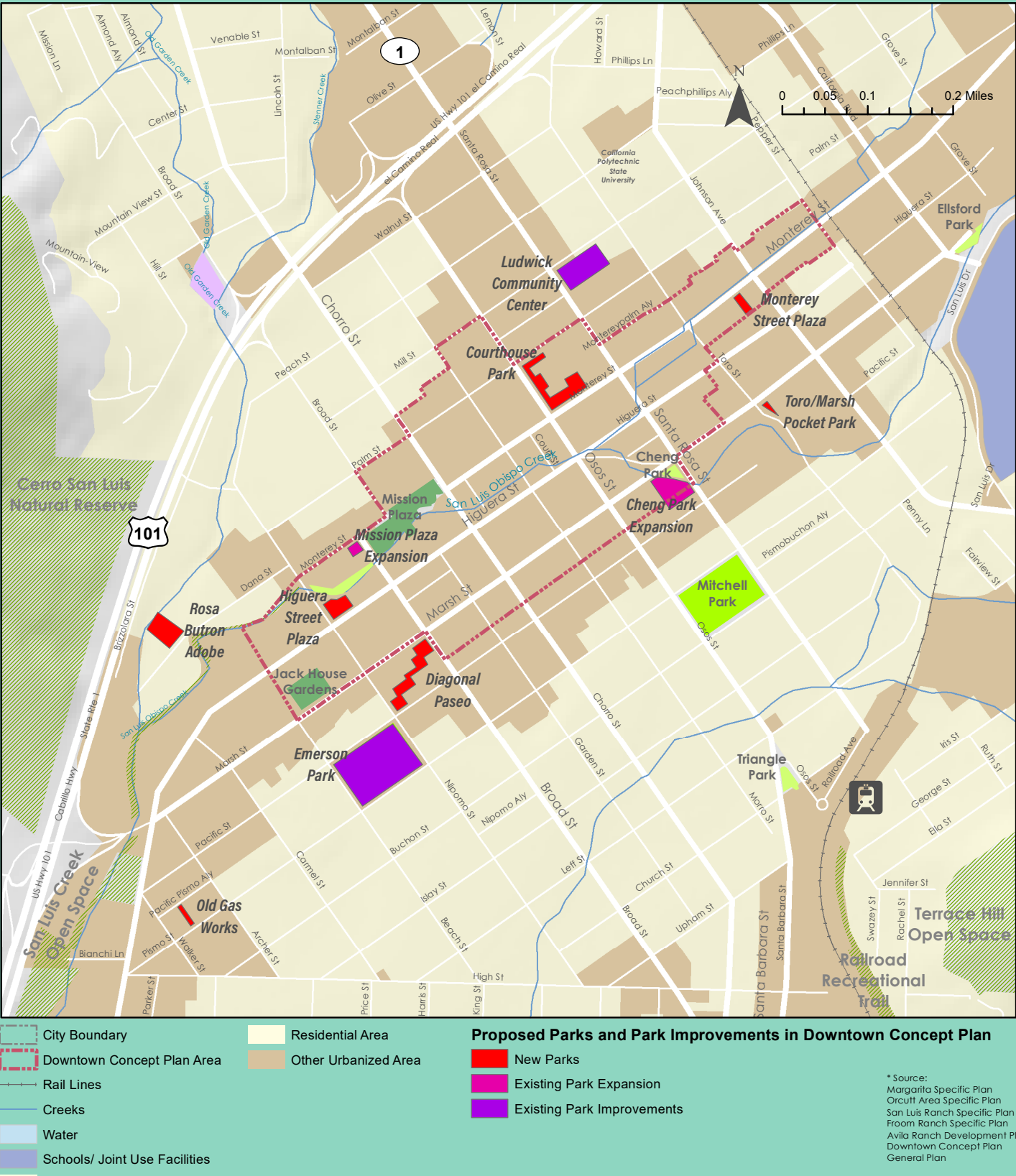
Old Gas Works Site. The Old Gas Works building on Pismo Street could be rehabilitated and incorporated into a mid-block pocket park.

Rosa Butron Adobe. The City-owned Rosa Butron Adobe property would be opened to the public and managed as a park. A new connection from Dana Street is shown crossing San Luis Creek.

Toro/Marsh Pocket Park. A small pocket park is envisioned on the corner of Marsh and Toro Streets.



Figure 2-20
DOWNTOWN PARKS AND OPEN SPACES, EXISTING AND PROPOSED



RECREATION PROGRAMS

The San Luis Obispo Parks and Recreation Department has a professional staff that meets the parks and recreational needs of its community through a wide array of programs and services. Department staff are responsible for the management and production of recreation programs including community and neighborhood events, and the operation of multiple facilities including pools, a golf course, baseball stadium, sports fields, skate park, roller hockey rink and more. Employees are engaged year-round in planning, managing, producing, conducting, and evaluating programs and events. The functions within the Department combine to provide

hundreds of offerings in the areas of youth activities and camps, outdoor adventure, aquatics, sports, health, fitness, activities geared to seniors, and special events. In addition to the programs and activities provided directly by the Department, partnerships with other organizations are utilized to enhance recreational offerings to the community particularly in the areas of youth and adult activities. Through formal and informal cooperative relationships with the San Luis Coastal School District and nonprofit agencies, partners assist with delivering select programs and indoor space required for programs provided by the Department.

CORE PROGRAM APPROACH

Publicly produced recreation is challenged by the premise of being all things to all people, especially in a community such as San Luis Obispo with an active, engaged population with a diversity of recreational needs. The philosophy of the "Core Program Area" is to assist staff, policy makers, and the public to focus on what the most important recreational programs are in the San Luis Obispo community. As defined by PROS Consulting, program areas are considered as Core if they meet a majority of the following categories:

- + The program area has been provided for a long period of

Table 2-3

CORE PROGRAM AREAS

CORE PRIGRAM AREA	BRIEF DESCRIPTION
Aquatics	Provide a safe and well-maintained facility offering diverse aquatic activities. Recreation swimming, lap swimming, and swimming instruction.
Community Services	Manage recreational sports for youth and teens (age 5-18 years old), adult and seniors (50+). Produce community-wide special events, including events at the Historic Jack House, Mission Plaza, Downtown San Luis Obispo, SLO Swim Center and other city parks. Manage enrichment programs including Contract Classes, Community Gardens, Senior and Boomer Activities, and the SLO Skate Park. Serve as liaison to the Jack House Advisory Committee. Coordinate the City-Wide Volunteer program. Facilitate the City-Wide Special Event program and permitting process.
Facility Rentals	Manage, supervise and schedule internal and external uses of City buildings, facilities, fields, and reserved park areas. Coordinate the scheduling of facility maintenance with various City departments and user groups. Oversee the issuance of facility rental permits; facilitate the review and approval of permits for special events, banner and film permits.
Golf	Operate and maintain the 26-acre, 10-hole executive length Laguna Lake Golf Course 362 days of the year. Maintain a safe, attractive course while offering a reasonably priced recreational opportunity with an emphasis on senior and youth patrons. Focus on new program initiatives and increased sustainable practices in ongoing maintenance.
Youth Services	Provide services to over 1,200 children and their families before and after school, during spring and other school academic breaks and throughout the summer. Youth Services provides essential child care to families, while programs focus on the healthy and positive development of children, including both cognitive, academic and social development. Progressive and antibias curriculum offers a variety of activities, social experiences, and opportunities that promote learning, awareness of community, fitness and health, academic support and fun.

time (over 4-5 years) and/or is expected by the community.

- + The program area consumes a relatively large portion (5% or more) of the agency's overall budget.
- + The program area is offered 3-4 seasons per year.
- + The program area has wide demographic appeal.
- + There is a tiered level of skill development available within the program area's offerings.
- + There is full-time staff responsible for the program area.
- + There are facilities designed specifically to support the program area.
- + The agency controls a significant percentage (20% or more) of the local market.



ENSURING THE RIGHT CORE PROGRAM MIX

The Core Program Areas provided by San Luis Obispo currently appear to meet the major needs of the San Luis Obispo residents as identified through the community input received during the community input phase of the Plan project, but the program mix should be evaluated on a regular and recurring basis to ensure that the offerings within each Core Program Area – and the Core Program Areas themselves – align with changing leisure trends, demographics, and needs of residents.

Best practice guidelines as provided by the National Recreation and Park Association (NRPA) recommends that six determinants be used to inform what programs and services are provided by the Department. According to NRPA, those determinants are:

- + Conceptual foundations of play, recreation, and leisure – Programs and services should encourage and promote a degree of freedom, choice, and voluntary engagement in their structure and design. Programs should reflect positive themes aimed at improving quality of life for both individuals and the overall community.
- + Organizational philosophy, mission, and vision – Programs and services should support the Department's mission and vision statements, values, goals, and objectives. These generally center on promoting personal health, community well-being, social equality, environmental awareness, and economic vitality.
- + Constituent interests and desired needs – Departments should actively seek to understand the recreational needs and interests of their constituency. This not only ensures an effective (and ethical) use of taxpayer dollars, but also helps to make sure that programs perform well and are valued by residents.
- + Creation of a constituent-centered culture – Programs and services do reflect a departmental culture where constituents' needs are the prime factor in creating and providing programs. This should be reflected not only in program design, but in terms of staff behaviors, architecture, furniture, technology, dress, forms of address, decision-making style, planning processes, and forms of communication.
- + Experiences desirable for clientele – Programs and services should be designed to provide the experiences desirable to meet the needs of the participants/clients in a community and identified target markets. This involves not only identifying and understanding the diversity of needs in a community, but also applying recreation programming expertise and skills to design, implement, and evaluate a variety of desirable experiences for residents to meet those needs.
- + Community opportunities – When planning programs and services, a Department should consider the network of opportunities afforded by other organizations such as nonprofits, schools, other public agencies, and the private sector. Departments should also recognize where gaps in service provision occur and consider how unmet needs can be addressed.

AGE SEGMENT RECOMMENDATIONS

The Department age balance should be maintained moving forward, and the Department should update this Age Segment Analysis every year to note changes or to refine age segment categories. Given the growing population trend for residents ages 55 and over and the growing demand for services in this age bracket, it is also recommended

that the Department further segment this group into 65-74 and 75+. These two sub-segments will have increasingly different needs and expectations for programs and services in coming years, and program planning will be needed to provide differing requirements for active seniors.

Age Segment Analyses should

ideally be done for each individual program offered by the Department. Program coordinators/managers should include this information when creating or updating program plans for individual programs. An Age Segment Analysis can also be incorporated into Mini Business Plans for comprehensive program planning.



LIFECYCLE ANALYSIS

A lifecycle analysis involves reviewing every program identified by City of San Luis Obispo staff to determine the stage of growth or decline for each as a way of informing strategic decisions about the overall recreation program portfolio. The various stages of program lifecycles are as follows:

- Introduction - New program; modest participation
- Take-Off - Rapid participation growth
- Growth - Moderate, but consistent participation growth
- Mature - Slow participation growth
- Saturated - Minimal to no participation growth; extreme competition
- Decline - Declining participation

This analysis is not based on strict quantitative data, but rather is based on staff's knowledge of their program areas. The table below shows the percentage distribution of the various lifecycle categories of the Department's recreation programs. These percentages were obtained by comparing the number of programs in each individual stage with the total number of programs listed by staff.

Overall, the lifecycle analysis results indicate an unbalanced distribution of all programs across the life cycle. A combined total of 77.1% of programs fall into the Introduction, Take-off and Growth stages,

primarily due to growth of programs introduced in the last three years.

RECOMMENDATIONS

While it is important to provide new programs to align with trends and help meet the evolving needs of the community, it is also important to have a stable core segment of programs that are in the Mature stage. Currently, the Department has only 16.1% of their programs in this category. The consulting team recommends this be approximately 40% so as to provide stability to the overall program portfolio, but without dominating the portfolio with programs that are advancing to the later stages of the lifecycle. Programs in the Mature stage should be tracked for signs they are entering the Saturation or Decline stages. There should be an ongoing process to evaluate program participation and trends to ensure that program offerings continue to meet the community's needs.

A total of 6.8% of programs are in saturated or declining phases. The consulting team recommends keeping as few programs as possible in these two stages, but it is understood that programs eventually evolve into saturation and

decline. If programs never reach these stages, it is an indication that staff may be "over-tweaking" their offerings and abbreviating the natural evolution of programs. This prevents programs from reaching their maximum participation, efficiency, and effectiveness. For departments challenged with doing the most they can with limited resources, this has the potential to be an area of concern.

As programs enter into the Decline stage, they must be closely reviewed and evaluated for repositioning or elimination. When this occurs, the consulting team's recommendation is to modify these programs to begin a new lifecycle with the introductory stage or to add new programs based upon community needs and trends.

Staff should complete a lifecycle review on an annual basis and ensure that the percentage distribution closely aligns with desired performance.







3

WHAT WE HEARD

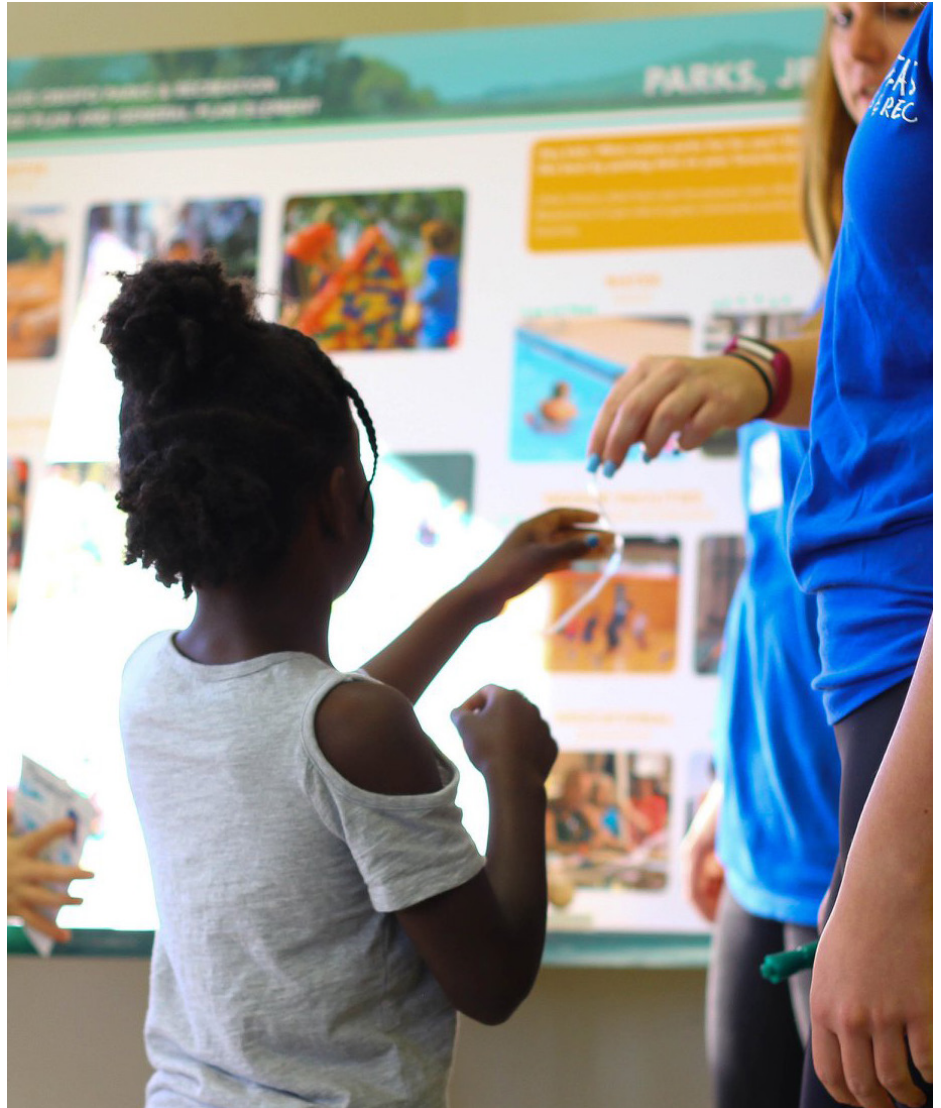
Community engagement during the Plan Update process was instrumental in gauging the values and priorities of San Luis Obispo residents today. This chapter describes what we learned.

IN THIS CHAPTER

- *Community Engagement Overview*

Community engagement is vital to identifying, understanding, and incorporating San Luis Obispo residents' needs, values, and aspirations into the update of the City's Parks and Recreation Element and Plan. During the first phase of the Update, City Staff and the Consultant Team conducted a diverse set of outreach activities intended to inform community members about the process and collaborate with on their needs and vision for parks and recreation. This chapter summarizes what we heard.

For a more detailed summary, see Appendix C.



Community Engagement Tools

FOUNDATIONAL MEETINGS

SOCIAL MEDIA AND WEBSITES

STATISTICALLY VALID SURVEY

POP-UP EVENTS

NEIGHBORHOOD MEETINGS

PUBLIC WORKSHOPS

PHONE, EMAIL, AND COMMENT CARDS

COMMUNITY ENGAGEMENT OVERVIEW

In April 2018, City Staff developed a comprehensive Community Engagement Plan for the Update process. The Plan identified goals and a series of outreach components to inform, consult and collaborate. These are summarized here.

FOUNDATIONAL MEETINGS

First, Parks and Recreation Department Staff arranged meetings with a range of residents, current and former commissioners, parks and recreation user groups, representatives of cultural organizations and others. As consultant for the City on the Plan

Update project, WRT met with 45 individuals in 16 half-hour to one-hour meetings on April 10 and 11, 2018. City Staff were not present, to encourage candid dialogue about issues.

Meanwhile, Staff worked to inform the public about the project itself, and the opportunity it presented for the community to share hopes and dreams about the future of parks and recreation in San Luis Obispo. With this in mind, outreach efforts conducted May through August 2018 focused on two foundational questions:

- + What do you love about City of SLO Parks, Activities, and

Recreational Facilities?

- + What do you wish to have in 20 years for City of SLO Parks, Activities, and Recreational Facilities?

POP-UPS

During the summer of 2018, City Staff conducted over 25 “pop-up” events with the Parks and Recreation “Bright Ideas” bicycle to reach San Luis Obispo residents and visitors in parks, facilities, programs, and events. During these pop-ups, the public had an opportunity to provide comments on portable white boards and take photos



with the “Bright Ideas” bicycle for sharing on the Parks and Recreation Instagram account. Comment cards were also provided, which included the two foundational questions identified above, as well as City contact information, and space for the commenter to provide contact information. These cards could be handed to City staff, mailed to the Parks and Recreation Department, or dropped into comment card collection boxes and Parks and Recreation facilities. Additional marketing materials included “Bright Ideas” stickers and a “Save the Date” magnet for the public workshop held in September 2018.

NEIGHBORHOOD MEETING

At the request of the Las Praderas neighborhood, City Staff met with interested neighbors to discuss the Update and the hopes and dreams for the Las Praderas Park and city as a whole. Staff continues to be available to go out into San Luis Obispo neighborhoods at the request of residents.

SOCIAL MEDIA AND WEBSITE

To foster engagement in the process, Parks and Recreation Staff maintained and updated the Plan website with new information, and posted updates and photos on the Department’s Facebook page. Photos from



pop-up events and meetings were posted to the Department’s Instagram. At all events, Staff collected contact information, allowing individuals to add their names and email addresses to the growing interested parties list in order to receive all email updates regarding workshops, key Parks and Recreation Commission meetings, and opportunities for input and engagement.

OTHER OPPORTUNITIES FOR OUTREACH AND ENGAGEMENT

Staff also received comments by email and on the Open City Hall online portal. Additional pipelines for public comments included direct communications with Staff via phone and email, distribution of comment cards at the Parks and Recreation Department office, facilities, and events, and through the Open City Hall online portal. In addition, a survey was conducted August to October 2018 to establish

residents’ priorities for parks and recreation in the City of San Luis Obispo. The survey was mailed to a random sample of San Luis Obispo households. A total of 507 surveys were returned, allowing the survey to exceed its response rate goal and achieve a high level of statistical confidence.



“BRIGHT IDEAS” PUBLIC WORKSHOP

Supported by this extensive outreach, including multiple emails to a list over 6,000, over 600 people attended a participatory three-hour drop in interactive engagement workshop held at the Ludwick Community Center on September 13, 2018.

Utilizing a drop-in format yielded great results. The extended timeframe allowed people to come for as brief or long a period as desired. Both main entrances of the Ludwick Center were open and staffed, and the gym was set up with one informational and seven interactive “stations,” each designed to get different types of input on parks, facilities, and recreation in San Luis Obispo. At sign-in stations, Staff gave members of the public Passports to be stamped (encouraging attendees to stop at each interactive station) and returned for eligibility for entrance in a drawing for a Fitbit™. The first station, in the main foyer, was informational about the Update process itself and staffed by Community Development planners. Those staff were able to address general questions about the Update and the overall planning process. Within the main gym were six

activity stations where workshop attendees could address focused questions or complete various exercises; a seventh “station” was provided for children. Each of these activities, and the resulting feedback, is summarized below.

PARK IMPROVEMENT PRIORITIES WORKSHOP

In September 2019, following the completion of the analysis phase of the Update, the City and WRT returned to the community to present the findings and gauge support for potential improvements to specific parks.



FOUNDATIONAL MEETINGS

In April 2018, WRT met with 45 individuals in small groups. Individuals represented a range of organizations and perspectives, including advocates for swimming, open space, dog parks, the senior center, golf, organized sports, cultural organizations, and neighborhoods, as well as members of the Planning Commission and City Council.

The following provides a summary of themes, priorities, goals, opportunities, and challenges that emerged from these meetings.

PLAN PROCESS AND GOALS

Reach Beyond the Usual Voices

Several participants spoke about the need to reach beyond “the loudest voices and most organized groups” during the planning process.

Provide a Strong Foundation for Implementation

The Plan Update should be comprehensive, and should provide a strategy and prioritization for future improvements.

Parks are Where You Build Community

The core message should be that “parks are where you build community.” We should not lose sight of this even as it addresses specific facility and program needs.

NEW PARKS AND URBAN TRAILS

Public Spaces Downtown and Along the Creeks

Participants spoke positively about new public spaces downtown, making the connection between downtown growth and livability and open space preservation around the edges.

The creeks that flow through San Luis Obispo are a great potential asset, and could be the backbone of a creek walk or park.

New Parks in Neighborhoods

SLO should continue to strive to provide new parks, especially in densifying neighborhoods near downtown.

Trails and Trail Connections

The City should build on its trail system by extending key trails and creating spurs to parks and neighborhoods.

FACILITY NEEDS

More Facilities for Field Sports

Sports advocates believe there is a need for additional fields beyond improving Damon-Garcia, pointing to the large numbers of youth and adult soccer participants and the growing popularity of other field sports (rugby, lacrosse and field hockey). There was considerable interest in developing a complex of fields large enough to support tournaments.

Dog Parks and Dog Areas

The City does not currently have a fenced dog park, and only one formal off-leash area, at Laguna Lake Park. While three dog parks are currently in development plans, two of these are only a quarter acre in size, which may be too small, based on current community input.

Skate/Bike Parks/Tracks

There is unmet need for a skate and bike park or track. Facilities oriented to kids may help to build confident bikers who feel comfortable getting around without a car.

Tennis and Pickleball

The Sinsheimer Park tennis courts are rarely used because there’s no backstop, and [at the time of our meetings] there were no dedicated pickleball courts in San Luis Obispo.

Indoor Recreation

The Ludwick Community Center gym is not highly-used. Given the small size of that gym and the poor condition of the facility, starting over with a new facility may be best.

Indoor soccer and indoor rock climbing were noted as potentially popular activities.

Swim Center Improvements

Swimmers supported the creation of a separate kids’ area at the pool, which would help make the pool more of a community place. A spray ground adjacent to the pool was

proposed. Parking expansion and safety improvements were noted as priorities.

Managing and Preserving the Golf Course

Laguna Lake Golf Course gives active adults an affordable and healthy activity while also supporting a good level of use by young people in the afternoons and evenings.

Senior Center

The Senior Center facility limits the programming that can be offered. There is a desire to better serve younger, more active seniors, and safety concerns about Mitchell Park.

STRATEGIES FOR PARK AND FACILITY DEVELOPMENT

Development of new parks and facilities will require the commitment of significant resources. Three potential strategies emerged from our conversations.

Regional Coordination

A regional strategy could be applied to planning for tournament-level facilities for field sports, diamond sports, and/or bike racing. The County's Parks and Recreation planning process and Cal Poly's campus Plan may be vehicles for this coordination.

Partnerships

Sports leagues and "Friends of" organized groups or non-profit

organizations can "band together" to advocate and raise funds for new facilities and amenities. The success of the skate park is a positive recent model in San Luis Obispo.

Leveraging the Development Process

The park amenities being proposed in Specific Plan areas is not always well-suited to needs. In addition, parks are being created late in the development process. These issues should be addressed in the Plan Update

PARK ACTIVATION AND PROGRAMMING

Park Activation

Some parks in SLO are under-used. Greater activation of parks to make them more attractive to all segments of the community needs to be a priority. Ideas for activating Mitchell and Emerson parks included evening festivals; a bocce court; a dog area; and better synergy with the building programs.

Mission Plaza is home to numerous festivals and events, but the plaza, the creek, and downtown streets were still seen by some as having untapped potential.

Program Priorities and Strategies

Where should the Plan focus attention in terms of programming? Stakeholders called attention to three areas of focus:

- + Affordable programs for children and youth
- + Programming for active seniors.
- + Embracing apps and educational games, like the recent "Pics on Peaks" program.

PARKS DEPARTMENT ROLE AND PARTNERSHIPS

The separation of maintenance and programming may not be a good model.

Parks and Recreation should focus on helping people connect with their community of interest, and helping groups coordinate activities.

POP-UP EVENTS

Over the course of summer 2018, City Staff conducted over 25 “pop-up” events to reach San Luis Obispo residents and visitors in parks and facilities, at programs and events. Staff worked to inform the public about the project itself, and the opportunity it presented for the community to share hopes and dreams about the future of parks and recreation in San Luis Obispo. Staff also distributed comment cards and solicited feedback online through Open City Hall, and received over 160 responses. The outreach during this stage focused on two foundational questions.

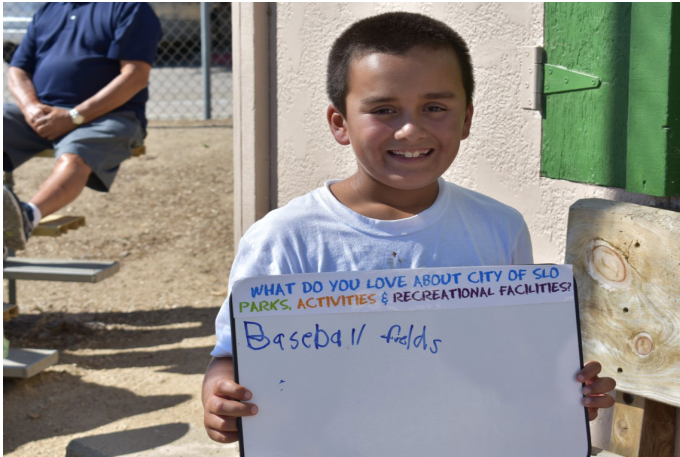
What Do You Love About SLO Parks, Activities and Recreational Facilities?

The most commonly cited activities community members loved were youth sports (12 responses), community events and programs (10 responses), hiking, and softball (7 responses each). The second group of responses referred to specific parks or facilities. Here, Sinsheimer Park got by far the greatest response (19) followed by Santa Rosa Park/Skate Park (9 responses). Third, responses described certain qualities of San Luis Obispo’s parks. These included comments about the parks being clean and well maintained (11); accessible, bike-friendly, or providing easy access to trails (9), and family-friendly and nice for all ages (8).

What do you wish to have in 20 years for City of SLO Parks, Activities, and Recreational Facilities?

Many people identified the need for new parks or facilities. These included more parks, open spaces or trails (14); more soccer fields basketball courts or pickleball courts (11); more bike trails or better connectivity between the bike and open space networks (11); more pools, splash pads, or water parks (8); and more skate parks or ramps (6). Other people focused on programming. Some 21 responses described a range of recreation classes or activities including wildlife education, yoga, gardening, art, music, and summer camps. Night hiking (7 responses); more opportunities for people of all ages (6); better hours and/or fee for the pool (5); and more off-leash time and/or more dog park (4 responses) were also notable.





"BRIGHT IDEAS" WORKSHOP

Community input received during the workshop, the pop-ups, emailed responses, and received comment cards, and open City Hall are condensed to a series of key topics as they were presented at the workshop.

ASSESSING PARKS AND FACILITIES

At the "Parks in Need of Love" station, attendees were given an opportunity to fill out a "report card" on the condition of one or more parks and provide comments on specific needs.

Ten parks received the greatest share of report cards. Average "grades" for each of these parks, along with the number of report cards received, is shown in Table 3-1.

Sinsheimer Park was both the most-often graded park and the one that attendees gave the highest ratings. Sinsheimer was noted for its "wonderful" play area and hill slide, as well as the need for more shade. Sinsheimer Stadium, however, was given poor marks. The Stadium's restrooms and public address system were especially identified for improvements.

Other parks that received substantial feedback included:

- Laguna Lake Park was described by several

Table 3-1

"GRADES" FOR SAN LUIS OBISPO PARKS AND FACILITIES

PARK	AVERAGE GRADE	REPORT CARDS
Sinsheimer Park	B	47
Meadow Park	B-	21
DeVaul Park	B-	4
French Park	B-	18
Santa Rosa Park	B-	6
Damon-Garcia Sports Complex	B-	5
Cuesta Park	C+	6
Throop Park	C+	4
Anholm Park	C+	11
SLO Swim Center	C	10
Mitchell Park	C	10
Johnson Park	C	2
Emerson Park	C-	10
Mission Plaza	C-	3
Laguna Lake Park	D+	25
Islay Hill Park	D	16
Sinsheimer Stadium	D-	13
Las Praderas Mini Park	F	3

commenters as needing a fully-fenced or otherwise improved dog park. Some called for dredging of the lake.

- Meadow Park was described as pretty and serene, but noted that the community building, the paths, bridges, and workout stations all needed updating.
- Islay Hill Park was described as a park with a great location in need of updated equipment and new ground material, as well as better signage for the trailheads.¹

¹The Islay Park playground was replaced with new equipment in September 2020.

- Emerson Park is well-liked but needs restrooms.
- Mitchell Park is well-liked as a gathering place near downtown, but there is concern about how the park is used.
- SLO Swim Center received many positive comments; people wanted shade over the seating area and longer operating hours.
- Community members wanted to see pickleball courts at French Park. These courts were constructed in 2020.

Table 3-2

PROGRAMS AND ACTIVITIES THAT SHOULD BE A FOCUS IN THE YEARS TO COME

ACTIVITY	RESPONSES
Swimming	32
Pickleball	23
Yoga	15
Kids' programs	14
Environmental education	11
Gardening	10
Aqua aerobics	8
Biking	7
Dogs	7
Youth programs	7
Youth sports	7
Family activities	6
Bike education	5
Clean up events	5
Fitness	5
Hiking	5
Camps	4
Chess	4
Community activities	4
Dance classes	4
Kayaking	4
Language classes	4
Martial arts	4
Tai chi	4

PROGRAMS AND ACTIVITIES

At the “Dreams of Programs and Activities” workshop station, participants were asked to write, using sticky notes, what types of activities they felt should be the focus in the coming years. Children at the “Parks, Jr.” station also got a chance to express their preferences, responding to images of different types of facilities and activities using dots to communicate their favorites.

People of all ages cited a diverse array of programs and activities. Programs identified by the most people included swimming, pickleball, yoga, kids' programs, environmental education, gardening, and others shown on Table 3-2.

Children expressed many specific

requests that could loosely be grouped into a few broad categories. The most popular of these was new/improved play equipment, both indoor and outdoor, including unique features like ziplines, foam pits, climbing trees, and giant chess sets. Most of the remaining responses fell into one of these categories: recreational classes (e.g. dance, Spanish, karate), events and excursions (e.g. overnight camping, outdoor movies, visits to the zoo), activities related to video games, requests for more shade at parks and the pool, and improvements to the Sun and Fun and Club Star facilities and resources.



EVENTS IN PARKS

Special events were the subject of the “Events in Parks” workshop station, where participants were asked to indicate what parks are good locations for events, and what type of events they wanted to see, using dots to identify parks and sticky notes to summarize events.

Concerts and other ideas for music in parks were by far the most popular type of event based on workshop feedback. Other top event categories were food trucks and events, sports tournaments and events, movies, arts events and fairs, cultural festivals, and community gatherings and barbeques, among others (see Table 5-3 Ideas for Events in Parks).

Mitchell Park (15 dots), Laguna Lake Park (12), Mission Plaza (11), French Park (6), Sinsheimer Park (6), and Jack House and Gardens (6) were most-cited as places where events should take place. When comments about events at Sinsheimer Stadium and SLO Swim Center are included, ten responses described events at Sinsheimer.





DREAMS OF PARKS AND FACILITIES

At the “Dreams of Parks and Facilities” station, the presentation board showed a variety of types of amenities and facilities in parks, including a range of sports facilities as well as passive recreation, cultural and sustainable features. Using these examples as a starting point, workshop attendees were asked to use sticky notes to share ideas for new park facilities or amenities.

A great diversity of ideas were shared. Pickleball and some variation on a water park or splash pad were the subject of the most responses (44 and 40, respectively). Many people also weighed in on the need for enhancements to the SLO Swim Center; a new dog park or fenced dog area; new facilities for diamond sports and field sports; new neighborhood and pocket parks; and a new indoor recreation center/community center. Table 3-3 identifies facility types that garnered the most responses; in many cases, responses were more detailed and specific (i.e., shade over playgrounds; zip lines).

Table 3-3
DREAMS FOR PARKS AND FACILITIES

FACILITY TYPE	RESPONSES
Pickleball	44
Water park, splash pad	40
Swim Center enhancements	33
Dog park	28
Baseball, softball	24
New parks	23
Recreation or community center	22
Soccer, rugby	18
Shade	17
Bike park	16
New pool	16

FACILITY TYPE	RESPONSES
Bike paths	14
Adventure park	13
Walking trails	13
Play equipment	11
Swim Center operating hours	11
Stadium enhancements	10
Water refill stations	10
Charging stations	9
Community gardens	9
Trees	9



PARK IMPROVEMENT PRIORITIES WORKSHOP

In September 2019, following the completion of the analysis phase of the Update, the City and WRT returned to the community to present the findings and gauge support for potential improvements to specific parks and types of facilities. What we heard is summarized here.

YOUR NEIGHBORHOOD

Participants were asked to state their priorities for park improvements in their neighborhood, from a list of options. Of these options, “safer access” was the highest priority, followed by walking paths, neighborhood events, and dog park. Approximately 110 participants provided responses at this workshop station, and the average ranking for each priority is identified in Figure 3-1.

COMMUNITY PARKS

For Laguna Lake Park, we asked participants to rank a list of 11 potential improvements. The most popular: a bike pump track, an adventure playground, a botanical garden, a walking path, an outdoor learning area, and additional gathering/seating areas. Approximately 100 participants provided responses at this workshop station, and the average ranking for each priority is identified in Figure 3-2.

Figure 3-1
PRIORITIES FOR YOUR NEIGHBORHOOD

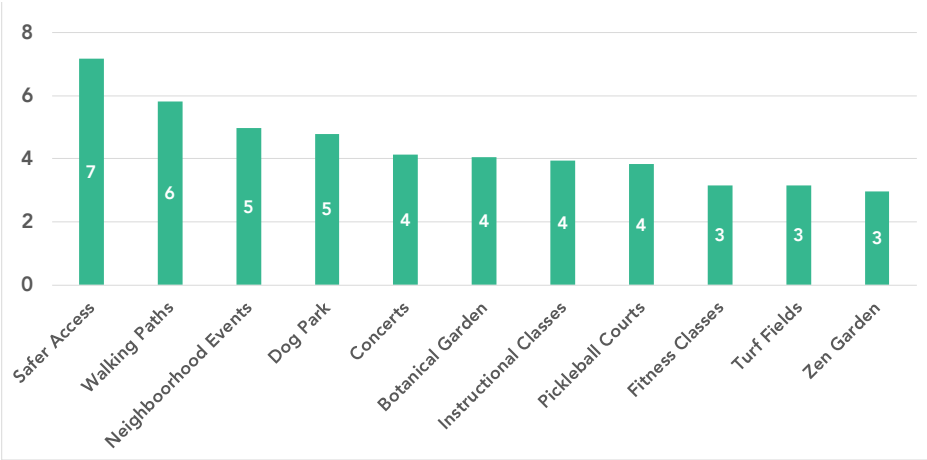


Figure 3-2
RANKED IMPROVEMENTS FOR LAGUNA LAKE PARK

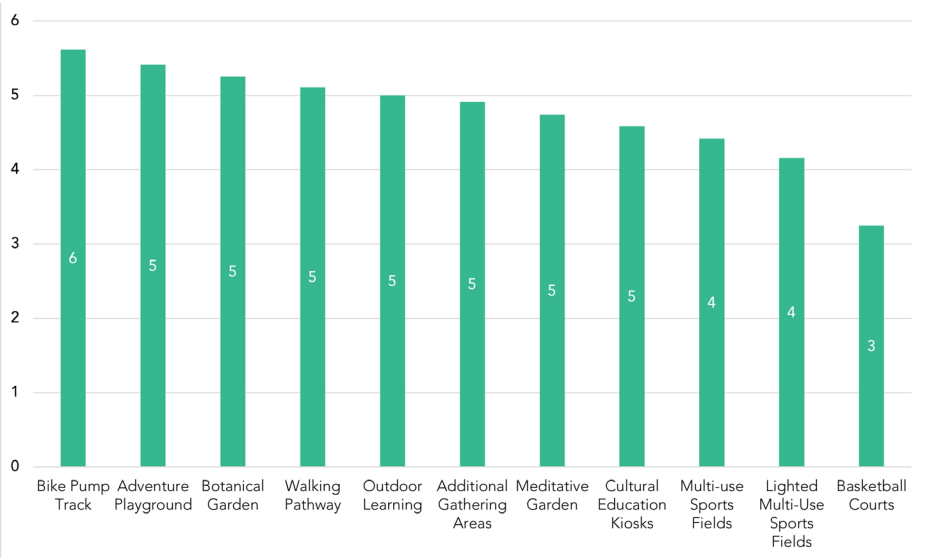
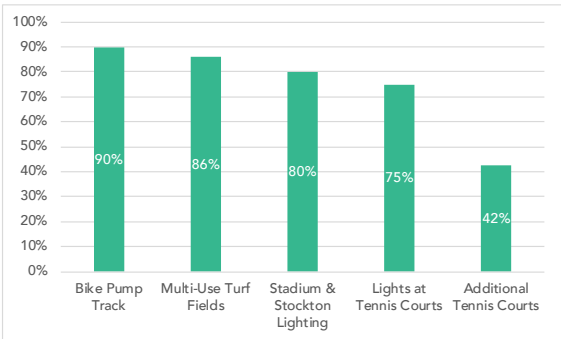


Figure 3-3
SUPPORT FOR IMPROVEMENTS AT SINSHEIMER PARK



For Sinsheimer Park, a bike pump track, multi-use turf fields and lighting at the Stadium, Stockton Field, and the tennis courts all got at least 75% approval. Additional tennis courts got under 50%.

FIELDS AND FACILITIES

For **Sinsheimer Stadium**, participants were asked if they supported or opposed specific changes. Community events, upgrades to the Stadium and restrooms, and multi-use sports at the Stadium all received very strong support; two-thirds of participants also supported shifting to artificial turf.

Participants were asked to rank four potential improvements to the **SLO Swim Center**. Of these, extended hours for recreation swim and for lap swim were the highest ranked. Approximately 85 participants provided responses at this workshop station, and the average ranking for each priority is identified in Figure 3-5.

Finally, participants were asked about their support for some other specific potential improvements. Of these non-golf programs at the **Laguna Lake Golf Course**, remodel or expansion of the **Ludwick Community Center**, and activation of the **Jack House**, and enhancing the **Senior Center** all got very high levels of support. Synthetic turf was also supported by three-quarters of participants.

Figure 3-4
SUPPORT FOR IMPROVEMENTS AT SINSHEIMER STADIUM

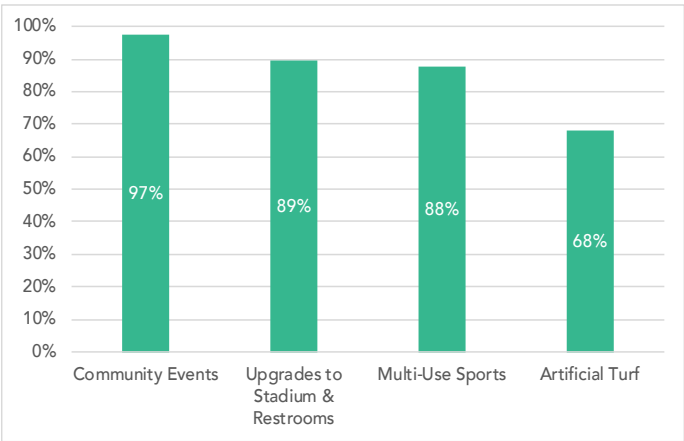


Figure 3-5
RANKED IMPROVEMENTS AT SLO SWIM CENTER

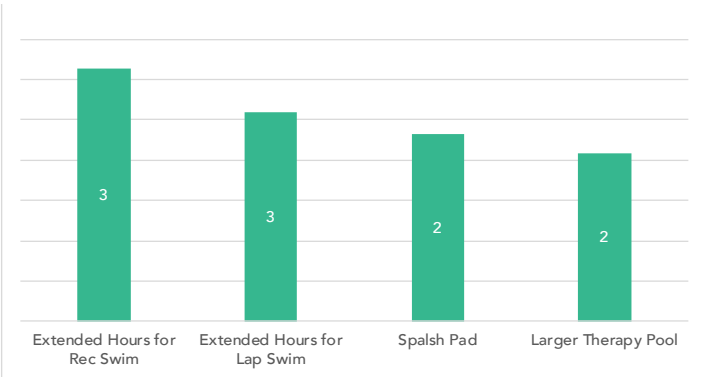
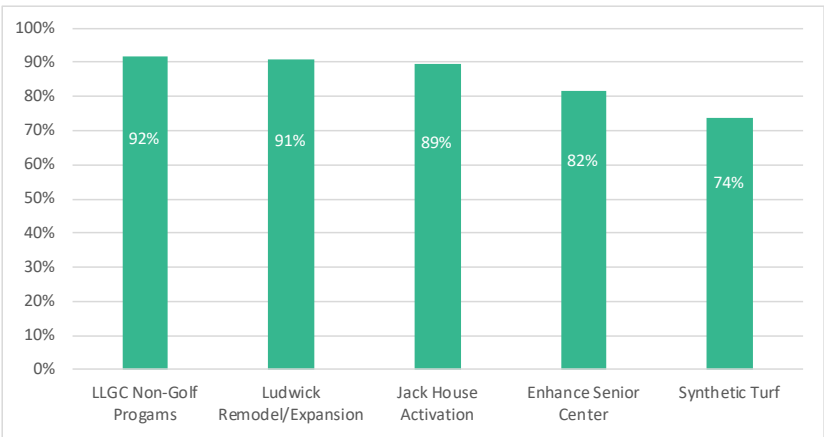


Figure 3-6
SUPPORT FOR OTHER FIELD AND FACILITY IMPROVEMENTS



NEEDS ASSESSMENT SURVEY

ETC Institute administered a parks and recreation needs assessment survey for the City of San Luis Obispo during late summer/early fall of 2018. The survey was administered as part of a comprehensive update to the City's Parks and Recreation Plan. According to the survey, the Parks and Recreation Department is doing an excellent job providing services to the community. Most survey respondents (79%) are either "very satisfied" or "satisfied" with the overall value their household

receives from the City of San Luis Obispo's Parks and Recreation Department. This is **significantly higher** than the national average of 59%.

The types of programs that households have the most need for are: community special events, recreation swimming, and lap swimming. These are also the programs that are the most important to survey respondents.

The types of amenities with the highest level of unmet need in the City are: swimming pools, nature

parks/botanical gardens, adventure areas, and shaded areas. The types of amenities that are the most important to households are: open space trails, park trails, swimming pools, and passive enjoyment of open space.

The amenities that should be the City's highest priorities are: swimming pools, open space trails, park trails, passive enjoyment of open space conservation areas (where environmentally permissible), shaded play areas, dog parks, and nature park/botanical gardens.

Figure 3-7

LEVEL OF SATISFACTION WITH FACILITIES

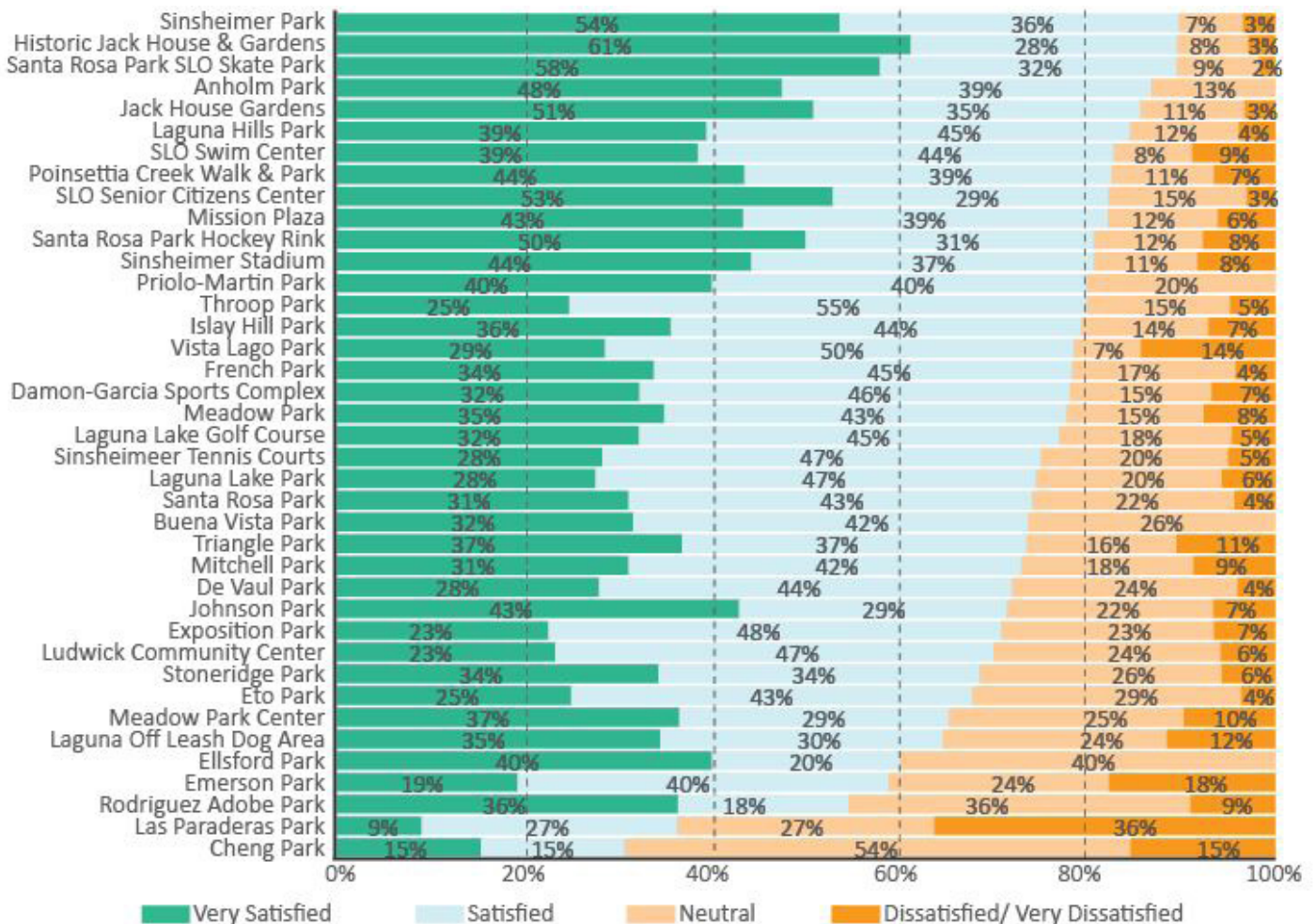


Figure 3-8

PRIORITIES FOR IMPROVING, REPURPOSING, OR EXPANDING PARKS AND FACILITIES

by percentage of respondent households that selected the items as one of their top four choices

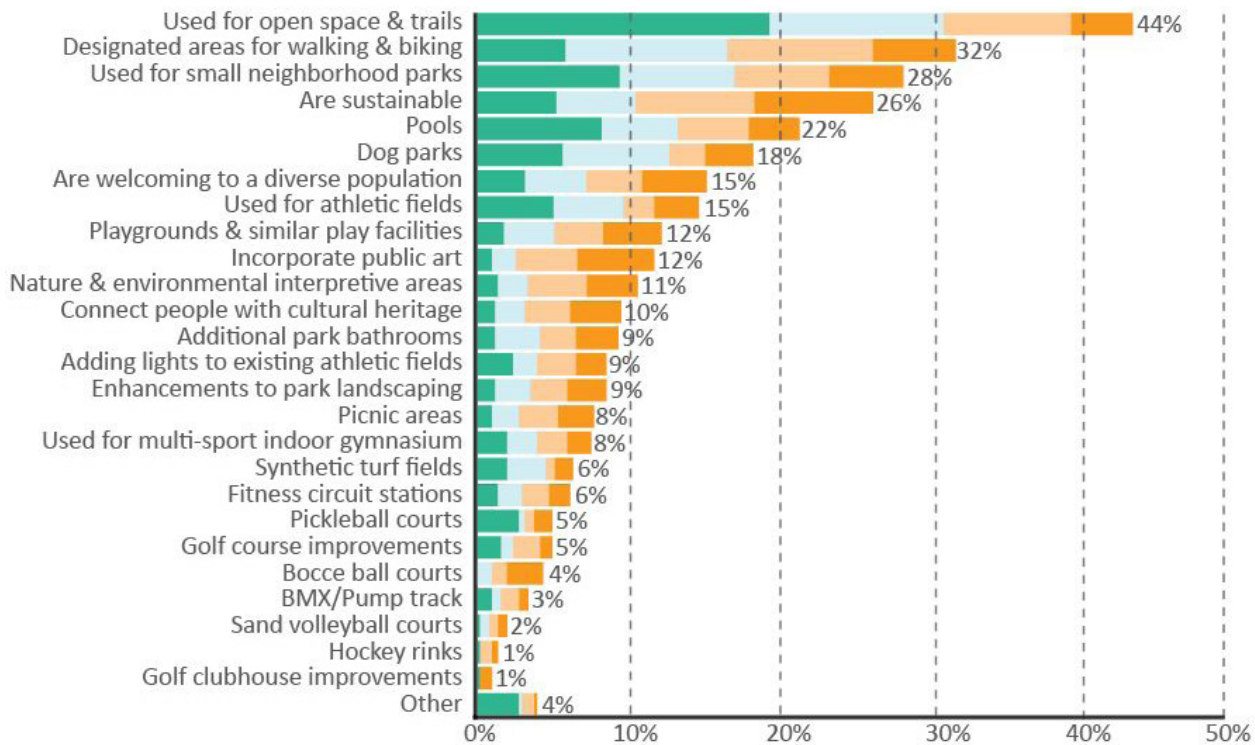
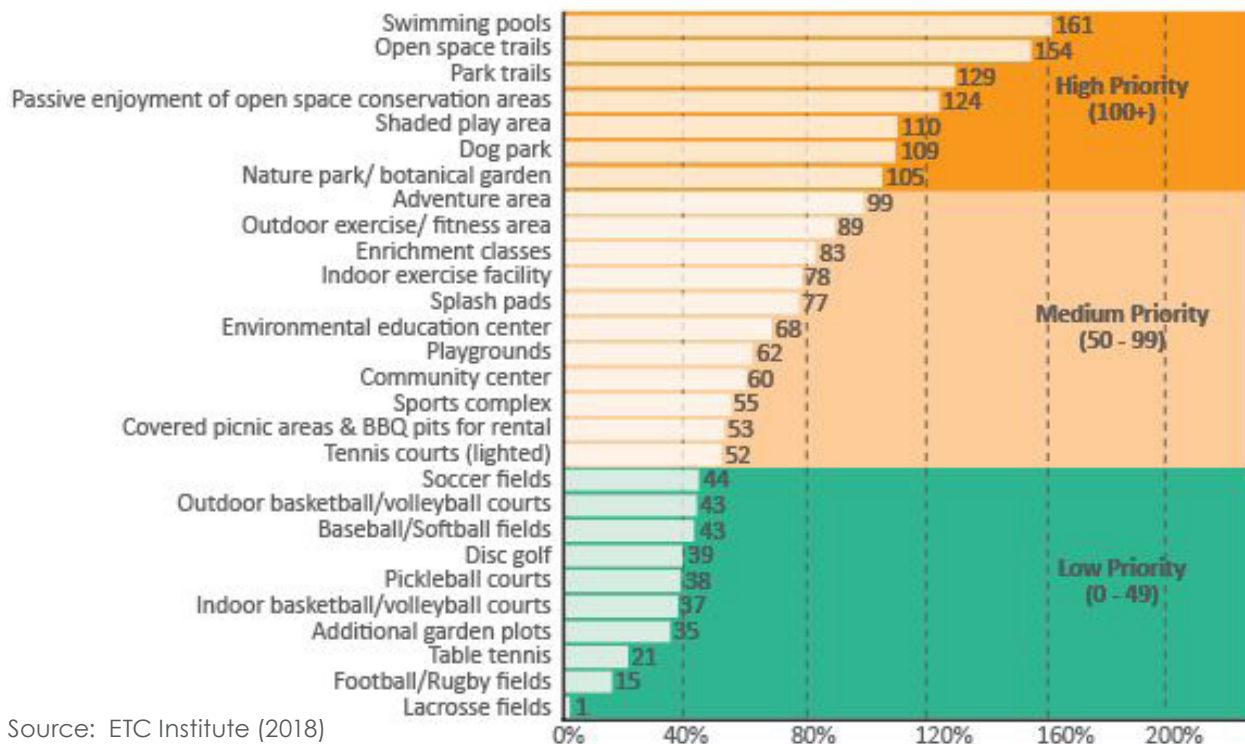


Figure 3-9

PRIORITIES FOR INVESTMENT IN RECREATION AMENITIES

based on the Priority Investment Rating



Source: ETC Institute (2018)





GOALS & POLICIES

SYSTEM-WIDE GOALS

Policies are presented in five categories: one for each of the Plan goals. In many cases, realizing these policies have the potential to advance multiple goals at once, and this should be the City's aim. In total, there are 53 Policies to achieve these five goals.



BUILD COMMUNITY AND NEIGHBORHOODS

City Parks and Recreational facilities should build and connect community through inclusive and diverse amenities and programming



MEET CHANGING NEEDS OF THE COMMUNITY

Leverage regionalism and creatively increase the number of City parks, recreational facilities and amenities, to meet user needs.

IN THIS CHAPTER

System-wide Goals

Building Community and Neighborhoods

Meet Changing Needs of the Community

Sustainability

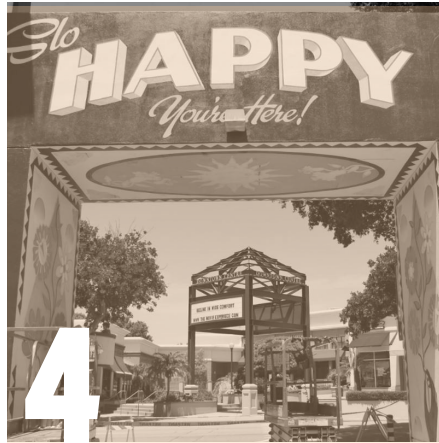
Maximize Resources

Safety



SUSTAINABILITY

The City's Parks and Recreation facilities will be vibrant, resilient, and sustainable.



OPTIMIZE RESOURCES

Establish, maintain, and operate parks, facilities, and programs in a manner that is cost effective and manageable while engaging the community in a manner that optimizes involvement and support.



SAFETY

Provide safe, accessible, inclusive and well-maintained City parks, recreational facilities and amenities.

1

BUILD COMMUNITY AND NEIGHBORHOODS

1.1 Park Classification.

This Plan classifies San Luis Obispo’s parks and recreation facilities by type, as Community Parks; Neighborhood Parks; Mini Parks; Downtown Public Spaces; Recreational Facilities; and Special Features. Each of these park types is defined in Chapter 2. This classification represents an adjustment from the system used in the 2001 Parks and Recreation Plan and should be used consistently by the City in all planning, analysis, and reporting. The new system allows the City to distinguish small urban public spaces in the densifying downtown core from “mini parks” in residential neighborhoods and create a distinction between traditional recreation facilities such as gyms and recreation centers and “special features” like community gardens and historic sites.

1.2 Park Acreage Standards.

San Luis Obispo shall continue to develop a park system at the rate of ten acres of parkland per 1,000 residents. Aspirational standards for each park and facility type are as shown in Table 4-1. The City has demonstrated that a high-quality park system can be achieved within a smaller footprint but seeks to achieve this goal over time.

1.3 Park Access Standards.

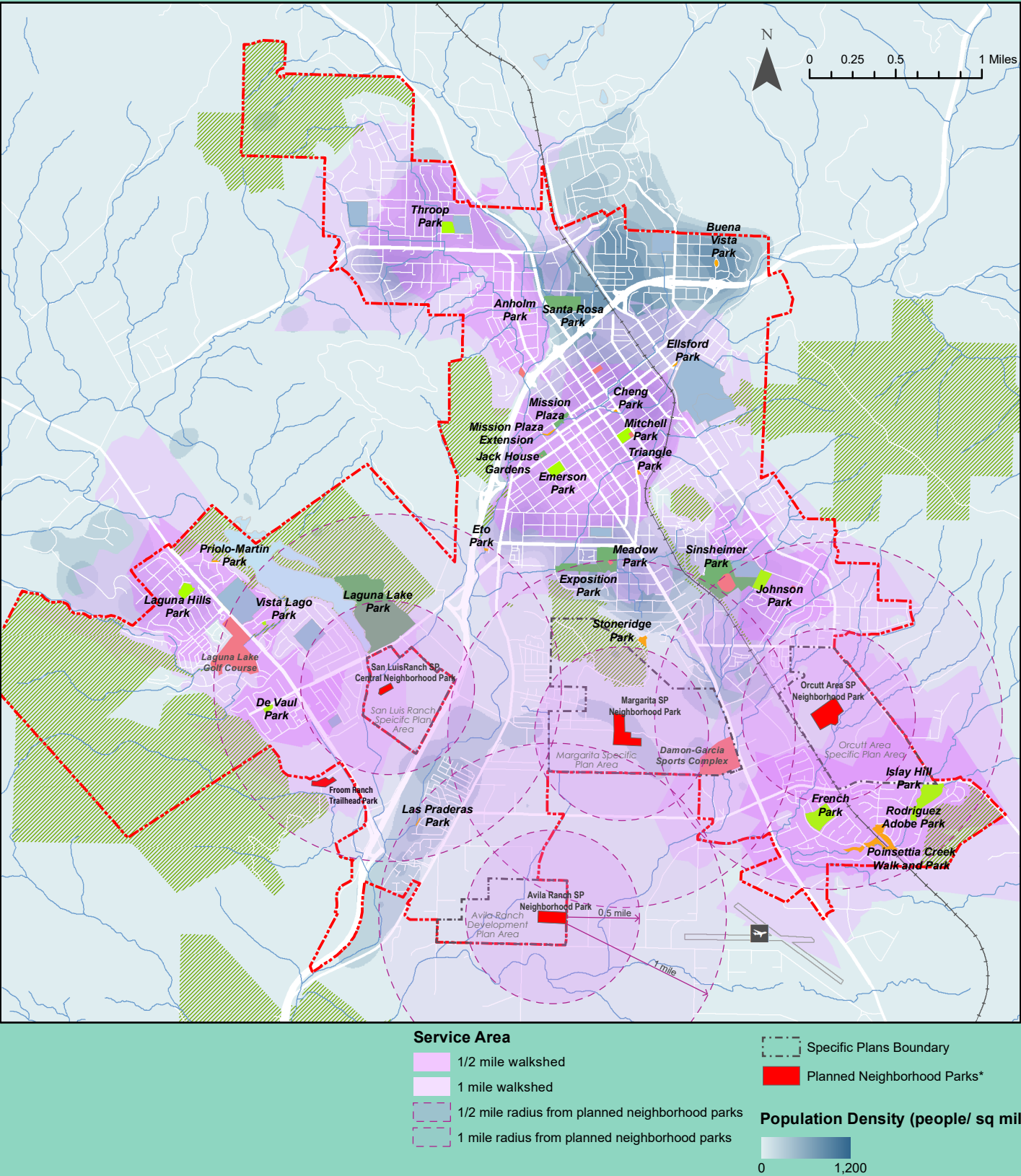
The City shall seek to provide a neighborhood or community park within a half-mile, or ten minute, walk of all residents along streets and paths. In park-deficient areas where providing a new neighborhood park is not feasible, access improvements to existing parks and the creation of mini parks will be prioritized.

Note: Figure 4-1 shows walksheds to neighborhood parks only.

Table 4-1
PARK ACREAGE AND ACCESS STANDARDS

PARK TYPE	ACREAGE STANDARD (ACRES/1,000 POPULATION)	ACCESS STANDARD (WALKING DISTANCE ALONG STREETS AND PATHS)
Community Parks	3	½ mile to a neighborhood or community park
Neighborhood Parks	4	
Mini Parks	NA	
Downtown Public Spaces	NA	Provide in areas where meeting Community/ Neighborhood Park access standard is not feasible.
Recreation Facilities	2	NA
Special Features	NA	NA
Total	10	NA

Figure 4-1
PARK ACCESS



1.4 Improvements to Existing Parks and Facilities.

The City shall maintain and enhance existing parks and facilities to maintain a high-quality park experience and adapt parks, as needed, to better serve community needs.

The Plan summarizes improvement needs at each site and classifies park improvement needs as “critical” (maintaining what we have); “strategic” (improving what we have); or “visionary” (developing new opportunities.) See Chapter 5.

1.5 Park Amenity Standards.

The City will seek to provide park amenities at daytime population-based levels of service shown in Table 4-2. Recognizing that the City’s amenities serve City residents as well as people who work in San Luis Obispo but live elsewhere, daytime population is used to calculate appropriate service levels. In addition, Cal Poly recreation amenities available for community use are taken into account.

These targets are informed by the standards set in the previous Plan, and updated to reflect participation rates, National Recreation and Park Association (NRPA) guidelines, and current needs.

Table 4-2

PARK AMENITY STANDARDS

RECREATION COMPONENT	2020 SAN LUIS OBISPO INVENTORY	2020 CAL POLY INVENTORY	RECOMMENDED SERVICE LEVELS			ADDITIONAL AMENITIES NEEDED TO SERVE FUTURE DAYTIME POPULATION
OUTDOOR AMENITIES						
Diamond Athletic Fields: Youth	4		1	field per	12,000	3
Diamond Athletic Fields: Youth/Adult	1		1	field per	15,000	5
Diamond Athletic Fields: Adult	1	1	1	field per	25,000	3
Rectangle Athletic Fields	4	3	1	field per	10,000	6
Outdoor Basketball Court	6	2	1	court per	7,500	8
Tennis Court	8	2	1	court per	5,000	10
Pickleball Court	3		1	court per	6,000	12
Sand Volleyball Courts	4	2	1	court per	10,000	5
Roller Sports Courts	1		1	court per	50,000	2
Dog Park/Off-Leash Dog Area	1		1	site per	25,000	7
Playground/Tot Lot	26		1	site per	2,000	18
Group Gathering Areas	9	1	1	site per	5,000	9
Disc Golf Course (18 hole)	2		1	site per	50,000	0
Golf Courses	1		1	course per	50,000	0
Swim Centers	1		1	pool per	50,000	1
Skate Park	1		1	site per	50,000	1
Bike/Roller Pump Tracks	0		1	site per	50,000	3
INDOOR FACILITIES						
Multi-Generational Recreation and Community Centers	17,400 sq. ft.	7,925 sq. ft.	1.5	SF per	Person	46,000 sq. ft.

Assumes daytime population of 88,300 in 2035.

While the City does not have jurisdiction over decision-making authority over Cal Poly recreation facilities/amenities, the inventory assessment assumes they are accessible to an estimated 35% of the City’s daytime population, and are exclusive to students, faculty, alumni, and staff. Therefore, the inventory assumes that only approximately one third of Cal Poly amenities are accessible to the City’s daytime population (refer to Appendix D).

The map illustrates the six regions of San Jose, California, for the 2017-2020 Strategic Plan. Each region is color-coded and numbered:

- Region 1 (Blue):** Located in the north-central part of the city, including Throop Park and Santa Rosa Park.
- Region 2 (Yellow):** Located in the central part of the city, including Mission Plaza Extension and Jack House Gardens.
- Region 3 (Orange):** Located in the east-central part of the city, including Sinsheimer Park and Johnson Park.
- Region 4 (Green):** Located in the south-eastern part of the city, including French Park and Rodriguez Adobe Park.
- Region 5 (Purple):** Located in the south-central part of the city, including Las Praderas Park and the Damon-Garcia Sports Complex.
- Region 6 (Red):** Located in the west-central part of the city, including Priolo-Martin Park and Laguna Hills Park.

The map also shows major roads, landmarks, and natural features. Key landmarks include California Polytechnic State University, the San Jose International Airport, and the San Jose City Center. Major roads include Highway 101, Highway 227, and Highway 88. Natural features include the San Jose River and the San Jose Mountains.

1.6 Park Amenities Per Area Standard.

The City shall seek to provide a common set of recreational amenities within accessible walking distance of neighborhoods located amongst the six identified sub-areas including:

- Basketball courts (Lighted/Non-Lighted)
- Pickleball courts (Lighted/Non-Lighted)
- Tenniscourt (Lighted/Non-Lighted)
- Sand volleyball courts
- Roller sports court or facility
- Turf fields (diamond, rectangular, lighted/non-lighted)
- Dog parks
- Outdoor gathering areas for small and medium-sized groups (shaded/unshaded), including neighborhood-based gathering areas (i.e. gazebo/stage)
- Playgrounds (shaded/unshaded), inclusive of both natural and engineered shade

Amenities should be considered for multi-use, and be all-inclusive and all-ability.

See Figure 4-2 for sub-areas.

1.7 New Parks and Park Access in Existing Neighborhoods.

The City shall seek to create new parks and/or improve access to existing parks in neighborhoods where there are gaps. The City should pursue the following specific opportunities, also shown generally on Figure 4-2:

- Create a new neighborhood or mini park to better serve the City's northeast neighborhoods (Sub-area 1);
- Create a new neighborhood park or improvements to existing park amenities to better serve neighborhoods along Johnson Avenue (Sub-area 3);

- Improve Stoneridge Park to provide amenities typically found in a neighborhood park (Sub-area 4);
- Create a new neighborhood or community park in the South Higuera corridor (Sub-area 5);
- Provide neighborhood park amenities and a new creek crossing and signalized pedestrian crossing of Santa Rosa Street to provide access to Santa Rosa Park from the neighborhood to the west (Sub-area 1);
- Provide a railroad crossing to enhance access to Sinsheimer Park from the neighborhood to the west (Sub-area 3);
- Make access and design enhancements to joint-use school athletic fields so that they also serve as parks and playgrounds for neighborhood residents during non-school hours, with a focus on neighborhoods with park access gaps;
- Provide joint use of County of San Luis Obispo Cuesta Park;
- Add play areas/playground to Damon-Garcia Sports Complex based on consideration of maintenance of fields, preventing damage to fields, and protection during field renovation; and
- Improve Las Praderas mini-park based on neighborhood input.

1.8 New Parks in Specific Plan Areas.

The City shall guide the completion of parks planned as part of adopted Specific Plans, including Avila Ranch within the Airport Area Specific Plan, Margarita Area, Orcutt Area, From Ranch, and San Luis Ranch, ensuring that parks are developed to meet City needs and expectations.

1.9 New Parks with Future Development.

The City shall continue to require that future Planned developments and annexations dedicate ten acres of parkland per 1,000 residents. Of

this amount, five acres shall be dedicated as a neighborhood park. The remaining five acres required under the ten acres per 1,000 residents in the residential annexation policy may be located anywhere within the City's park system in a way that helps to fulfill the goals and policies of this Plan, as directed by the Parks and Recreation Commission. The City's in-lieu fee program may be offered as an alternative for smaller development projects at the City's discretion.

1.10 Athletic Fields.

The City should continue to work to make the Damon-Garcia Sports Complex function optimally, and provide additional soccer and multiuse fields to meet demand for game and practice play. New fields may be accommodated at future parks, at existing parks (Laguna Lake, French, or Meadow), or potentially as part of a new complex of fields large enough to support tournaments. Consider renovations to increase usability, such as synthetic turf.

1.11 Multipurpose Recreation Center.

The City will explore developing a new versatile facility that may include fitness and community classrooms, a gym to meet demand for indoor basketball and volleyball, rentable spaces, and on-site childcare. A climbing wall, indoor soccer, and most notably aquatics could also be vital additions.

1.12 SLO Swim Center Enhancement.

Significant improvements are needed to make the SLO Swim Center more usable by diverse segments of the community including seniors, adults, youth, and children, and make the facility a great community place. Resolution of parking for the Swim Center is also a priority (see also Sinsheimer Park policy.) The City will fund and deliver needed Swim Center improvements and explore either expanding the Swim Center to provide more capacity and/or developing a new facility.

1.13 Senior Center Enhancement.

The City shall make improvements to relocate or expand the Senior Center to enable more flexible programming, with a focus on more successfully reaching younger more active seniors. Improvements will be done in connection with the City's vision for Mitchell Park.

1.14 Park Trails.

Community members have communicated the value they place on park paths and trails that allow people to take good walks of an hour or less close to home. The Parks and Recreation Department will prioritize the creation of (paved and unpaved) walking trails and loops within community parks, including at Laguna Lake and Sinsheimer Park.



1.15 Sustainable Transportation Access.

Support implementation of the Active Transportation Plan and provision of sustainable access to parks and recreational facilities including, but not limited to Sinsheimer Park area, Laguna Lake Park, and Meadow Park, and interconnected paths citywide. Bicycle parking should be provided in parks, recreational facilities, and community centers, and include facilities for standard, electric, and cargo bicycles..

1.16 Shaded Play Areas.

In addition to shading play areas—a high priority for the community—trees and shade structures can also contribute to distinctive identity and sustainability. Existing play areas will be assessed for need, and enhancements to both play equipment and shade will be scheduled. The City should provide shaded play areas within a short walk (1/2-mile) of all residents: this should be a core feature of all parks, including mini-parks.

1.17 Dog Parks and Dog Areas.

San Luis Obispo currently has one unfenced off-leash dog park, at Laguna Lake Park. Additional facilities are a clear community priority. Future dog facilities should be designed in a way that draws on community input and distributed to be accessible to residents in all parts of the City. Strive to provide accessible dog parks within the six sub-areas of San Luis Obispo. Investments in new dog areas should be paired with reinvestment in the existing facility to ensure equity and to balance use. Improvements could include a fenced area, more shade, and a better ground treatment. Potential locations include Laguna Lake Park, Sinsheimer Park, Santa Rosa Park, Emerson Park, Laguna Hills Park, Islay Park, and proximate to Damon-Garcia Sports Fields.

1.18 Quiet, Meditative Areas.

Many residents expressed the need for more quiet, meditative areas in parks. The City shall incorporate meditative areas in future parks and in existing parks as part of future projects.

1.19 Community and Educational Gardens.

San Luis Obispo has five community gardens operated by the Parks and Recreation Department. As the City develops a new park at the Broad Street community garden site, a new location should be explored to provide this opportunity to residents of the north side. Meanwhile, a botanical or educational garden may also be a good match for environmental education and gardening programs for which there may be community demand.

1.20 Relationship to Regional Parks.

The City should maintain its agreement with San Luis Obispo County for first-priority use of the softball fields at El Chorro Regional Park in exchange for City support for improvements and maintenance.

1.21 Joint Use School Facilities.

The City of San Luis Obispo maintains a Joint Use Agreement with San Luis Coastal Unified School District (SLCUSD) which establishes the terms for District and City use at specified school sites and at Sinsheimer Park. The City should maintain its Joint Use Agreement with SLCUSD and seek to expand that agreement to additional sites, hours, and uses to the extent such changes would advance both City and District objectives. In addition, the City should explore opportunities to coordinate with the District on site Plans so that jointly-used sites can be designed to optimally support community use, including school age childcare services.

1.22 Maintain Focus on Youth.

The City will continue to focus on youth, and especially at-risk youth, in its recreational programming.

1.23 Art and Cultural Expression.

Parks and facilities should provide public art and other means of expressing local history and culture and accommodate a variety of potential programming ideas.



2

MEET THE CHANGING NEEDS OF THE COMMUNITY

2.1 Meeting Demand for Facilities and Amenities.

The City shall develop facilities and amenities to meet community needs. High priorities identified in the statistically-valid survey conducted for the Plan Update include swimming pools; park trails; shaded play areas; dog parks; and a nature park/botanical garden. Medium priorities included adventure areas; outdoor exercise fitness areas; indoor exercise facility; splash pads; environmental education center; playgrounds; a community center; a sports complex; covered gathering areas and BBQ pits; and lighted tennis courts.

Community engagement also identified several of these priorities, while also highlighting pickleball and facilities for diamond and field sports. The City will prioritize these improvements and will periodically refresh analysis of San Luis Obispo's recreational needs.

2.2 Community-Desired Park Elements.

Parks and facilities should be planned and designed to support community needs. For neighborhood and mini parks, this should involve consideration of the specific goals of neighborhood residents; for community parks, recreation facilities and special features, citywide needs take precedence.

2.3 Sinsheimer Park.

Sinsheimer Park is an important and favorite park for many San Luis Obispo residents. A new Planning process for Sinsheimer Park should illustrate how the park's elements can be tied together to create synergy; how space can be used to accommodate additional use; how access can be improved for all modes of travel; and how parking issues can be

resolved. The park should be evaluated in relation to the adjacent residential neighborhood, school district bus yard, Johnson Park, the Railroad Safety Trail and the creek. See Chapter 5 for more detail.

2.4 Laguna Lake Park.

Laguna Lake Park has untapped potential, and may be able to accommodate additional recreational facilities, events, and enhancements that support enjoyment of the water and the natural preserve where environmentally permissible. These should be detailed through a Plan process. See Chapter 5 for more detail.

2.5 Mitchell and Emerson Parks.

The City shall undertake a focused project planning effort for Mitchell and Emerson parks. These parks should function more successfully to serve their neighborhoods while also being part of an ecosystem of downtown-area parks that support family friendly events and public art. Consider areas for a senior center expansion (indoor and outdoor) and re-distribution of the playground area. Programming may be a critical element to maintain a feeling of comfort and security for neighborhood residents. Consider multiple plans to meet the needs for different groups, levels of activity, and recreational needs for our senior community.

2.6 Accessing and Evaluating the Golf Course.

Continue to manage the golf course for its primary use while exploring opportunities for broader community use, potentially including a fully immersed golfing experience including mini-golf, disc golf, and foot golf, a walking loop, community space, redevelopment of the pro-shop, as well as more

revenue capture opportunities. Consider alternative programming such as community use of the golf course for gatherings for specified days and hours.

2.7 Jack House and Jack House Gardens.

Manage the Jack House and Gardens in a way that preserves the historic resource, makes the site more visible and welcoming, and more fully realizes its revenue-producing potential. This may mean extending open hours, adding signage and safe crosswalks, and evaluating facility rental offerings and fees. Explore opportunities for private management of the Jack House, and the City's continued management of the Gardens.

2.8 Expand Programs and Services in the Areas of Greatest Demand.

Ongoing analysis of the participation trends of programming and services in San Luis Obispo is significant when delivering high quality programs and services. The City will focus its efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is declining. Based on the Community Needs Assessment and communications received from the public, Recreational Swimming, Lap Swimming, Swim Lessons, Yoga, Personal Training and Fitness Classes, Tennis programs, and Enrichment Childcare for school-aged children should all be expanded.

2.9 Program Evaluation and Adaptation.

The Parks and Recreation Department will implement a program assessment and evaluation tool. The tool will be used to help the City ensure that programs reflect priorities. During the Plan process, certain programs were identified as being important to



evaluate, including Gymnastics, Lifeguard Training & Junior Guards, Golf, Drop-in Sports, LEGO Camps, Junior Ranger Activity Camps, Junior Giants, Youth Futsal, Tennis Lessons, Ultimate Pick-up, Surfing Lessons, and Youth Fitness & Wellness programs. These programs may have a limited, targeted audience and may be ideal to offer strategically in terms of frequency, days of week, times of day and time of year.

2.10 Continue to Support Community based Enrichment Childcare.

Youth Services provides inclusive child care to families, most of whom need child care while they work or attend school. The Sun n Fun and Club Star programs are critical for parents and youth, and this program or a similar program shall continue to be managed by the Parks and Recreation Department. Programs focus on the healthy and positive development of children through anti-

bias curriculum and a variety of activities, social experiences, and opportunities that promote learning, awareness of community, fitness and health, academic support and fun. The Department shall continue to make these high priorities to serve and support the community.

2.11 Active Recreation for Seniors.

The Parks and Recreation Department will grow to successfully meet the evolving recreational needs of active seniors. Focus and engage programs on multiple senior age groups to develop a sense of community. Providing enriching programs for seniors at a centralized location. Offering generation-specific activities that serve unmet needs of active adults (50+). Create and implement new programs as needed to provide inclusive amenities and activities for multiple senior age groups and activity levels.



2.12 Inclusive and Accessible Parks.

The Parks and Recreation Department will work to make parks and facilities feel inclusive for all members of the community. This may involve:

- › Cultural representation through signage, artwork and murals;
- › Play equipment that is usable by people with cognitive and physical disabilities;
- › Gender-neutral restrooms and changing rooms;
- › Programming that meets the needs of diverse users;
- › Encouraging inclusion through posted rules and etiquette, and continuing to emphasize these characteristics as requirements in all City-sponsored programs.
- › Other elements that remove barriers that may deprive some people of the opportunity to enjoy the benefits of parks and recreation.

San Luis Obispo will strive to create parks that enable diverse users to interact and recreate together.



SUSTAINABILITY

3.1 Access by Foot, Bike, and Roll.

New parks and facilities should be located centrally to their service population, integrated with their community context, and easily accessed on foot, by bike, and roll. Where feasible, new parks should:

- Be accessible from multiple points;
- Face directly onto public streets;
- Be accessible from transit and active transportation network;
- Be located adjacent to other community uses like schools, libraries, and commercial districts;
- Be located adjacent to multifamily housing.

3.2 Natural Features.

Parks and facilities should preserve and incorporate existing vegetation and natural features onsite and, where feasible, be designed to relate or connect with larger open space systems.

3.3 Creek Integration and Creekside Trails.

The creeks that flow through San Luis Obispo are a great potential asset that has been partially realized at Mission Plaza but could become more fully

integrated into the city's park and open space system. The City will study how to address natural resource preservation and use of the creek by people experiencing homelessness, and how to successfully integrate the creek, park space, and downtown activity.

3.4 Design and Maintain for Carbon Neutrality.

Existing parks will be evaluated by 2023 for their current resource use including on-site facility and building energy use and fleet vehicles and equipment required for operations and maintenance. The City will strategically phase out fossil fuel use (natural gas in buildings and gasoline and diesel fuel in vehicles and equipment) and by 2030 and will pursue energy management and sustainability features where feasible such as onsite renewable energy, battery storage, and public electric vehicle chargers. New buildings and facilities shall not include fossil fuels and shall be designed to support electric or alternative fueled fleet vehicles and maintenance equipment.

3.5 Park and Recreation System Resilience.

The City faces a rapidly changing climate where extended heat waves, drought, wildfire smoke, and floods are increasingly common and severe. Existing and new parks should be designed for resilience to the new impacts of climate change concurrent with the Resilient SLO planning effort. Parks and recreation facilities will also be places of refuge in increasingly disruptive conditions. Facilities should be planned to accommodate the public, especially vulnerable populations, for extended periods of natural disaster.

3.6 Water Efficient Initiatives.

Stormwater systems should be designed into parks, especially where there is room for treatment, detention and storage of stormwater. Working landscape features can be incorporated into existing and proposed parks to help filter pollutants and capture stormwater. Low water use planting and xeriscaping should be incorporated into new and existing parks where turf is not needed in order to decrease water use. Gray and recycled

water systems should be explored and expanded. The details of these practices should be further developed in the Plan.

3.7 Reduce and or Eliminate Chemical Use.

In landscape areas, replace chemical herbicides, pesticides, and fertilizers with non-toxic treatments, including Low Impact Development (LID) practices for improving soil health where feasible and in consultation with the Department of Public Works.

Support use of Integrated Pest Management (IPM) which focuses on pest prevention through biological control (such as the introduction of a natural predator), habitat manipulation, and modification of cultural practices including site monitoring, cleanliness, routine maintenance, installing pest barriers, physical removal of pests, and as a last resort chemical control. In facilities, replace chemical cleaning products with non-toxic alternatives, when feasible, and when protection of public health can be ensured.

3.8 Tree Selection.

Parks are places for grand trees that cast shade and provide long-term value. Many attributes are considered when selecting trees for parks, including habitat value, benefit to pollinators, and natural or native and cultural influences.

The City shall prepare a tree inventory all of our parks to determine their population, species diversity, age, condition and maintenance needs. This information will inform future planting, maintenance needs and



budgets.

The City shall prepare a master tree list for future climate conditions, including drought tolerant, low allergen, high carbon sequestering trees with after life uses. Trees should also be selected for future climate conditions.

Human allergies are another factor to consider, especially around special needs populations or in balance with other trees that may have higher biogenic emissions. Examples of low- and moderately-rated trees from a list of low-allergen trees developed by Cal Poly include Crape myrtle

(*Lagerstroemia indica*), Paradox walnut (*Juglans x paradox*), Evergreen ash (*Fraxinus uhdei*), Camphor tree, Allee Chinese elm (*Ulmus parvifolia 'Allee'*), and Catalina ironwood (*Lyonothamnus floribundus subsp. Aspleniifolius*).

Additional care must be taken to determine the appropriate tree for a particular park and planting condition.

3.9 Recycled Materials.

Use recycled materials where possible in recreation equipment, and avoid or minimize waste when replacing park materials and equipment.

3.10 Green Waste and Recycling Bins and Services.

Consistent with SB 1383, San Luis Obispo will include green waste and recycling bins and services, and signage to make sure they are used correctly.

3.11 Public Education and Sustainability.

Showcase sustainability in parks in a variety of ways including information kiosks, demonstration projects, and equipment consistent with climate goals.



4

OPTIMIZE RESOURCES

4.1 Downtown Public Spaces.

A successful downtown is connected to the City's success in preserving open space around the edges, and both these qualities are part of San Luis Obispo's DNA. The City shall create new urban public spaces that support interaction in a highly walkable, mixed-use downtown, consistent with the Downtown Concept Plan.

The farmers' market, the creek, privately-owned public open spaces, roof gardens, parklets, and temporary plazas, can be leveraged as part of the park system and be recognized as "park equivalencies."

4.3 Park Activation.

Parks and facilities should accommodate a variety of potential programming ideas. The Department will activate parks with food truck pods, community gatherings, fitness classes, yoga in the park, and other temporary features as a way to bring new energy to parks and ensure that parks feel welcoming to all.

4.4 Community Events.

San Luis Obispo residents have shown a clear interest in more community events in parks. The City shall focus on four parks as good sites for events: Mission Plaza, Laguna Lake, Mitchell and Emerson. Plans for these parks should identify a niche for each site and specific facility needs to support events.

Partnerships with School Districts. Collaborate with the school district and optimize resources and available space when new schools or school indoor/outdoor facilities are built. Use and prioritize resources and partnerships, including joint use agreements.

4.5 Publicize Recreational Opportunities.

The Parks and Recreation Department will continue to adjust its communications to reach San Luis Obispo residents of all ages, and work to ensure that class and event registration and facility rental are user-friendly.

4.6 Coordinate with Other Recreation Program Providers.

The Department will continue to monitor other organizations' recreation offerings, coordinate as appropriate, and adapt the City's offerings to clearly match goals while not replicating services.

4.7 Maintain High-Quality Programs.

The Department shall remain committed to a high standard in its recreation services by ensuring that Staff are skilled and well-trained and courses are calibrated to community demand.

4.8 Implement a Work Order Management System.

The work order system should be enhanced in consultation with the Public Works Department and be used to track maintenance requirements that are tied to daily, weekly, monthly, seasonal and annual work orders based on the established maintenance standards. This will assist staff in staying on top of the preventative maintenance of both the built (playgrounds, structures, infrastructure, etc.) and natural (turf, trees, etc.) assets of the park system. Further, utilizing a work order management system will provide staff the necessary "actual cost" data for work being performed.

4.9 Systematic Approach to Contracting Services.

Through the development of management processes, the Department must continually evaluate the private sector to determine if the financial resources dedicated to parks maintenance are sufficient as well as used effectively and efficiently. It should be expected that the cost for third-party contracted services will rise in the future.

4.10 Management of Contract Services.

Continue to provide the necessary resources for the management and oversight of all third-party contractors that provide maintenance services for the City of San Luis Obispo's parks and grounds.

4.11 Update Work Plans Based on Maintenance Standards.

SLO's maintenance standards follow best practices as established by the National Recreation and Park Association. Still, the Department should continually update and customize the standards based on the park and recreation values of the San Luis Obispo community. These standards need to be implemented regardless of whether work is performed by City staff or third-party contractors.



SAFETY

5.1 Enhance Public Safety in Public Parks.

The City shall continue to enhance public safety in public parks through collaboration with community partners and volunteer organizations and ongoing parks and facility improvements and maintenance. This may include the following:

- Explore partnerships and programs to provide information and referrals about mental health, drug abuse, and homeless services.
- Identify and implement increased resources to deter and mitigate impacts of illegal activities on park use and removal of trash and debris from illegal camping.
- Create formal neighborhood volunteer programs, neighborhood park watch, park ambassador program, and adopt-a-park programs.
- Implement Crime Prevention Through Environmental Design practices in public parks and facilities, including incorporation of Dark Sky compliant safety lighting, maintenance of vegetation, and increased safety sightlines.
- Incorporate adaptability in response to public emergencies when planning for designing elements for new parks, facilities, and amenities.

5.2 Safe Access to Parks by Sustainable Transportation.

The City shall continue to develop a robust system of multiuse trails a pedestrian/bike priority network, and transit network, following the guidance of the Active Transportation Plan. The Parks and Recreation Department will focus on the following recreational priorities:

- Complete the network of shared use paths including the Bob Jones Trail and the Railroad Safety Trail.
- Encourage and collaborate with the County to complete Bob Jones Trail connections.
- Create bicycle and pedestrian connections between these mainline trails and the City's community parks (e.g. Sinsheimer, Laguna Lake, Santa Rosa, Meadow) and major recreation facilities (e.g. Damon-Garcia).
- Create safe and clear bike and pedestrian connections to trailheads, promoting non-motorized access to the City's open spaces.
- Coordinate with a support safe routes to schools as a means to improve access to joint use recreation facilities.







IMPLEMENTATION

The Implementation chapter lays out what San Luis Obispo needs in terms of recreation amenities, provides a framework for locating those amenities in existing and future parks, and identifies near-term, mid-term, and long-term projects.

IN THIS CHAPTER

- *Park Amenity Needs*
- *Framework for Park Improvements*
- *Park-by-Park Needs and Priorities*
- *Future Parks*
- *Understanding the Cost of Parks*
- *Funding Strategy*

This chapter provides the bridge from goals and policies to actions. Here, we apply the intentions of the Plan to propose specific improvements to our parks system.

The chapter starts with translating our recreation amenity standards to projected need for additional amenities in the years ahead.

A framework is identified for linking needed park amenities with park sites where those amenities would be best-suited to fit local needs.

Next, the chapter defines three types of park improvements, and documents potential opportunities at each park where “visionary”

changes are needed. The chapter provides the flexibility to consider identified opportunities and determine the appropriate design and amenities of our City’s parks and recreational facilities through focused community outreach and the preparation of comprehensive park-specific plans. The community engagement process will include direct contact with community groups and organizations to further advance diversity, equity, and inclusion at all City parks and facilities.”

The chapter then reviews how much new park land San Luis Obispo

would need, and where we should look for additional future park sites.

Finally, we look at the costs of park improvements, and a funding strategy to achieve our goals. The funding strategy applies not just to capital improvements but also to programming, maintenance and operations.

HIGHLIGHTS OF OUR PROPOSED PARK IMPROVEMENTS

The parks and facilities we consider most important and our highest priority to improve include the following, with a focus on realizing unmet potential for recreational use in existing parks, activating parks, and building community.

- + Re-envisioning and developing unmet potential for recreation at Laguna Lake Park;
- + Successfully activating our Downtown parks including Emerson and Mitchell parks and the SLO Senior Center;
- + Creating a multi-functional community/indoor recreation center to replace the Ludwick Center;
- + Updating and enriching Meadow Park;
- + Improving the condition and functionality of Sinsheimer Park as a whole, including the SLO Swim Center, Sinsheimer Stadium, connections to the Railroad Safety Trail, and potential opportunities on land currently used for bus parking.

PARK AMENITY NEEDS

This Plan provides new population-based standards for an array of amenities, to ensure that we are serving the recreation needs of the community. The standards are based on a range of factors, from national and regional best practices to demonstrated local demand. The standards are measured using the estimated daytime population, recognizing that both residents and people who work or study here but live outside the City use our parks. This section summarizes how many additional amenities of each type would be needed to meet the needs of the daytime population both today and in 2035, assuming that

the parks currently being planned will have been completed.

Priority and location characteristics for each amenity are also outlined. All identified active recreation amenities would be located within urban areas, and would not be located within City Open Space. Our prioritization is informed by analysis of needs, lifecycle costs, and public testimony and correspondence provided throughout the Plan Update process, and is presented in near-term (0- to 5-year), mid-term (5- to 10-year), and long-term (10- to 20-year) timeframes.

Finally, location recommendations

are informed by our goal to have a good range of recreation amenities in each of San Luis Obispo's six districts.

A summary table of recreation amenity needs is provided as Appendix D.

CAL POLY FACILITIES

While the City does not have jurisdiction over decision-making authority over Cal Poly recreation facilities/amenities, the inventory assessment assumes they are accessible to an estimated 35% of the City's daytime population, and are exclusive to students, faculty, alumni, and staff. Therefore, the inventory assumes that only approximately one third of Cal Poly amenities are accessible to the City's daytime population (refer to Appendix D).



ATHLETIC FIELDS

DIAMOND ATHLETIC FIELDS

Inventory

Today, San Luis Obispo has four diamond athletic fields for youth, one for adults, and one for that serves both youth and adults. Youth fields are located at French, Meadow, Sinsheimer and Throop parks. An adult field is located at Sinsheimer Park. A field used by both youth and adults is located at Santa Rosa Park. One youth baseball field is planned for the future neighborhood park at Avila Ranch.

Additional Need

To meet the standards of this plan, the City needs two more youth baseball fields, two more adult fields, and four more fields that serve both groups. In 2035, taking population growth and planned fields into account, the City would need two fields for youth, three for adults, and five that can be used by both groups. Lighted fields should be provided where compatible with surrounding uses.

Access Gaps

As of 2020, youth baseball fields are absent in Sub-areas 2 (Central) and 6 (West). Adult fields are absent in Sub-areas 2 (Central), 4 (Southeast), 5 (Southwest), and 6 (West).

Fields for both youth and adults are absent in all parts of the City except Sub-area 1 (North).

Priority

Diamond athletic fields are currently needed at all levels, and have been identified by Parks and Recreation Commissioners as a near-term (0-5 years) and mid-term (5-10 years) priority. Improvements are likely to be included in each phase of implementation.

RECTANGLE ATHLETIC FIELDS

Inventory

Today, San Luis Obispo has four soccer/multi-use fields, at Damon-Garcia Sports Complex. Four fields are planned, including three as part of the Righetti development (Orcutt Specific Plan) and one at Avila Ranch.

Additional Need

Four additional fields are needed to serve the population today. Two fields will still be needed in 2035, assuming planned fields are developed. Lighted fields should be provided where compatible with surrounding uses.

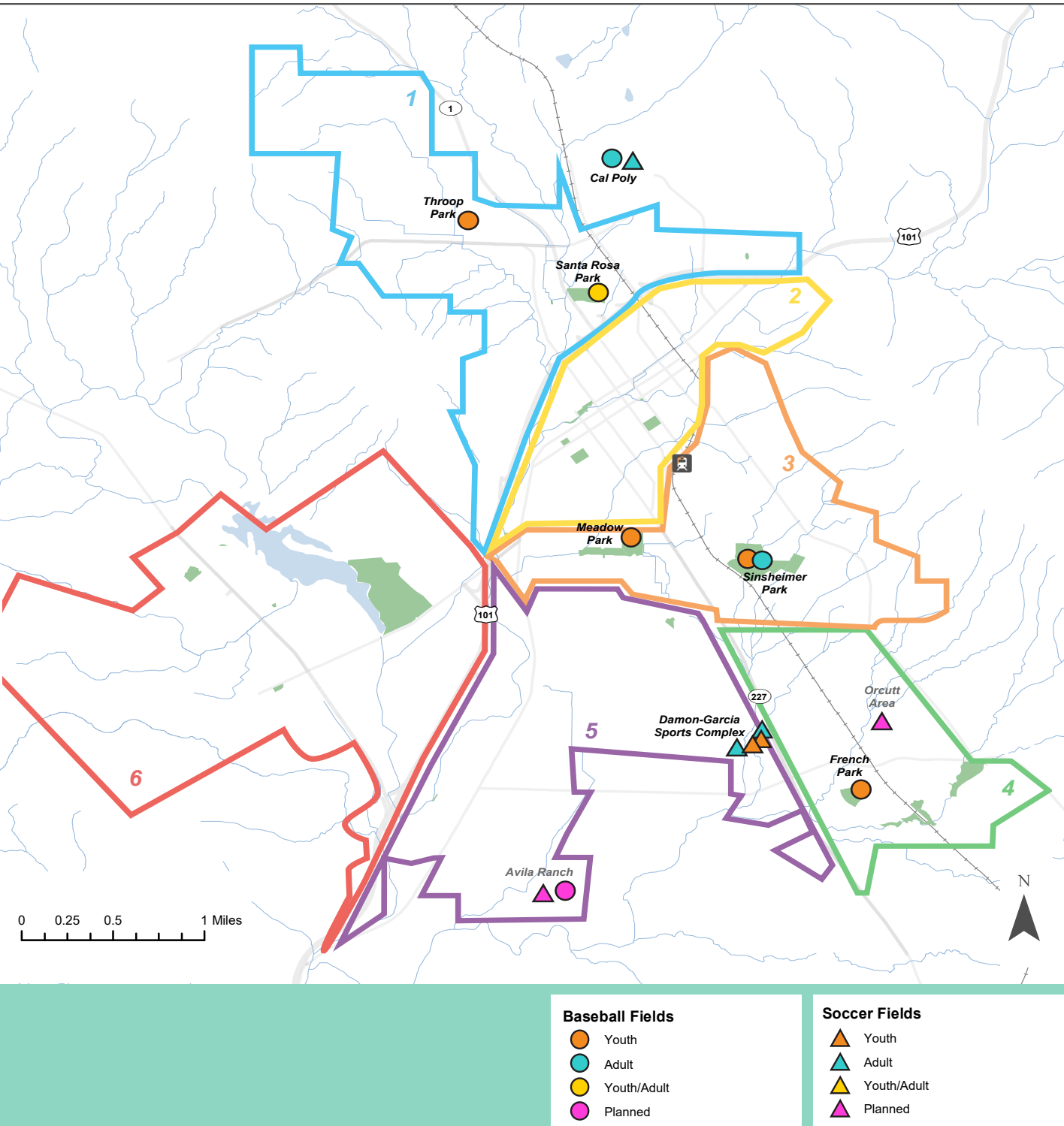
Access Gaps

Sub-areas 2 (Central), 3 (South), and 6 (West) do not have existing or planned rectangular athletic fields.

Priority

Rectangular athletic fields are currently needed, and have been identified by Parks and Recreation Commissioners as a near-term (0-5 years) priority. Improvements may be included in each phase of implementation.

Figure 5-1
DISTRIBUTION OF EXISTING AND PLANNED ATHLETIC FIELDS



SPORTS COURTS

BASKETBALL COURTS

Inventory

Today, San Luis Obispo has six outdoor basketball courts, with courts at De Vault, Emerson, French, Islay Hill, Johnson, and Meadow parks. Basketball courts are planned for Avila Ranch, San Luis Ranch, and the Righetti development (Orcutt Area Specific Plan.)

Additional Need

Six additional courts are needed to serve the population today, and three will still be needed in 2035 even if the planned courts are developed. Lighted courts should be provided where compatible with surrounding uses.

Access Gaps

Existing and planned basketball courts are distributed in all parts of San Luis Obispo.

Priority

While the need exists for more outdoor basketball courts, this is not seen as a high priority. Basketball courts may be included at each stage of implementation.

TENNIS

Inventory

San Luis Obispo has eight tennis courts in 2020, including six at

Sinsheimer Park, and one each at French and Islay Hill parks. Additional courts are planned as part of the Righetti (4 courts) and Avila Ranch (2 courts) developments.

Additional Need

Seven additional tennis courts are needed to meet the City's standard today, and five will still be needed in 2035 in addition to those planned. Lighted courts should be provided where compatible with surrounding uses

Access Gaps

There are no existing or planned tennis courts in Sub-areas 2 (Central) or 6 (West).

Priority

Additional tennis courts are needed today, and have been identified as a near-term (0-5 year) priority by Parks and Recreation Commissioners. Tennis courts may be added at each stage of implementation.

PICKLEBALL

Inventory

Today, SLO has three pickleball courts, all at French Park. Eight more are planned, including six at the Righetti development and two at Avila Ranch.

Additional Need

Nine additional pickleball courts are needed to meet demand today, and four are expected to be needed in 2035 in addition to those already planned. Lighted courts should be provided where compatible with surrounding uses

Access Gaps

Existing and planned pickleball courts are all in Sub-areas 4 (Southeast) and 5 (Southwest). Additional courts should be placed in other parts of the City.

Priority

Additional pickleball courts are needed today, and have been identified as a near-term (0-5 year) priority.

SAND VOLLEYBALL

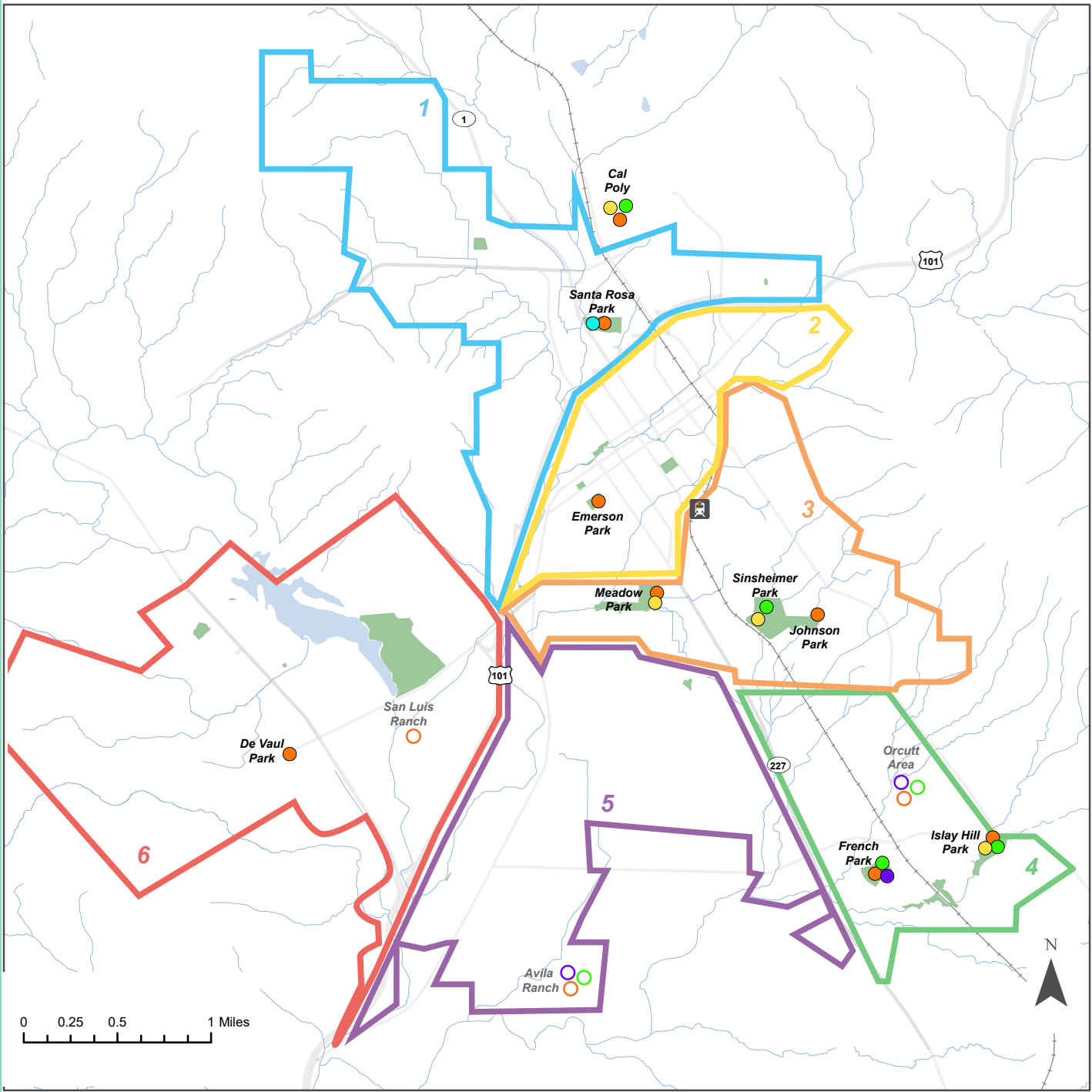
Inventory

Today, SLO has four sand volleyball courts, including two at Meadow Park and one each at Islay Hill and Sinsheimer, with no additional courts planned.

Additional Need

Three more sand volleyball courts are needed to meet demand today, and five would still be needed in 2035. Lighted courts should be provided where compatible with surrounding uses.

Figure 5-2
DISTRIBUTION OF EXISTING AND PLANNED SPORTS COURTS



Access Gaps

Future sand volleyball courts should be located in Sub-areas 2 (Central), 5 (Southwest), or 6 (West), for good distribution.

Priority

Additional sand volleyball courts are needed today, and may be phased in throughout the implementation period.

ROLLER SPORTS

Inventory

Today, SLO has one multi-use roller sports court at Santa Rosa Park, which can also be used for basketball. No additional courts are planned.

Additional Need

One additional court is needed today, and two will be needed in 2035.

Access Gaps

Roller sports courts are absent from all parts of SLO except for Sub-area 1 (North).

Priority

Additional roller sports courts, designed for persons of all abilities, may be considered a long-term (10-20 years) priority.

INDOOR FACILITIES

Inventory

Today, SLO has one indoor recreation/multi-generational community center—the Ludwick Center—with 17,400 square feet of space. The 5,800-square foot SLO Senior Center serves older adults in the city. No additional indoor recreation space is currently planned.

Additional Need

Some 25,000 square feet of indoor recreation/community center space and 2,000 square feet of space devoted to seniors is needed to meet today's needs. By 2035, this need is expected to rise to 43,000 and 3,000 square feet, respectively.

Priority

There is a present need for more indoor recreation space, and a recognition that a decision needs to be made about renovating or reconstructing the Ludwick Center on-site or in a different location. Other parks may also be appropriate locations for indoor recreation space as part of a Planning process. Because of the time and resources needed for this effort, this is seen as a mid-term (5-10 years) or possibly long-term (10-20 years) priority.

DOG PARKS AND OFF-LEASH DOG AREAS

Inventory

Today, SLO has one off-leash dog area, at Laguna Lake Park. Dog parks are planned for Avila Ranch and the Righetti development.

Additional Need

Six additional dog parks or off-leash dog areas are needed to meet demand today, and five would still be needed in 2035 in addition to those already planned.

Access Gaps

SLO's existing off-leash dog area is in Area 6 (West), and planned dog parks are in Areas 4 (Southeast) and 5 (Southwest). Additional dog parks and off-leash areas should be placed in other parts of the City.

Priority

Additional dog parks and off-leash areas are needed today, and have been identified as a near-term (0-5 year) priority. There is also strong support for improvements to the existing off-leash dog area at Laguna Lake Park.

PLAYGROUNDS

Inventory

San Luis Obispo has 12 playgrounds and 14 child tot lots, at parks distributed in most of the city's neighborhoods. Twelve play areas and child lots are currently being planned at Avila Ranch, San Luis Ranch, WestCreek and Righetti.

Additional Need

Ten additional play areas are needed to meet demand today, and six would still be needed in 2035 in addition to those already planned.

Access Gaps

Existing playgrounds are located in all areas of the City except for Area 5 (Southwest), though Avila Ranch development will help fill this gap.

Priority

Additional play areas are needed today, and should be developed during all phases of implementation. Amenities for families and small children have been identified as a high priority by Commissioners and members of the public.

OUTDOOR GATHERING AREAS

Inventory

Today, SLO has nine group areas, including two each at Santa Rosa and Laguna Lake parks and one each at French, Johnson, Meadow, and Sinsheimer parks and one at Laguna Lake Golf Course. 27 BBQ facilities are present at parks or other facilities, including 12 at Laguna Lake Park, five each at Santa Rosa and Sinsheimer, one each at French, Johnson, Meadow, and Mitchell parks, and one at Jack House Gardens. One group area is planned for the Orcutt Area, while BBQ facilities are planned at future parks at Avila Ranch.

There are nine informal/multiuse fields located in eight San Luis Obispo parks.

Additional Need

Six additional group gathering areas are needed to meet demand today, and eight would still be needed in 2035 in addition to those already planned. This Plan does not set specific standards for BBQ facilities or informal/multiuse fields.

Access Gaps

Areas 2 (Central) and 5 (Southwest) do not have group picnic areas, nor are any currently planned. Informal/multiuse fields are also missing in Area 5.

Priority

Consideration of amenities for families and small children and community-based park activation are considered near-term (0-5 year) priorities. Outdoor gathering and seating areas will be part of park development at all stages of plan implementation, with a priority for infrastructure to serve medium-sized groups. Unstructured, open areas for play, relaxation, and informal group sports should be incorporated into parks.

Figure 5-3
DISTRIBUTION OF EXISTING AND PLANNED PLAYGROUNDS

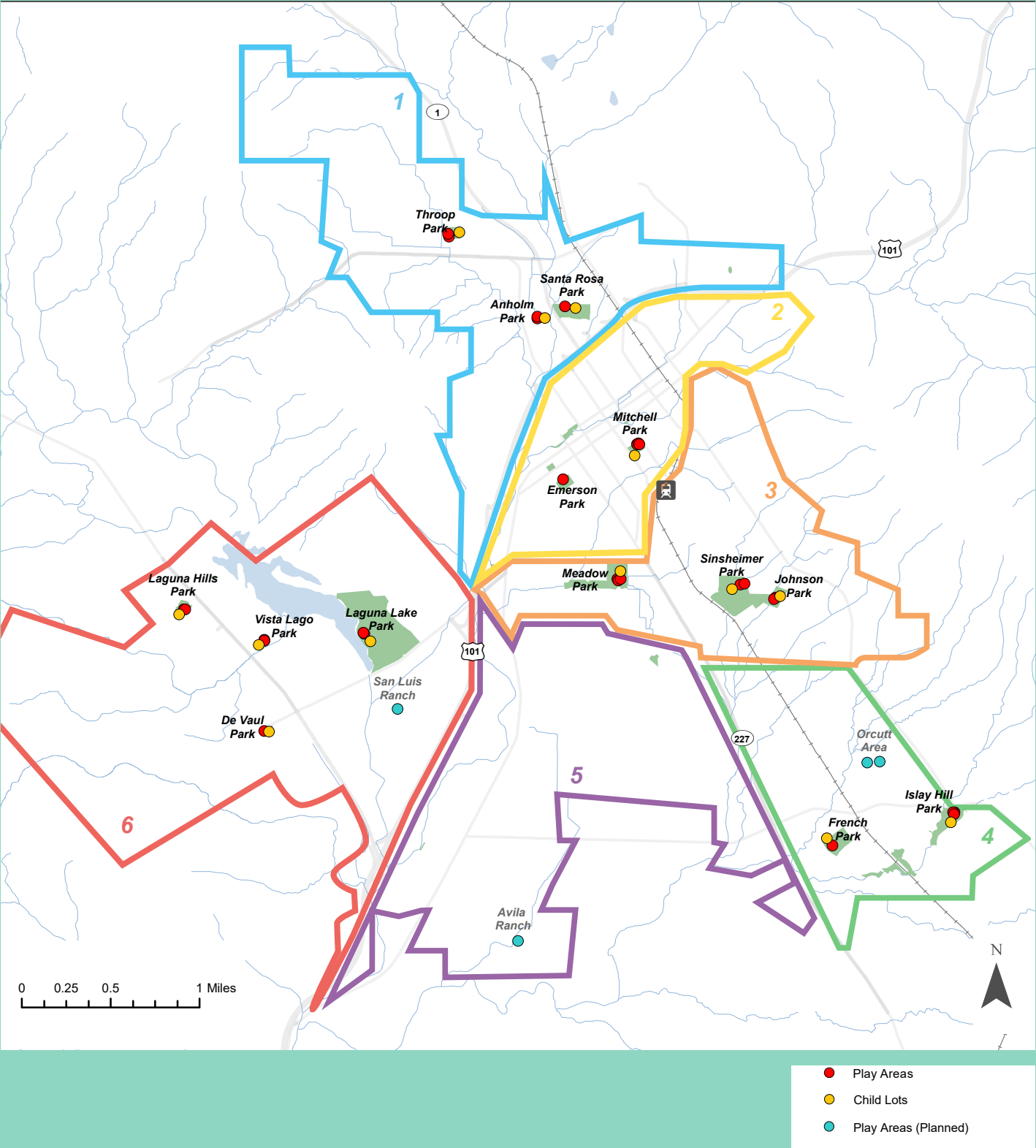
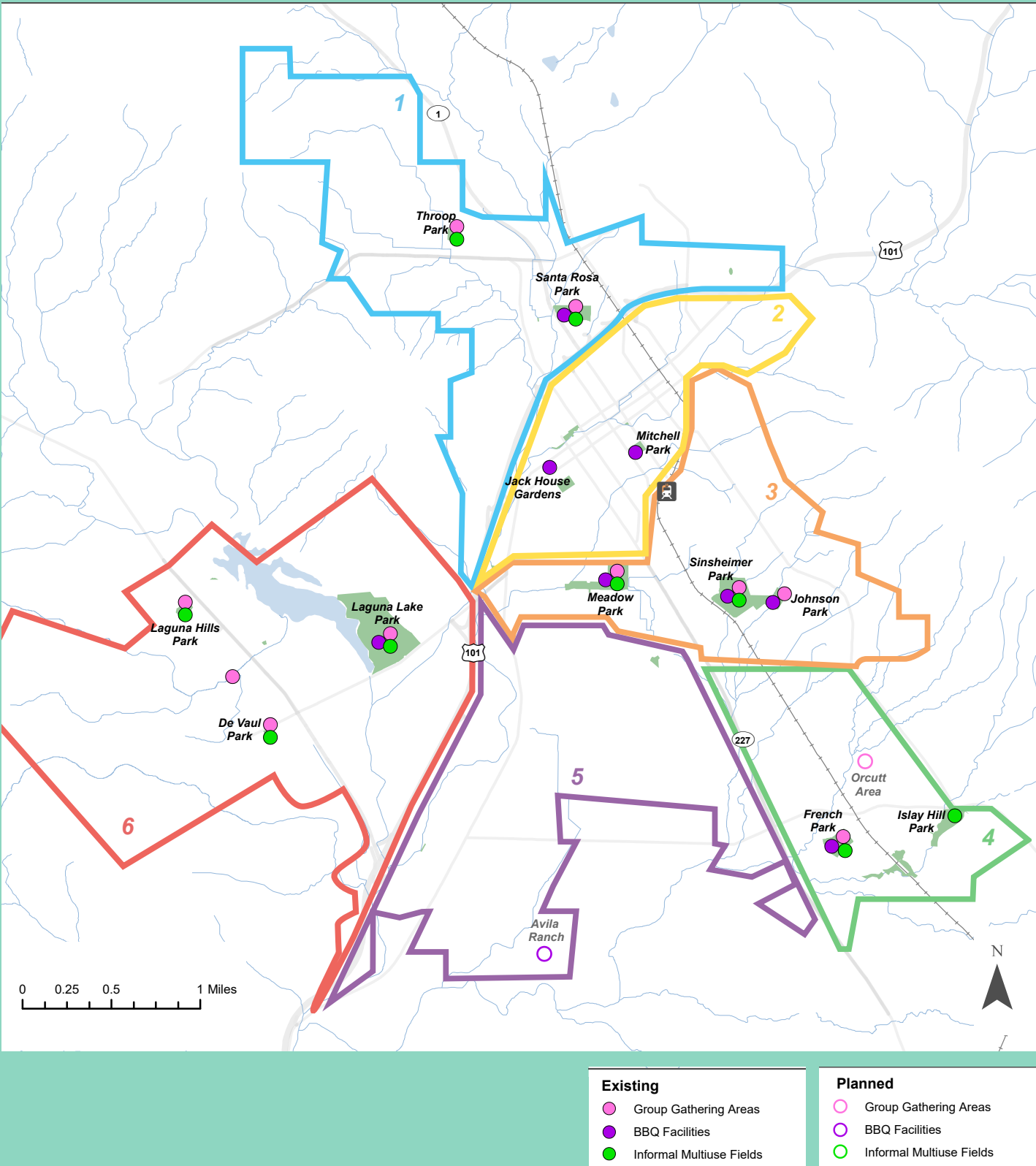


Figure 5-4
DISTRIBUTION OF EXISTING AND PLANNED OUTDOOR GATHERING AREAS



SPECIAL RECREATION FACILITIES

DISC GOLF COURSES

Inventory

Today, SLO has two disc golf courses, at Laguna Lake and Sinsheimer parks. No additional courses are currently planned.

Additional Need

Based on this Plan's standards, no additional disc golf courses are needed.

GOLF COURSES

Inventory

Laguna Lake Golf Course is the City's single public golf course. No additional golf courses are planned.

Additional Need

San Luis Obispo would need one additional golf course by 2035 to meet standards; however, two golf courses are not needed.

Access Gaps

Laguna Lake Golf Course is in Area 6 (West).

Priority

An additional golf course is not a priority for the City.

SWIM CENTERS

Inventory

The SLO Swim Center serves the City's aquatics needs. No additional swim facilities are currently planned.

Additional Need

Swim center expansion is needed to meet current demand. One additional pool would be needed to meet demand in 2035.

Access Gaps

Swimming is a special recreation amenity that is not expected to be distributed throughout the City.

Priority

Expansion of the SLO Swim Center is a mid-term (5-10 year) priority. An additional pool is a long-term (10-20 year) priority.

SKATE PARKS

Inventory

Today, SLO has one skate park, at Santa Rosa Park. No additional skate parks are planned.

Additional Need

SLO will need one additional skate park to meet demand in 2035.

Skate parks are special recreation amenities that are not expected to be distributed throughout the City.

Priority

An additional skate park may be considered a long-term (10-20 year) priority.

BIKE/ROLLER PUMP TRACKS

Inventory

SLO does not have a bike/roller pump track, nor is one currently planned.

Additional Need

Two bike/roller pump tracks would be needed to meet this Plan's standards today, and three will be needed by 2035 as the population grows.

Priority

A bike/roller pump track has been identified as a near-term (0-5 year) priority for the City. A second track may be considered a long-term (10-20 year) opportunity. Pump tracks should be located where they can be accessed via bicycle or roll, and along routes to schools.



A FRAMEWORK FOR PARK IMPROVEMENTS

WHAT IS THE RIGHT FIT BETWEEN AMENITIES AND PARKS?

The discussion above identifies general locational characteristics for new amenities, based on a district-by-district analysis of amenity gaps. This will be an important factor as the City determines the best location for future amenities. What other criteria can help us place future amenities? How do we match amenities with parks?

We identify the following considerations:

- + Limited access to the amenity type in the district where the park is located.
- + Capacity of park site to accommodate additional amenities.
- + Opportunity to enhance or activate a park site by reenvisioning with different amenities.
- + Interface between park, the amenity and the residential neighborhoods around it, and the specific feel, accessibility, and sense of ownership by the neighborhood.
- + Amenities that serve the larger community, ease of access should be easy to access without a vehicle.
- + Larger-footprint, active recreation facilities (e.g. athletic fields) are a good fit for community parks that serve as destinations with a citywide draw.
- + Smaller-footprint amenities (e.g. bocce ball) are a good fit for smaller parks.
- + Potential future locations for a multiuse community center and for a senior center, which may replace current facilities, would be well-suited to a centrally-located park.



Tier 1



Tier 2



Tier 3

THREE TIERS

Park and facility improvements can be understood in three “tiers”. The first tier is focused on maintenance, the second on strategic enhancements, and the third on new or wholly transformed parks, as described further below.

TIER 1: CRITICAL PARK IMPROVEMENTS - MAINTAINING WHAT WE HAVE

Tier 1 includes park improvements critical to keep the park system functioning. They include routine maintenance, repairs, repainting, replanting, lifecycle replacement, and replacement of inaccessible amenities with accessible amenities to remove barriers to access for people with disabilities. The intention of this category is to make the most of existing resources with the primary goal being for the department to maintain services.

The actions associated with this category are expected to be funded through tax dollars. Lifecycle replacement is considered an annual value to be included in San Luis Obispo’s budget. Total replacement value is amortized over the life of the facility.

TIER 2: STRATEGIC PARK IMPROVEMENTS - IMPROVING WHAT WE HAVE

These park improvements are characterized as being strategic to make measured park enhancements to the existing system. Strategic improvements and redesign may include site, amenity, and facility upgrades. This includes strategically enhancing existing programs, beginning new alternative programs, adding new positions, or making other strategic changes that would require additional operational or capital funding.

The City would evaluate and analyze potential sources of additional revenue for these improvements, including but not limited to capital bond funding, partnerships, program income, grants, and existing or new taxes.

TIER 3: “VISIONARY” PARK IMPROVEMENTS - DEVELOPING NEW OPPORTUNITIES

Visionary park improvements include comprehensive park renovations, acquisitions, and the creation of new parks. This category represents the complete set of services and facilities desired by the community. It is fiscally unconstrained but can help provide policy guidance by illustrating the ultimate goals of the community, and by providing a long- range look to address future needs and deficiencies. Typically, Tier 3 improvements start with a park or facility-specific Plan to analyze conditions, explore the needs of the community, and design a new park. Funding for visionary projects would be derived from partnerships, grants, private investments and new tax dollars.



PARK-BY-PARK NEEDS AND PRIORITIES

San Luis Obispo Staff and our Consultant team conducted a park-by-park assessment, identifying the general physical condition of each site; any relevant issues pertaining to site access and use; and park-specific needs, wants, and aspirations communicated by members of the public and the Parks and Recreation Commission during the Plan Update process.

The resulting Plan identifies near-term (0- to 5-year) mid-term, (5- to 10-year) and long-term (10- to

20-year) time frames, and identifies park improvement priorities. On the following pages, we present a program of improvements for each park and facility where Tier 3 (visionary) improvements are planned; the identified parks and facilities are presented in order of park classification and alphabetical order. These are summarized in Table 5-1, by phase. Planned improvements for all of the City’s parks are provided in table format in Appendix E.



LAGUNA LAKE PARK



PARK TYPE
Community
AREA
40 acres
CONDITION
Fair
IMPROVEMENT TIER
3
PHASING
Near term (0-5 Years)
Mid-term (5-10 Years)



ISSUES

- + Inadequate bike access
 - + Not enough shade or greenery
 - + Lake utility for recreation is diminished during periods of prolonged drought and/or periodic water quality impairment
- + Some amenities (barbecue, tables) are in need of repair
 - + Unmet potential to serve additional recreation needs
 - + Comprehensive redevelopment would require removal or relocation of existing uses and amenities
- + Area is subject to persistent winds



PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Complete a comprehensive update to the Laguna Lake Plan based on focused community outreach and input to determine the appropriate balance of active and passive uses within the park. Plan will revitalize the connection to the aquatic environment of the lake; identify enhancements to natural aquatic and upland functions; explore the potential of adding sports fields and other active and informal play uses; add amenities including fencing, shade, and ground treatment to the off-leash dog area; and include facilities to allow the park to better accommodate community events.
- + The plan shall clearly identify any uses that may be discontinued or replaced as a result of redevelopment. The park-specific plan should address and consider site issues include lake utility, improvements to and/or replacement of the boat dock, persistent winds, provision of natural and man-made shade, public views of Laguna Lake, ecology within and surrounding the lake, park safety, compatibility with proximate residential development, current parking limitations, sustainable transportation access, accessibility, and compatibility with San Luis Obispo Regional Airport operations (e.g. overflight

noise, lighting).

- + Evaluate this site for a future community center with both indoor and outdoor activity areas and architecture and/or as a site for a second pool or aquatics center. Consider incorporation of a nature center, youth day camp programming, and educational materials, presentations, docent walks, and concessions. Plan and park development will be supported by dedicated funding available through development agreements.
- + Incorporate more active uses, such as basketball courts, pickleball courts, a bike/roller pump track, adventure playground/obstacle course, exercise walking path, and lighted or unlighted multi-use sports fields and courts. A botanical garden was also well-supported as a passive use.
- + Implement Phase 1 of Laguna Lake Park Plan, which should include lighted and/or unlighted sports fields (these may be diamond, rectangular, or multi-use fields).
- + Phase 1 should also include fencing, shade, and ground treatment for the Laguna Lake Dog Area.
- + Amenities should be considered for multi-use, and be all-inclusive and all-ability.

Mid-Term (5 to 10 Years)

- + Implement Phase 2 of Laguna Lake Park Plan, which may include other uses envisioned in the Plan

Note: the question of how to address indoor recreation needs will be addressed by a separate planning process. See Ludwick Center summary.

MEADOW PARK AND MEADOW PARK CENTER



PARK TYPE
Community & Recreation Center
AREA
16 acres
CONDITION
Good (park); Poor (recreation center)
IMPROVEMENT TIER
3
PHASING
Near-term (0-5 years), Long-term (10-20 years)



ISSUES

- + Minimal shade at Meadow Park Center
- + Antiquated community center
- + Insufficient restroom facilities at Meadow Park Center
- + Parking lot in poor condition
- + Potential safety concerns noted by public
- + Shared use paths serve active transportation and need maintenance focus
- + Unmet potential in Meadow Park

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Complete a comprehensive Plan. Plan should expand field use by extensive programming and/or installing synthetic turf (softball and soccer); reconfigure multi-use fields; improve walking paths and fitness equipment within Exposition Park (located adjacent to Meadow Park); expand the playground footprint and add an enclosed tot lot; incorporate a dog park; consider this site for a second aquatics/pool facility; reprogram and rebuild areas around the Meadow Park Center as part of that facility improvement planning such as outdoor shade structures and tables for community rental, platforms for classes, parking lot redesign to create shared space/mini plazas for special events. Incorporate a teen, senior, or multi-generational center into the park. The park-specific Plan should also address use and long-term maintenance of the shared paths within the park.
- + Implement Phase 1 of comprehensive Plan. This should include reprogramming and rebuild areas around the Meadow Park Center. Amenities should be considered for multi-use, and be all-inclusive and all-ability.

Long-Term (10 to 20 Years)

- + Implement Phase 2 of comprehensive Plan.

SINSHEIMER PARK



PARK TYPE
Community
AREA
21.7 acres
CONDITION
Good
IMPROVEMENT TIER
3
PHASING
Near-term (0-5 years), Mid-term (5-10 years)



ISSUES

- + Parking concerns around accessibility and safety
- + Poor connection to Railroad Safety Trail and across railroad
- + Outdated and inadequate restroom capacity, lack of restroom availability during Stadium usage.
- + Unmet potential

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Complete a comprehensive Plan to identify new and expanded park programs. Park should include lighted or additional unlighted tennis courts, pickleball courts, a bike/roller pump track, remodeled restrooms, and new pathways. The plan should address parking, accessibility, and improvements that enable efficient and effective long-term operations.
- + Implement Phase 1 of Plan, which should include:

- Address parking issues
- Add bike/roller pump track along Railroad Safety Trail
- Add dog park or dog area

- + Address Sinsheimer Park area connectivity, including inclusive non-vehicular access both to the Sinsheimer Park area and through the park. Provide for an inclusive and accessible paved trail connecting the Railroad Safety Trail to Sinsheimer Park.
- + Amenities should be considered for multi-use, and be all-inclusive and all-ability.

Mid-Term (5 to 10 Years)

- + Implement Phase 2 of Plan, which may include:
 - Adding new park amenities
 - Adding lighting at tennis courts and Stockton Field
 - Remodeling restrooms
 - Exploring potential of land acquisition to relocate San Luis Coastal Unified School District bus depot
 - Potentially, an indoor recreation/multi-generational community center

EMERSON PARK



PARK TYPE
Neighborhood
AREA
3.3 acres
CONDITION
Fair
IMPROVEMENT TIER
3
PHASING
Near Term (0-5 Years), Long-Term (10-20 Years)



ISSUES

- + Poor lighting on some areas
- + Activated spaces needed to improve safety
- + No public restrooms
- + Unmet potential

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + The Emerson Neighborhood Park Revitalization Project includes activation and enhancement of Emerson Park, based on public input through targeted public outreach meetings surrounding the SPP grant opportunity. Key project amenities includes the construction of restrooms, resurfacing of the black top, expansion of the current basketball court to a multi-purpose court and adding a half court, expand and revitalize the

current playground, creation of a fenced dog park, installation of an educational garden featuring drought tolerant landscaping, installation of compost bins, installation of shade structures, additional drought tolerant landscaping, update and relocate the bocce court, updated perimeter fencing, the installation of safety lighting along walking paths and on the multi-purpose court, installation of additional hydration stations, and installation of solar panels on the restrooms.

Long-Term (10 to 20 Years)

- + Consider this an alternative location for a senior center.
- + This site may also be suitable for a dog park.

MITCHELL PARK



PARK TYPE
Neighborhood Park
AREA
3 acres
CONDITION
Fair
IMPROVEMENT TIER
3
PHASING
Near, Mid, and Long-Term



ISSUES

- + Limited lighting
- + Activated spaces needed to improve safety
- + Unmet potential to integrate Senior Center

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Convene a small-scale neighborhood discussion to explore concerns about security and how park programs might create a safer park for everyone.
- + Launch a branded event series that features pop up programming to encourage neighbors and local residents to enjoy the park. Events and programming could include music, beer gardens, food trucks, coffees, night lighting, art shows, yoga and fitness classes, temporary street closures, movies in the park, and other similar community building

activities.

- + Construct pickleball courts for neighborhood use.

Mid-Term (5 to 10 Years)

- + Complete a comprehensive park Plan to identify new and expanded park amenities and programming that supports multi-generational activation and community gatherings. The plan should define physical improvements that encourage appropriate daily park use by seniors, neighbors and downtown residents.
- + Amenities should be considered for multi-use, and be all-inclusive

and all-ability.

Long-Term (10-20 Years)

- + Implement Mitchell Park/SLO Senior Center Plan

CHENG PARK



PARK TYPE
Mini Park
AREA
0.3 acres
CONDITION
Fair
IMPROVEMENT TIER
3
PHASING
Mid-Term (5-10 Years)



ISSUES

- + No bike racks, trash cans, water fountains
- + Poor visibility due to large vegetation

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Provide a spatial redesign that enhances safety, visibility and activation
- + Integrate the park into downtown activation and programming
- + Provide Improved cultural expression and educational opportunities
- + Maintain cultural significance of original design
- +

MISSION PLAZA



PARK TYPE
Downtown Public Space
AREA
3 acres
CONDITION
Fair
IMPROVEMENT TIER
3
PHASING
Near Term (0-5 Years)



ISSUES

- + Activated spaces needed to improve safety
- + Ongoing maintenance and operational issues need to be addressed

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Implement Mission Plaza Concept Plan
- + Ongoing programming and activation

FINAL PREFERRED CONCEPT



LUDWICK COMMUNITY CENTER



PARK TYPE
Recreation Center
AREA
1 acres
CONDITION
Poor
IMPROVEMENT TIER
3
PHASING
Near-term (0-5 years), Mid-term (5-10 years)



ISSUES

- + Space does not accommodate full range of indoor recreational needs
- + Building requires significant renovation

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Undertake Plan to accommodate indoor recreation needs and achieve vision for multi-generational recreation/ community center. Plan will consider complete replacement of building on-site, or relocation to alternative site, potentially at Laguna Lake Park or Meadow Park.
- + Consider renovation for staff offices or relocation of staff offices, and/or relocation of inclusive and accessible services and programs for the City's diverse senior population.

- + Explore after-school childcare site at this location.

Mid-Term (5 to 10 Years)

- + Complete replacement of the program to create multi-generational community center

SINSHEIMER STADIUM



PARK TYPE
Community & Recreation Center
AREA
16 acres
CONDITION
Good (park); Poor (recreation center)
IMPROVEMENT TIER
3
PHASING
Mid-term (5-10 years), Long-term (10-20 years)



ISSUES

- + Stadium needs to incorporate updated ADA standards (access, seating, restrooms, concessions)
- + Stadium seats are in need of repair or replacement
- + Side paneling is in need of repair
- + Water fountains and fencing need repair
- + Outdated and inadequate restroom capacity, lack of restroom availability during Stadium usage.
- + Single-use facility has unmet potential

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Prepare a park Plan for Sinsheimer Park and its facilities (see Sinsheimer Park summary)
- + Begin phased improvements, which may include replacing and upgrading current lighting conditions and updating the play surface to artificial turf (Phase 1)
- + Multi-use playing field for year-round programming

Mid-Term (5-10 Years)

- + Complete renovation or demolition and new construction of the facility to support multi-use sports and community events.
- + Continue phased Improvements, which may include replacing the current structure (Phase 2).

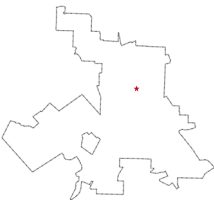
Long-Term (10 to 20 Years)

- + Continue phased Improvements, which may include improving and expanding seating (Phase 3); and creating an auxiliary space (Phase 4). Potential for private funding.

SLO SENIOR CENTER



PARK TYPE
Recreation Center
AREA
0.1 acres
CONDITION
Fair
IMPROVEMENT TIER
3
PHASING
Mid-term (5-10 years), Long-term (10-20 years)



ISSUES

- + Existing facility has program limitations
+ Unmet potential to integrate with Mitchell Park

PLANNED IMPROVEMENTS

- Mid-Term (5 to 10 Years)**
 - + Re-envision SLO Senior Center in the context of Mitchell Park through Planning process. Goals will include creating a strong linkage between the park and the center; and considering potential renovation or expansion or relocation of programs and services to achieve multi-generational use of the facility. The SLO Senior Center building is a historic property, and any improvements shall be consistent with the City's Historic Preservation Ordinance and Historic Preservation Program Guidelines. Increase the City's

financial and staff investment in the SLO Senior Center.

Long-Term (10 to 20 Years)
 - + Renovate consistent with the City's Historic Preservation Ordinance and Historic Preservation Program Guidelines, and/or relocate services and programs to achieve multi-generational use and accommodate diverse programming. Consider creating an additional accessible center for seniors.
 - + Facility improvements should

address multifunctionality, ease of maintenance, security, storage, food handling, ADA, outdoor spaces.
 - + With facility expansion, child and youth activities should be considered to augment senior activities, with emphasis on similar and compatible activities such as tutoring, music, crafts, and reading.
 - + Rentability should be considered as a way to augment operating budget.

SLO SWIM CENTER



PARK TYPE
Recreation Center
CONDITION
Good
IMPROVEMENT TIER
3
PHASING
Near, Mid, and Long-Term



ISSUES

- + Limited/inadequate capacity to meet community needs
 - + Need to incorporate current ADA standards, including but not limited to restrooms, bathhouse area, path of travel, pool deck, and bleacher area
- + No shade structures
 - + No separate area for kids
 - + Parking capacity and access

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Conduct Plan and SLO Swim Center redesign, in concert with Planning process for Sinsheimer Park
- + Address parking needs (see Sinsheimer Park)

Mid-Term (5 to 10 Years)

- + Implement Phase 1 SLO Swim Center redesign/expansion, which may include:
 - Deck replacement
 - Upgrade to current ADA requirements including but not limited to restrooms, bathhouse area, path of travel, pool deck, and bleacher area

Long-Term (10 to 20 Years)

- + Implement Phase 2 SLO Swim Center redesign/expansion, which may include:
 - Shade structures
 - Lockers and bleachers
 - Expanded therapy pool
 - New pool
 - Expanded programming

See Building Assessment Plan for preliminary concepts.

BROAD STREET COMMUNITY GARDENS (FUTURE BROAD STREET PARK)



PARK TYPE
Special Feature to become Neighborhood Park
AREA
0.9 acres
CONDITION
NA
IMPROVEMENT TIER
3
PHASING
Near-Term (0-5 Years)



ISSUES

- + Location in neighborhood that lacks park

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Complete design and construct the North Broad Street Neighborhood Park (planned 2021), which will incorporate community gardens, a small playground, and passive use areas

LAGUNA LAKE GOLF COURSE



PARK TYPE
Special Feature
AREA
27 acres
CONDITION
Fair
IMPROVEMENT TIER
3
PHASING
Near, Mid, and Long-Term



ISSUES

- + Lateral erosion is occurring along the creek

+ No paths for golf carts

+ Failing irrigation infrastructure

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)	Mid-Term (5 to 10 Years)	Long-Term (10 to 20 Years)
<div><div>+ Enhance community events and uses of the property to support ongoing course operation</div><div>+ Conduct golf operations study to assess the finances of the course as a City resource</div><div>+ Consider alternate uses for the property with value and cost documented. Alternate programming could include nature park with restored creek, trails and nature play; natural park with disc golf, foot golf, play, and other active and passive uses.</div><div>+ Prepare and implement creek rehabilitation program restore aging safety netting</div></div>	<div><div>+ Create a Plan, addressing issues identified in facility condition assessment and implementation guidance on the rehab of irrigation, utilities, grounds, and clubhouse, and/or responding to potential change of program</div></div>	<div><div>+ Implement Plan</div></div>

RAILROAD SAFETY TRAIL



PARK TYPE
Special Feature
AREA
10 acres
CONDITION
Fair
IMPROVEMENT TIER
3
PHASING
Near, Mid, and Long-Term



ISSUES

- + Improve connections to nearby parks
- + Limited programming
- + Exposure and potential conflicts with the railroad

PLANNED IMPROVEMENTS

Near-Term (0 to 5 Years)

- + Complete design of improvements including addition of a bike pump track, park connections, railroad overcrossing bridge, railroad fencing.
- + Phase 1 improvements, potentially including bike pump track, improved park connection
- + Add railroad fencing to address safety issues

Mid-Term (5 to 10 Years)

- + Railroad overcrossing bridge, other trail connection improvements consistent with the Active Transportation Plan



Table 5-1

PHASING OF TIER 3 PARK IMPROVEMENTS

PARK / FACILITY	NEAR-TERM (0-5 YEARS)	MID-TERM (5-10 YEARS)	LONG-TERM (10-20 YEARS)
Laguna Lake Park	Dog area improvements	Phase 2 improvements potentially including multi-generational recreation center and enhanced aquatic and upland natural areas	-
	Park Plan	-	-
	Phase 1 improvements including diamond and/or rectangular athletic fields	-	-
Meadow Park + Meadow Park Center	Park Plan-		Phase 1 improvements including expanding field use; reconfiguring multi-use fields; improving walking paths and fitness equipment in Exposition Park; expanding playground; incorporating dog park
	-Phase 1 improvements, focused around Meadow Park Center		-
Sinsheimer Park	Park Plan	Phase 2 improvements, potentially including new park amenities; lighting at tennis courts; lighting at Stockton Field; remodeling restrooms; exploring acquisition of SLCUSD bus depot; and potentially an indoor recreation center	-
	Phase 1 improvements including parking, bike/roller pump track, dog park or dog area	-	-
Emerson Park	Implement the Emerson Neighborhood Park Revitalization Project, including activation and enhancement of Emerson Park, based on public input through targeted public outreach meetings surrounding the SPP grant opportunity.	-	Potential alternative location for Senior Center
			Potential dog park
Mitchell Park + SLO Senior Center	Neighborhood discussion to explore concerns about security and how park programs might create a safer park for everyone	Park Plan (including SLO Senior Center)	Implement Plan, with focus on Park/Center integration and potential program change for Center
	Branded event series of pop-up programming	-	-
	Construct pickleball courts for neighborhood use		

PARK / FACILITY	NEAR-TERM (0-5 YEARS)	MID-TERM (5-10 YEARS)	LONG-TERM (10-20 YEARS)
Cheng Park	Provide a spatial redesign that enhances safety, visibility and activation		-
	Integrate the park into downtown activation and programming		-
Mission Plaza	Implement Mission Plaza concept plan		
	Ongoing programming and activation		
Ludwick Center	Plan to meet indoor recreation needs and achieve goal for multi-generational center	Complete replacement of the program to create multi-generational community center	-
	Consider renovation for staff offices and/or relocation of the Senior Center		
	Explore after-school childcare		
SLO Swim Center	Plan and redesign, in concert with Plan for Sinsheimer Park	Implement Phase 1 improvements	Implement Phase 2 improvements
	Address parking needs	-	-
	Expand programming	-	-
Broad Street Community Garden (future Neighborhood Park)	Develop neighborhood park based on current plan	-	-
Laguna Lake Golf Course	Conduct golf operations study	Depending on near-term studies, conduct Plan	Implement Plan, if desired
	Explore alternate uses, including nature park	-	-
	Prepare and implement creek rehabilitation program restore aging safety netting		
Railroad Safety Trail	Improve connection to Sinsheimer Park and new bike/roller pump track	Plan/conceptual design for improved connections	Railroad overcrossing bridge, other trail connection improvements
	Add railroad fencing to address safety	-	-

FUTURE PARKS

PARKS IN SPECIFIC PLAN AREAS

As of this writing, some 53 acres of new park land is planned as part of the development of four specific plans: Avila Ranch, San Luis Ranch, Froom Ranch, and Orcutt Area (including the WestCreek and Righetti developments.) These park sites will range from quarter-acre pocket parks to fitness loops and linear parks, to neighborhood and larger community parks. These parks are summarized in Chapter 2.

DOWNTOWN PARKS AND PLAZAS

The Downtown Concept Plan also provides a template for the creation of a network of plazas, paseos, and pocket parks to serve a growing and vital downtown area (see Chapter 2).

OTHER FUTURE PARKS

If the San Luis Obispo's park acreage standards were to be met citywide, we would need to create some 308 acres of new parks, in addition to those already planned, including some 62 acres of community park, 169 acres of neighborhood park, and 88 acres of recreation centers/facilities.

Over the course of the planning period, the City will pursue land acquisition and park development opportunities, focusing on areas of the City that are not currently well-served by parks because they are more than ½ mile from an existing neighborhood or community park. Our first new park site will be the Broad Street neighborhood park, filling an access gap in the North Broad Street neighborhood.

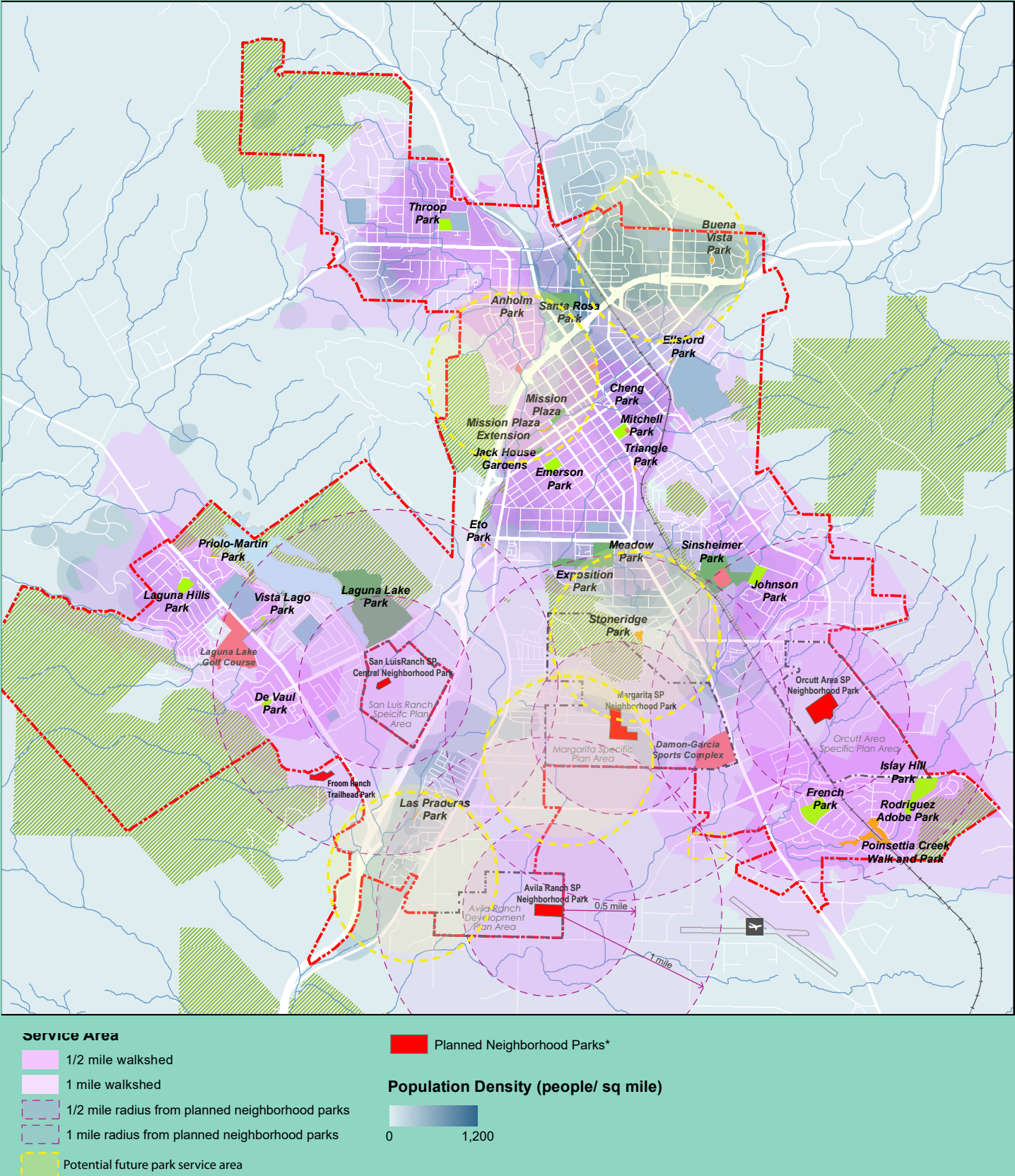
Future park opportunities should be sought, in particular:

- + In District 1 (North) in the vicinity of Grand Avenue, potentially through agreement with San Luis Coastal Unified School District;
- + In District 2 (Central) along the Johnson Avenue corridor south of the high school;
- + In District 3 (South), potentially through expansion or amenitization of Stoneridge Park;
- + In District 5 (Southwest) along the South Higuera corridor;
- + At the Laguna Lake Golf Course property in District 6 (West), as part of potential site reuse.

Amenities for these future parks should reflect local needs and desires through the park planning process, and be informed by citywide amenity needs and priorities.

Park access gaps and areas of need are shown on Figure 5-5.

Figure 5-5
PARK ACCESS GAPS AND POTENTIAL FUTURE PARK SITES



UNDERSTANDING THE COST OF PARKS

Capital Improvement Costs

In this section, a rough order of magnitude costs for each proposed park amenity is intended to assist the City with planning and prioritizing future park and recreation improvements. Unit cost placeholders were determined based on public bid results from park projects within San Luis Obispo and Santa Barbara Counties, as well as recent, local park experience. These probable costs may rise or fall based on a variety of factors, including, but not limited to final finish selections, unique site conditions, and coordination with comprehensive park improvements. For the purposes of an “à la carte menu,” each amenity was studied with minimum core components included, as well as allowances for soft costs and general construction preparations that would likely be needed to take a project from concept design to opening. Due to the varying scale and complexity of each amenity item, these allowances range from 10% - 50% of costs for “Permitting / Consulting” and “General Site Prep / Supervision.”

“Permitting / Consulting” includes:

- + Permitting fees and processing
- + Consultant services and contract drawings
- + Project management

- + Public outreach and engagement
- + Environmental review pursuant to the California Environmental Quality Act

“General Site Prep / Supervision” includes:

- + Clearing and grubbing
- + Fine grading and drainage improvements
- + Stormwater management (SWPPP required for projects impacting one acre or more in area)
- + Site protection, fencing, security, and signage
- + Mobilization and supervision
- + Contingency

Depending on final site selection and construction climate, the following items may also add to the cost of each amenity item. The following list identifies potential exclusions, however exclusions for future project implementation are not limited to these items:

- + Temporary utilities
- + Permanent utility services
- + Offsite improvements
- + ADA access improvements
- + Retaining walls
- + Subgrade replacement
- + Land acquisition
- + Site furnishings (except where

noted)

- + Demolition
- + Lighting and electrical
- + Performance bonds
- + Trees, shrubs, and groundcovers
- + Maintenance and establishment

Future estimated cost projections- Construction costs typically increase 4% each year. In addition, the City may or may not want to add a 15% contingency to each line item to acknowledge cost variations and increases due to pandemics, natural disasters, adaption to climate change, and other events that may affect the cost of equipment and materials.

Annual Park Operation and Maintenance Costs

It is critically important to view the financial sustainability of the Parks and Recreation System through the concept of “Total Cost of Ownership” as shown in the graphic below.

The Parks and Recreation Department will need to closely monitor resources to ensure that the assets of the park system reach the anticipated lifecycles. The City Parks and Recreation and Public Works Department maintenance funding

should grow to accommodate new park and facility development in the future.

As the system grows, the following guidelines should be utilized to identify annual operational funding required to maintain additional park acreage:

- + Athletic Field Parks:
 - \$12,000 - \$15,000 per rectangular field;
 - \$18,000 - \$20,000 per diamond field;
 - \$5,000 general acreage
- + Community Parks: \$7,500 - \$9,000 per acre
- + Neighborhood Parks: \$8,500 - \$10,000 per acre
- + Open Space: \$300 - \$600 per actively managed acre
- + Pocket Parks: \$10,000 - \$12,000

per acre

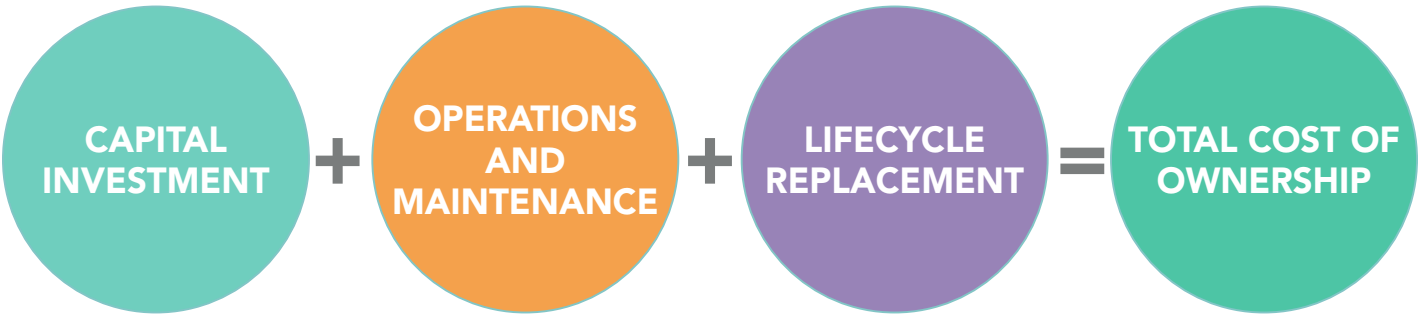
- + Special Use Parks: Costs varies dependent upon amenities
- + Recreation Corridors/Trails: \$5-\$5,500 per acre
- + Regional Parks: Costs varies dependent upon amenities

*Please note, maintenance costs typically increase 2-3% annually.

Maintenance Standards

Maintenance standards are based on a Level 1, 2 and 3 modes (tasks and frequencies of each task) and follow best practices as established by the National Recreation and Park Association. The division can customize the standards based on the park and recreation values of the community and need to be adopted and implemented by staff and followed regardless of whether

work is performed by City staff or third-party contractors. It is recommended that the City strive for Level 2 maintenance standards.



FUNDING STRATEGY

Adequate, steady, sustainable funding sources are essential to implementing a capital improvement plan. In order to continue to build and maintain San Luis Obispo's parks and recreation system, a funding strategy is needed.

The City funding sources for parks and recreation include development impact fees, the general fund, grants, revenues from services provided, and gathering area and facility rentals.

Development impact fees are collected by the City and are intended to be used only for the purpose of acquiring necessary land and developing new or rehabilitating existing park or recreational facilities reasonably related to serving the development.

External Funding. Potential external funding sources could include a "friends of parks" organization; corporate sponsorships; crowdfunding; partnerships with other agencies; gifts from non-profit foundations; private donations; irrevocable remainder trusts; volunteerism; and fundraisers.

Capital Fees can include fees added to the cost of revenue-

producing facilities; land dedication; in-lieu development fees; and impact fees.

User Fees may include recreation service fees; ticket sales; permits for special use; reservation fees; and equipment rental fees.

Grants. The City may be eligible for grants through the Partnership Enhancement Monetary Grant Program and the federal Community Development Block Grant (CDBG) program. An affiliated land trust may be helpful in attracting grant funding.

Tax Support, through property, sales, or parcel taxes or through the creation of special improvement districts.

Franchises and Licenses. Catering permits, concession management, naming rights, utility easements, and interagency agreements are all potential sources of funding.

The City currently charges a development impact fee for parks and recreation capital facilities, pursuant to the Mitigation Fee Act and Government Code Section 66000 et seq. The City currently charges parkland in-lieu fees which are consistent with the Quimby Act

(Government Code Section 66477).

The parkland in-lieu fee and parks and recreation development impact fees are used to acquire parkland consistent with the City's parkland service standards and to improve new and existing parks to meet the demand of future residential growth in the City. These fees do not apply to all areas in the City, so the additional fee revenues are dependent on the geographic location of new development. For example, all new development under the Margarita Area Specific Plan and Orcutt Area Specific Plan will continue to be subject to the existing, established standards/requirements of those Specific Plans. In addition, the Avila Ranch and San Luis Ranch requirements are addressed in their respective Development Agreements. For example, San Luis Ranch will be paying a parkland in-lieu fee that will support improvements at Laguna Lake Park, consistent with the terms agreed upon in the development agreement.

There is untapped potential for increasing funding and revenues for the parks and recreation system while still providing affordable recreation opportunities.



SAN LUIS OBISPO

Parks + Recreation Blueprint for the Future: 2021-2041

Parks and Recreation Plan and
General Plan Element Update

APPENDIX



May 2021

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APPENDIX



**CITY COUNCIL
RESOLUTION**



APPENDIX



**COMMUNITY NEEDS
ASSESSMENT**



San Luis Obispo Parks Inventory and Assessment

SPRING 2018

Parks and Recreation Master Plan

Intern: Carrie Simmons

Special Thanks to Cal Poly NR 418 class



SLO PARK INVENTORY

Carrie Simmons & Cal Poly NR 418 2018 Winter Quarter

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INTRODUCTION

Introduction

San Luis Obispo is home to 28 parks that are maintained and operated by the Parks and Recreation department. The 28 parks that were inventoried and assessed were the following:

- | | |
|--------------------------------|-----------------------------|
| 1. Anholm Park | 15. Mitchell Park |
| 2. Buena Vista Park | 16. Santa Rosa Park |
| 3. Cheng Park | 17. Sinsheimer Park |
| 4. Damon-Garcia Sports Complex | 18. Throop Park |
| 5. De Vault Park | 19. Vista Lago Park |
| 6. Ellsford Park | 20. Poinsettia Park |
| 7. Emerson Park | 21. Triangle Park |
| 8. Eto Park | 22. Jack House |
| 9. French Park | 23. Rodriguez Adobe |
| 10. Islay Park | 24. Exposition Park |
| 11. Johnson Park | 25. Mission Plaza |
| 12. Laguna Hills Park | 26. Mission Plaza Extension |
| 13. Laguna Lake | 27. Priolo-Martin Park |
| 14. Meadow Park | 28. Stoneridge Park |

This list was compiled and verified by the head of parks maintenance, Jeff Hendricks. Additionally, three park facilities were reviewed: Sinsheimer Stadium, Meadow Park Neighborhood Center, and Laguna Lake Golf Course (there was also a facility assessment that was done for all the Parks buildings, these three are separate from that). For each park, an inventory was collected as well as an assessment for most features, which was done through a rating system. This data was collected using GIS and analyzed by a group of Cal Poly GIS students, a GIS intern, and a long range planning intern. Following data collection, a report was written for each park as well as summarized tables for each park and a master table for all City parks in an excel document.

Methods

Based off examples from other cities' Park Inventories and the 2001 Parks Master Plan inventory, a list was created, consisting of features that would be assessed and analyzed. This list was edited and circulated to park staff, so it would be able to capture specifically what were in SLO parks. Once this was established, these features were input and created in ArcMap, which would then be transferred into the Collector for ArcGIS iOS application by ESRI. This would allow all the students to perform field work and collect data. The data would be automatically available and uploaded to the online GIS server so that it could be manipulated and edited later. Before the data collection began, there was a kick-off meeting between the two interns, the project manager, two Park staff, and the head of maintenance. Every feature was discussed and the methodology behind the ratings were explained to attain a comprehensive understanding of examined features. Data collection had a duration of approximately three weeks. Previous data from the SLO GIS database was added to the datasets if they were relevant. New attributes were added throughout the data collection period. Additionally, inaccurate, old data was deleted. Once the data was collected, it was reviewed and verified for quality assurance. The data was then transferred to the offline ArcGIS program ArcMap (version 10.5.1.). Once a local copy was created for editing tables and reports were finalized.

DEFINITIONS

Definitions

PARK CLASSIFICATIONS

Mini Parks - Residents of the immediate area or those frequenting the area design these parks for passive use. Basic elements are comprised of passive amenities.

Neighborhood Parks - Defined as an area which is convenient and accessible for active and passive recreation to residents within a prescribed service area. Basic elements should include turf playfield, playground equipment, landscaped picnic/seating area. Other elements may include hard-surfaced courts, restrooms, group barbecue, incorporation of natural or cultural features, and on-site parking. May also be developed with other public entities.

Community Parks - Usually identified by unique features, community parks may be constructed for very specialized usages and include a wide range of facilities which would attract users from throughout the city not included in smaller types of parks.

Ratings - This section defines certain features and the parameters for the ratings of said features. The types of ratings were decided and verified by the project manager, the PR Element Intern, and the head of Parks Maintenance. Some features ratings were determined to be (N/A) meaning that there was not an adequate way to rate them or they did not need to be rated. In order to get a cohesive understanding of how to rate the features, a field visit and meeting was conducted between city staff, the two interns, and the head of parks maintenance. This would ensure more consistent data.

Types - Although initially each feature was to be defined by material, type, or style (when applicable), it was noted that this aspect of the analysis had no major importance to maintenance staff. Due to this, some information was generalized. This will be noted in the following section.

****For “Park Furniture/Amenities”, each feature is defined by type and rating because these were the most abundant features seen and were in nearly every park. For the other categories of features, the ratings and types were generally the same or N/A for each feature.**

DEFINITIONS

General Assessment Ratings

1. Needs replacement or non-functional (e.g. missing pieces or beyond repair). Not serving its primary purpose or functionality.
2. Needs repair or damaged or in state of disrepair but it can be restored to working order (functional but flawed). Only partially adequate for its intended use.
3. Good condition; in good repair and its functioning as intended

RATED & NOT RATED

Rated		Not-Rated
Adult Exercise Area		Access Points
Baseball Field		AED
Basketball Court		Cell Tower
BBQ		Child Lot
Bench		Community Garden
Bicycle Rack		Compost Area
Bleachers		Flag Pole
Bocce Ball		Hardscape area
Concession Stand		Jack House Main House
Disc Golf		Landscaped Area (Shrub Area)
Drinking Fountain		Meadow Park Neighborhood Building
Dumpster		Natural Area
Equipment Shed		Off-Leash Dog Area
Garden Shed		Parks and Rec Office Building
Gazebo		Perimeter Fencing
Horseshoe Pit		Rodriguez Adobe
ID & Entrance		Senior Citizen Center
Informal Multi-Use Field		Structure/Building
Lighting		Tot Lot
Multi-Use Informal Field		Trail/Walkway
Mutt-Mitt		Turf
Off-Street Parking		Waterbody
Other Court		YMCA Facility Building
Pickleball Court		Public Art
Picnic Table		Public Fountain
Recycling Can		Trees
Restroom		

DEFINITIONS

Rated		Not-Rated
Roller Hockey		
Skate Park		
Stage Area		
Tennis Court		
Trash Can		
Volleyball Court		

SPECIFIC RATINGS/TYPES FOR FEATURES DEFINED

Park Furniture/Amenities

Trash Cans

Types

There are many different “types” and “styles” of cans throughout the parks in San Luis Obispo. In the data, “City Can”, refers to any style of can that is permanently there. The other style is “Plastic” and this refers to the easily replaceable and cheap temporary cans. These cans were the majority of cans that were seen throughout parks. These were rated more loosely due to low replacement cost and because minimal work had to be done to replace them in a timely manner.

Ratings

1. A (1) rating for a “City Can” meant that it was either missing or entire piece of the can or it was extremely cracked or falling apart. A (1) rating for a “Plastic” can mean that there were holes in it, extreme sun damage, or cracks.



DEFINITIONS

2. A (2) rating for a “City Can” meant that there may have been some dents, minor cracks, or some paint chipping but the can was still useable. A (2) rating for a “Plastic” can mean that there was any sort of crack in the can or sun damage seen on the can.



3. A (3) rating for both types of can meant it was full functional. A (3) rating could have graffiti on it and this was noted in the comments section of the data. A (3) could have some slight rust or chipping.



DEFINITIONS

Benches

Types

There were many different styles and types of benches throughout the parks in San Luis Obispo. In the data, benches were labeled by the type of material they were. The same material type does not necessarily mean that they are the same style of that material type. Most benches that were assessed in the park were concrete or expanded metal benches. There were several decorative style benches throughout the park that were noted. Other materials included wood and other metal type benches.

Ratings

1. A (1) bench was a non-functional bench in terms of safety or use. Unsafe concrete benches had rebar or metal that was exposed and spalling. If the bench felt loose or wobbly when sitting on it due to the amount of cracks in it, then it was a (1). For the expanded metal benches, if the paint was wearing off and exposing large amounts of rusty metal then it was a (1).



2. A (2) bench had either some larger cracks or chips but did not affect the feel or safety of the bench for concrete, or for expanded metal it had some damage or some paint chipping but did not affect the safety of the table.

DEFINITIONS



3. A (3) bench had some minor cracks or chips, or basic sun damage wear and tear but otherwise safe and fully functional.



Picnic Tables

Types

There were many different styles and types of picnic tables throughout the parks in San Luis Obispo. In the data, the tables labeled by the type of material. The same material type does not necessarily mean they are the same style of that material type. Most picnic tables assessed in the park were concrete or expanded metal benches. There were also some wooden picnic tables we saw as well.

DEFINITIONS

Ratings

1. A (1) picnic table was a non-functional bench in terms of safety or use. Unsafe concrete picnic tables had rebar or metal that was exposed and spalling. If the picnic table felt loose or wobbly when sitting on it due to the amount of cracks in it then it was a (1). For the expanded metal picnic tables, if the paint was wearing off and exposing large amounts of rusty metal then it was a (1).



2. A (2) picnic table had either some larger cracks or chips but did not affect the feel or safety of the table for concrete, or for expanded metal it had some damage or some paint chipping but did not affect the safety of the table.



DEFINITIONS

3. A (3) picnic table had some minor cracks or chips, or basic sun damage wear and tear but otherwise safe and fully functional.



Water (H2O) Fountains

Types

Although specific types of data regarding drinking fountains were not collected, there were several different styles of this feature class. There were both metal drinking fountains, concrete fountains, as well as some old and outdated fountains.

Ratings

1. A (1) fountain had non-functioning faucets, was extremely chipped or dented, or unusable. Very poor design or lay out.



DEFINITIONS

2. A (2) fountain could have been dented, minor cracks fountain could have also been potentially clogged or leaking. Major paint chips.



3. A (3) fountain was fully functional, no major issues, basic wear and tear.



BBQs

Types

There were two styles of BBQs throughout the parks. Single stand BBQ pits and large BBQ pits.

Ratings

1. A (1) BBQ pit would have huge cracks in it (if it was one of the large pits), extreme dangerous rusting, or was broken and not functional.

DEFINITIONS



2. A (2) BBQ pit would have less major cracks (if it was one of the larger pits) and had significant rusting.



DEFINITIONS

3. A (3) BBQ pit could still have some minor cracks (if it was a large pit) and some minor rust but still fully functional.



Mutt-Mitt Dispenser

Types

All the mutt-mitts in the parks were the same style/type.



Ratings

1. A (1) mutt-mitt was completely unusable.
2. A (2) mutt-mitt was dented, graffiti, or slightly broken.
3. A (3) mitt-mitt had minor dents but was still functional.

DEFINITIONS

Bike Racks

Types

Bike racks in the park have a variety of different styles. Although the styles were marked (peak rack, rack with plaque, or a U rack), there were multiple other styles throughout the parks.



Ratings

1. A (1) bike rack was completely broken and one or more bike slots were unable to be used.
2. A (2) bike rack had significant dents or damage to it but could still be functional.
3. A (3) bike rack had minor dents or chipping and was fully functional.

DEFINITIONS

Lighting

Types

There were several different styles of light poles in the parks. The way lights were categorized were by Pedestrian Scale, Security Street Lights, Sports Field, Tennis Court, and Other. Pedestrian Scale light was a light that was generally around a walking path, a play structure, or an area to generally keep a park feature lit. A Security Street light was generally a light around entrances to the park or by the parking lot for safety reasons. Sports field lights were around any sort of field. Tennis court light were to light up the tennis courts.

Ratings

None of the park data was collected at night for safety reasons. The lights were all assumed to be functional. The lights all received the rating of a (3) unless there was obvious aesthetic concerns or breakage.

Public Art, Flag Poles, Public Fountains

Ratings

These features were not rated.

Utilities

Types

Data concerning utilities was not collected due to previously entered data, as well as difficulty assessing the utilities. The data that was included were hose connections, electrical outlet, water meter, backflow device, and irrigation controller. There is no specific data concerning these utilities. The existing data was not altered, and new utility data was not input due to inexperience with assessing the feature.

Rating

These features were not rated and not included in this report or tables. This data is in the raw GIS data.

DEFINITIONS

Signage

Type

The types of sign data that were collected was park entrance signs. Signs were either metal, concrete, or wooden large signs.

Ratings

1. A (1) sign was extremely chipped, faded, or graffiti over to the point that the original sign was indistinguishable.
2. A (2) sign might have been somewhat chipped, faded, bent, or somewhat marked with graffiti, but it was still readable.
3. A (3) sign had minor chipping or bent but in no way did it affect reading or need to be replaced.

Play Areas

Types

There are two “types” of playgrounds: tot lots (ages 2-5) and child’s lot (5-12). The assessment reports the type of surfacing, wood chips/rubber, and the main play equipment: swings, play structure, standalone equipment, or other. For the most part, these play areas are labeled as one polygon and include many different types of play equipment.

Rating

Since playgrounds are checked by park maintenance on a regular monthly basis and have their own standard to follow in order to be compliant, they were not rated in the data.

Play Fields

Types

Play fields were categorized by their purpose and based on feedback from city staff pertaining to any changes or improvements on the field. Many of the baseball fields were also multi-use informal fields because when it was not baseball or softball season, the field could have been used for soccer activities. Baseball/ Softball, Soccer/Multi-use Field, Informal/Multi-use were the types of fields. The premises for deciding if it was a multi-use informal field was the presence of a large, flat grassy area. Areas that were not described as such did

DEFINITIONS

not have collected data. Large grassy areas were noted in the report sections for each park.

Ratings

1. A (1) field had an extremely patchy or dying grass field. For baseball fields, if the infield section was extremely grown over with grass or the backstop was broken/dangerous, and it affected the functionality, it warranted a (1).
2. A (2) field had somewhat dead grass, yet still had a useable field with some overgrowth.
3. A (3) field had healthy grass, nothing dangerous, and was fully functional.

**Many of the ratings on fields include extensive commentary because it was a challenging feature to rate because they are not always maintained the same way due to seasonal changes.

Courts

Types

The court types that had collected data were Basketball, Tennis, Bocce, Horseshoe, Sand Volleyball, and Pickle ball. In many cases, many courts were painted for multiple activities, such as pickle ball courts being painted on a basketball court or a tennis court.

Ratings

1. A (1) court had major cracking, broken fencing, broken equipment, or was not able to function properly. It was very clear and obvious that there were missing pieces or that it was not functional.
2. A (2) court was functional but had some cracking or some overgrowth. Some lines may need to be repainted or are very faded. A new part or extra maintenance could be beneficial.
3. A (3) court was fully functional. Minor aesthetic problems, but nothing affecting the use. Well maintained, no obvious problems.

DEFINITIONS

Other Facilities

Types

The “other facilities” data was where we collected data for less common facilities throughout the park. This included features such as Skate Park, Roller Hockey, Disc Golf, 10-Hole Golf, Adult Exercise Equipment, Community Garden, and Off-leash Dog Area.

Ratings

There were only several features that were noted so the general assessment rating was relied upon. These were generally rated as a whole. Community Gardens were not rated.

Vehicular Access

Types

Vehicular access was essential park parking. Off-street parking was any parking lot for park only. On-street parking was not labeled as data on the map, but it was more generalized in the report as to where the park was located and the amount of available street parking.

Ratings

1. A (1) parking lot had extremely faded lines or no lines at all. There were large amounts of cracks or “alligatoring” which is when the asphalt turns into scale-like cracks. There was uneven pavement or potholes, making the lot potentially dangerous.
2. A (2) parking lot had minor cracks or alligatoring. The lines were present but may have faded and would need a new coat of paint within the next few years.
3. A (3) parking lot could have minor cracks, but the lines were all painted well and visible.

****Parking was generally rated. The entire parking lot or parking area was rated, rather than individual parking.**

DEFINITIONS

Access Points

Types

Access points were any opening in perimeter fencing (either ADA or not) that was either for vehicle entrance or pedestrian entrance. If there was a long stretch of open area into the park or no fence, no access point was noted. This was not considered an access point in the data although it is mentioned in the report. Anywhere where there was a clear break in a neighborhood or fence or large vegetation was considered an access point to the park.

Ratings

These were challenging to rate. They are not rated in these tables, although in GIS they are rated and there are comments stating if they are ADA or not.

Natural Features

Types

Refer to assumptions paragraph in the conclusion section.

Rating

These features were not rated.

Turf & Hardscape Areas

Types

Refer to assumptions paragraph in the conclusion section.

Ratings

These areas were not rated.

Trails/Parkways

Types

Pedestrian trails through the parks were any areas that were clearly paved out to be a walking trail. A hard surface trail was paved with asphalt or concrete, and a soft surface trail was dirt. The trails could have been very long and went around or across the whole park, or they were very small and just went from a picnic area to the playground.

DEFINITIONS

Ratings

In the GIS data the trails have some ratings, but ratings are not included in the tables because it is not clear if they were rated as a whole or not during the field assessment.

Buildings/Structures

Types

“Building and Structures” were any other sort of data was put that was a building or a structure. These were not very common in every park and were only in a few of the parks. Some examples of this include Picnic Shelter, Restroom, Concession Stand, or others including Gazebo, Pergola, Band Stand, and Garden Shed.

Ratings

Building and structures were rated as a whole. For example, rather than looking at one stall in a bathroom, or one door on a concession stand, the entire building/structure was rated. The general assessment ratings were used to generally depict the condition of the building. They were rated by combining the quality of the aesthetic look of the building as well as the functionality of the condition it was in for what it was made for. Large facility buildings such as a community center or a facility were not rated.

PARK INVENTORY

Park Inventory

1. ANHOLM PARK

Park Report

Address: 870 Mission Street, San Luis Obispo, CA 93405 | Collected By: Danny Han 2/2/18

Anholm Park is a very small neighborhood park with a single entrance point from Mission Street. There is a single, small sign with the park name and another sign containing vague park rules. At the front of the park, there is a small rectangle lawn and a short sidewalk connecting the neighborhood sidewalk to the woodchip playground. The park is located between two standards, single-family homes on a similarly sized plot as the nearby houses. Due to its neighborhood location, the only parking available is on the street. There is a single bike rack at the front of the park with a 5-bike capacity. Both the Ramona at Palomar and Santa Rosa at Murray bus stations are approximately 0.5 miles from Anholm Park. There are no lights of any sort within the park boundaries. Despite this, the size and neighborhood location still provide a relatively safe feel.

There was no space in this park dedicated to sports or gardens. The park consisted of playground structures and large trees. There were two main playground structures: one that catered to younger children and another larger structure that included small rock climbing walls and slides that accommodated larger children. Near the large playground structure, there was an old-fashioned playground roundabout that many kids can fit on at once. The park also included swings for small children closer to the entrance of the park and a tire swing towards the back. Currently, the Child lot is being affected by the tree that is damaging the fence. Posts and



Figure 1a. Clogged drinking fountain (rated 2)

PARK INVENTORY

platforms are not plumb or level anymore, the fencing is the City's and it sits on a wood retaining wall. The tree roots will have to be trimmed and the tree removed to make the repairs of replacing the retaining wall and the fence. Anholm park facilities are likely to maintain great condition due to the low depreciation because of its size and location. The park contained no lighting and is well shaded by two large trees.

The park has one trash can, one water fountain, one picnic table, and one mutt mitt dispenser. The mutt mitt dispenser is slightly chipped and dented and part of the water fountain is clogged (*Figure 1a.*). Despite these minor flaws, the mutt mitt dispenser was rated a 3 and the water fountain a 2. Aside from this, the mentioned amenities were in good condition.

PARK INVENTORY

2. BUENA VISTA PARK

Park Report

Address: 100 Block Buena Vista, San Luis Obispo, CA 93401| Collected By: Danny Han 2/9/18

Buena Vista Park is a small oval-shaped mini park. This park is located several blocks from the nearest bus stop but is very close to the 101 freeway. The bus stops closest to Buena Vista Park are Grand at McCollum and Grand at Wilson. There is sufficient street parking surrounding the park. There are no bicycle racks within the park. The park itself has few features, with only four wooden benches at the ends of the parks. Most of the benches were in a relatively acceptable condition; however, one bench needs maintenance work done due to deteriorating wood. There is one pedestrian-scale light at the end of the park. There are several signs along the boundaries of the park, all of which are in excellent condition. An area of concern includes the walkways both at the north end and south end of the park. The cement appears to have been compromised by the nearby underlying tree roots, thus uplifting some of the pavement. This serves as a hazard to residents as it increases potential for injury from tripping over the uneven surface.

The park is located on a steep slope. However, since the park is an open space, it can still accommodate most sports and games.

There are no trash cans or any other amenities located within the park boundaries.

PARK INVENTORY

3. CHENG PARK

Park Report

Address: 1095 Marsh Street, San Luis Obispo, CA 93401 | Collected By: Danny Han 2/2/18

Cheng Park is a small Asian-themed park that can be accessed from the intersection of Marsh Street and Santa Rosa Street. The urban location of the park provides several proximal bus stops located at Santa Rosa at Marsh, Marsh at Osos, and Santa Rosa at Higuera. The park is also only a short 0.3 miles away from the Downtown Transit Center.

There are not any bike racks within the park boundary or parking dedicated to the park itself, but



Figure 3a. Chinese pavilion overlooking drained water body.



Figure 3b. Drained water body (rated 3)

street metered-parking is available on adjacent roads. There are no lights in Cheng Park, but the nearby street lights allow for improved safety during the night hours. There is no park ID or signage in the park. This drained waterbody is built around a central Chinese pavilion (*Figure 3a*). The water body appears to have been drained for a long time due to the accumulation of dirt and leaves.

The natural areas are sparsely vegetated and appear to receive little maintenance.

Figure 3b shows this dirt accumulation in the



Figure 3c. "Cheng Park Tankhead Fish sculpture"

There is one public art piece within Cheng Park titled *Cheng Park Tankhead Fish* (*Figure 3c*). There are no sport or game related spaces within this park. It consists primarily of concrete

PARK INVENTORY

sidewalks and a single bridge that goes over a natural area. The only furniture in the park are the cement benches located along the paved sidewalk. The park does not have any trash cans, water fountains, or other amenities.

PARK INVENTORY

4. DAMON-GARCIA SPORTS COMPLEX

Park Report

Address: 680 Industrial Way, San Luis Obispo, CA 93401|

Collected By: Jena Van Gerwen & Keara Amble 2/5/18

Damon-Garcia Sports Complex is an approximately community park located off Broad Street and Industrial Way. There is one access point to the park located off of Industrial Way. The entrance is in front of the park's parking lot. The parking lot has a total of 164 spaces, 10 of which are ADA and another 10 that are motorcycle spaces. Some handicap spaces do not have defined lines to identify the spot, while others are completely missing parking space boundaries. This can be better seen in *Figure 4a*. There is a bus stop for the 1A SLO Transit bus that



Figure 4a. Faded Handicap parking spot



Figure 4b. Detached rule signage

Obispo County Regional Airport that is located a mile from the park. There are 5 bike racks in the park that all accommodate multiple bikes. Damon-Garcia Sports fields are very well lit with both sports field and pedestrian-scale lights. The pedestrian-scale lights are along the perimeter of the park, while the sports lighting keeps the centers of the sports fields entirely lit. There is a small transient community of two or three persons that mostly stay along the natural area and creek on the west end of the park. The park is well landscaped along the entrance and perimeter of the park. The entrance of the park has a sign that states the park rules of “Permitted Play Only” that is supposed to be in the center of the walkway, the sign is removable to allow for maintenance vehicles access to the fields. In *Figure 4b*, the sign can be seen leaning against a fence to the side of the entrance. There are multiple signs in the park that serve as rules and regulations.

PARK INVENTORY

Damon-Garcia Sports Complex has a total of four multi-use soccer fields. These fields serve as the main body of the park and are in great condition. The turf fields are used primarily for soccer, rugby, and football; however, the park has also been used as a track along the perimeter.

The park has many benches located around the perimeter of the park, but no picnic tables. There is one public restroom that offers a few stalls each for male and female, as well as three additional structures/buildings at Damon-Garcia. These structures include a concession stand and two maintenance/equipment facility. There is no on-site storage facility for equipment, the facility equipment is store in the concession stand. Towards the west end of the park, there is a public art piece titled

“Strong Play Ethic” that was created by Stephan Plowman, Carol Paulsen, and Stephen Van



Figure 4c. “Strong Play Ethic” created by Stephan Plowman, Carol Paulsen, and Stephen Van Stone



Figure 4d. Chipped trash can located near park entrance

Stone. This public art piece can be seen in *Figure 4c*. There is one water fountain located at the entrance of the park that is ADA accessible and no public fountains. There are multiple city trash cans around the park. These are primarily waste bins; however, there are also few recycling bins throughout as well. Some of the trashcans have rusty top rim pieces. At the entrance of the park, there was one can that was missing a chunk of cement near the metal rim, as seen in *Figure 4d*.

PARK INVENTORY

5. DEVAUL PARK

Park Report

Address: 1651 Spooner Drive, San Luis Obispo, CA 93405 | Collected By: Allison Cleary

1/31/18

Devaul Park is a park located on Spooner Drive, at the Southeast end of Madonna Road. It is in a residential area with houses and apartments bordering on all sides. The surrounding streets include Madonna Road, DeVaul Ranch Drive, and Spooner Drive. The nearest bus stop is LOVR at Madonna on the 2B route. There is no parking lot for DeVaul Park, but there is plenty of street parking surrounding it and there is one bike rack with three spaces. The park does not have a perimeter fence and therefore is accessible from all sides. There is also ADA accessibility due to multiple sloped wheelchair ramps. The park is very well kept and seems very safe, with no signs of the transient community present. There are plenty of street lights surrounding the park and some along the path in the park. A paved path follows the edge of the park and then passes through the middle past the playground. There is a large grassy area in the park which is used for pick-up style games, but not for permitted play, with a slightly lower elevation that looks like it used to be a small lake. This large turf area is not used for permitted play but can be used for pick-up styled uses. It appears that there has not been water in it for years, but there are still multiple signs surrounding it warning the public to stay away from the water and reminding them of the danger of drowning. There are also multiple signs around the park stating that recycled water is used so it is not potable. Other signs include parks hours/rules and reminders for residents to pick up after their dogs.

In the middle of this park is a playground intended for 5-12-year old children (*Figure 5a*) that is covered in wood chips. This also includes some smaller play equipment for younger children,

PARK INVENTORY

a tot lot. There is a full basketball court across from the playground that does not appear to have specific lighting for it.

There are 6 metal and concrete benches around the park perimeter and near the playground. There is an area with picnic tables and trash cans near a water fountain and bike rack. The other picnic tables are on the other side of the playground and in the middle of an open grassy area, each with a trash can. All trash cans in this park were for trash, with none designated for recycling. This park has 1 Mutt Mitt station. There are pedestrian-scale lights in the park with plenty of street lights around the outside of the park also keeping the park well lit. This park did not have a restroom or any barbeques.



Figure 5a. Play structure designed for children between 5-12 years old

PARK INVENTORY

6. ELLSFORD PARK

Park Report

Address: San Luis Drive near California Avenue, San Luis Obispo, CA 93401 | Collected By: Danny Han & Kingston Chen 2/2/18

Ellsford Park is a small park that is very open. It can only be entered through San Luis Drive. The closest crossing street is California Boulevard. It is located across the street from San Luis Obispo High School and lies next to the San Luis Obispo Creek. Parking is limited to streets and there are no bike racks or bus routes that pass directly in front of the park. However, the SLT San Luis Drive Tripper drives along San Luis Drive and turns on California Boulevard before the park. This route has an untitled stop located next to the west end of the high school. Because the park is open along San Luis Drive, it appears to be a safe place. Although there is no lighting and the park is mostly shaded by surrounding trees. The park is surrounded by natural areas on all sides other than San Luis Drive. There is only one sign in the park that serves as a warning about an eroding bank and drop off beyond park boundaries.

There is nothing in this park related to sports or games. The park consists of only flat grounds covered by wood chips with no nighttime lighting.

The park has a single plastic trash can located in the east corner of the park. It is accompanied by three expanded metal benches and a single sign serving as a warning for an eroding bank and drop off. These are all the features and amenities located in the park.

PARK INVENTORY

7. EMERSON PARK

Park Report

Address: 1316 Beach Street, San Luis Obispo, CA 93401| Carrie Simmons 2/6/18

Emerson Park is a community park located in the downtown area of San Luis Obispo off Nipomo Street. This park is home to the Park and Recreation main offices, 1341 Nipomo Street. The park takes up an entire block and has an entire side of street access from Nipomo Street but has perimeter fencing around the rest of the park. There are five access points into the park, two from Pismo Street, two from Beach Street, and one from Pacific Street. All of these are non-ADA pedestrian access and one is vehicular only access. There is a city bus stop located right in front of the park on Nipomo Street. There is one parking lot for park use which encompasses 15 non-disabled spots and 1 ADA spot. Almost all the spots were labeled “permit only”, for City personnel parking for Parks and Recreation Department employees, and a couple of the spots were metered for public use. The lines of the parking lot were fairly faded as well as the directional arrows. There is a lot of on-street parking around the entire perimeter of the park, on the Nipomo Street side of the park all the on-street parking is metered. There are several bike racks around the offices as well as a City bike locker which together can hold around 10-12 bicycles. Lighting in the park is minimal and not spread out across the whole park. There is some lighting around the facility, parking lot, and the playground area but not on the other side of the park. There is a safety concern in the park with a prominent transient community, specifically around the parks offices building. There is quite a bit of landscaping that follows the perimeter of the park on Pacific Street and in front of the parks offices the landscaping is very well maintained compared to the landscaping behind the park offices. There are two main shaded areas in the park which is located to the right of the park offices above the picnic table areas, as well as the side of the park with the tree landscaping along Pacific Street. An estimated 20% of the park is shaded. Emerson Park lacks a main park entrance sign, the one metal sign it does have is completely graffiti over and is not very visible to the public, the only main entrance sign is in front of the Parks offices, but it does not say Emerson Park. There are multiple rule and regulations signs throughout the park itself.

PARK INVENTORY

Emerson Park has a large multiuse field that encompasses around a third of the park. The field is used for soccer practices mainly and informal field games, but also has a back stop in the back right corner of the field for youth baseball/softball. It is also used for rugby and flag



Figure 7a. Full sized basketball court in good condition

football practicing and in the past has been used for Junior Giants, but mostly pick-up style games and lounging. The field is in very good condition. There is one free standing basketball hoop with two nets that could use some maintenance. The asphalt itself is very cracked with uneven pavement. There is a full-size basketball court here (*Figure 7a*). Neither of these areas are lit. Emerson Park is home to the only Bocce Ball court in SLO. There are two courts that are very actively used and are in good

condition. There is one play structure in the park and it is a woodchip tot-lot with a play structure and a few standalone structures. The play structure was built in 2013 and is in very good condition. The structure has some lighting around it. Another unique feature to the park is an adult fitness area (*Figure 7b*). This area has rules posted on the perimeter fencing surrounding the area. Although the area is utilized frequently, there are a lot of missing pieces to some of the equipment that make them non-functional. The equipment is very specific and unique, and it is very challenging to find replacement parts for it. On the Pismo Street side of the park, there are old remnants of some concrete court that is not functional and is no longer used. This should be removed or repurposed. Emerson is also home to one of SLOs community gardens and is located on the corner of Nipomo and Pismo Streets. The garden has 40 plots for city residents to lease.



Figure 7b. Adult fitness area

PARK INVENTORY

There is one main picnic table area which is located between the Parks offices and the Community Garden. These tables are not shaded and are typically all expanded metal material. There is also a bench area with decorative styled benches in the same area. There are no public bathrooms at Emerson Park. At the entrance of the park there is a piece of public art work, “Flames of Knowledge” (*Figure 7d*), as well as “Community’s Bridge” (*Figure 7c*). The “Community Bridges” piece is in the form of six artistic benches in the park. There are no recycling cans, but there are eight trash cans, a composting area, and one dumpster. The style of trashcan is all plastic temporary cans. There is also a compost area for the garden which is simply a pile of compost on the ground. There is one water fountain. Mutt-mitts are located around the perimeter fencing of the park. Overall, park furniture is in good condition.



Figure 7c. “Community’s Bridge”



Figure 7d. “Flames of Knowledge”

PARK INVENTORY

8. ETO PARK

Park Report

Address: 170 Brook Street, San Luis Obispo, CA 93401| Collected By: Danny Han 2/2/18

Eto Park is a mini park located at the end of Brock St off South Street. With one main entry point for pedestrians and an access point for vehicles, the park contributes to the neighborhood's quiet aesthetic. The park has two disconnected natural features, both of which are in acceptable shape. However, it appears some of the landscaped area is not well maintained as there are several plants that are not in healthy conditions. There is a water body associated with one of the natural, landscaped areas although at the time, the water was not present. The "water body" is a dry creek, is for esthetics only and never holds water.

The park is located at the end of a street lined with homes and across from Street Luke Missionary Baptist Church. From the park, Madonna Road and Higuera Street are visible, and behind it is the San Luis Obispo Creek. There are several bus stops that are close to the park: Higuera at South, Higuera at Bridge, and South at Parker. Although it is limited, there is a small area for street parking. Unfortunately, no bicycle racks are in the area. Also, there are no visible street lights near Eto Park which may reduce a visitor's sense of security.

There are no features related to sports or games.

There were no trash cans directly within the park boundaries at the time of assessment. The four stone benches in the park were overall clean, however, the structural integrity of some of the benches seem to have been breached. Though they were not an immediate danger, some of the bench surfaces were not properly secured to the legs (*Figure 8a*).



Figure 8a. Bench surface not properly secured to legs (rated 1)

PARK INVENTORY

9. EXPOSITION PARK

Park Report

Address: Exposition Drive, San Luis Obispo, CA 93401| Collected By: Danny Han 2/7/18

Although connected to another nearby park (Meadow Park), Exposition Park is a community park several amenities to accommodate the residents who wish to take a scenic stroll through the park. The entrance to the park is located on Exposition Drive and the park ends approximately where the two paths converge into one, which is where the border to Meadow and Exposition Park. There are two additional access points located on Sendero Street and King Court and are located directly across from each other in the middle of the park. There is a



Figure 9a. Adult fitness equipment missing a backboard

bridge which connects the two. There is available street parking although there are no bike racks near this entrance. There are no bus stops located on Exposition Drive, although there are two bus stops on South: South at King and South at Meadow Park. The main amenity at Exposition Park is a pathway that loops through the park. The pathway is non-ADA because of extreme slopes throughout the pathway due to the intersection that the path has with the creek and the path dips down to help with creek flow. At the time of assessment, there were six adult exercise equipment stations along this pathway. There was one station that was rated a 2 due to a missing back board (*Figure 9a*). There was also one station that was rated a 1 simply because the equipment was not present. The individual

exercise stations (adult exercise area) are being removed as they fail (don't make replacement parts). The City is currently trying to get a civic group (Rotary, Kiwanis, etc.) to use it as their annual project. There is no lighting throughout this entire park or along the walkway. The lack of sufficient lighting in the park may decrease this sense of security during the night. A potential addition to this park would be more security and pedestrian lighting. There is a

PARK INVENTORY

plethora amount of shading throughout the park. The park is filled with natural flora which residents can indulge in while partaking in the scenic walk. There is one long water body running through the center of Exposition Park and continues from each end of the park. This water body was not rated. Trees cover the park and a majority of the pathway is shaded. There was no entrance ID sign to Exposition Park.

At Exposition Park, there are no designated areas for sports although there is enough open space for small recreational activities. The only “sport” feature as mentioned above is the six adult work out equipment throughout the park.

In general, the park is in acceptable condition, although there are certainly aspects to the park that could be improved upon. Several of the benches at the entrance of the park were rated a 2 simply because the wood was beginning to deteriorate. However, one bench near the north entrance on King Street has a large chunk of the wooden seat missing, as well as a visible nail. The nail slightly protrudes out from the bottom of the seat. There are a total of 14 benches spread out throughout the park. Many of these benches are placed next to or nearby an adult exercise equipment station. Benches were also sparingly placed in the turf area in the loop of the park for resting and enjoying of the natural areas. There were also three Mutt Mitt stations located along the path. The Mutt Mitt stations were all functional although the ones on the south side had slight dents. There were three trash cans, though none of which were for recycling. The trash can placed at the access point on Exposition Dr. was in poor condition and rated a 1 (*Figure 9b*).



Figure 9b. Trash can near Exposition Drive access point

PARK INVENTORY

10. FRENCH PARK

Park Report

Address: 1040 Fuller Road, San Luis Obispo, CA 93401| Collected by: Carrie Simmons 2/7/18

French Park is a Neighborhood Park located off Broad Street and Tank Farm Road. This is the southern region of The City and is in a highly residential area. The park is bound between Poinsettia Street, Fuller Road, Morning Glory Way, and a neighborhood around Bluebell way. There are multiple access points to the park. The portion of the park along the roads include four pedestrian access points and one vehicular access points from the sidewalk. There are two non-ADA stair access points from Bluebell Way. The closest bus stop to this park is at Tank Farm at Hollyhock. This is approximately 0.2 mile away from the park. There is one parking lot for off-street parking for park goers which holds 28 cars and one ADA spaces. There is a lot of chipped and faded lines. The asphalt is alligating and there are some uneven pavements allowing for a potential tripping hazard. There is an abundance of on-street parking along all the surrounding streets. There is one bike rack which allows for approximately 7 spots for bike parking.

There are some safety concerns that revolve around the common appearance of the transient community at this park. There is a good amount of lighting throughout this park. There is a hard-surfaced path way that that surrounds and goes through the entire park and there are lights along a majority of the entire path. There are also lights surrounding the parking lot and the picnic table area. A majority of the park is a large grassy field which surrounds the entire hardscaped structured and court areas of the park that is in the center of the park. There are sometimes contract classes held here, but the area has too much slope for any practical play, unless the play takes place in the outfield of the youth baseball field. The turf, besides the field area, is sloped and there are trees and a pathway that runs through it, but there are commonly people doing informal games here. This park is not very shaded, roughly a quarter of the park is shaded, and it is mainly in the grassy areas, not where the park is developed.

PARK INVENTORY

There is a large concrete entrance sign that is very noticeable when you drive by or enter the park which is in front of the parking lot.

French Park offers almost every single type of sport and activity amenity available in a park for the public. French Park has a full-sized basketball court with fixed hoops. The court is in good condition has surrounding benches for viewers. The court is also equipped to play pickle ball with three pickle ball courts painted on the basketball court. This court is not lit. There is a full-sized tennis court that is not lit but has many rules and regulation signs and is frequently used. This court is also painted with two pickle ball courts as well. This court is in very good condition. There is one full sized softball/baseball field. There is a temporary seasonal fenced area in the outfield to create a perimeter around the field. This field equipped with bleachers, a equipment shed (that is also used as a concession stand that is maintained and owned by youth baseball), a back stop, and two dugouts. The field is also used as a multipurpose field for soccer practicing and other informal sporting events when it is not baseball/softball season. All these features are in good condition. There is also horse shoe pits at this park. The pits are not in very good condition. The surrounding landscaping is extremely over grown into the court and the pits themselves are filled with leaves. There is also a sand volleyball court. This is also not maintained very well; the landscaping is also encroaching a lot and there is an abundance of leaves in the sand. There is one large wood chipped play structure area. This playground area is equipped with swings, a play structure, and multiple free-standing play equipment. There is equipment for both a tot-lot and a child-lot. There is lighting around this and benches.

This park is well equipped with picnic areas and for families and the community to enjoy a day or an event at the park. There are benches located around some of the courts in the park, but there is a main picnic table area with a dozen or so tables. This picnic area surrounds a small concrete stage and a barbeque area. There is a large barbeque pit as well as a table to the side of the pit. The tables are in horrible and dangerous condition and that they are being replaced although not all at the



Figure 10a. Rusty picnic table

PARK INVENTORY

same time. *Figure 10a* shows the tables rusted and falling apart. The style of the park furniture is a blue expanded metal. Most of the benches and tables were of this material. The trash cans had some very old outdated cans that included a few recycling cans and trash cans. There were also the very common plastic bins.

PARK INVENTORY

11. ISLAY PARK

Park Report

Address: 1151 Tank Farm Road, San Luis Obispo, CA 93401 | Collected By: Carrie Simmons
2/7/18

Islay Park is a neighborhood park located at the base of Islay Hill Open space on the south east side of San Luis Obispo off Tank Farm Road. Islay Hill Park is secluded and has limited access points. The main access point is off Tank Farm Road with vehicular access and a short segment of side walk. There are a few other access points from the surrounding neighborhoods which include one access point from Buckeye Court by use of a bridge, and another access point on the south end of the park from Wavertree Street by use of a bridge. The closest bus stop to the park is on the corner of Tank Farm Road and Wavertree Street. The main parking lot is located at the entrance of the park which holds an estimated 30 parking spots and 2 ADA spots. There is no stripping in this lot. There is no on-street parking in the close vicinity of this park except on the neighboring street access point areas. There is one bike rack with a capacity to park seven bicycles. There is little to no lighting in this park besides one light source at the parking lot/bike rack. There is a lot of natural area throughout this park. The northern front area of the park is where the structures courts, fields, and play ground is located and the southern area of the park is all-natural area with an unlit walking pathway which loops around. This is a potential safety concern, especially with such a large area of the park in a dark shaded area. Due to the sloped areas and uneven pavement of the pathway it is non-ADA. Around 50% of the park is shaded, mainly in the natural areas. Islay Park has a large concrete entrance sign depicting the name of the park as you enter with some landscaping around it. There are other landscaped areas in the front of the park in small patches.

There are many activity features in Islay Park. There is one full sized fixed hoop basketball court. The court is in good condition and it is not lit. There is one full size tennis court in good conditions with many rules and regulation signs. There is one full sized sand volleyball court. It

PARK INVENTORY

is in good condition but there is some slight over growth of grass. There is one full size softball field equipped a back stop, a storage facility, and a fully functional infield. These features are all in good condition except for the storage facility located near the backstop which has a very large hole in the metal door, this is currently on the list for maintenance to replace. There is a tot lot and a child lot at Islay Park. There are play structures, freestanding, and swings at these play grounds (*Figure 11a*). They are very accessible and there are benches surrounding the area for watching the children.



Figure 11a. Play structure

There are a lot of spread out picnic table and trash can areas throughout the park, mainly spread out following the pathway in the park. There is a dumpster area in the parking lot of the park, although there is no dumpster currently there. Mutt-Mitts are also sparingly spread out across the parks, mainly at the access points. There were no recycling bins within the park. There is one public restroom located at the entrance of the park with a male and female stall, both ADA compliant. There is only one water fountain in the park. Because there are a lot of sport facility's here, it may be a good idea to put in more fountains or hydration stations. In general, all the features here are in good shape. The benches and picnic tables are majority if not all concrete style benches and the trash cans are a majority plastic cans.

PARK INVENTORY

12. JACK HOUSE AND GARDENS

Park Report

Address: 563 Marsh Street, San Luis Obispo, CA 93401 |

Collected By: Jena Van Gerwen & Keara Amble 2/15/18

Jack House and Gardens is a community park located in downtown San Luis Obispo. An ADA compliant access point can be found on Marsh Street along with a clear park entrance sign (*Figure 12a*). The park itself has well maintained lawns and historic buildings. Jack House and Gardens provides docent-led tours and features special events, typically weddings. The urban location provides several proximal bus stops including Nipomo at Marsh, Marsh at Broad, Nipomo at Higuera, and Nipomo at Pismo. There is no directly associated parking lot, but metered



Figure 12a. Jack House and Gardens Entrance sign



Figure 12b. Front of historic Jack House

parking can be found on the street or in nearby parking structures. The park has safety lighting since there are some special events that are permitted until 10 PM, although usual park hours are from dawn to dusk. The park is a well preserved and maintained historic site in San Luis Obispo, which explains why all the features are in great condition. The downtown area does commonly have a transient community presence, which compromises the safety feel of the park.

This park is primarily used for historic tours and weddings rather than sports or games. Due to its intended use, Jack House and Gardens does not have any play structures, courts/fields, or any other sport-related features. It has a luscious community garden that is a large part of the overall appeal of the park.

PARK INVENTORY

Jack House and Gardens has one barbeque, multiple trash can storage area (which are hidden behind the main bridal suit/kitchenette), ten wooden benches and a paved trail that extends from the main house to the barn. There is a gift shop, a bridal suit/kitchenette that is separated but connected to ADA bathrooms, and a barn area that is used for storage. The benches provide seating for people to sit and enjoy the luscious lawn and community garden. There is a Gazebo as well as a fountain that is functional but only used for events. All amenities are in great condition and had a 3 rating. An American Flag is located at the entrance of the main house.

PARK INVENTORY

13. JOHNSON PARK

Park Report

Address: 1020 Southwood Drive, San Luis Obispo, CA 93401 | Collected By: Kingston Chen
2/20/18

Johnson Park is approximately a neighborhood park that is located between Sinsheimer Park and the San Luis Obispo County YMCA. Onsite parking is lacking due to use by YMCA members, however, there is street parking on both Augusta Street and Southwood Drive. Additional parking is also available in the Sinsheimer parking lot. The closest bus stop is Augusta at Laurel which is approximately 500 feet away. Additional lighting should be added to the park because there is virtually none within the park. Some ways to renovate this park would be to improve the concrete trail or provide more accessible parking because the off-street parking lot is mostly used by YMCA members. Some features that received a rating of 1 and must be looked at immediately are a faded stop sign and destroyed wooden bench (*Figure 13a, Figure 13b.*)



Figure 13a. Faded Stop sign



Figure 13b. Broken park bench

Johnson Park has several activity features including a medium sized basketball court, two play structures, one for toddlers, one for children, and most of the park consists of open turf. The

PARK INVENTORY

basketball court is round and therefor is not for regulation use. There is also a short bike path included spanning the length of the park.

One of the most iconic features of this park is the large barbeque area with over a dozen picnic tables that would be great for hosting outdoor events. There are also multiple electrical outlets (which are only permitted for City use), and plastic trash bins included in this outdoor event area, which dramatically improves the functionality of events. Additionally, the park has an onsite restroom and two mutt mitts to maintain the cleanliness of the facility. Lastly, a water fountain perfectly accompanies all the outdoor activities. The overall theme of the park is that there is a vast amount of open turf and would be great for a family picnic.

PARK INVENTORY

14. LAGUNA HILLS

Park Report

Address: 890 Mirada Drive, San Luis Obispo, CA 93405 | Collected By: Allison Cleary 2/2/18

Laguna Hills is a neighborhood park. It is located at 890 Mirada, and there are 4 main access points from San Adriano Court, Valecito Court, and Mirada Drive. At the San Adriano access point there are bollards that need to be refurbished (*Figure 14a*). There is no off-street parking at this site, however, there is plentiful on street residential parking on the three streets mentioned before. This park can be accessed through SLO transit at the bus stop of Del Rio at Descano.



Figure 14a. Paint chipping on bollards

In terms of amenities this park provides 2 play structures, one for kids (5-12 years old) and one for toddlers. The rules of use for these structures are each indicated by a sign in good condition. One of the most important features is the vast amount of open space in the form of natural features, and informal multi use field space.

This park has three items with a rating of 1, indicating that it needs to be addressed immediately. The first is a cement drinking fountain that is leaking and has exposed rebar (*Figure 14b*). Almost all the water that enters the drain comes right back out onto the pavement below. Additionally, two plastic trash cans need to be replaced because they are damaged beyond conventional use (*Figures 14c & 14d*).



Figure 14b. Leaking cement drinking fountain

Improvements that can be made to the park include adding bike racks and additional lighting that will increase access and the overall functionality to the park.

PARK INVENTORY



Figures 14c & 14d. Broken and dirty trash cans

PARK INVENTORY

15. LAGUNA LAKE

Park Report

Address: 504 Madonna Road, San Luis Obispo, CA 93405 | Collected By: Danny Han 2/12/18

Laguna Lake is a Community Park that is the largest in SLO. It is located at 504 Madonna Road and resides directly next to Laguna Lake. The main entrance road to the park is on Dalidio Drive, a small street off the main street Madonna Road. A small road at the entrance leads to two separate parts of the park: the Laguna Lake Off Leash Dog Area and the Laguna Lake Park. There is a connection to the Laguna Lake open space at the end of the park which leads to several trails (including a newly created ADA trail). At the Laguna Lake Off Leash Dog Area, there are approximately 14 parking spaces total, although residents can park on the side of the road leading up to the dog area. The boundaries to the dog area noted by a fence that borders the front of the dog area and a boundary noted by boulders on the opposite end. At Laguna Lake Park, there are two separate parking lots to accommodate for park visitors. There are two bike racks between the two parks for those who wish to bike to the park, both of which are in acceptable conditions. Street parking is not a problem and widely available. The closest bus stop is the Promenade located in the Madonna Plaza. Lighting at the Park was limited and can most optimally be used during the day.

In terms of activity features Laguna Lake there were two playgrounds in good condition, a tot lot, and an area for 5-year old children, both with a wood chip base. The most important activity feature is the open space for human and dog use. There is a sand volley ball court as well as a large disc golf course that runs across the entire park. Additionally, there is a running/walking pathway throughout the park that features 10 adult exercise stations. There is a memorial tree grove that runs through the front of the park and extends along the side of the

PARK INVENTORY

park in which trees can be planted with a plaque noting who planted them and what they are. There is also a Gazebo area located in the center of the park.

The Park Features include several mutt mitts to accompany the vast amounts of open space. Restrooms are also included on site necessary to be used with the 12 functional barbeque pits at the site. Of the 12 BBQ's, two are large for events (use by reservation) and the others are stand-alone for single use.

Furthermore, the cleanliness of the open space can be attributed to the 23 trash cans scattered throughout. Some

improvements that can be made to the park are refurbishing the items that received a rating of 1, a barbeque with a hole in the bottom (*Figure 15a*), broken picnic tables (*Figure 15b*), and a crushed trash can (*Figure 15c*). Additionally, there are two boat ramps located in the park leading to the lake, and an ADA trail beyond the boat ramp.



Figure 15a. BBQ with hole in bottom



Figure 15b. Picnic Table with exposed metal



Figure 15c. Crushed Trash

PARK INVENTORY

Laguna Lake Golf Course Report

Laguna Lake Golf Course, 11175 Los Osos Valley Road

The Laguna Lake Golf Course is a 27-acre, 10-hole golf course located off Los Osos Valley Road that was created in the 1960s/1970s. It is maintained and operated by Parks and Recreation Department. The staff that work the course include 2 maintenance workers, 1 maintenance coordinator, 1 operations coordinators and 10 pro shop workers. Features of the course include a pro-shop which includes a kitchen that serves breakfast and lunch, a rental area, and a shop area; a practice green which was updated in 2016; a maintenance building; a driving green that is fully netted all the way around; a bathroom which is ADA compliant and was redone in 2016 that doubles as a cart storage; an outhouse located in a centralized area of the course; a picnic area and a BBQ; and a 10 hole golf course. The course has 8 golf carts as well as one of ADA cart. There is one walking path that runs near the front of the course, but there is not a continuous path around the course. There are 3 access points around the course: one maintenance path over the creek which runs through the course, and two pedestrian bridges that connect the greens on either side of the course. There is one AED accessible at this facility. The course is used primarily by youth and senior citizens daily and holds tournaments monthly. There are both men's and women's clubs which come on a weekly basis. There was a garden recently put in on the site of the golf course in April 2018, Kiwanis Centennial Garden, which has plots available for community members to rent.

One continuous issue the course faces is the replacement of dying redwood trees due to the water used to irrigate, which is 50/50 recycled water and well water. The dead trees are removed and replaced with Cyprus trees. There were several tree replacements which three years are around old. Another issue is the courses proximity to homes and stray balls breaking windows of homes. Preliminary staff recommendations for improvements include:

- Creating a golf cart path throughout the course. Currently there is no road or pathway for golf carts they simply drive over the greens.

PARK INVENTORY

- Improving and updating the irrigation system which is over 50 years old. These systems should usually be replaced every 25 years. Recently there have been a lot of instances of bursting pipes.

16. MEADOW PARK

Park Report

Address: 2333 Meadow Street, San Luis Obispo, CA 93401 | Collected By: Carrie Simmons

2/5/18

Meadow Park is a community park located near the railroad district just south of the downtown area. Meadow Park is connected to Exposition Park, Meadow Park occupies the eastern portion of the park which is where the Meadow Park Neighborhood Center is, and Exposition Park occupies the western half of the area. A review of the Meadow Park Neighborhood Center just below. The main entrance to Meadow Park is along Meadow St, although the side of the park bordered by South Street is also a large opening for pedestrian access. Additionally, there are two other points of pedestrian, neither of which are ADA, from the parking lots of the conjoining apartment complexes off King Street and King Ct. There is another pedestrian access point on Woodbridge Street. There is an off-street parking lot near the entrance to the park with 22 spots and 6 ADA spots. This lot has a rating of 2 because there is a lot of alligating in the asphalt. There is a dumpster bin located in the parking lot that is not protected or in any sort of casing. There is an abundance of on-street parking on Meadow Street and the surrounding streets. There are two bike racks with a capacity for approximately four bikes at each rack. The closest bus stop is located on South Street directly in front of the park, the stop is South at Meadow Park.

There is a good amount of lighting throughout the park due to the 2015 CIP project. There are lights around most of the courts and fields, as well as security and pedestrian lights around the parking lot and the walkway. There are safety concerns at this location with an abundant transient community located within this park. There are not much specified landscaping areas, and there are trees which follow the southern end of the park providing some shading. Overall,

PARK INVENTORY

a very minimal amount of the park is shaded. Most of the park is turf area, taking up around at least 70% of the park. There is a hardscaped pathway that goes throughout the park which leads into Exposition Park. The path way follows a creek that run through the park.

There is one park identification sign located facing South Street, which is a wooden sign that seems to be slightly deteriorating. There is good park rules and regulation signage for the other park amenities besides this.

Meadow Park has many sport and recreation features. There is one full size youth baseball/softball field. The turf area is also used for other sports informally throughout the year. This field is equipped with bleachers, a water fountain, and dugouts. The water fountain here is non-ADA and is in poor condition (*Figure 16a*). This is an unlit field. There are also



Figure 16a. Drinking fountain located near dugout (rated 1)

two full-sized sand volleyball court which is lit. The court is in good condition. There is also a full-sized basketball court which is also lit. The court is multiuse and is also painted to be used for pickle ball. There are three pickle ball courts painted. There is also a horseshoe court here that also has overhead lighting. The court is in very good condition and has a few benches for spectators. There are a couple play structure areas located next to the main building. There is equipment for both tots and children, with both swings, free standing equipment, and a play structure. One tot-lot and one child lot. Outside of the main building there is a large hardscaped area with no long functional bocce ball or shuffle board courts. A

potential idea which staff suggested would be to put a mini-golf area here to better use the area. Meadow is also home to one of SLOs community gardens and is located on the South Street side of the park. The garden has 40 plots for city residents to lease. The garden is sponsored by the Rotary Club of SLO



Figure 16b. "Roots of the Community"

PARK INVENTORY

and has many garden rules and entrance signs. There is also a piece of public art outside of the garden titled *Roots of the Community*.

There are quite a few picnic tables accompanied by trash cans throughout the park. There is one main picnic table area with a small single barbeque pit. The majority of park furniture here is expanded metal tables. There is a bridge feature at this park which connects the parking lot to the main hardscaped area of the park where the facility is located. There is one public restroom at this park which was one male and one female stall, both ADA compliant. There is also a water fountain located outside the restroom. There are few mutt-mitts located around entrances to the park. The park furniture here is in over all good condition.

PARK INVENTORY

Meadow Park Neighborhood Center Facility Report

Meadow Park Neighborhood Center, 233 Meadow

The Meadow Park Neighborhood Center is a 3,400-square foot building in the middle of Meadow Park. Features of the building include a kitchen area, concession area, main hall, a



Figure 16c. Storage of chairs and tables



Figure 16d. Ramp leading up to platform, access to storage and janitor closet (not access to kitchen)

janitor closet and a storage area.

The building also has four large swinging panels that are no longer used, but open to a non-functional sink area, some cabinets, and some storage areas. These areas are currently locked or used for informal storage. The facility has

limited counter space, one functional sink, 10 tables, and 80 chairs (*Figure 16d*). The building itself is ADA compliant, although access to the kitchen from the main area of the building is stair access only (*Figure 16c*). The exterior of the building is in good shape. The doorways and the windows are in good shape. The public restroom located inside the park is not

connected to the building. The bathrooms are male and female and have one stall in each, both of the restrooms are ADA compliant.

PARK INVENTORY

The building main hall is surrounded by windows and is a very open gathering space. The building can hold 80 people, but usually holds events around 45 people. The building is primarily used for events such as youth and teen center, birthday parties, and church events. It is generally occupied over the weekends during the day.

One continuous issue with the building is the risk of flooding during high rain months. Since the building is set in lower than the ground around it, when it rains, the water tends to come up through the cement cracks in the ground with the ability to flood.



Figure 16e. Kitchen Area

The facility is in a high density transient area and often the overhang locations around the building are used for shelter, which is identified as a potential safety issue. Some of the amenities around the building are no longer functional or are very outdated, such as a completely

broken bench and a non-ADA compliant water fountain by the restroom.

Preliminary staff recommendations for improvements include:

- Create a private patio area outside and connected to the building.
- Raise the building to meet ground level.
- Add separate restrooms, connected to the facility itself.

PARK INVENTORY



Figure 16f. View of concession area



Figure 16g. One of four of the inside of the opening wooden doors

PARK INVENTORY

17. MISSION PLAZA

Park Report

Address: 989 Chorro Street, San Luis Obispo, CA 93401 | Collected By: Jena Van Gerwen
2/12/18

Mission plaza is considered a community park. It serves primarily as a quaint city square and is located off Chorro Street. Mission plaza is the home of Mission San Luis Obispo and is a top tourist attraction in the city. There is signage on the west end of the park that provides history on the mission, as well as signage that provides park rules. It lies along the San Luis Obispo Creek. There are two access points to the park, one on Broad Street and another on Chorro Street. There is no parking lot dedicated to the plaza; however, there is meter parking located on both sides of the park. The downtown Transit Center is a short 0.2 miles away and allows pedestrians access to 9 separate bus routes that go around San Luis Obispo. There are three separate bike racks located throughout the park that each accommodate multiple bikes. This park also had multiple pedestrian-scale parks throughout that kept the park well-lit in the evenings. The overall safety in the park is comprised by a strong presence of transient community.

There are no areas in the park related to sports or games. However, the plaza hosts approximately 60 community events per year in front of the mission. There is also a small amphitheater located on the east end of the park

The park has 23 different benches located throughout. This number included benches near the mission, as well as along the

creek pathway. Some benches along the creek pathway needed a paint job, while others were falling apart and had caution tape on it. This can be better seen in *Figure 17a & b*.



Figure 17a & b. Benches needing repair along the creek pathway

PARK INVENTORY



Figure 17c. Trash can requiring maintenance

The public restroom was in great condition and had two male stalls and two female stalls. There were two other buildings in the park, one which had a sheltered outdoor space, and another that seemed to be a space for storage. The total acreage of buildings and structures in the park, not including the mission. There was one water fountain, and one public fountain near the east entrance of the park. There were also three flags on tall poles. These flags included the United States of America flag, the California flag, and the San Luis Obispo City flag. There were many trash cans, both waste and recycling, located throughout the park. Some were not in the best condition and needed new top pieces. An example of one of these trash cans can be seen in *Figure 17c*, where the top piece is missing entirely. There are art pieces that have been dedicated by groups like the Cal Poly San Luis Obispo Rotary Club, as well as public art pieces like *Tequski was Sua, Qiqsmu & Yach ka*.

PARK INVENTORY

18. MISSION PLAZA EXTENSION

Park Report

Address: 989 Chorro Street, San Luis Obispo, CA 93401 | Collected By: Jena Van Gerwen
2/12/18

Mission Plaza Extension is an extended walkway from Mission Plaza that lies between Monterey St and Higuera Street and runs from Broad Street to Nipomo Street. There are three access points to the park, one on Nipomo St, one through a parking lot, and the other on Broad Street. The park runs along a creek and is parallel to multiple dining options, like Old San Luis Barbecue Company and The Natural Cafe. There are no parking accommodations for this park other than metered parking on the crossing streets. There are multiple city busses that stop at the Downtown Transit Center, which is only 0.4 of a mile away. Of those, the 2A bus has a stop located between Broad Street and Nipomo St that is very close to the park entrances. There are no bike racks in the small park and is only lit by two pedestrian-scale lights. The park did not seem to have any transient community and despite the minimal lighting, still seemed safe. The walkway going through the park is not ADA accessible as there are unavoidable stairs on the east end, but aside from this, the park has ramps that allow more accessibility if one chooses to enter and exit from the same end. There are two signs in the center of the park; one in which states the park hours, the other stating "Consumption of Alcohol Unlawful".

Mission Plaza Extension has no features related to sports or games. The park is very small and consists of only a walkway through a well landscaped area/natural area.

The park does not offer many amenities. Aside from the pathway and two pedestrian-scale lights, there are three trashcans in the park. Additionally, there is a piece of public art titled "Globe of Life".

PARK INVENTORY

19. MITCHELL PARK

Park Report

Address: 1400 Osos Street, San Luis Obispo, CA 93401 | Collected By: Danny Han & Kingston Chen 2/2/18

Mitchell Park is a neighborhood park located at 1400 Osos Street, adjacent to the Senior Citizens Center of San Luis Obispo. Access to the park is located all around however, the main entrance is located at the corner of Pismo and Santa Rosa Street. Onsite parking is permitted for use by the visitors of the Senior Center. Off street metered parking is located all around the park on Pismo Street and Buchon Street. Public transportation is not an issue with multiple bike racks located throughout and the closest bus stop located at Santa Rosa and Pismo. At the time the data was recorded there was a high volume of transient individuals, and even a confrontational one. Additionally, lighting within the park was extremely limited.

Mitchell Park includes many amenities specifically, a public restroom located adjacently to 2 high quality play structures. Furthermore, another unique feature of Mitchell Park is the flagpole that can be seen proudly displaying the American flag. The majority of the 13 picnic tables and 17 benches within the park are also located within or near shade. The vast amount of open space make it the perfect area for picnics. Mutt Mitts stations are included.



Figure 19a. Gazebo located in center of park

PARK INVENTORY

20. POINSETTIA PARK

Park Report

Address: Poinsettia Street, San Luis Obispo, CA 93401 | Collected By: Allison Cleary 2/16/18

Poinsettia Park is a park consisting mainly of a paved trail and a grass lawn. Most of the park is natural and landscaped areas. These are actually two different areas (creek walk and mini park). Creek Walk is the concrete trail leading to the tunnel under the railroad tracks and the mini-park is further down Poinsettia Street on the left-hand side. The mini park has 1 picnic table, one trash can and +/- 700 sq./ft. of turf surrounded by a small planting area.



Figure 20a. Sidewalk

Access points to the park are located at the intersection of Poinsettia Street and Rosemary Street as well as along Spanish Oaks Rd, but there is no park identification sign. The park is well kept. The closest bus stop is Tank Farm at Brookpine, only a couple blocks away. There is no designated parking lot, but nearby street parking is available. There are several pedestrian scale lights along the walkway that transects the park. They provide sufficient lighting to the park, improving the safety of the park at night. Most of the park is a well-maintained grass lawn commonly used for garden games.

Poinsettia Park also includes a paved trail way that connects the two mentioned access points. The trail is in decent condition, but there are several areas which have needed maintenance (*Figure 20a*). A set of stairs leads the trail to a tunnel, which allows pedestrians to cross the railroad safely (*Figure 20b*).

Poinsettia Park does not contain any sport fields or courts of any kind. There is an open grass field, which can be used for pick-up sports. The grass field is adjacent to the lit walkway, which would allow the field to be mildly lit at night.

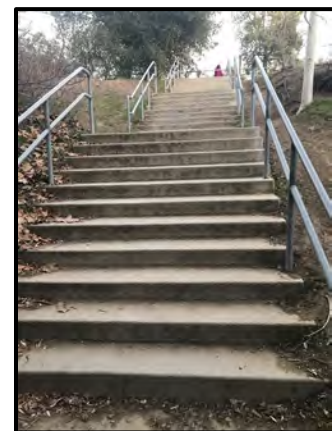


Figure 20b. Stairs leading sidewalk to tunnel

PARK INVENTORY

There are two city trash cans located near two of the picnic tables within the park, both in good condition. The park contains three picnic tables along the paved trail providing option for picnics in shaded areas. The lawn area contains a mutt mitt dispenser and a fence lining the perimeter.

PARK INVENTORY

21. PRIOLO MARTIN PARK

Park Report

Address: 890 Vista Del Collados, San Luis Obispo, CA 93405 | Collected By: Danny Han
2/2/18

Priolo-Martin, a mini park located on Vista Del Collados, resides serenely next to a quiet neighborhood and Laguna Lake. The park is in area and is a thin strip of land. Due to the length of the park, there is enough street parking to accommodate those who wish to visit it.

Unfortunately, for those who wish to travel in a more environmentally friendly manner, there are no bicycle racks located close to the park. There are pedestrian lights which are used to illuminate the neighborhood, as well as the park. North of the park is Laguna Lake. The closest bus stops to Priolo Martin Park is LOVR at Diablo and LOVR at Descanso. There are no signs within the park.

There is no designated field for sports, however, most of the park is an open area. This open area is not likely to be used for any large recreational activities, but rather it is likely to be used for casual enjoyment for residents and their pets. No other structures or facilities are present.

In general, the park and its amenities were in acceptable condition. There were five wooden benches. These benches were not simply made of wood but seemed to have been comprised of compressed wood. There was a total of three trash cans, all of which were for trash and not recycling. One trash can had the incorrect size bin as shown in (Figure 21a). There was one Mutt Mitt station which was in excellent condition. The amenities within the park were all rated a 3.



Figure 21a. Incorrectly sized trash bin

PARK INVENTORY

22. RODRIGUEZ ADOBE PARK

Park Report

Address: Brookpine Drive and Purple Sage Lane, San Luis Obispo, CA 93401 | Collected By: Danny Han 2/6/18

Rodriguez Adobe Park is tucked away in a neighborhood off Tank Farm Rd and consists primarily of an open grass field. The park can be accessed along Purple Sage Lane. The closest bus stop is Tank Farm at Brookpine, only a couple blocks away. There is no designated parking lot, but sufficient nearby street parking is available. Most of the park is a grass lawn commonly used for garden games. A paved trail transects the park, which is about 400 feet, and stretches from the park boundary along Purple Sage Lane to the start to Poinsettia Park. The Rodriguez Adobe is in this park.

The park does not have any official courts, fields, or sport-related features. However, the lawn is large enough to play casual park games, such as tag, Frisbee, or a pickup game of soccer. No playgrounds or any other similar structures are located within park boundaries.

Rodriguez Adobe Park contains one metal bench and one mutt mitt dispenser, which is dented but still functional (*Figure 22a*). There are two signs, one distinguishing a “Fire Lane” and the other is unidentifiable (*See Figures 22b & 22c*). The metal bench is in great condition and is in a sparsely vegetated natural area.



Figure 22a: Dented mutt mitt dispenser



Figure 22b. Unidentifiable signage



Figure 22c. Faded “Fire Lane” sign

PARK INVENTORY

23. SANTA ROSA PARK

Park Report

Address: Santa Rosa Street and Oak Street, San Luis Obispo, CA 93401| Collected By: Team
1/31/18

Santa Rosa Park is located on Santa Rosa Street and contains three main access points from Casa Street, Stenner Street, and Oak Street. The adjacent areas consist primarily of neighborhoods, but the west side of the park lines Santa Rosa Street, a heavily trafficked road. There are

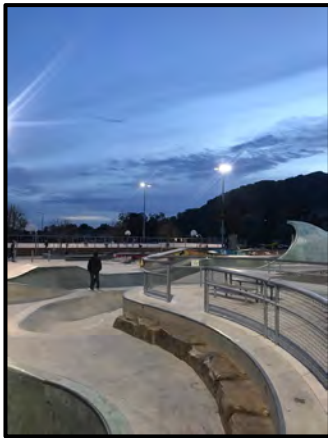


Figure 23a. Skate Park

several nearby bus stops with locations including: Santa Rosa at Oak, Santa Rosa at Murray, Foothill at Casa, and Santa Rosa at Foothill. The park contains two designated parking lots providing roughly 125 parking spots and 7 ADA compliant spots for



Figure 23b. Horseshoe court

park users. Santa Rosa Park has 3 bike racks with a total capacity of 18 bikes. The transient community has a noticeable presence, which can influence the safety feel of the park. Street and field

lights are spread throughout the park providing sufficient light when necessary. A paved walkway connects the Oak Street access point with the Casa Street access point. One of the biggest features in Santa Rosa Park is the large grass field located on the east end of the park. This includes a baseball field and softball field that is surrounded by bleachers, an equipment shed, a restroom, and another building just behind home plate of the baseball field. These two sheds are also used as one scorekeeper shed (concession stand) and one service building (also at ballfields). This field is well lit with many sports field lights surrounding it. Two features that are unique to Santa Rosa are the large skate park (*Figure 23a*) and the full roller hockey rink that can doubles as two basketball courts. This park also has a horseshoe court that looks

PARK INVENTORY

very old and run down and not very well maintained (*Figure 23b*). It is still used by members of the community and hosts horseshoe tournaments throughout the year. Community members who regularly use the horseshoe courts would like to see improvements in the court surfacing and mentioned that they typically do court maintenance themselves. There is also a playground designed for children between the ages of 5 and 12 that looks very new and well-maintained, which was updated in 2014. In addition, there is an open grassy area that can be used as an informal recreation field.

Santa Rosa has a wide variety of amenities throughout the park including 4 water fountains (some of which are hydration stations), 5 Barbeque pits (two which are by reservations and three which stand alone), 33 picnic tables, and 12 benches. Adjacent to the horseshoe play area there is a concentration of newly renovated picnic tables that can function as an outdoor event area. Additionally, there are enough amenities to maintain the cleanliness of the park, such as 3 mutt mitts and 47 trash cans (includes recycling). Additionally, there is one public art piece “Concrete Jungle” located near the Skate Park in Santa Rosa Park.

PARK INVENTORY

24. SINSHEIMER PARK

Park Report

Address: 900 Southwood Drive, San Luis Obispo, CA 93401| Collected By: Team 2/14/18

Sinsheimer Park is located at 900 Southwood Drive. The main entrance to the park is located in the off-street parking lot on Southwood Drive. This parking lot contains approximately 150 parking spots including. The parking lot for the park is shared between the other facilities at this location which include the SLO Swim Center and Sinsheimer Stadium. Another entrance consisting of limited on street residential parking is on Helena Street. However, if necessary, public transportation is not a problem with the following bus stops proximal to Sinsheimer Park: Augusta at Gerda, Johnson at Sydney, and Augusta at Bishop. Additionally, there is adequate signage throughout the park indicating park and activity rules. There are 12 lights within the park, however, they are only stadium lights for the baseball fields and street lights in the parking lot. Because there are no pedestrian lights within the park, it is optimally used during the day unless utilizing the baseball field.

Sinsheimer Park is a Community Park with several official sport facilities and elaborate, newly constructed play structures. The park includes two full sized baseball fields and 6 hardcourt



Figure 24a. Play structure designed for children ages 5+

tennis courts. These sport facilities are in good condition and lined with stadium lights, allowing them to be used both during the day and at night. A full-sized sand volleyball court can be found directly adjacent to the play structures. The two play structures are newly remodeled as of November 2017 and cater uniquely to various age groups. The smaller play structure is designed for 2-5-year-old children while the larger structure is primarily

designed for children above the age of 5 (*Figure 24a*). There is also a large turf hill to the side

PARK INVENTORY

of the playground that is largely utilized by children and adults of all ages for sliding down on cardboard. The most substantial activity feature in the park is over 10 acres of natural areas.



Sinsheimer has a vast amount of seating throughout the park 13 benches, 4 bleachers, and 17 picnic tables that all are in moderate condition. The park contains two water fountains, one of which was a fiberglass lion donated by the Lions Club of San Luis Obispo (*Figure 24b*). Sinsheimer has 5 barbeques all in good condition and scattered along the path between the baseball fields and play structures. There is one rentable and four standalone BBQs.

Figure 24b.
Fiberglass lion water
fountain donated by
Lions Club of SLO

PARK INVENTORY

Sinsheimer Stadium Facility Report

Sinsheimer Stadium, 900 Southwood Dr.



Figure 24c. View of Sinsheimer Stadium Field



Figure 24d. View of middle entrance and concession stand. This is where tickets are usually sold.

Sinsheimer Stadium is located at Sinsheimer Park proximate to Sinsheimer Elementary School and the SLO Swim Center. The Stadium opened in the early 1970's, and is located on San Luis Unified School District land, though the Stadium is owned and maintained by the City of San Luis Obispo. The Stadium is composed of a field, a scoreboard, a

BBQ area, male and female restrooms, a concession stand, an upstairs press box with areas

PARK INVENTORY

used during the Blues season for VIP ticket holders, an upstairs patio area, and a couple rooms for storage. The facility is equipped for amplified sound (with written permission), field lighting, and on-site parking. The field is an official 90-foot base path stadium with stadium seating for 600 and a maximum capacity of 1,000 persons. There is both stadium seating and lawn seating at the facility.

The Stadium is utilized by a variety of organizations including a semi-professional baseball team (SLO Blues), Men's Baseball, Youth Baseball, Cal Poly Club Baseball, and SLO High School Baseball. The stadium is strictly used for games only, as practice sessions are not permitted.

The stadium is open for use January through September and is highly impacted from May till



Figure 24e. Potentially dangerous railing for children

August. On average there are games four days a week that run during the later afternoon to night times.

There are a couple access points to the stadium which are locked when not in use. There is one for maintenance from the parking lot, one for ticket sales, and one in the middle of the stadium area. Although there is a ticket booth area, usually the middle entrance is opened and that is where ticket sales occur (*Figure 24d*).

Park maintenance does a good job of maintaining the stadium daily. In 2015, the left field stairs to the field replaced an aging and dangerous stairwell. The backstop at the stadium is planned for a replacement in the Fall of 2018. Small upgrades are funded and completed by the Blues baseball team such as repainting the dug-out area (*Figure 24g*). The dug-out areas are in fairly good condition. There are water fountains in there that should be replaced in the near future. The facility itself has drinking fountains that could be upgraded to a hydration station given its high use during the summer months.

PARK INVENTORY



Figure 24f. ADA accessible seating (3)

There is a BBQ area with multiple large BBQ pits available to rent in conjunction with the stadium use. They are all in good condition, although the over-hang area seems to need some maintenance.

The facility at the stadium is, for the most part, well-maintained by the groups who use the concession areas. On the lower level there is a

concession area and small prep area which has refrigeration, ice machine, and sinks. There are some storage areas as well. The press box is locations upstairs and has the PA system, chairs, scoreboard reader, and a view of the entire stadium.



Figure 24g. Announcer seating and inside VIP area

PARK INVENTORY

Recommendations for improvements:

The seating in the stadium has seats that were donated from a professional baseball team a couple decades ago. Since the seats are old and outdated it is difficult to replace seats or find parts for broken seats. There are a couple safety concerns with the seating area. There is a lack of protection around the railing of the seats which allows for the potential for children to fall through and off the ledge of the bleacher area (*Figure 24e*)

There is also a lack of ADA accessibility to the lower seating area. Although there are three ADA accessible seats behind the bleacher area, they are often blocked by viewers seated on the lawn and are kept separate from the rest of the bleacher area (*Figure 24f*). The stadium itself is overall not ADA compliant.

The bathroom has male and female restrooms with multiple stalls in each. During regular hours the restrooms are available to the public park users, but during games there is fencing that

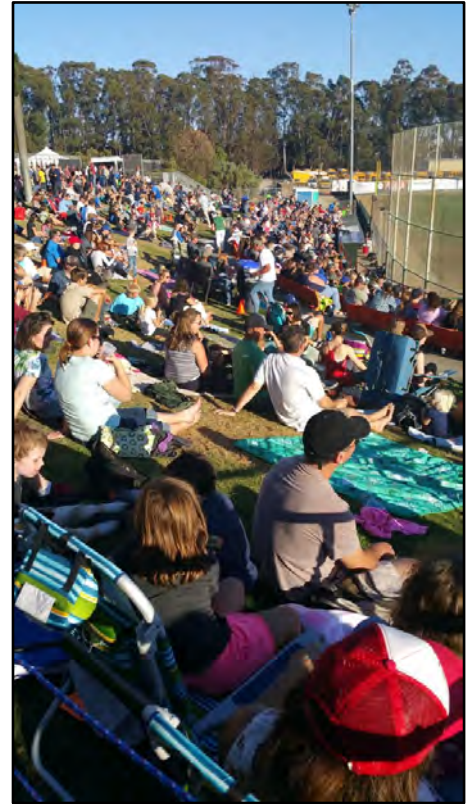


Figure 24h. View of the lawn area of the stadium on a busy game day



Figure 24i. Dugout area for players

restricts them from the park and only allows to the stadium users.

One complaint about restrooms is that there are no on field “player only” restrooms. To avoid players from having to go all the way to the public restrooms, two temporary bathrooms are usually brought in for players to use during the SLO Blues season. It is recommended to add permanent on field restrooms for staff and player access.

A couple more complaints and recommendations include the following:

PARK INVENTORY

- Storage is an issue for the Blues, and they usually must bring in large temporary storage areas during their season. Provision of a permanent storage area would be ideal.
- Parking can also be an issue, especially when all three park amenities are at peak times, parking can spill out into the neighboring areas.
- As for the field itself, some of the side board paneling along the edge of the field are falling apart or chipping.
- Additionally, the material along the fencing which blocks the views from the outside is ripping and has many holes. This is usually from people attempting to get an outside view. It happens frequently and is expensive to replace.
- A final recommendation would be to put in some sort of permanent beverage area in the facility. Usually a beverage truck comes to park in the parking lot, so a useful idea would be to install a permanent area for stadium goers.

PARK INVENTORY

25. STONERIDGE PARK

Park Report

Address: 535 Bluerock Drive, San Luis Obispo, CA 93401 | Collected By: Danny Han 2/15/18

Stoneridge Park is a mini park located at 535 Bluerock Drive, adjacent to the South Hills Open Space Preserve. Access is indicated by the “Stoneridge Park” sign and residential street parking is located on Bluerock Drive. This park offers access to trail entrances into South Hills Open Space Area. The closest bus stop to this park is located .3 miles away at the stop Broad at Humbert. The park is composed of a large grassy area, natural area, and hardscaped area in the form of an asphalt walking path through the park. Lighting in this park is non-existent and functionality of this park is limited to daytime use. A recommendation to improve the functionality of the park would be to include water fountains because the main use would typically be basketball related.

The main feature of this park is half-court basketball that is in the center of the park. The features that improve the functionality of the park include two picnic tables and 4 benches that are not ADA accessible, located conveniently under shade. Also, to maintain the cleanliness of the park a Mutt Mitt and trash can are located within the park. Overall the park is very well maintained all features received a rating of 3 and located in a quiet residential area (*Figure 25a*).



Figure 25a. Picture of Stoneridge Park

PARK INVENTORY

26. THROOP PARK

Park Report

Address: 510 Cerro Romauldo, San Luis Obispo, CA 93405 | Collected By: Danny Han & Kingston Chen 2/2/18

Throop Park is located adjacent to Pacheco Elementary School on 525 Cerro Romauldo Avenue. The park is has with multiple access points from private residences and two public access points--one from Cuesta Drive and one from Cerro Romauldo Avenue. Parking at Throop is not an issue with 47 off street parking spaces including 2 ADA spaces, and a plethora of on street parking alongside Cuesta Drive and Cerro Romauldo Avenue. The parking lot is the responsibility of the school district. Other transportation options are also accommodated for with the closest bus stop, Foothill at Cuesta (W) one block away and a bicycle rack (U-Rack). Lighting throughout the park was limited to the parking lot and the youth baseball field. A welcome sign designated the entrance of the park at the corner of Cuesta Drive and Cerro Romauldo Avenue (*Figure 26a*). Overall, the park felt safe because it was in a quiet residential area.



Figure 26a. Throop Park entrance sign



Figure 26b. Play structure designed for children ages 3-5

There is plenty of open space that can be used for a wide range of activities such as throwing around a Frisbee or lawn games. The physical features include a youth baseball field that is well lit and accompanied by a dugout, bleachers, and one equipment storage shed. Additionally, there are two play areas one for 5-12 year old and another for 3-5 year old (*Figure 26b*) covered with a wood chip surface. Two unisex restrooms were also included within the park.

Throop features 7 picnic tables, 8 trash cans, 6 benches most of which were in excellent condition. 2 mutt mitts, and a water fountain located adjacently to the baseball field.

PARK INVENTORY

27. TRIANGLE PARK

Park Report

Address: 1701 Osos Street, San Luis Obispo, CA 93401 | Collected By: Danny Han 2/2/18

Triangle Park is a mini park located between Osos Street and Santa Barbara Avenue and can be accessed at any point along both roads. There is no park ID feature or any park rule signs. A bus stop is located directly adjacent to park at Santa Barbara Avenue at Church Street. There are no lights within the park, but there are street lights on adjacent roads. There are no bike racks or associated parking besides street parking.

The park does not have any officially marked sports fields. However, there is a lawn that could be used for small scale field games or sports. Because the park has no lights in it, the field itself does not have unique lighting.

There is one trash can in addition to two picnic tables and two benches throughout the park. All amenities were in good condition and received a rating of 2 or 3.

PARK INVENTORY

28. VISTA LAGO PARK

Park Report

Address: 1269 Vista Del Lago, San Luis Obispo, CA 93405 | Collected By: Kingston Chen
2/20/18

Vista Lago is a small neighborhood park located at 1269 Vista Del Lago, in a quiet residential area. The park can only be accessed from the street Vista Del Lago. Parking is limited to only residential off-street parking; however, it is plentiful. Additionally, the closest bus stop is the SLO Transit LOVR at Laguna Lake stop which is approximately 0.2 miles away. Lighting for the park is non-existent and this park can be most optimally used during the daytime. The overall impression of Vista Lago is that it functions as an outdoor place for local children to play. The signage was limited to a welcome sign that designated the age requirements for the play structure. The only activity feature in Vista Lago is a play structure for 5-12 year old, with a minimal amount of open space. The features are limited to a single mutt mitt, several picnic tables, trash cans, and most uniquely a community library (*Figure 28a*). The picnic tables have warped and can be renovated to improve the quality of the park (*Figure 28b*).



Figure 28a. Community library



Figure 28b. Warped picnic table

CONCLUSION

Conclusion

Assumptions

There were a few assumptions made throughout data collection. There was previous data collected that was available and used for certain features. This data was from the SLO GIS database. This data is from 2009 and was collected by a City GIS intern. This data was obtained from the City GIS manager who stated that the data needed to be rechecked but should be accurate enough. I did my best to recheck data using Ariel imagery. The data that was used solely from the City database was the surface type data, the tree data, and the utility data. Not all the parks had data collected on them in 2009, the parks that I collected surface type data on were Buena Vista Park, Jack House, Mission Plaza Extension, Poinsettia Mini Park and Creek Walk, and the Rodriguez Adobes. The data I collected, since it was by Ariel imagery, is a lot more estimated.

Utilities

Due to a lack of knowledge on utilities, these data points were not altered. Additionally, because a lot of the utilities did not appear to correlate with public use, there isn't mention of them in the inventory, only in the GIS data.

Signage

Signage was originally going to be collected based on park entrance sign, rule signs, and other. This was found to be very difficult to collect data for rules and other signs since there could be hundreds of repeating rule or other signs in a park. Although entrance sign data is complete, rules and other signs are very inconsistent, so I have removed them from the tables, although there is some data is still in GIS for rules and other signs since some students collected and some students didn't. If this is necessary to have, it can be recollected once we identify what actual signage needs to be collected.

CONCLUSION

Ratings

Some of the GIS data we collected that we initially gave ratings too, I ended up deciding that they didn't necessarily need a rating because I don't believe there was a cohesive way to rate them. Some of the not rated data may have ratings in GIS because some students rated that feature, and some didn't because it was a challenging thing to assess and rate. The "Rated/Non-Rated" table gives a clear idea of what we ended up consistently giving a rating to or not.

ADA

ADA was challenging information to collect. Initially the plan was to use the ADA transition plan to insert data on all the park features. After completing several parks, it was apparent that the transition plan did not completely cover all the features that were being examined for the inventory. The ADA data is not comprehensive. If this is a necessary piece of the inventory that is needed, this data can be re-examined and through the ADA transition plan. In general, if it was labeled ADA, or it clearly was not ADA then it was noted as such. If not, it was left blank.



APPENDIX



**PARKS INVENTORY +
ASSESSMENT**

SAN LUIS OBISPO PARKS + RECREATION MASTER PLAN

Community Needs Assessment



SAN LUIS OBISPO PARKS + RECREATION MASTER PLAN

Community Needs Assessment

June 2019



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1 POPULATION AND DEMOGRAPHICS

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EXECUTIVE SUMMARY



INTRODUCTION TO THE COMMUNITY NEEDS ASSESSMENT

This Community Needs Assessment is the culmination of the first phase of work on the San Luis Obispo Parks and Recreation Master Plan Update. Chapter 1 presents the demographic characteristics and population trends of the community. Chapter 2 describes and maps the City’s existing park system. Park acreage and distribution are evaluated based on the standards in the current Parks Master Plan, and these standards are compared to a set of benchmark cities. Chapter 3 provides an overview of recreational trends in the U.S. and in the region and makes observations about what

San Luis Obispo’s demographics suggest in terms of local recreational preferences. The chapter also summarizes and evaluates the Parks Department’s current recreational offerings. Chapter 4 describes the City’s parks maintenance practices and considers potential improvements. Finally, Chapter 5 summarizes the themes heard during community engagement activities and the community preferences reflected in the statistically-valid survey.

Key findings of each of these chapters are presented in the

section that follows, giving readers one place to look to quickly gain an understanding of the setting. These are preliminary in nature, to be refined in the final master plan. The Community Needs Assessment will serve as the foundation for the City’s next generation of parks and guide the management of recreation programs and assets for the years ahead. Recommendations range from strategic enhancements to big ideas that propel the system forward. The Executive Summary concludes by offering a set of preliminary recommendations for the Plan Update.



KEY FINDINGS

POPULATION AND DEMOGRAPHICS

As of 2017, San Luis Obispo had a population of 46,724, gaining an estimated 2,545 people since 2000, the year before the Parks and Recreation Master Plan was last updated. The San Luis Obispo General Plan anticipates a population of 56,686 by 2035. This would represent a substantially higher growth rate than the City has recently experienced and add 9,960 people to the community.

Young adults age 18-24 comprised a remarkable 35 percent of the City's population in 2010, a proportion mainly attributed to the large student population. For San Luis Obispo County as a whole, the proportionate population between the ages of 20 and 29 grew significantly, along with major growth in adults between the ages of 50 and 70. The relative population of children under 14 and adults between 35 and 44 declined. One-third of City households were earning less than \$25,000 in 2010, a high percentage due in large part to the student population.

PARKS AND FACILITIES

The San Luis Obispo park system includes a diverse mix of some 28 parks and recreation facilities covering approximately 206 acres. There are five school sites where recreational facilities are available

to for youth recreation and classes through joint-use agreements. The City also has a joint-use agreement for the baseball/softball fields at El Chorro Regional Park.

The City's parks include a broad range of recreational features. Some, like multiuse fields, softball/baseball fields, and basketball courts, are distributed in several parks. Others are concentrated primarily at one park, including soccer fields (Damon-Garcia), tennis courts (Sinsheimer Park), and pickleball courts (French Park) or located only at one or two parks (the skate park at Santa Rosa Park; disc golf courses at Laguna Lake and Sinsheimer.)

San Luis Obispo owns and manages 16 open spaces and recreational trails covering nearly 3,800 acres. These are vitally important assets in the community, but are not covered by the Parks and Recreation Master Plan Update.

Planned Parks and Park Improvements

Some 25 new parks of a variety of types and sizes are defined in specific or master plans, to be provided as part of planned development around the urban periphery. The Downtown Concept Plan identifies several park and public space opportunities that could support a vibrant urban core. More immediately, a number of park and facility improvements or enhancements are scheduled for

2019-21 in the City's current Capital Improvements Program, along with one new neighborhood park on North Broad Street.

Condition Assessment

A Park and Facility Condition Assessment completed in 2018 evaluated nearly all of the City's current parks and recreation facilities. This analysis provides a narrative describing conditions at each site, and rates the condition of specific features within each site (compliance with the Americans with Disabilities Act was not included in this analysis.) Over three quarters of park features were found to be in generally good condition; the most typical exceptions were horseshoe pits, picnic tables and drinking fountains. Anholm Park, Cheng Park, Throop Park, and Jack House and Gardens contain features that were found to be in the best condition overall. Parks whose features were found to be in generally poorer condition included Santa Rosa and Emerson.

Separately, facility assessments were conducted on the Parks and Recreation Administration Building, the Ludwick Community Center, the Senior Center, and the SLO Swim Center. The assessments identified needed improvements at all sites, while recommending the Community Center be replaced by a new facility and affirming the Department's vision for a new ranger station in the City.

Level of Service: Park Acreage and Access

The current Parks and Recreation Element and Master Plan calls on the City to develop and maintain a park system at the rate of 10 acres of parkland per 1,000 residents. As applied to residential development or annexation, five acres per 1,000 are to be dedicated as neighborhood park serving the development, while the remaining five acres may be located anywhere within the City's park system as deemed appropriate.

As of 2017, the City's parks inventory translates to approximately 4.4 acres per 1,000 residents. With growth anticipated under the General Plan, San Luis Obispo would need another 361 acres of park land overall, including 249 acres of neighborhood parks, in order to meet current standards. This standard for neighborhood parks alone would mean the need for 25 more 10-acre parks like French—or 2,490 Anholm Parks.

The Capital Facilities Fee Nexus Study completed in 2018 establishes a maximum in-lieu fee and potential park development impact fee based on a calculated ratio of 4.18 acres per 1,000 residents and 2.69 acres per 1,000 service population. While the City currently only charges the in-lieu fee under the Quimby Act, it may consider newly applying a parks development impact fee to a broader set of development categories, following the Parks Master Plan Update.

Access to Parks

The current Master Plan also sets a standard for access to parks, calling for City residents to be within a 1/2- to 1-mile walking distance of a neighborhood park. Four neighborhoods or portions of neighborhoods are currently out of this range, including the north side neighborhood directly south of Cal Poly; the neighborhood off South Broad Street south of Meadow Park; and two neighborhoods along South Higuera Street. Some of these park gaps would be addressed by future parks in specific or master plan areas.

A View from Benchmark Cities

Level of service standards vary significantly amongst San Luis Obispo and five benchmark cities evaluated for this analysis. At 10 acres per 1,000 residents, San Luis Obispo has the highest overall park land standard, followed by Paso Robles at 7 acres per 1,000; Santa Cruz at 4.5 acres per 1,000; Davis at 3.8 acres per 1,000; and Santa Maria at 3.0 acres per 1,000 (or higher, if the City surpasses 3.0 acres per 1,000, up to 5.0 acres per 1,000.)

Both San Luis Obispo and Santa Cruz currently use a 1/2-mile standard for neighborhood parks, while the Davis Parks and Recreation Facilities Master Plan Update (2012) strives for a park within 3/8 mile of all residents.

RECREATION TRENDS, RECREATION PROGRAMS

Recreation Trends

As of 2017, the sports most heavily participated within the United States were Golf and Basketball, which have participation figures well in excess of the other activities within the general sports category. Since 2012, Rugby and other niche sports, like Boxing, Lacrosse, and Roller Hockey have seen strong growth, as have fitness activities and, in particular, Fitness Swimming, which has broad, multigenerational appeal.

San Luis Obispo has relatively strong participation rates when it comes to almost all recreational activities, resulting in a high "market potential index" indicating demand for sports, fitness, and outdoor recreation.

Program and Services Assessment

The San Luis Obispo Parks and Recreation Department has a professional staff that is delivering quality programs, services and events to the community. The analysis of programs done for this report features a ranking of programs in terms of priority for improvement, based on both quantitative and qualitative data. These rankings indicate that the City should prioritize expanding programs in Recreational Swimming, Lap Swimming, Swim Lessons, Yoga, Personal Training and Fitness Classes, Sun & Fun and Club Star programs, and Tennis. The rankings

also indicate several program areas that should be continued, and programs that should be offered strategically and evaluated.

COMMUNITY ENGAGEMENT FEEDBACK

Beginning in April 2018, City staff have led a comprehensive public engagement effort—a critical component of the Parks and Recreation Master Plan Update. The kit of tools builds on the existing community engagement culture in San Luis Obispo. Over the course of the summer, Staff conducted some 25 “pop-up” outreach events. Community members also provided comments by email and on the Open City Hall online portal; on comment cards distributed at the Administration office and at recreation facilities; and through direct communications. Supported by this extensive outreach, over 600 people attended a participatory three-hour drop in interactive engagement workshop held at the Ludwick Community Center on September 13, 2018. Input from these engagement activities is summarized here.

Parks and Facilities

Of all of the City’s existing parks, Sinsheimer Park was the subject of the most comments from community members, and was also rated the highest. Sinsheimer was noted for its

“wonderful” play area and hill slide; several people noted the need for more shade.

Laguna Lake Park was also the subject of a large number of comments; here, the park received poor reviews and people saw the need for a fully-fenced or improved dog park or dredging of the lake.

Community members also weighed in on what types of parks and facilities they wanted to see in the future. Pickleball and some variation on a water park or splash pad were popular responses. Many people also weighed in on the need for enhancements to the SLO Swim Center; a new dog park or fenced dog area; new facilities for diamond sports and field sports; new neighborhood and pocket parks; and a new indoor recreation center/community center. Children’s responses included new and improved play equipment and unique features like ziplines, foam pits, climbing trees, and giant chess sets.

Programs, Activities and Events

Recreation programs identified as high priority by the most people at the workshop included swimming, pickleball, yoga, kids’ programs, environmental education, and gardening. People also expressed enthusiasm for the idea of more concerts and music in parks. Other popular types of events focused on

food, sports, movies, arts, cultural festivals, and community picnics and barbeques. Community members supported the idea of more special events at Mitchell Park, Laguna Lake Park, and Mission Plaza in particular.

Access to Parks

People’s comments showed an overwhelming desire to access the parks and recreation system by biking and walking. Among the many references to biking, there were numerous requests for safer biking routes for all ages, more robust bike infrastructure, and system-wide bike networks linking parks throughout the city. Community members were especially aware of the need for access improvements at Sinsheimer Park, where parking, trail connections, transit access, and the railroad tracks are consistent challenges. The Bob Jones and Railroad trails also emerged as priorities.

COMMUNITY SURVEY RESULTS

A parks and recreation needs assessment survey was conducted during late summer/early fall of 2018. The survey was professionally administered and designed to achieve a statistically-significant number of responses from a random sampling of households in San Luis Obispo. Results are summarized here.

Parks and Facilities

Overall the City of San Luis Obispo Parks and Recreation Department is doing an excellent job providing services to the community. Most survey respondents (79%) reported being either “very satisfied” or “satisfied” with the Department, and 70% reported high satisfaction with the parks and facilities themselves. The most highly-rated parks and facilities were Sinsheimer Park, Jack House and Gardens; Santa Rosa Park; and Anholm Park, while Mission Plaza, Sinsheimer, Meadow, and Laguna Lake parks were deemed the most important. Almost every survey respondent reported having visited at least one of the City’s parks and recreation facilities over the past year.

Amenities

The survey found that types of amenities with the highest level of unmet need in the City are swimming pools, nature parks/botanical gardens, adventure areas, and shaded areas. Meanwhile, the types of amenities most important to households are open space trails, park trails, swimming pools, and open space that can be passively enjoyed.

Taken together—along with other information from the survey—this resulted in a finding that swimming pools, open space trails, park trails, passive enjoyment of open space conservation areas, shaded play areas, dog parks, and nature park/botanical gardens should be the City’s highest priorities.

Programs and Activities

In terms of recreational programming, the survey found that three program areas were used by about a quarter of San Luis Obispo households: community special events, recreational swimming, and lap swimming. These were also the programs identified as most important by survey respondents—and identified in the survey as the programs that households have the greatest need for.

PRELIMINARY RECOMMENDATIONS

What do all these findings suggest in terms of future improvements to San Luis Obispo's parks and recreation programs? This section provides early guidance meant to start the conversation and inform the Plan Update.

PARKS AND FACILITIES

Rethink Park Classification and Define Downtown Public Space.

The Plan Update is an opportunity to redefine park types in a robust way that serves the City's vision.

Downtown Public Spaces. In particular, the Plan should define and describe urban public spaces that support interaction in a highly-walkable, mixed-use downtown, consistent with the Downtown Concept Plan. The farmers' market, the creek, privately-owned public open spaces (POPOS), roof gardens, and temporary plazas, can be leveraged as part of the park system and be recognized as "park equivalencies." In other words, they may be counted toward meeting City standards even if the space is not a traditional park. The Plan should develop a standard and metric accordingly.

Rethink Park Acreage Standards.

San Luis currently provides 4.4 acres of park land per 1,000 residents—substantially less park land than the current Parks and Recreation Master Plan and Element call for. While San Luis Obispo has demonstrated that a high-quality park system can be achieved within a smaller footprint than the current 10 acres per 1,000,

the City retains this aspirational standard. The Master Plan Update should add more specific aspirational standards for each park type.

Rethink Park Access Standards and How to Fill Access Gaps.

The current ½ to 1-mile standard for neighborhood parks should be adjusted to (a) move the City toward a higher standard for park space within walking distance, using network analysis and a single ½-mile threshold and (b) recognize that community parks are also valuable for local use and should be counted. The Plan should also provide neighborhood-specific guidance on strategies to address gaps. For example, the south side of Loomis Street may provide an opportunity for a new linear park to serve the City's northeast neighborhoods. Stoneridge Park may have potential to be expanded from a mini park to better serve its southside neighborhood. Signalized crossings and safe routes to Santa Rosa Park will give better access to the neighborhood west of Santa Rosa Street on the north side.

Focus on Key Facilities and Amenities.

The new Parks and Recreation Master Plan should provide clear direction on achieving recreation facility priorities revealed

through the Community Needs Assessment process. These include swimming pools; pickleball and tennis courts; urban and park trails; shaded play areas; dog parks; and a nature park/botanical garden. The Plan will articulate the needs, program, and geography of need.

Implement High-Quality Design.

The community's expectation for high quality design and innovative features has increased. SLO Parks should better reflect our time including preservation of natural features, use of drought-tolerant plantings, incorporation of public art, and the relationship between park zones and surrounding uses. The Department should become more nimble to test new programming ideas and implement public art as a placemaking tool.

Walking and Biking in Parks and to Parks. Community members clearly communicated the importance of being able to walk and bike to parks and the value they place on walking paths and trails. The Parks Master Plan will identify specific priority park access improvements, such as signalized crossings of busy streets and overcrossings of rail lines. The Plan will prioritize extending the City's system of multiuse trails, and ensure that

walking paths are recognized as an important park amenity. There are many opportunities to create safer access to parks for people of all ages traveling on foot or by non-motorized means. The Department should be part of San Luis Obispo's active transportation planning program.

Open Space Access. Passive enjoyment of open space is a clear priority for San Luis Obispo residents. Trailheads provide access to the City's treasured open space areas, but these trailheads are also often located in neighborhoods and have limited or no dedicated parking. The City should prioritize the development of pedestrian and bike routes that connect to open space trailheads to enhance access while minimizing impacts.

Swimming and Multipurpose Indoor Facilities. Swimming comes through as a high-priority need in San Luis Obispo. Significant improvements are needed to make the SLO Swim Center more usable. That facility should also be expanded to provide more capacity, or a new facility should be developed to meet community need.

This new facility could be developed jointly or separately from a

multipurpose recreation center developed to replace the Ludwick Community Center. A versatile new facility that can support a combination of activities (fitness and community classrooms, gym, rentable spaces), paired with aquatics, could be a vital addition.

Tennis and Pickleball Courts.

San Luis Obispo has demand for both more tennis courts and more pickleball courts. These demands should both be addressed and not be forced to compete. Currently, tennis courts are concentrated at Sinsheimer Park and pickleball courts at French Park. Future courts should be developed in the northern and western parts of the City.

Shaded Play Areas. The Community Needs Assessment shows a desire for more shaded play areas. Existing play areas should be evaluated systematically, and enhancements scheduled based on need. The City should strive for shaded play areas within a short walk (1/2-mile) of all residents: this should be a core feature of all parks, including mini-parks. Shade trees and shade structures also contribute to distinctive identity and sustainability.

PRELIMINARY RECOMMENDATIONS

Dog Parks. San Luis Obispo currently has one dog park, at Laguna Lake Park. Community members are strongly advocating for more dog facilities, and this is borne out as a priority in the Community Needs Assessment. Future dog facilities should be designed in a way that draws on community input, and distributed to be accessible to residents in other parts of the City. Investments in new facilities should be paired with reinvestment in the existing facility at Laguna Lake to ensure equity and to balance use.

Nature Park/Botanical Garden. This facility type was indicated in the Community Needs Assessment, and could be a good match for environmental education and gardening programs that were also found to be desired.

Quiet, Meditative Areas. Many residents expressed the need for more quiet, meditative areas in parks. The Plan should incorporate this as a desired character zone to be included in future parks and look for opportunities to create these spaces in existing parks. A “zen garden” was specifically requested by residents.

Mitchell and Emerson Parks. Mitchell and Emerson need to function more successfully to serve

their evolving neighborhoods, while also being part of an ecosystem of downtown-area parks that support events and public art. Programming may be a critical element to maintain a feeling of comfort and security for neighborhood residents. These two parks should be subject to more focused design and programming consideration. (See *Community Events recommendation below.*)

Sinsheimer Park. Sinsheimer Park is an important and favorite park for many San Luis Obispo residents. This is remarkable, because it has potential to be much better than it is. A master planning process for this park can show how its various elements can be tied together to create synergy; how space can be used to accommodate additional use; how access can be improved for all modes of travel, including walking and biking access across the railroad; and how parking issues can be resolved and the creek can become an asset. The adjacent school, school district bus yard, and Johnson Park should also be part of the discussion. Can these parts be rearranged in a way that creates lasting, positive impact?

Laguna Lake Park. Laguna Lake Park also has significant untapped potential—that was being explored

by a Cal Poly landscape architecture studio. Those ideas and others should inform future direction and provide inspiration for how the City can get the most out of this site. Laguna Lake Park may have space for recreational facilities, space to accommodate large events, and unique opportunities to support enjoyment of the water and the open space preserve beyond.

RECREATION PROGRAMS

Expand Programs and Services in the Areas of Greatest Demand.

Ongoing analysis of the participation trends of programming and services in San Luis Obispo is significant when delivering high quality programs and services. By doing so, staff will be able to focus their efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is declining. Based on the Community Needs Assessment, Recreational Swimming, Lap Swimming, Swim Lessons, Yoga, Personal Training and Fitness Classes, and Tennis programs should all be expanded.

Continue to Support Sun n Fun and Club Star. The Sun n Fun and Club Star programs are critical for parents and youth. These will remain

a high priority for Department support.

Program Evaluation. Implement the program assessment and evaluation tool as recommended. Assessment and evaluation tool is provided as an Excel spreadsheet as a stand-alone separate document. Certain programs were identified as being important to evaluate. These included Gymnastics, Lifeguard Training & Junior Guards, Golf, Drop-in Sports, LEGO Camps, Junior Ranger Activity Camps, Junior Giants, Youth Futsal, Tennis Lessons, Ultimate Pick-up, Surfing Lessons, and Youth Fitness & Wellness programs. These programs may have a limited, targeted audience and may be ideal to offer strategically in terms of frequency, days of week, times of day and time of year.

Community Events. San Luis Obispo residents have shown a clear interest in more community events in parks. Community members focused on three parks as good sites for events: Mission Plaza, Laguna Lake, and Mitchell. Emerson Park should also be included in this list. The Plan should help the Department identify specific facility needs to support event use, and niches for each event site.

Park Activation. Activating parks with informal food truck pods, community picnics, fitness classes and yoga in the park, etc., is a great way to bring new energy to parks and ensure that parks feel welcoming to all.

MAINTENANCE ACTIVITIES

Implement a Work Order Management System. A work order system should be used to track maintenance requirements that are tied to daily, weekly, monthly, seasonal and annual work orders based on the established maintenance standards. This will assist staff in staying on top of the preventative maintenance of both the built (playgrounds, structures, infrastructure, etc.) and natural (turf, trees, etc.) assets of the park system. Further, utilizing a work order management system will provide staff the necessary “actual cost” data for work being performed.

Systematic Approach to Contracting Services. Through the development of management processes, the Department must continually evaluate the private sector to determine if the financial

resources dedicated to parks maintenance are sufficient as well as effective and efficient. It should be expected that the cost for third-party contracted services will rise in the future.

Management of Contract Services. Continue to provide the necessary resources for the management and oversight of all third-party contractors that provide maintenance services for the City of San Luis Obispo’s parks and grounds.

Update Work Plans Based on Maintenance Standards. SLO’s maintenance standards follow best practices as established by the National Recreation and Park Association. Still, the Department should continually update and customize the standards based on the park and recreation values of the San Luis Obispo community. These standards and need to be implemented regardless of whether work is performed by City staff or third-party contractors.

PRELIMINARY RECOMMENDATIONS

SUSTAINABILITY

Design and Maintain for Energy Efficiency. Existing parks should be evaluated for their resource use and modified through changes in maintenance practices, material and plant selections. New parks should be designed for low energy use.

Water Efficient Initiatives. Stormwater systems should be designed into parks, especially where there is room for treatment, detention and storage of stormwater. Working landscape features can be incorporated into existing and proposed parks to help filter pollutants and capture stormwater. Low water use planting and xeriscaping should be incorporated into new and existing parks where turf is not needed in order to decrease water use. Gray and recycled water systems should be explored and expanded. The details of these practices should be further developed in the Master Plan.

Reduce and or Eliminate Chemical Use. In landscape areas, replace chemical herbicides, pesticides, and fertilizers with non-toxic treatments,

including Low Impact Development (LID) practices for improving soil health. Use organic fertilizer with humic acid and mycorrhizea fungi when possible. Support use of Integrated Pest Management (IPM) which focuses on pest prevention through biological control (such as the introduction of a natural predator), habitat manipulation, and modification of cultural practices including site monitoring, cleanliness, routine maintenance, installing pest barriers, physical removal of pests, and as a last resort chemical control. In facilities, replace chemical cleaning products with non-toxic alternatives.

Select Low-Allergen Trees. The selection of trees that produce less airborne pollen will allow allergy-

sensitive families to better enjoy City parks. One local resource for guidance on tree species may be found at <https://selectree.calpoly.edu/search-trees-by-characteristics>.





1

POPULATION AND DEMOGRAPHICS



1.1 Population

San Luis Obispo experienced relatively slow growth between 2000 and 2010, never exceeding a one percent annual growth rate. Between 2000 and 2017, the city grew at an average annual rate of about 0.4 percent, significantly lower than the statewide annual growth rate. The SLOCOG 2050 Regional Growth Forecast for San Luis Obispo County assumes a slightly higher annual growth rate of 0.5 percent. The San Luis Obispo General Plan anticipates growth of approximately one percent annually, and a population reaching 56,686 by 2035. The Parks and Recreation Master Plan Update will use that projection for planning purposes.

POPULATION DENSITY

San Luis Obispo has a population density of approximately 3,500 persons per square mile Citywide. Three census tracts—two in the northern part of the City and one centered on Orcutt Road in the southeast—feature some higher-density housing and have over 10,000 people per square mile. Several other central San Luis Obispo neighborhoods exceed 5,000 people per square mile, contributing to a general pattern that describes a denser core with less densely populated neighborhoods interspersed with open spaces around the periphery. See Figure 1-1.

Table 1-1

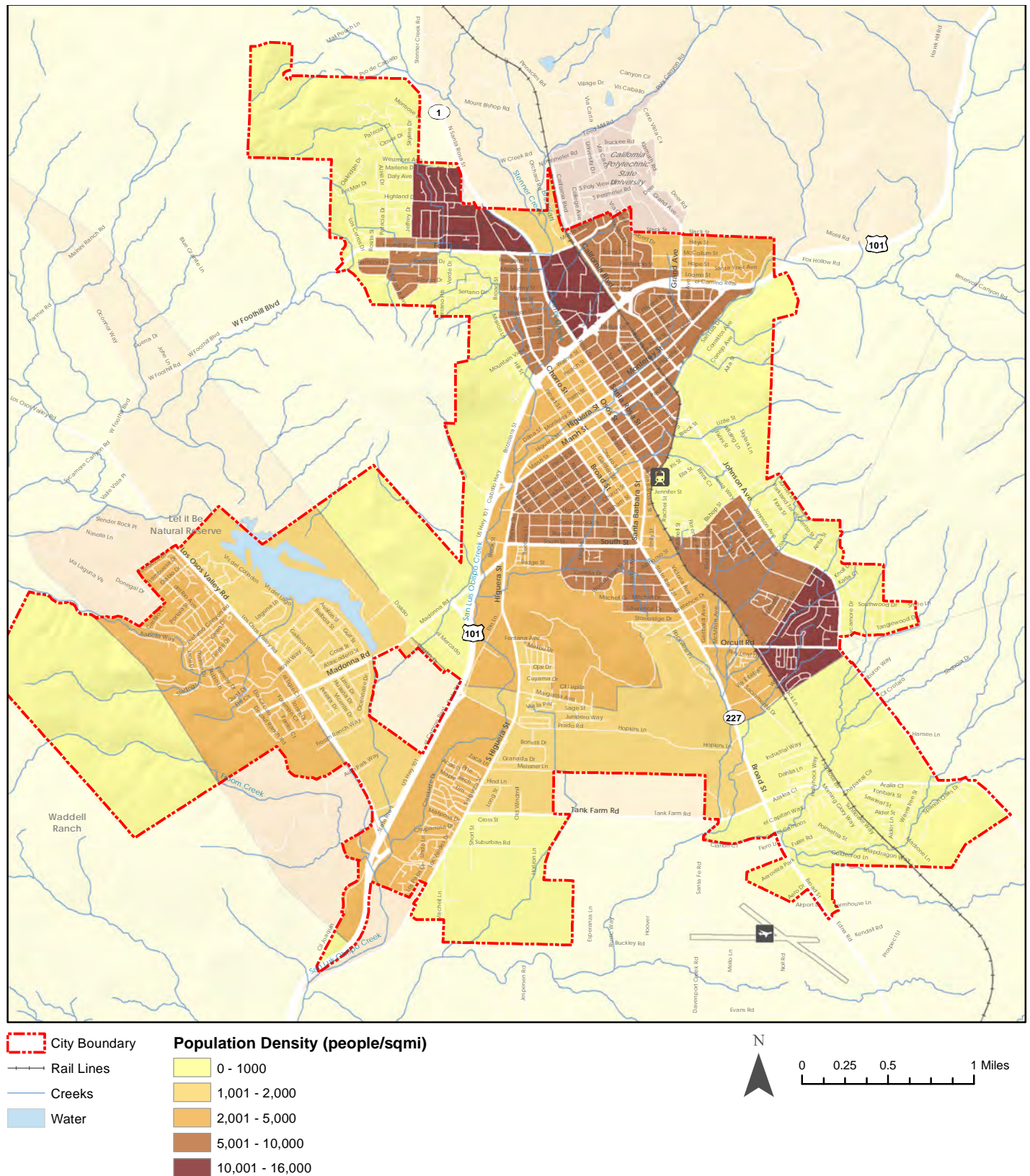
SAN LUIS OBISPO POPULATION TRENDS

YEAR	2000	2010	2017 (ESTIMATED)	2035 (PROJECTED)
Population	44,179	45,119	46,724	56,686

Sources: US Census, 2010; California Department of Finance, 2017; San Luis Obispo General Plan, 2014.

Figure 1-1

POPULATION DENSITY



1.2 Demographics

San Luis Obispo is notable for its large student population, owing to the presence of Cuesta College and California Polytechnic State University. The City's ethnic makeup is shifting, with the historically above-average percentage of white residents declining as percentages of Latino/Hispanic and Asian/Pacific Islander residents rise. Median income in the City is also growing, though it remains lower than County income levels.

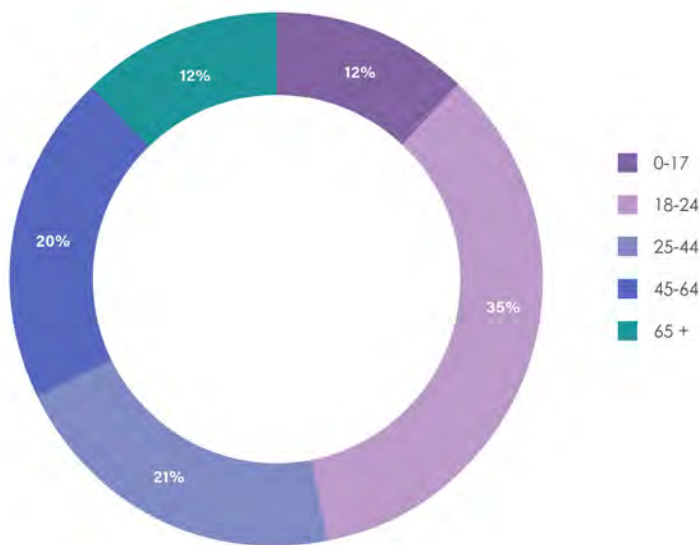
This demographic analysis is based on US Census data, as well as California Department of Finance (2010) projections and the 2018 San Luis Obispo Community and Economic Profile produced by the San Luis Obispo Chamber of Commerce. It should be noted that the most detailed demographic data available dates to the 2010 US Census, and may not be fully descriptive of the City's population today.

POPULATION BY AGE

Young adults aged 18-24 comprised a remarkable 35 percent of the city population in 2010, a proportion mainly attributed to the large student population. Other age demographics, namely children, teens, and adults aged 25-44, fall below County and State averages for those age groups. In 2010, 12 percent of the City's population was aged 65 and older, comparable to the State average, but lower than the County population rate. For San Luis Obispo County as a whole, changes in percentage of age cohorts between 2000 and 2010 indicate a decline in children under 14, a significant rise in young adults aged 20-29, an equally significant decline in adults aged 35-44, and major growth in adults aged 50-70 and 80 and over. While the 2010 Census is now considerably out-of-date, it remains the most accurate source of demographic data for the City.

Figure 1-2

CITY AGE DISTRIBUTION, 2010



Source: California Dept. of Finance, 2010

RACE AND ETHNICITY

In 2010, residents of the City of San Luis Obispo were approximately 76 percent non-Hispanic white, 15 percent Hispanic or Latino, 5.2 percent Asian or Pacific Islander, and 1 percent black/African-American.

San Luis Obispo County's 2010 ethnic makeup had a slightly lower proportion of non-Hispanic white and Asian/Pacific Islander residents compared to the City (71.1 percent

and 3.1 percent, respectively), and a greater proportion of Hispanic/Latino residents (20.8 percent). Both the City and the County are significantly less diverse than the state population as a whole.

The City's non-Hispanic white population fell by three percent as a percentage of the total population between 2000-2010. Conversely, the Hispanic and Latino percentage of the population grew by three percent between 2000–2010. These trends are expected to continue. The California Department of Finance projects that by 2025 the County population will be approximately 64 percent non-Hispanic white, 27 percent Hispanic or Latino, 4.3 percent Asian or Pacific Islander, 1.8 percent Black or African American and 0.5 percent Native American. See Figures 1-3 and 1-4.

HOUSEHOLD INCOME

In 2010, median household income in the City was \$42,461, while the County's median household income was \$56,967. Median household income in both the City and County increased significantly between 2000-2010 such that the City's median household income remained at around 75 percent of the County's. One-third of City households qualify as extremely low income, earning less than \$24,999 annually, a high percentage due in large part to the student population. Figure 1-5 shows median household income by census tract, including a pattern of lower-income areas adjacent to the University.

Figure 1-3

SAN LUIS OBISPO COUNTY RACIAL AND ETHNIC COMPOSITION, 2010



Figure 1-4

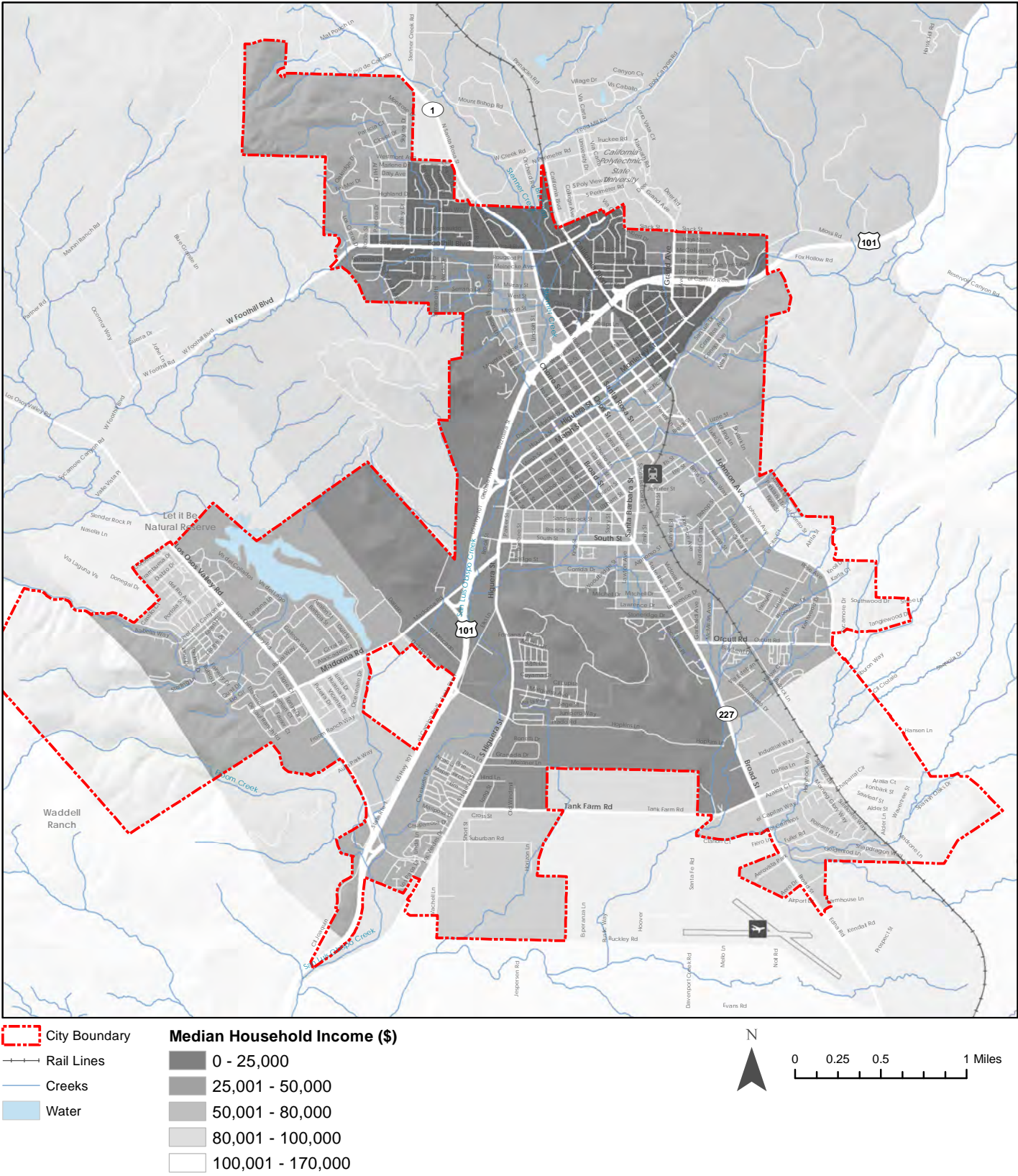
SAN LUIS OBISPO COUNTY RACIAL AND ETHNIC COMPOSITION, PROJECTED, 2025



Source: U.S. Census Bureau, 2010

Figure 1-5

SAN LUIS OBISPO MEDIAN HOUSEHOLD INCOME (2012-16)





A photograph of a child wearing a white helmet and a red hoodie, riding a blue bicycle on a paved path. The child is moving away from the camera towards a modern bridge with a curved metal railing. The bridge has a series of vertical slats and a curved top. The background shows trees with yellow leaves, suggesting autumn. The right side of the image is overlaid with a large orange triangle containing the number 2 and the title text.

2

PARKS AND FACILITIES ASSESSMENT



What does San Luis Obispo's park system look like today? How is it serving today's population based on the standards the City uses today to measure level of service, and how is population projected to change over the coming years? What can be learned from peer cities?

This chapter includes a park and facility inventory and assessment; population and demographics; an analysis of existing level of service in terms of acreage and access; and comparison of existing level of service to the standards in the current Parks Master Plan. The memo concludes with a comparison of San Luis Obispo's park classification system, standards, and level of service with those of five benchmark cities.

2.1 Park and Facilities

The San Luis Obispo park system includes 28 city parks and 15 special features and recreation facilities covering approximately 206 acres. In addition to mini, neighborhood and community parks, the city provides recreational features including a golf course, a sports complex, a stadium, a swim center, a recreation/community center, a senior center, a skate park, community gardens, the multipurpose trail, and the historic Jack House. There are also five school sites where athletic fields, multipurpose rooms/gymnasiums, and childcare rooms are available to the community through a Joint Use Agreement with the San Luis Coastal Unified School District (SLCUSD). Additional softball fields are available for community use at El Chorro Regional Park through a joint use agreement with San Luis Obispo County. Finally, San Luis Obispo owns and manages 12 open spaces and recreational trails covering nearly 4,000 acres. These open spaces are not the subject of the Parks and Recreation Master Plan.

The park and recreation inventory, including park type and acreage, is provided as Table 2-1. The park system is shown geographically as Figure 2-1. The sections that follow describe the four park or facility types described in the 2001 San Luis Obispo Parks and Recreation Element and Master Plan. This classification system may be reconsidered as part of the Master Plan Update.

COMMUNITY PARKS

Community parks in San Luis Obispo have unique features and include a wide range of amenities which attract users from throughout the City. The City has seven community parks totaling approximately 100 acres. Community parks are diverse in character, ranging from downtown's Mission Plaza to the combination of active and passive open spaces and off-leash dog area at Laguna Lake Park.

NEIGHBORHOOD PARKS

Neighborhood parks provide convenient and accessible active and passive recreation to residents within one-half to one-mile walking distance. Basic elements could include a turf playfield, playground equipment, and landscaped picnic/seating area. Other elements may include hard-surfaced courts, restrooms, group barbecue, incorporation of natural or cultural features, and on-site parking. San Luis Obispo has 10 neighborhood parks totaling approximately 35 acres.

MINI-PARKS

Mini-parks, as defined in the 2001 Parks and Recreation Element and Master Plan, serve residents of the immediate area or those frequenting the area. Basic elements are comprised of passive amenities. Currently, San Luis Obispo has 11 mini parks totaling 11.5 acres. These parks range in size from the postage-stamp-sized Anholm Park to the two-acre meandering Poinsettia Creek Walk.

RECREATION CENTERS AND SPECIAL FEATURES

The Damon-Garcia Sports Complex, Laguna Lake Golf Course, SLO Senior Citizen Center, SLO Swim Center, Sinsheimer Stadium, and Jack House, among other sites, are classified as "Recreation Centers and Special Features," again following the categories described in the current Parks and Recreation Master Plan. See Table 2-1. Notably, the Capital Facilities Fee Nexus Study (2018) classifies these sites under "Recreation Facilities."

Table 2-1

SAN LUIS OBISPO PARKS AND RECREATION FACILITIES

PARKS AND RECREATION FACILITIES	ACRES ¹
COMMUNITY PARKS	
Exposition Park	7.2
Jack House Gardens	0.8
Laguna Lake Park	40.0
Meadow Park	16.0
Mission Plaza	3.0
Santa Rosa Park	11.0
Sinsheimer Park ²	21.7
SUBTOTAL	99.7
NEIGHBORHOOD PARKS	
Anholm Park	0.1
De Vul Park	0.9
Emerson Park	3.3
French Park	10.0
Islay Hill Park	6.0
Johnson Park	5.0
Laguna Hills Park	3.2
Mitchell Park	3.0
Throop Park	3.0
Vista Lago Park	0.2
SUBTOTAL	34.7
MINI PARKS	
Buena Vista Park	0.5
Cheng Park	0.3
Ellsford Park	1.0
Eto Park	0.2
Las Praderas Park	0.4
Mission Plaza Extension	0.4
Poinsettia Creek Walk and Park	2.0
Priolo-Martin Park	0.5
Rodriguez Adobe Park	1.4
Stoneridge Park	1.0
Triangle Park	0.2

PARKS AND RECREATION FACILITIES	ACRES ¹
SUBTOTAL	7.9
RECREATION CENTERS & SPECIAL FEATURES	
Broad Street Community Gardens	0.9
Damon-Garcia Sports Complex ³	22.0
Emerson Park Community Gardens ⁴	NA
Jack House	0.1
Kiwanis Centennial Garden ⁴	NA
Laguna Lake Golf Course	27.0
Laurel Lane Community Gardens	0.3
Ludwick Community Center	1.0
Meadow Park Center ⁴	0.1
Railroad Bike Path	10.0
Rotary Garden at Meadow Park	NA
Sinsheimer Stadium	1.8
SLO Senior Citizen Center	0.4
SLO Skate Park ⁴	NA
SLO Swim Center ⁴	NA
SUBTOTAL	63.3
TOTAL	205.6

Sources: WRT, 2019; City of San Luis Obispo Capital Facilities Fee Nexus Study, 2018; City of San Luis Obispo Parks and Recreation Element and Master Plan, 2001.

Notes:

1. Acreage is consistent with Capital Facilities Fee Nexus Study (2018), except for sites that were not covered in that Study. For those sites, calculations were made in GIS for this report.

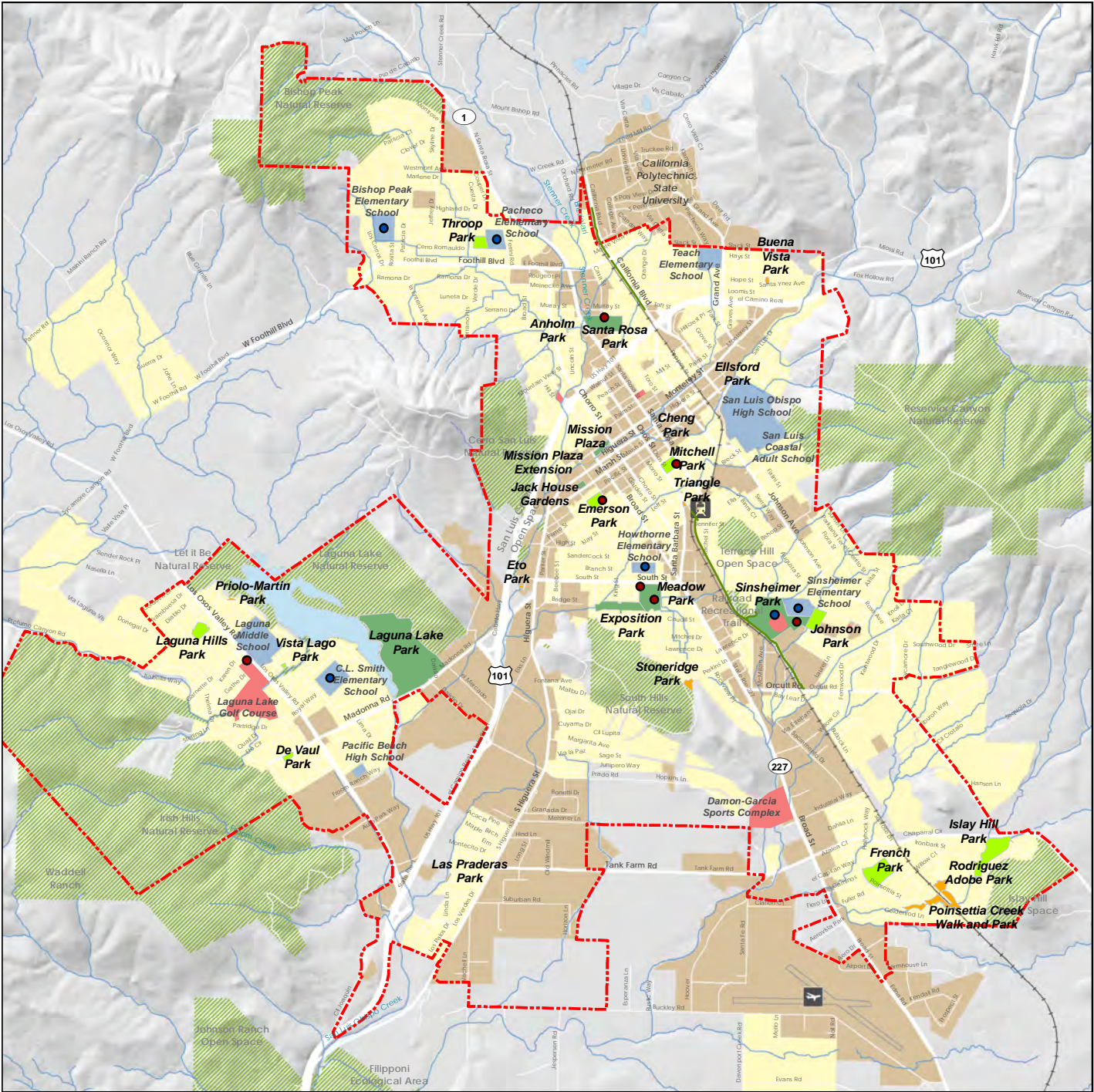
2. Sinsheimer and Throop Parks are owned by San Luis Coastal Unified School District (SLCUSD) and subject to a Joint Use Agreement for park and recreational facilities developed and managed by the City.

3 Damon-Garcia Sports Complex was classified as a Community Park in the 2001 Parks and Recreation Element and Master Plan, but as a permit-only sports complex is better placed in the "Recreation Centers and Special Features" category.

4 These facilities are located within parks, and acreage is reported for the underlying park.

Figure 2-1

SAN LUIS OBISPO PARKS + RECREATION SYSTEM



City Boundary

Rail Lines

Creeks

Water

Schools

Residential Area

Other Urbanized Area

Open Spaces

Mini

Neighborhood

Community

Recreation Centers & Special Features

Other Special Use Facilities

Joint Use Facilities

Railroad Bike Path

N

0

0.25

0.5

1 Miles

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2. Parks and Facilities Assessment

27

JOINT USE FACILITIES

The City of San Luis Obispo maintains a Joint Use Agreement with San Luis Coastal Unified School District (SLCUSD), which currently establishes the terms for District and City use at specified school sites and at Sinsheimer Park. At each of the school sites where the Joint Use Agreement is currently effective, the City operates affordable childcare programs, and facilitates use of gymnasiums and athletic fields for youth sports. At Sinsheimer and Throop Parks, the School District may use athletic facilities (the baseball stadium, tennis courts, swim center) without a charge for maintenance, repair, or utilities, in consideration for making the land available on which these facilities are constructed.

At El Chorro Regional Park, the County owns, maintains, and operates the park for recreational use, while the City has contributed financially to softball field improvements including lighting, irrigation, renovation, enlargement, paving, and planting. The City receives first priority for use of the softball fields for organized recreational use, and is responsible for supporting increased maintenance of the fields that results from that use. The facilities covered at each site currently subject to Joint Use Agreements are summarized in Table 2-2¹.

1. While the Joint Use Agreement with SLCUSD also names certain other sites, those sites are not currently used and not included here.

Table 2-2

SAN LUIS OBISPO JOINT USE FACILITIES

JOINT USE SITES	PARTNER	ATHLETIC FIELDS	MULTIPURPOSE ROOMS/ GYMNASIUMS	CHILDCARE ROOMS	PARK AND RECREATION AMENITIES
Bishop's Peak/Teach Elementary School	SLCUSD	√	√	√	
C.L. Smith Elementary School	SLCUSD	√	√	√	
Hawthorne Elementary School	SLCUSD	√	√	√	
Pacheco Elementary School	SLCUSD	√	√	√	
Sinsheimer Elementary School	SLCUSD	√	√	√	
Sinsheimer Park	SLCUSD				√
Throop Park	SLCUSD				√
El Chorro Regional Park	SLO County	√			

Source: Joint Use Agreement Between the City of San Luis Obispo and the San Luis Coastal Unified School District for the Joint Use of Facilities and the Provision of Programs, 2013; Joint Use Agreement Between the City of San Luis Obispo and the County of San Luis Obispo for Improvements and Use of the El Chorro Regional Park – Softball Fields, 2002; City of San Luis Obispo, 2019.

PARK FEATURES AND AMENITIES

Traditionally, City Parks are comprised of a range of features and amenities, including passive use features like grass areas and walking trails; play equipment for children; picnic tables, barbecues, and restrooms that facilitate gatherings. Active recreational facilities like soccer fields and basketball courts; and special features like a skate area or off-leash dog area are often considered facilities with some required permits for use.

In the spring of 2018, Cal Poly students conducted an inventory for the Parks and Recreation Department of the City's parks as well as Sinsheimer Stadium, Meadow Park Center, and Laguna Lake Golf Course. The underlying data from this report is the basis for the summary of San Luis Obispo's park features and amenities below and shown on Figures 2-2 through 2-8. In some cases these maps also reflect the assessed condition of facilities. Park facility conditions are discussed in the Condition Assessment section of this report.

PLAYGROUNDS AND PICNIC AREAS

Currently there are 26 play areas, or tot lots at 14 parks, including 10 neighborhood parks and four community parks. The city has approximately 189 picnic tables distributed among 16 parks, with the greatest number at Laguna Lake (37), Santa Rosa (30), and French (21).

Currently, 27 barbeque facilities are available at eight parks, with 12 of these at Laguna Lake Park.

RECREATIONAL FACILITIES

A broad range of recreational facilities exist in San Luis Obispo. These are summarized below.

- The City has seven ballfields for softball and baseball at six parks. This includes one ballfield each at French, Islay Hill, Meadow, Sinsheimer, and Throop Parks, and two at Santa Rosa Park. Two additional softball fields are available for San Luis Obispo use at El Chorro Regional Park under the Joint Use Agreement.
- The City has four regulation size soccer fields at Damon-Garcia Sports Complex.
- The City has nine informal multi-use fields at eight parks. They are used for activities including sports practice (rugby, flag football) and pick-up games, as well as for simply enjoying.
- There are nine full basketball courts at seven parks, including 1 court each at DeVaul, French, Islay Hill, Johnson, and Meadow Parks, and two courts each at Emerson and Santa Rosa Parks. (The courts at Santa Rosa Park are shared with the hockey rink.)
- The City has eight tennis courts, concentrated at Sinsheimer Park (six courts), with one each at French and Islay Hill Parks.
- The City has ten pickleball courts, including seven at French Park and three at Meadow Park. None of these are designated for pickleball only; rather, they are

striped on basketball and tennis courts. As of Summer 2019, there will be three dedicated pickleball courts at French Park.

- The City has five volleyball courts, with two at Meadow Park and one each at French, Islay Hill and Sinsheimer Parks.
- Santa Rosa Park is home to the SLO Skate Park and also features a lighted roller hockey rink (also striped for basketball, as noted above).
- Disc golf courses are located at Laguna Lake Park and Sinsheimer Park.
- There are 16 horseshoe courts, including 10 at Santa Rosa Park and two each at Sinsheimer, French and Meadow Parks.
- Emerson Park has two bocce courts.

DOG AREAS

San Luis Obispo has one off-leash dog area located at Laguna Lake Park. El Chorro Regional Park features a dog park, operated by the County for use of all County residents.

COMMUNITY GARDENS

Community gardens are located at Emerson and Meadow Parks, as well as at Laguna Lake Golf Course (the Kiwanis Centennial community garden), Broad Street, and Laurel Lane.

Figure 2-2

PLAY AREAS AND CHILD LOTS

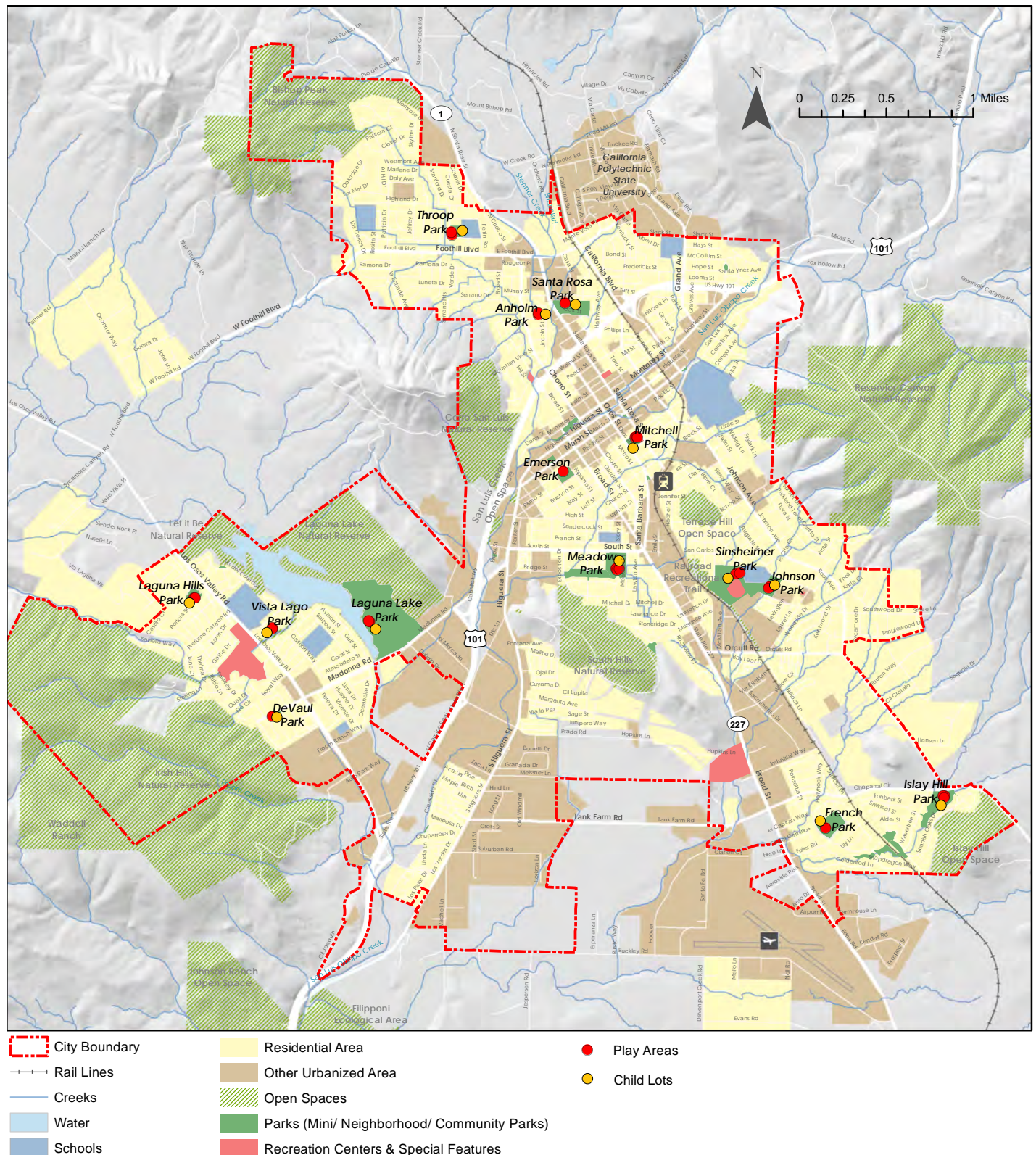
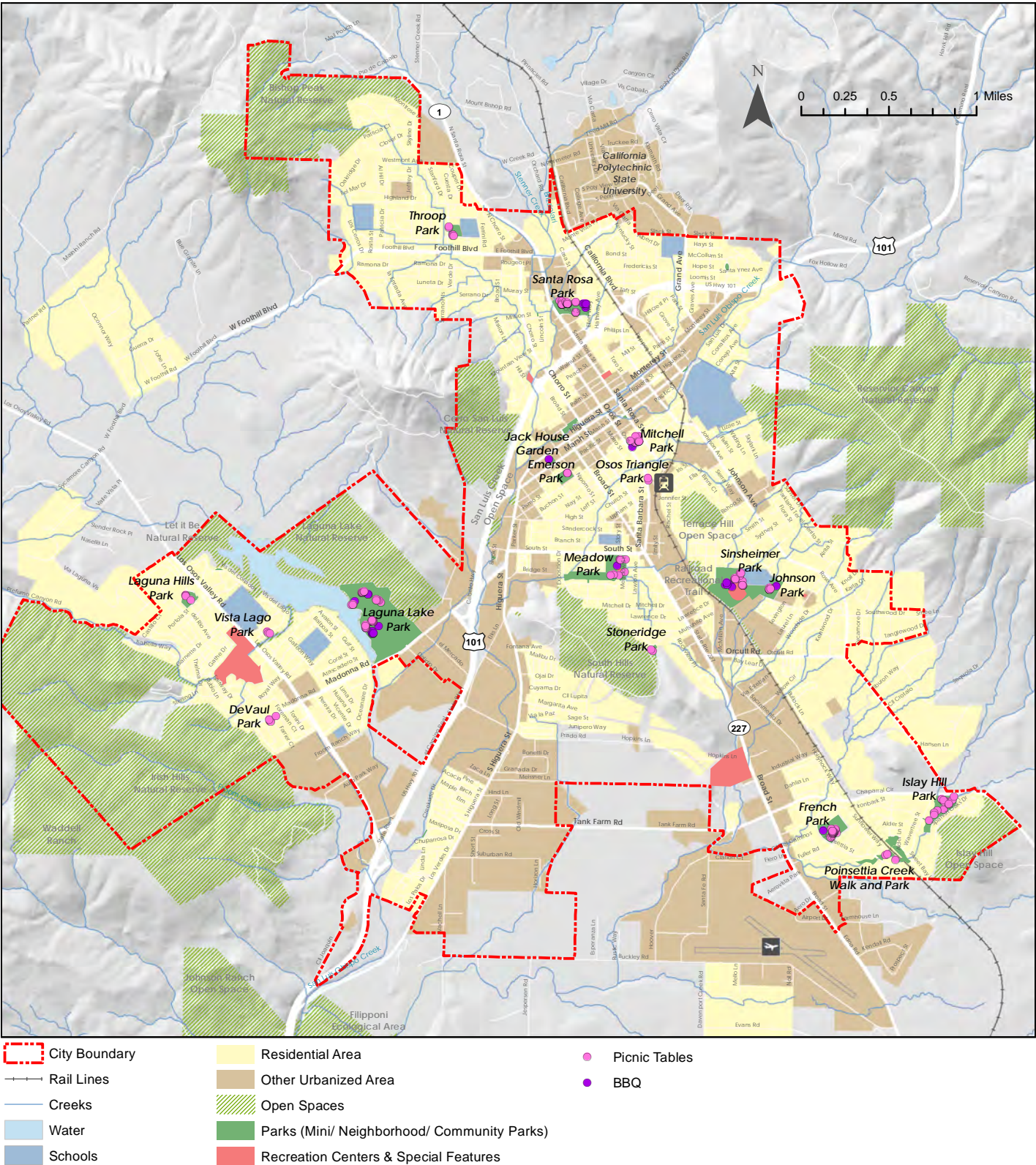


Figure 2-3

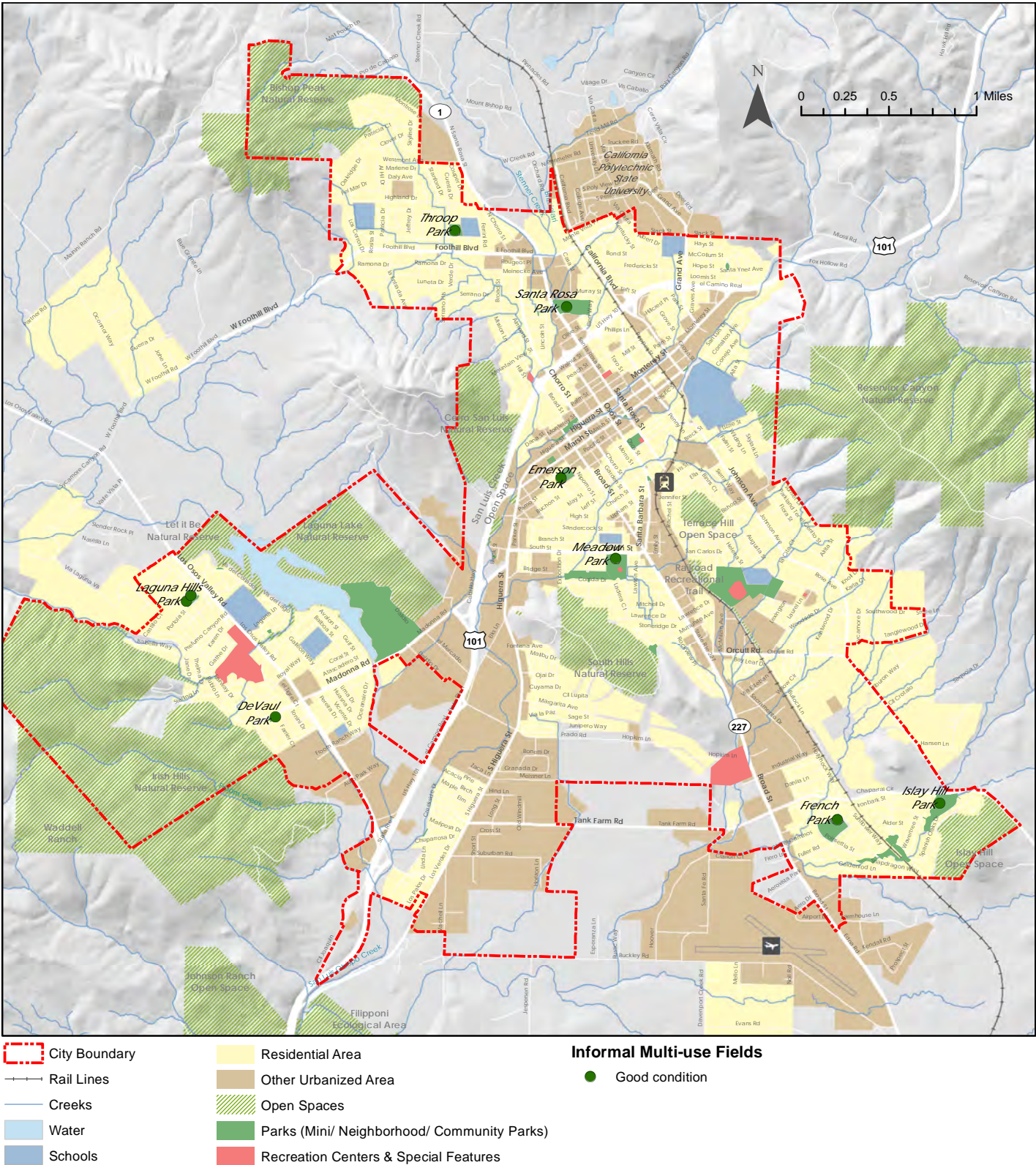
PICNIC TABLES AND BBQ



BASEBALL AND SOCCER FIELDS



Figure 2-5
INFORMAL MULTI-USE FIELDS

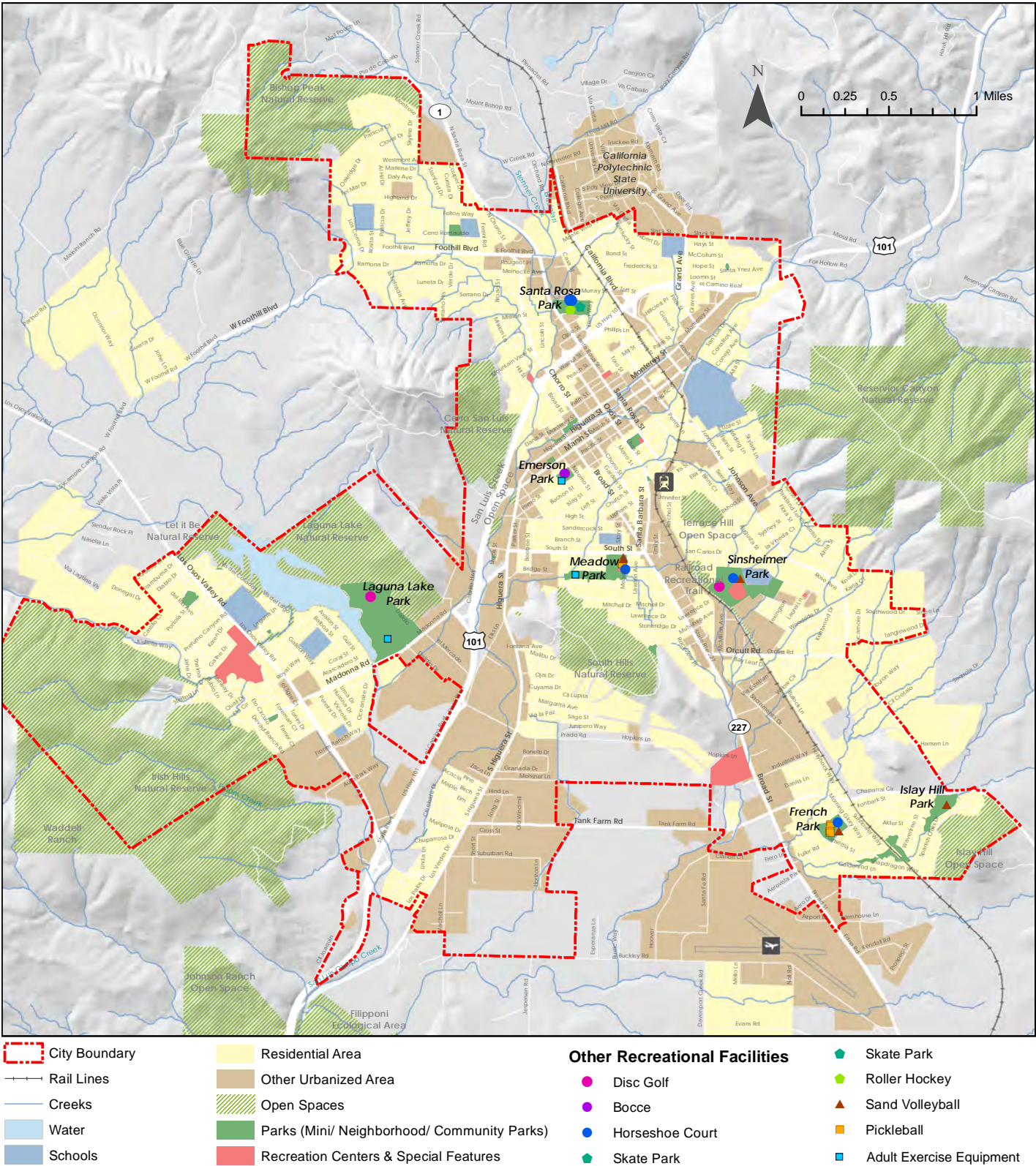


BASKETBALL AND TENNIS COURTS



Figure 2-7

OTHER RECREATIONAL FACILITIES



DOG AREAS AND COMMUNITY GARDENS



TRAILS AND BIKE NETWORK

The City of San Luis Obispo manages the Railroad Recreational Trail, which currently extends approximately 10 miles in two segments along railroad right-of-way traversing the city from north to south. A segment of the Bob Jones Bike Trail follows San Luis Obispo Creek on the City's southwest side; while this trail is not a City facility, it provides an important recreational resource for City residents and visitors.

Several of San Luis Obispo's parks feature walking and multi-use paths, including Meadow Park and Laguna Lake Park. Beyond the parks themselves, San Luis Obispo has an extensive network of walking or multi-use trails in its open spaces. While these trails are not the subject of the Parks Master Plan, the Plan seeks to connect with the larger system.

San Luis Obispo also has a robust network of bike lanes and bike routes. The Railroad Safety Trail and Bob Jones Trail provide level, Class I off-street paths. Buffered bike lanes exist along Madonna Road, Los Osos Valley Road, Laurel Lane, and a short segment of Chorro Street downtown, while a network of Class II (bike lanes), Class III (shared bike streets), and special "bike boulevards" complete the network. Current plans call for the City's bike network to be expanded substantially.

Existing and planned trail and bike networks are shown on Figures 2-9 and 2-10.



Laguna Lake Park connects with the adjacent open space trails (top). The Railroad Trail connects Sinsheimer Park to neighborhoods north and south (bottom).

Figure 2-9

TRAIL NETWORK

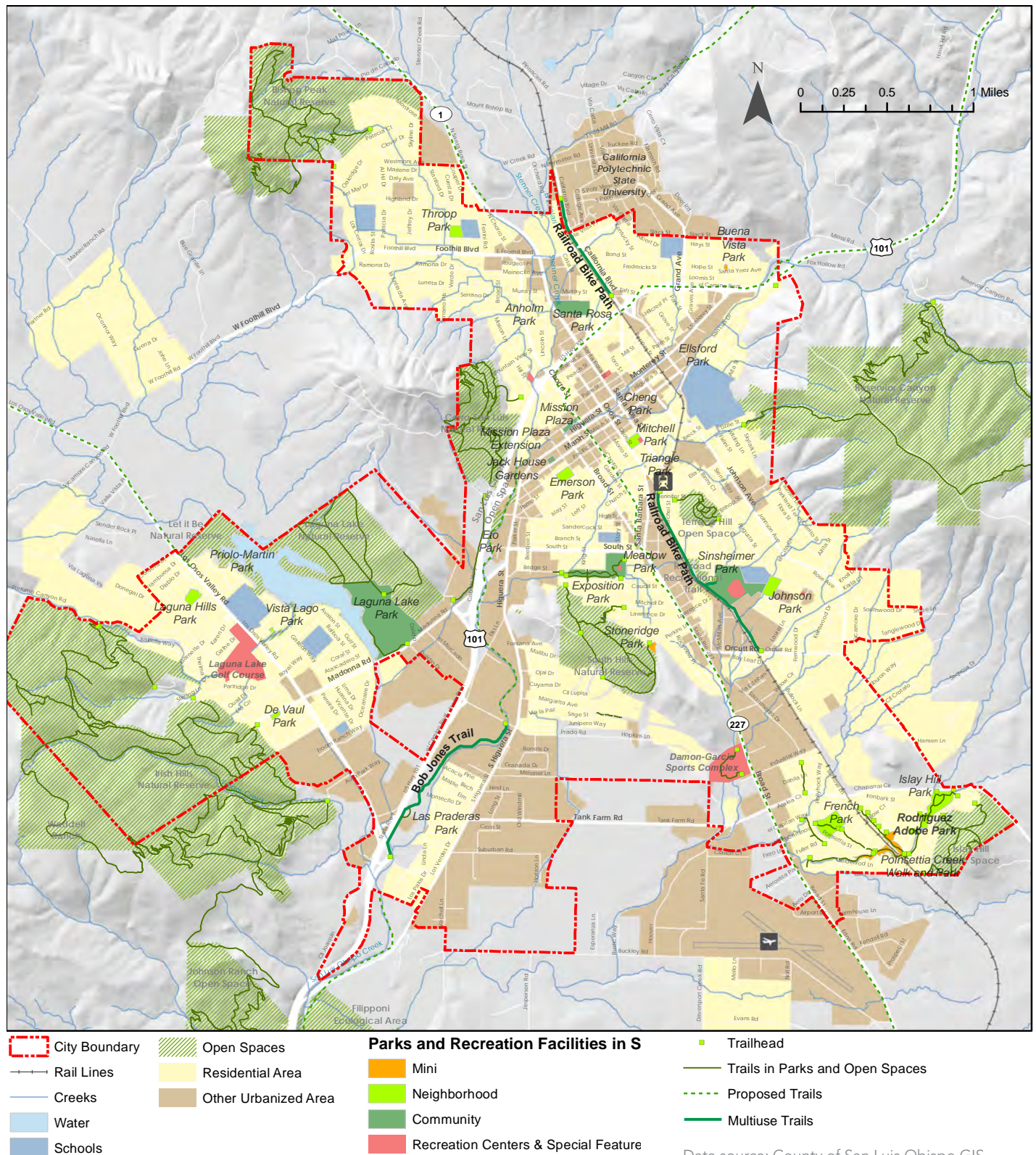
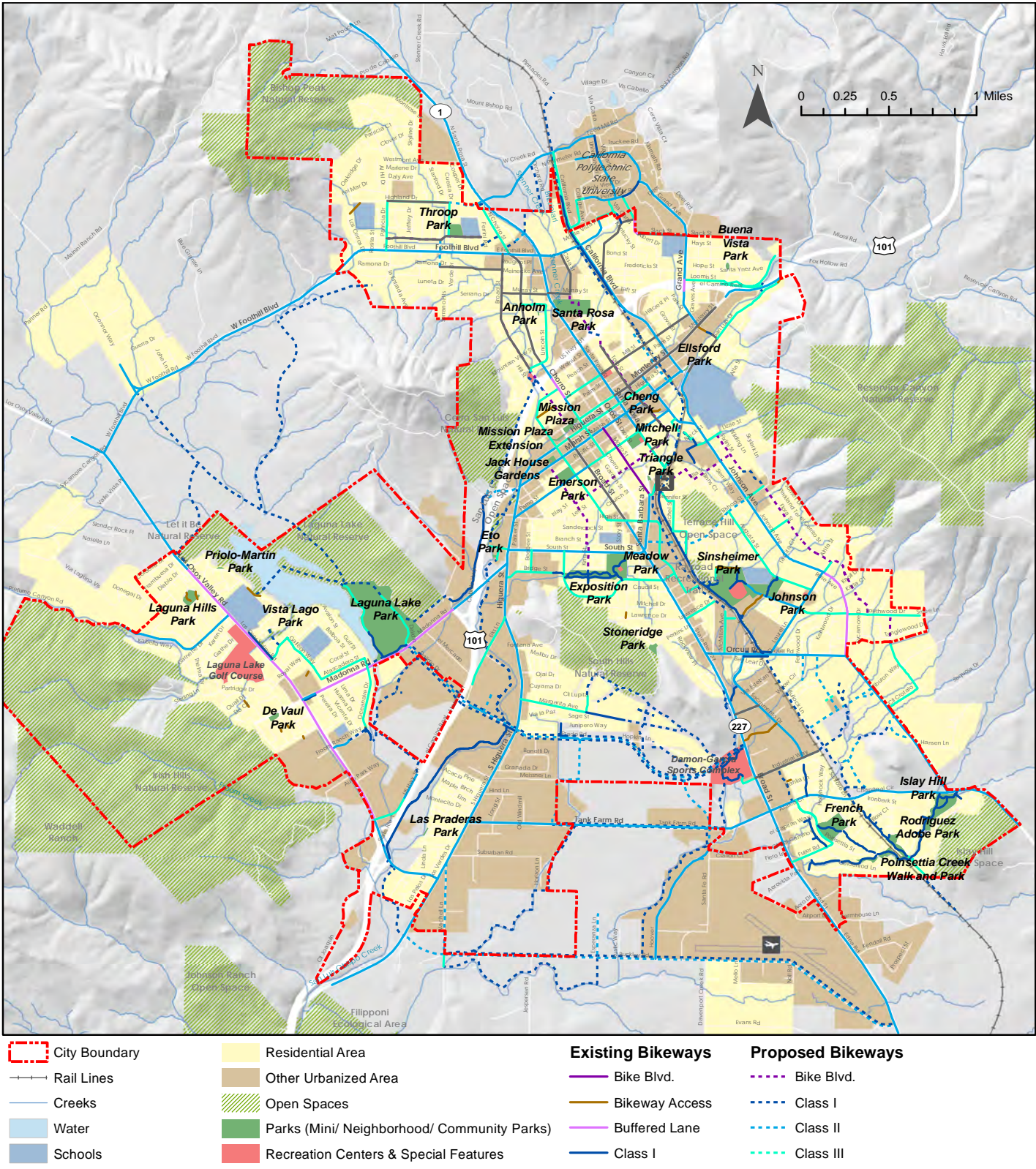


Figure 2-10
BIKE NETWORK



Data source: City of San Luis Obispo, Bicycle Transportation Plan, 2013

PARK INVENTORY AND ASSESSMENT

The San Luis Obispo Parks Inventory and Assessment, produced in 2018 with support from Cal Poly students, provided a park-by-park narrative summary of park features and general conditions. The feature ratings have been used to identify trends that reflect the system as a whole.

Table 2-3

FEATURES RATED AND NOT RATED IN CONDITION ASSESSMENT

RATED	NOT RATED
Adult Exercise Area	Access Points
Baseball Field	AED
Basketball Court	Cell Tower
BBQ	Child Lot
Bench	Community Garden
Bicycle Rack	Compost Area
Bleachers	Flag Pole
Bocce Ball	Hardscape area
Concession Stand	Jack House Main House
Disc Golf	Landscaped Area (Shrub Area)
Drinking Fountain	Meadow Park Nbhd. Building
Dumpster	Natural Area
Equipment Shed	Off-Leash Dog Area
Garden Shed	Parks and Rec Office Building
Gazebo	Perimeter Fencing
Horseshoe Pit	Rodriguez Adobe
ID & Entrance	Senior Citizen Center
Informal Multi-Use Field	Structure/Building
Lighting	Tot Lot
Multi-Use Informal Field	Trail/Walkway
Mutt-Mitt	Turf
Off-Street Parking	Waterbody
Other Court	Public Art
Pickleball Court	Public Fountain
Picnic Table	Trees
Recycling Can	
Restroom	
Roller Hockey	
Skate Park	
Stage Area	
Tennis Court	
Trash Can	
Volleyball Court	

Source: City of San Luis Obispo, San Luis Obispo Parks Inventory and Assessment, 2018; WRT, 2019.

PARK FEATURES AND RATINGS

Some 33 individual types of park features were evaluated, including several types of recreation facilities as well as parking areas, restrooms, drinking fountains, benches, and lighting. Several other features were not evaluated. These included buildings; fencing; hardscape area; turf; trees; and trails. Features that were rated and not rated are identified in Table 2-3. It should be noted that some features in the “Rated” category were not rated in all parks where they were found.

The team used a three-class general assessment rating system, as follows:

1. Needs replacement or non-functional (e.g. missing pieces or beyond repair). Not serving its primary purpose or functionality.
2. Needs repair or damaged or in state of disrepair but it can be restored to working order (functional but flawed). Only partially adequate for its intended use.
3. Good condition; in good repair and its functioning as intended

For several individual features, more detailed definitions were developed to describe a condition assessment of (1), (2), or (3). These more detailed definitions are provided in the San Luis Obispo Parks Inventory Assessment report.

FINDINGS

Over three quarters of rated park features were found to be in generally good condition, with 78 percent given a rating of (3). Fifteen percent of the features evaluated were rated (2) and six percent were rated (1). Informal multi-use fields, tennis courts, bicycle racks and lighting were found to be in the best condition across all parks. Almost all these features were rated 3 in the assessment.

Meanwhile, horseshoe pits, picnic tables and drinking fountains were found to be in the worst condition: only 60 percent of drinking fountains, 66 percent of picnic tables, and 25 percent of horseshoe pits were rated 3, with nearly two-thirds of horseshoe pits given a rating of 1.

Anholm Park, Cheng Park, Troop Park, Jack House Gardens contain features that were found to be in the best condition overall. Parks whose features were found to be non-functional or in need of replacement included Santa Rosa and Emerson (see Table 2-4). It is important to note that not all park features were rated by the students.

The condition assessment identified specific potential improvements at each park, including potential

improvements for features that were assessed but not rated. The recommendations show some general themes:

- Landscaped and hardscaped area need better maintenance. This includes areas in Buena Vista Park, Las Praderas Park, and Cheng Park.
- Park furnishings (benches, picnic tables, trash cans, drinking fountains) are in need of replacement or repair in most parks, especially in Vista Lago Park, French Park and Johnson Park.
- Several parks were observed to lack full accessibility on walkways and trails due to slope, paving, or other conditions. These include Mission Plaza Extension, Islay Hill Park, Exposition Park, Mission Plaza and Emerson Park.¹
- Some parks lack sufficient lighting. These parks include Ellsford, Emerson, Islay Hill, Exposition and Sinsheimer Parks.
- Most sports facilities are in good condition. Horseshoe pits are a notable exception, including those in French Park and Santa Rosa Park.

See Appendix A: Site Assessment Summary and Needs for more detail.

1. The San Luis Obispo Parks Inventory and Assessment includes some general observations about accessibility but does not fully assess compliance with the Americans with Disabilities Act (ADA). A separate review of ADA compliance at 24 San Luis Obispo parks was conducted by Disability Access Consultants in 2017.

FACILITIES ASSESSMENT

Table 2-4

CONDITION ASSESSMENT OF PARK FEATURES

RATED PARK FEATURE	NUMBER OF FEATURES BY CONDITION ASSESSMENT RATING			
	1 (NEEDS REPLACEMENT OR NON-FUNCTIONAL)	2 (FUNCTIONAL BUT FLAWED)	3 (GOOD CONDITION)	TOTAL
Adult Exercise Area	1			1
Baseball Field		2	5	7
Basketball Court	1	1	9	11
BBQ	4	5	17	26
Bench	6	26	173	205
Bicycle Rack		2	24	26
Bleachers		2	16	18
Bocce Ball			2	2
Concession Stand			1	1
Disc Golf			1	1
Drinking Fountain	2	7	13	22
Dumpster	1		1	2
Equipment Shed	1		10	11
Garden Shed			1	1
Gazebo			4	4
Horseshoe Pit	10	2	4	16
ID & Entrance	1	1	14	16
Multi-Use Field		2	2	4
Lighting	1	1	131	133
Multi-Use Informal Field			9	9
Mutt-Mitt		9	23	32
Off-Street Parking		3	13	16
Pickleball Court			8	8
Picnic Table	11	53	128	192
Recycling Can		8	20	28
Restroom			13	13
Roller Hockey			1	1
Skate Park			1	1
Stage Area			1	1
Tennis Court			8	8
Trash Can	25	30	126	181
Volleyball Court		1	5	6
TOTAL	64	155	784	1003

In addition, facility assessments were conducted in 2018 by Ten Over Studio on the Parks and Recreation Administration Building, the Ludwick Community Center, the Senior Center, and the SLO Swim Center. The Ludwick Center was observed to have a combination of building condition and programmatic deficiencies that need to be addressed. Recommendations included:

- Easing the space deficiency and improving access control at the Administration Building;
- Consolidating the equipment, vehicles, and workspaces of rangers into a new ranger station;
- Potentially replacing Ludwick Community Center with a new facility that better supports the Department's vision;
- Addressing security issues around the Senior Center;
- Making significant improvements to the SLO Swim Center, including a new tot and therapy pool, a replacement pool, new shower and changing rooms, a new dedicated multipurpose room, a separate fitness room.

Source: City of San Luis Obispo, 2019; WRT, 2019.

Note: Table 3-4 summarizes all park features that were rated in the San Luis Obispo Parks Inventory and Assessment. Not all park features were rated.

CHANGES TO THE SYSTEM SINCE 2001

San Luis Obispo has added five new parks and facilities to the system since the current Parks and Recreation Master Plan was adopted in 2001, as follows. Certain other parks existed in 2001 but were not documented in the Plan.

Cheng Park: Cheng Park is a 0.14-acre mini park featuring a Chinese-style gate and pavilion, located at Marsh and Santa Rosa streets.

Damon-Garcia Sports Complex: Damon-Garcia Sports Complex, covering approximately 22 acres in the City's southeast, is home to all four of the San Luis Obispo's regulation-size soccer fields.

De Vault Park: This 0.93-acre neighborhood park on Spooner Drive features a playground, basketball court, picnic tables, paved path, and large grassy area used for pick-up style games.

Kiwanis Centennial Garden: The City's fifth community garden opened in 2018 on ¼ acre of land at the entrance to the Laguna Lake Golf Course. The 42-plot garden will be the first in San Luis Obispo County to use recycled water.

SLO Skate Park: The SLO Skate Park is a 15,500-square foot in-ground concrete park that provides a high-quality, safe skate experience while also providing space for the broader community to enjoy, including a flexible plaza, stage, and perimeter walk and seating. The Skate Park is crowned by four 25-foot tall tree sculptures created by local artists.

SLO Skate Park and Cheng Park are key additions to the City's park system since the time of the last Master Plan Update.



NEW PARKS AND PARK IMPROVEMENTS ASSOCIATED WITH RESIDENTIAL DEVELOPMENT

Some 25 new parks, park expansion or facility improvements are defined in specific or master plans, as follows. In some cases, Development Agreements specify maintenance, ownership and operation of future parks.

AVILA RANCH

Neighborhood Park, Pocket Parks and Mini Parks: A 9.5-acre neighborhood park will serve the Avila Ranch development. The neighborhood park is planned to include group BBQs, basketball courts, tot lots, baseball diamonds, soccer fields, pickleball courts, tennis courts, a dog park, a skate park, and a community meeting pavilion area. Avila Ranch will also feature eight mini-parks and a pocket park. Each will be one-half to 2.5 acres in size.

MADONNA-FROOM

The Madonna-Froom Specific Plan area is identified in the General Plan. The City is currently reviewing a Specific Plan request for this area.

MARGARITA AREA SPECIFIC PLAN

Neighborhood Park, Greenway and Sports Fields: The Margarita Area Specific Plan meets the City's park land standard by providing a 10-acre Neighborhood Park and a 16-acre improved sports field site. The Neighborhood Park will include trees, benches, picnic tables and small cooking stands, children's play equipment, game courts, a restroom, and play fields. Greenways are primarily for cycling and walking paths within linear, landscaped open areas. The Sports Fields will accommodate active recreational use and will include on-site parking.

ORCUTT AREA SPECIFIC PLAN

Neighborhood Park, Pocket Park and Trail Junction Park: The Orcutt Area Specific Plan features a neighborhood park, several pocket parks, a linear park and bicycle/pedestrian paths. The neighborhood park will serve as a community gathering place for casual recreation and sports events. The linear park will double as a passive recreation/viewing area and stormwater management area. The pocket parks provide access points to the railroad bike path and passive recreation facilities such as seating for wildlife viewing.

SAN LUIS RANCH SPECIFIC PLAN

Central Neighborhood Park, Fitness Loop and Parkway, Pocket Parks and Preserve and Trailhead: The San Luis Ranch Specific Plan's park system is intended to provide active recreation, add to the natural beauty of the area, and create a neighborhood with a high quality of life. San Luis Ranch will include a central neighborhood park, pocket parks, an active linear park, green space, greenways, pedestrian and bike paths, and sports fields.

PARKS AND OPEN SPACES IN THE DOWNTOWN CONCEPT PLAN

The Downtown Concept Plan presents the community's high-level vision for how downtown San Luis Obispo should be developed over the next 25 years, and includes principles, goals, and an implementation plan with prioritized major public programs and projects actions. The Downtown Concept Plan envisions the creation of new parks, enhancement of existing parks and facilities, and improvements to the San Luis Creek Walk to provide plentiful and safe public spaces in the city's core.

Cheng Park Expansion. Cheng Park is envisioned expanding across the creek onto the existing surface parking lot, with a paseo providing connections from Marsh and Pacific Streets.

Courthouse Park. The large lawn at the County building is envisioned as a demonstration garden with seating and interactive public art. Given County ownership, this may not be a City-operated park.

Diagonal Paseo. A diagonal plaza is envisioned through the block bounded by Marsh, Broad, Pacific, and Nipomo streets, providing a connection between Emerson Park and the downtown core as well as additional outdoor dining, event, and public art opportunities.

Higuera Street Plaza. The City-owned parking lot at Higuera and Nipomo streets is envisioned as a public plaza with seating, interactive elements, and positive activity at this prominent downtown corner adjacent to San Luis Creek.

Mission Plaza Expansion. An expanded Museum of Art is shown connecting to Mission Plaza, with a Creek Walk extension underneath the Broad Street bridge.

Monterey Street Plaza. A small plaza area with outdoor seating is shown on Monterey Street.

Emerson Park. Improvements are envisioned at Emerson Park to provide more opportunities for outdoor recreation for neighborhood residents.

Ludwick Community Center. The Ludwick Center would be enhanced to include a full-sized gymnasium, multi-purpose rooms, and underground parking.

Old Gas Works Site. The Old Gas Works building on Pismo Street could be rehabilitated and incorporated into a mid-block pocket park.

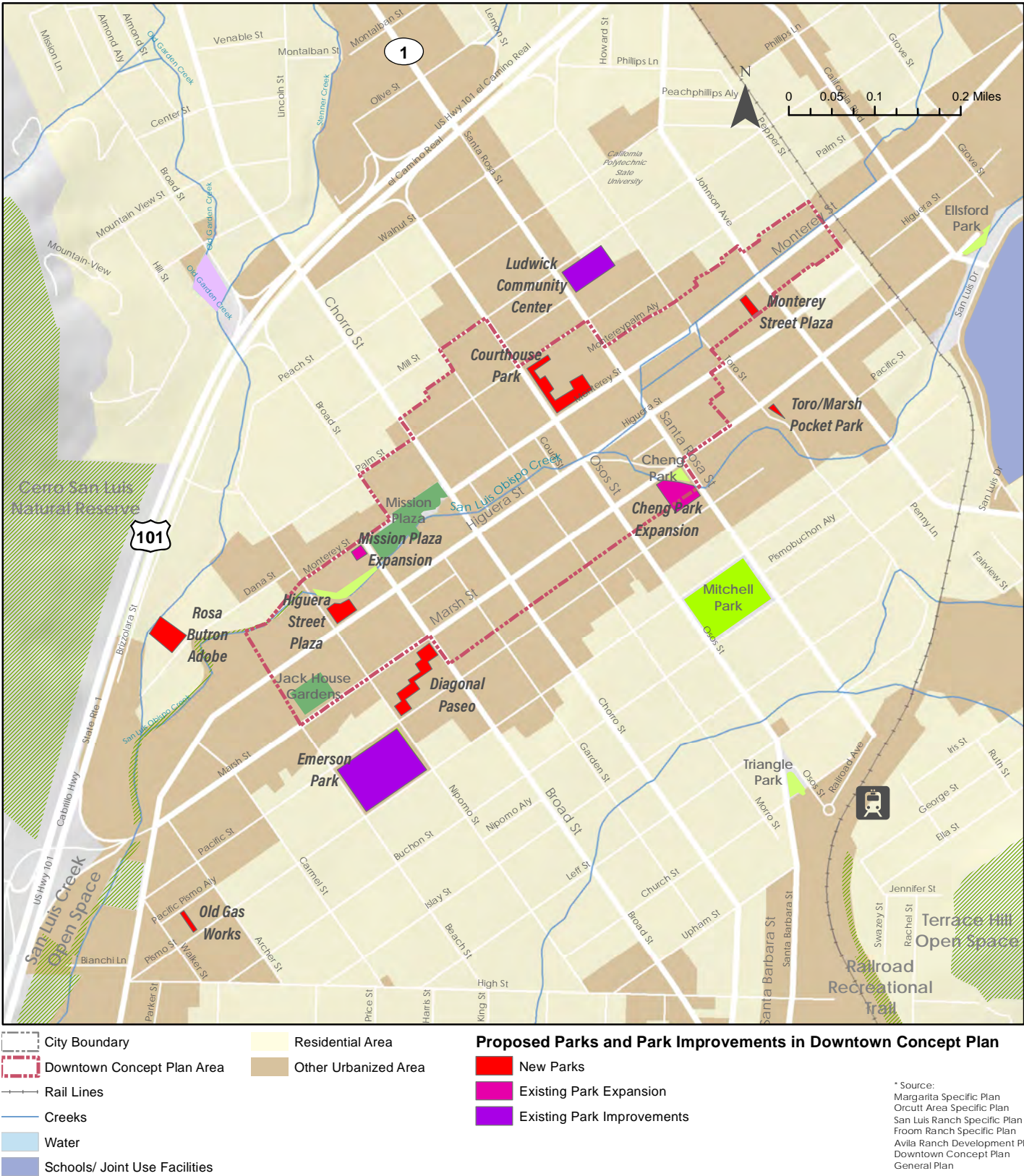
Rosa Butron Adobe. The City-owned Rosa Butron Adobe property would be opened to the public and managed as a park. A new connection from Dana Street is shown crossing San Luis Creek.

Toro/Marsh Pocket Park. A small pocket park is envisioned on the corner of Marsh and Toro Streets.

PLANNED PARKS AND PARK IMPROVEMENTS

Figure 2-12

DOWNTOWN PARKS AND OPEN SPACES, EXISTING AND PROPOSED



PARK IMPROVEMENTS PLANNED FOR 2019-21

The City's current Capital Improvement Plan, subject to approval by the City Council, earmarks funding for numerous improvements to San Luis Obispo's parks and recreation facilities. Projects address park maintenance; public art; recreational amenities; building and infrastructure renovations; and—most notably—a new park on North Broad Street. In addition to these projects, Parks staff report that three designated pickleball courts will be constructed at French Park; this will involve relocating a basketball court and removing a volleyball court. CIP Projects are identified in Table 2-5.

Table 2-5

PLANNED PARK AND FACILITY IMPROVEMENTS, 2019-21

CATEGORY/ SITE	PROJECT
PARKS MAINTENANCE	
Mission Plaza	Restroom Replacements & Enhancements
Cheng Park	Revitalization
Mission Plaza	Railing Upgrade
Various	Play Surfacing
Sinsheimer Park	Irrigation
Sinsheimer Park	Stadium Drainage
Various	Water Stations & Supply Lines
Emerson Park	Parking Lot Maintenance
French Park	Parking Lot Maintenance
Emerson Park	Fitness Equipment Replacement
Islay Hill Park	Playground Equipment Replacement
Meadow Park	Par Course
Vista Lago Park	Playground Equipment Replacement
Various	Urban Forest Maintenance
RECREATIONAL SPORTS	
Various	Development-Related Park Improvements
Laguna Lake Park	Laguna Lake Improvements
Laguna Lake Golf Course	Golf Course Maintenance
North Broad Street Neighborhood Park	New Park Development
NATURAL RESOURCES	
Laguna Lake Park	Dredging
Laguna Lake Park	Docks, Ramp, Shoreline
BUILDING MAINTENANCE	
SLO Swim Center	Olympic Pool Thermal Blankets
SLO Swim Center	Bath House Roof
SLO Swim Center	Bath House Ceiling
SLO Swim Center	Re-Plaster Therapy Pool
SLO Swim Center	Therapy Pool Boiler
SLO Swim Center	Shower System Repair
SLO Swim Center	Therapy Pool Chemical Pumps

Source: City of San Luis Obispo Capital Improvements Plan, 2019; City of San Luis Obispo, 2019.

2.2 Level of Service: Park Acreage and Access

How well does San Luis Obispo serve its residents recreation and parks needs? This section reports on two measures that are used as standards in the current San Luis Obispo Parks Master Plan: park acreage level of service and park access level of service. The section then goes on to consider potential changes to the park classification system and park acreage and access standards, based on practices from peer cities and observations about what’s working and what’s not in San Luis Obispo.

ACREAGE STANDARDS AND LEVEL OF SERVICE IN SAN LUIS OBISPO

The current Parks and Recreation Element and Master Plan calls on the City to develop and maintain a park system at the rate of 10 acres of parkland per 1,000 residents. As applied to residential development or annexation, five acres per 1,000 are to be dedicated as neighborhood park serving the development, while the remaining five acres may be located anywhere within the City’s park system as deemed appropriate.

As of 2017, San Luis Obispo has 205.6 acres of City park and recreation facilities serving a population of 46,724. The City’s parks inventory translates to 4.4 acres per 1,000 residents.

San Luis Obispo would need another 361 acres of park land to meet its overall park acreage standard of 10 acres per 1,000 in 2035, for a projected population of 56,686. Of this additional park land, 249 acres would need to be Neighborhood Parks, to meet the current 5 acres/1,000 standard. See Table 2-6.

Parkland In-Lieu Fee and Parks and Recreation Development Impact Fee

San Luis Obispo’s most recent Capital Facilities Fee Nexus Study, completed in 2018, establishes the maximum parkland in-lieu fees under the Quimby Act and the maximum development impact fees that can be charged for parks and recreation improvements under the Mitigation Fee Act. The Nexus Study calculated the current park level of service at 4.18 acres per 1,000 residents¹ or 2.69 acres per service population (taking into account both city residents and jobs.) Maximum fees are then calculated using assumptions about land value and the costs to develop recreational space.

Currently, the City applies an in-lieu fee to new single-family and condominium development, under the Quimby Act, for the creation of new parks. The City does not currently have a park development impact fee under the Mitigation Fee Act. This fee could be applied to rental multifamily and non-residential development in addition to the categories currently subject to the in-lieu fee.

1. The Nexus Study did not account for some parks and facilities which are included in the inventory for this report: Exposition Park, Eto Park, Mission Plaza Extension, Broad Street Community Gardens, Laurel Lane Community Gardens, and Sinsheimer Stadium. For all other parks and facilities, this report uses the Nexus Study as the source for park acreage.

Table 2-6

SAN LUIS OBISPO PARK ACREAGE STANDARDS AND LEVEL OF SERVICE

PARK OR RECREATION FACILITY TYPE	ACRES (2019)	ACRES/1000 (2018)	STANDARDS IN 2001 PRMP (ACRES/1,000)	ADDITIONAL ACRES NEEDED (2035)
Community Parks ¹	99.7	2.1	NA	NA
Neighborhood Parks	34.7	0.7	5	249
Mini Parks	7.9	0.2	NA	NA
Recreation Centers & Special Features	63.3	1.4	NA	NA
TOTAL	205.6	4.4	10	361

Note: 1. Laguna MS Joint-Use Facility is counted as Community Park in 2001 PRMP. For 2018, this facility is included among joint-use facilities.

Source: San Luis Obispo Parks and Recreation Master Plan, 2001; San Luis Obispo General Plan, 2015; California Department of Finance, 2017; City of San Luis Obispo Capital Facilities Fee Nexus Study, 2018; City of San Luis Obispo, 2019; WRT, 2019.

ACCESS STANDARDS AND LEVEL OF SERVICE

The current Master Plan also establishes the following access standard: San Luis Obispo residents shall have access to a neighborhood park within one-half to one-mile walking distance of their home. Specific service areas are not identified for other park types.

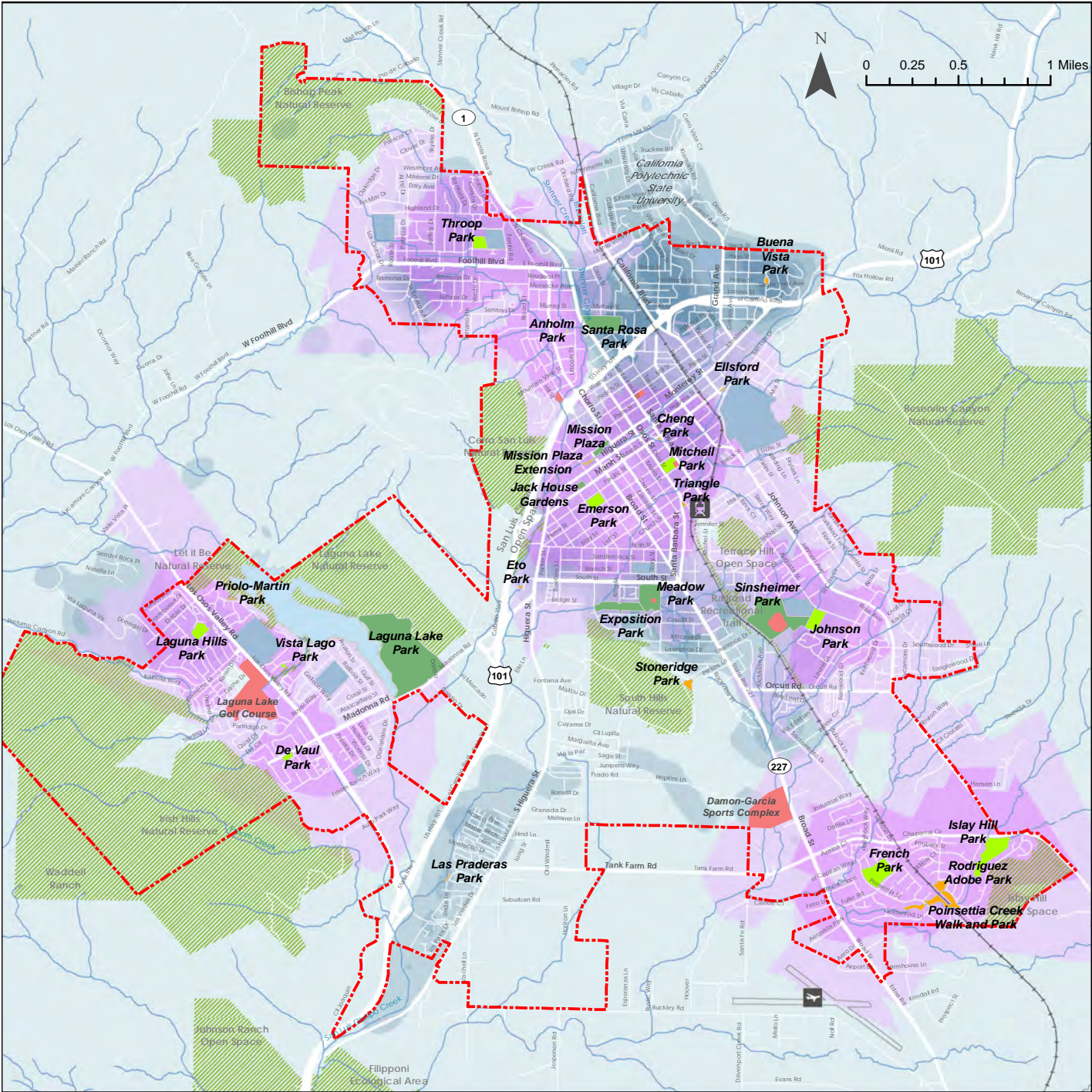
GAPS IN PARK ACCESS

As shown on Figure 2-13, much of San Luis Obispo and most City residents are within a one-half or one mile walk to a neighborhood park. Four neighborhoods or portions of neighborhoods are currently out of this range from a neighborhood park, including the neighborhood directly south of Cal Poly; the neighborhood off South Broad Street south of Meadow Park; and two neighborhoods along South Higuera Street.

Development of parks indicated in the Margarita and Avila Ranch specific plans may be expected to fill gaps in the southern part of the city, while parks planned as part of the San Luis Ranch, Froom Ranch, and Orcutt Area specific plans should create parks within walking distance of new development in those areas. See Figure 2-14. Our analysis of walking distance from future parks uses simple radii instead of the street grid, since data on future streets are not readily available. In reality, these radii are overly generous in their assessment of walking distance. At least two service area gaps would remain, using current standards: in the neighborhood south of Cal Poly and the neighborhood south of Meadow Park.

Figure 2-13

ACCESS TO NEIGHBORHOOD PARKS AND SERVICE AREA GAPS



City Boundary

Rail Lines

Creeks

Water

Schools

Open Spaces

Parks and Recreation Facilities in San Luis Obispo

Mini

Neighborhood

Community

Recreation Centers & Special Features

Service Area

1/2 mile walkshed

1 mile walkshed

Population Density (people/ sq mile)

0

1,200

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2. Parks and Facilities Assessment

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ACCESS TO EXISTING AND PLANNED NEIGHBORHOOD PARKS AND SERVICE AREA GAPS



2.3 A View from Benchmark Cities

San Luis Obispo has identified five cities to serve as relevant “benchmarks” in terms of their approach to creating and managing park systems. These cities—Santa Maria, Paso Robles, Davis, Santa Cruz, and Santa Barbara—are comparable to San Luis Obispo for a variety of reasons. Each is a distinct small city with a natural and/or agricultural setting in California. The cities range in population from about 31,000 (Paso Robles) to 106,000 (Santa Maria). Paso Robles and Santa Maria share a specific central California coastal geographic region with San Luis Obispo, while Davis, Santa Cruz and Santa Barbara share San Luis Obispo’s characteristic of having large public universities.

This section reports on the way each of the benchmark cities defines park types in their relevant planning documents, and what standards they set for parks in terms of acreage and access.

PARK TYPE DEFINITIONS

San Luis Obispo and the five benchmark cities define park types to categorize their parks in terms of size, amenities, and targeted users. These park types vary somewhat between cities—each city does not define a park type in each category—but there are significant overlaps. In general, there is a consistent relationship between park type and size, and approximate size ranges can be observed, as follows:

- Mini Parks: 0-5 acres
- Neighborhood Parks: 3-10 acres
- Community and District Parks: 10 to 25 acres
- Regional Parks: largest area, often undefined

Table 2-7 summarizes park types as defined by San Luis Obispo and each benchmark city, in terms of park size and other characteristics.

ACREAGE STANDARDS

Level of service standards vary significantly amongst San Luis Obispo and the benchmark cities. At 10 acres per 1,000 residents, San Luis Obispo has the highest overall park land standard, followed by Paso Robles at seven acres per 1,000; Santa Cruz at 4.5 acres per 1,000; Davis at 3.8 acres per 1,000; and Santa Maria at three acres per 1,000 (or up to the City’s existing acreage level of service, up to 5.0 acres/1,000).

San Luis Obispo currently has a separate acreage standard for Neighborhood Parks (five acres per 1,000). This compares to Neighborhood Park standards of two acres per 1,000 (Santa Cruz), 1.8 acres per 1,000 (Davis), and approximately one acre per 1,000 (Santa Maria). Again, San Luis Obispo’s acreage standard far exceeds those of benchmark cities.

Santa Cruz and Davis also provide acreage standards for Community Parks: 2.5 and 1.8 acres per 1,000, respectively. Only Davis provides

an acreage standard for Mini Parks, at 0.2 acres per 1,000. Acreage standards are not used for other park types (e.g. Regional Parks) defined by any of the benchmark cities.

Of the benchmark cities, Davis is the only one to reach its park land level of service, and this only after including a planned 100-acre sports complex. Santa Cruz meets its target for community parks, but has an overall deficit of park acreage. Santa Maria’s total park acreage falls short of its target for new development.

Table 2-8 compares each city’s acreage standards with current level of service.

ACCESS STANDARDS

The Davis Parks and Recreation Facilities Master Plan Update (2012) describes one-half mile as a standard radius for neighborhood parks. Indeed, both San Luis Obispo and Santa Cruz currently use a one-half-mile standard for neighborhood parks. At 3/8 mile, Davis has the highest access standard among the benchmark cities, at 3/8 mile. Meanwhile, both Davis and Santa Cruz set a 1.5 mile access standard for community parks.

Table 2-9 compares San Luis Obispo’s access standards with those of benchmark cities.

Table 2-7

PARK TYPES BY TYPICAL SIZE, SAN LUIS OBISPO AND BENCHMARK CITIES

PARK TYPE	CITY					
	SAN LUIS OBISPO	DAVIS	PASO ROBLES	SANTA BARBARA	SANTA CRUZ	SANTA MARIA
Mini	< 1 acre, typ.	< 5 acres	< 3 acres	NA	NA	NA
	Serve residents of immediate area; passive amenities	Recreation/aesthetic benefit, especially in areas of high population density.	Serve concentrated or limited population. Often for unique/single purpose, i.e. recreation facility, plaza, or natural feature preservation	NA	City does not currently differentiate.	NA
Neighborhood	3-5 acres, typ.	Min. 5 acres	3-10 acres	Not stated	0 – 6 acres	4-6 acres
	Convenient and accessible for active and passive recreation	Meet needs of the neighborhood; playgrounds, picnic areas, fields, natural areas.	Landscaped park; limited size; passive recreation with designated active areas; scenic/aesthetic value; sports fields/facilities.	Often adjacent to elementary school and serving approximately same service area	Meet needs of those within ½ mile; playgrounds, picnic areas, fields, natural areas.	Provide a balanced system of parks and recreation facilities accessible to all residents
District	NA	NA	8-12 acres	NA	NA	NA
	NA	NA	NA	NA	NA	NA
Community	0.75 – 40 acres (approx. 10-25 acres, typ.)	Min. 15 acres Pref. 25 acres	> 30 acres	Not stated	1.25 – 100 acres (approx. 10-15 acres, typ.)	
	Unique features; wide range of facilities attracting users from throughout the City	Designed to meet needs of entire community and to meet specialized needs; sports facilities.	--	Coincide with high school or junior high school, with complementary facilities	Designed to serve entire community; unique facilities; recreation facilities; community events.	
Regional	NA	NA	Not stated	Not stated	> 150 acres	NA
	NA	NA	Extensive park areas that provide service and facilities that are specialized or of Citywide or regional interest.	Combination of Special Use Park and Recreational facility	Serve regional population's needs; active and passive recreation; unique amenities not found in other parks	--
Special Use		Not stated		Not stated		
		Respond to specific needs or desires for specialized facilities or landscapes.		e.g. golf course, tennis courts, bird refuge, beach areas.		

Source: City of San Luis Obispo Parks and Recreation Element and Master Plan (2001); City of Davis Parks and Recreation Facilities Master Plan Update (2012); City of El Paso de Robles General Plan (2003); City of Santa Barbara Open Space, Parks and Recreation Element (2011); City of Santa Cruz Parks Master Plan 2030 (2018, DRAFT); City of Santa Maria General Plan, Resources Management Element (1996, 2001).

Note: Some of the benchmark cities' planning documents also define other types of recreation facilities, joint-use facilities, and open spaces. These are not included here.

Table 2-8

PARK ACREAGE STANDARDS AND CURRENT LEVEL OF SERVICE (LOS), SAN LUIS OBISPO AND BENCHMARK CITIES

LOS BY PARK TYPE	CITY					
	SAN LUIS OBISPO	DAVIS	PASO ROBLES	SANTA BARBARA	SANTA CRUZ	SANTA MARIA
OVERALL						
Standard	10 ac/1000	3.8 ac/1000	7.0 ac/1000	Unavailable	4.5 ac/1000	3.0 to 5.0 ac/1000
Existing LOS	4.9 or 6.2	3.0 ac/1000	3.3 ac/1000		3.7 ac/1000	2.2 ac/1000
MINI						
Standard	NA	0.2 ac/1000	NA	Unavailable	NA	NA
Existing LOS		Not known				
NEIGHBORHOOD						
Standard	5 ac/1000	1.8 ac/1000	NA	Unavailable	2.0 ac/1000	1.0 ac/1000a
Existing LOS	0.8	1.4 ac/1000			0.8 ac/1000	2.2 ac/1000
COMMUNITY						
Standard	NA	1.8 ac/1000	NA	Unavailable	2.5 ac/1000	NA
Existing LOS		1.3 ac/1000			2.9 ac/1000	

Sources: City of San Luis Obispo Parks and Recreation Element and Master Plan (2001); City of Davis Parks and Recreation Facilities Master Plan Update (2012); City of El Paso de Robles General Plan (2003); City of Santa Barbara Open Space, Parks and Recreation Element (2011); City of Santa Cruz Parks Master Plan 2030 (2018, DRAFT); City of Santa Maria General Plan, Resources Management Element (1996, 2001).

Notes: Santa Maria's neighborhood park standards is 1 park per 5,000 residents. Assuming average neighborhood park size of 5 acres, this translates to 1 acre per 1,000 residents.

Table 2-9

PARK ACCESS STANDARDS, SAN LUIS OBISPO AND BENCHMARK CITIES

LOS BY PARK TYPE	CITY					
	SAN LUIS OBISPO	DAVIS	PASO ROBLES	SANTA BARBARA	SANTA CRUZ	SANTA MARIA
Neighborhood	½ to 1 mile	3/8 mile	NA	Unavailable	½ mile	NA
Community	NA	1 ½ mile	NA	Unavailable	1 ½ mile	--

Sources: City of San Luis Obispo Parks and Recreation Element and Master Plan (2001); City of Davis Parks and Recreation Facilities Master Plan Update (2012); City of El Paso de Robles General Plan (2003); City of Santa Barbara Open Space, Parks and Recreation Element (2011); City of Santa Cruz Parks Master Plan 2030 (2018, DRAFT); City of Santa Maria General Plan, Resources Management Element (1996, 2001).

Note: Only park types for which San Luis Obispo or any of the benchmark cities provide access standards are included in Table 2-7.





3

RECREATION
TRENDS AND
PROGRAM
ASSESSMENT



NATIONAL RECREATION TRENDS ANALYSIS

The national recreation trends analysis provides an understanding of national, regional, and local recreational trends. This analysis examines participation trends, activity levels, and programming trends. It is important to note that all trends are based on current and/or historical patterns and participation rates.

NATIONAL TRENDS IN RECREATION

METHODOLOGY

The Sports & Fitness Industry Association's (SFIA) Sports, Fitness & Recreational Activities Topline Participation Report 2018 was utilized in evaluating the following trends:

- National Trends in Sport and Fitness Participation
- Core vs. Casual Participation
- Activity by Generation

The study is based on findings from surveys carried out in 2017 and the beginning of 2018 by the Physical Activity Council, resulting in a total of 30,999 online interviews – both individual and household surveys. A sample size of 30,999 completed interviews is considered by SFIA to result in a high degree of statistical accuracy. A sport with a participation rate of five percent has a confidence interval of plus or minus 0.27 percentage points at a 95 percent confidence interval.

Using a weighting technique, survey results are applied to the total U.S. population figure of 298,325,103 people (ages six and older). The purpose of the report is to establish levels of activity and identify key participatory trends in recreation across the U.S.

CORE VS. CASUAL PARTICIPATION

In addition to overall participation rates, SFIA further categorizes active participants as either core or casual participants based on frequency. Core participants have higher participatory frequency than casual participants. The thresholds that define casual versus core participation may vary based on the nature of each individual activity. For instance, core participants engage in most fitness and recreational activities more than 50 times per year, while for sports, the threshold for core participation is typically 13 times per year.

In a given activity, core participants are more committed and tend to be less likely to switch to other activities or become inactive (engage in no physical activity) than casual participants. This may also explain why activities with more core participants tend to experience less pattern shifts in participation rates than those with larger groups of casual participants.

INACTIVITY RATES / ACTIVITY LEVEL TRENDS

SFIA also categorizes participation rates by intensity, dividing activity levels into five categories based on the caloric implication (i.e., high calorie burning, low/med calorie burning, or inactive) and the frequency of participation (i.e., 1-50 times, 50-150 times, or above) for a given activity. Participation rates are expressed as 'super active' or 'active to a healthy level' (high calorie burning, 151+ times), 'active' (high calorie burning, 50-150 times), 'casual' (high calorie burning, 1-50 times), 'low/med calorie burning', and 'inactive'. These participation rates are then assessed based on the total population trend over the last five years, as well as breaking down these rates by generation.

NATIONAL SPORT AND FITNESS PARTICIPATORY TRENDS

NATIONAL TRENDS IN GENERAL SPORTS

The sports most heavily participated in the United States were Golf (23.8 million in 2016) and Basketball (23.4 million), which have participation figures well in excess of the other activities within the general sports category. The popularity of Golf and Basketball can be attributed to the ability to compete with relatively

small number of participants. Even though Golf has experienced a recent decrease in participation, it still continues to benefit from its wide age segment appeal and is considered a life-long sport. Basketball's success can be attributed to the limited amount of equipment needed to participate and the limited space requirements necessary, which make basketball the only traditional sport that can be played at the majority of American dwellings as a drive-way pickup game.

Since 2012, Rugby and other niche sports, like Boxing, Lacrosse, and Roller Hockey have seen strong growth. Rugby has emerged as the overall fastest growing sport, as it has seen participation levels rise by 82.8% over the last five years. Based on the five-year trend, Boxing for Competition (42.6%), Lacrosse (35.1%), and Roller Hockey (34.2%) have also experienced significant growth. In the most recent year, the fastest growing sports were Boxing for Competition (13.1%) and Pickleball (11.3%).

During the last five years, the sports that are most rapidly declining include Ultimate Frisbee (-39.1%), Touch Football (-22.8%), Tackle Football (-16.0%), and Racquetball (-13.4%). For the most recent year, Ultimate Frisbee (-14.9%), Badminton (-12.6%), Gymnastics (-10.7%), and Volleyball-Sand/Beach (-9.9%) underwent the largest declines.

In general, the most recent year shares a similar pattern with the five-year trends; suggesting that

the increasing participation rates in certain activities have yet to peak in sports like Rugby, Lacrosse, Field Hockey, and Competitive Boxing. However, some sports that increased rapidly over the past five years have experienced recent decreases in participation, including Squash, Ice Hockey, Roller Hockey and Volleyball-Sand/Beach. The reversal of the five-year trends in these sports may be due to a relatively low user base (ranging from one to five million) and could suggest that participation in these activities may have peaked.

CORE VS. CASUAL TRENDS IN GENERAL SPORTS

The most popular sports, such as Basketball and Baseball, have a larger core participant base (engaged 13+ times annually) than casual participant base (engaged at least one time annually). Less mainstream, less organized sports such as Ultimate Frisbee, Roller Hockey, Squash, and Boxing for Competition have larger casual participation. Although these sports increased in participation over the last five years, the newcomers were mostly casual participants that may be more inclined to switch to other sports or fitness activities, resulting in the declining one-year trends.

NATIONAL TRENDS IN GENERAL FITNESS

Overall, national participatory trends in fitness have experienced strong growth in recent years. Many of these activities have become

popular due to an increased interest among Americans to improve their health and enhance quality of life by engaging in an active lifestyle. These activities also have very few barriers to entry, which provides a variety of options that are relatively inexpensive to participate in and can be performed by most individuals.

The most popular fitness activity, by far, is Fitness Walking, which had about 110.8 million participants in 2017, increasing 2.7% from the previous year. Other leading fitness activities based on total number of participants include Treadmill (52.9 million), Free Weights (52.2 million), Running/Jogging (50.7 million), Weight/Resistance Machines (36.2 million), and Stationary Cycling (36.0 million).

Over the last five years, the activities growing most rapidly are Non-Traditional / Off-Road Triathlons (74.7%), Trail Running (57.6%), and Aerobics (32.7%). Over the same time frame, the activities that have undergone the most decline include: Boot Camps Style Cross Training (-11.3%), Stretching (-7.5%), and Weight/Resistance Machines (-6.9%).

In the last year, activities with the largest gains in participation were Triathlon Non-Traditional/Off Road (10.1%), Running/Jogging (7.1%), and Trail Running (6.6%). From 2016-2017, the activities that had the most decline in participation were Traditional/Road Triathlon (-8.9%), Cardio Kickboxing (-3.0%), and Calisthenics/Bodyweight Exercise (-2.6%).

Table 3-1

NATIONAL PARTICIPATORY TRENDS - GENERAL SPORTS

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Golf * (2011, 2015, and 2016 data)	25,682	24,120	23,815	-7.3%	-1.3%
Basketball	23,708	22,343	23,401	-1.3%	4.7%
Tennis	17,020	18,079	17,683	3.9%	-2.2%
Baseball	12,976	14,760	15,642	20.5%	6.0%
Soccer (Outdoor)	12,944	11,932	11,924	-7.9%	-0.1%
Softball (Slow Pitch)	7,411	7,690	7,283	-1.7%	-5.3%
Football, Flag	5,865	6,173	6,551	11.7%	6.1%
Badminton	7,278	7,354	6,430	-11.7%	-12.6%
Volleyball (Court)	6,384	6,216	6,317	-1.0%	1.6%
Football, Touch	7,295	5,686	5,629	-22.8%	-1.0%
Soccer (Indoor)	4,617	5,117	5,399	16.9%	5.5%
Football, Tackle	6,220	5,481	5,224	-16.0%	-4.7%
Volleyball (Sand/Beach)	4,505	5,489	4,947	9.8%	-9.9%
Gymnastics	5,115	5,381	4,805	-6.1%	-10.7%
Track and Field	4,257	4,116	4,161	-2.3%	1.1%
Cheerleading	3,244	4,029	3,816	17.6%	-5.3%
Racquetball	4,070	3,579	3,526	-13.4%	-1.5%
Pickleball	N/A	2,815	3,132	N/A	11.3%
Ultimate Frisbee	5,131	3,673	3,126	-39.1%	-14.9%
Ice Hockey	2,363	2,697	2,544	7.7%	-5.7%
Softball (Fast Pitch)	2,624	2,467	2,309	-12.0%	-6.4%
Lacrosse	1,607	2,090	2,171	35.1%	3.9%
Wrestling	1,922	1,922	1,896	-1.4%	-1.4%
Roller Hockey	1,367	1,929	1,834	34.2%	-4.9%
Rugby	887	1,550	1,621	82.8%	4.6%
Field Hockey	1,237	1,512	1,596	29.0%	5.6%
Squash	1,290	1,549	1,492	15.7%	-3.7%
Boxing for Competition	959	1,210	1,368	42.6%	13.1%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

*2017 information not available for **Golf**. Information to be released by National Golf Foundation. Participation figures above reflect 2011, 2015, and 2016 data.

CORE VS. CASUAL TRENDS IN GENERAL FITNESS

It should be noted that many of the activities that are rapidly growing have a relatively low user base, which allows for more drastic shifts

in terms of percentage, especially for five-year trends. Increasing casual participants may also explain the rapid growth in some activities. For instance, core/casual participation trends showed that over the last five years, casual participants increased

drastically in Non-Traditional/ Off Road (119.6%) and Tai Chi (26.9%), while the core participant base of both activities experienced significantly less growth.

Table 3-2

NATIONAL PARTICIPATORY TRENDS - GENERAL FITNESS

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Fitness Walking	114,029	107,895	110,805	-2.8%	2.7%
Treadmill	50,839	51,872	52,966	4.2%	2.1%
Free Weights (Dumbbells/Hand Weights)	N/A	51,513	52,217	N/A	1.4%
Running/Jogging	51,450	47,384	50,770	-1.3%	7.1%
Weight/Resistant Machines	38,999	35,768	36,291	-6.9%	1.5%
Stationary Cycling (Recumbent/Upright)	35,987	36,118	36,035	0.1%	-0.2%
Stretching	35,873	33,771	33,195	-7.5%	-1.7%
Elliptical Motion Trainer*	28,560	32,218	32,283	13.0%	0.2%
Free Weights (Barbells)	26,688	26,473	27,444	2.8%	3.7%
Yoga	23,253	26,268	27,354	17.6%	4.1%
Calisthenics/Bodyweight Exercise	N/A	25,110	24,454	N/A	-2.6%
Choreographed Exercise	N/A	21,839	22,616	N/A	3.6%
Aerobics (High Impact)	16,178	21,390	21,476	32.7%	0.4%
Stair Climbing Machine	12,979	15,079	14,948	15.2%	-0.9%
Cross-Training Style Workout	N/A	12,914	13,622	N/A	5.5%
Stationary Cycling (Group)	8,477	8,937	9,409	11.0%	5.3%
Trail Running	5,806	8,582	9,149	57.6%	6.6%
Pilates Training	8,519	8,893	9,047	6.2%	1.7%
Cardio Kickboxing	6,725	6,899	6,693	-0.5%	-3.0%
Boot Camp Style Cross-Training	7,496	6,583	6,651	-11.3%	1.0%
Martial Arts	5,075	5,745	5,838	15.0%	1.6%
Boxing for Fitness	4,831	5,175	5,157	6.7%	-0.3%
Tai Chi	3,203	3,706	3,787	18.2%	2.2%
Barre	N/A	3,329	3,436	N/A	3.2%
Triathlon (Traditional/Road)	1,789	2,374	2,162	20.8%	-8.9%
Triathlon (Non-Traditional/Off Road)	1,075	1,705	1,878	74.7%	10.1%

NOTE: Participation figures are in 000's for the US population ages 6 and over

Legend:

Large Increase
(greater than 25%)

Moderate Increase
(0% to 25%)

Moderate Decrease
(0% to -25%)

Large Decrease
(less than -25%)

*Cardio Cross Trainer is merged to Elliptical Motion Trainer

NATIONAL TRENDS IN OUTDOOR RECREATION

Results from the SFIA report demonstrate a contrast of growth and decline in participation regarding outdoor/adventure recreation activities. Much like the general fitness activities, these activities encourage an active lifestyle, can be performed individually or within a group, and are not as limited by time constraints.

In 2017, the most popular activities, in terms of total participants, from the outdoor / adventure recreation category include: Day Hiking (44.9 million), Road Bicycling (38.8 million), Freshwater Fishing (38.3 million), and Camping within ¼ mile of Vehicle/Home (26.2 million).

From 2012-2017, BMX Bicycling (83.4%), Adventure Racing (56.3%), Backpacking Overnight (38.3%), and Day Hiking (30.1%) have undergone the largest increases in participation. Similarly, in the last year, activities growing most rapidly include: BMX Bicycling (10.0%), Backpacking Overnight (8.1%), and Day Hiking (6.6%).

The five-year trend shows activities declining most rapidly were In-Line Roller Skating (-20.7%), Camping within ¼ mile of Home/Vehicle (-16.5%), and Birdwatching (-9.2%). More recently, activities experiencing the largest declines were Adventure Racing (-15.7%), Traditional Climbing (-9.4%), and In-Line Roller Skating (-2.1%).

CORE VS. CASUAL TRENDS IN OUTDOOR RECREATION

Regarding the national trend of outdoor activities participation is on the rise, all activities, except for In-Line Roller Skating and Freshwater Fishing, underwent increases in casual participation over the last five years. Any decline in participation over the last five years was mainly ascribed to decreases in core participants for activities such as In-Line Roller Skating (-32.6%), Skateboarding (-10.7%), Road Bicycling (-10.4%), Camping Recreational Vehicle (-10.0%), and Archery (-3.2%).

Table 3-3

NATIONAL PARTICIPATORY TRENDS - OUTDOOR/ ADVENTURE RECREATION

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Hiking (Day)	34,519	42,128	44,900	30.1%	6.6%
Bicycling (Road)	39,790	38,365	38,866	-2.3%	1.3%
Fishing (Freshwater)	39,002	38,121	38,346	-1.7%	0.6%
Camping (< 1/4 Mile of Vehicle/Home)	31,454	26,467	26,262	-16.5%	-0.8%
Camping (Recreational Vehicle)	15,903	15,855	16,159	1.6%	1.9%
Fishing (Saltwater)	12,000	12,266	13,062	8.9%	6.5%
Birdwatching (>1/4 mile of Vehicle/Home)	13,535	11,589	12,296	-9.2%	6.1%
Backpacking Overnight	7,933	10,151	10,975	38.3%	8.1%
Bicycling (Mountain)	7,265	8,615	8,609	18.5%	-0.1%
Archery	7,173	7,903	7,769	8.3%	-1.7%
Fishing (Fly)	5,848	6,456	6,791	16.1%	5.2%
Skateboarding	6,227	6,442	6,382	2.5%	-0.9%
Roller Skating, In-Line	6,647	5,381	5,268	-20.7%	-2.1%
Bicycling (BMX)	1,861	3,104	3,413	83.4%	10.0%
Adventure Racing	1,618	2,999	2,529	56.3%	-15.7%
Climbing (Traditional/Ice/Mountaineering)	2,189	2,790	2,527	15.4%	-9.4%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

NATIONAL TRENDS IN AQUATIC ACTIVITY

Swimming is unquestionably a lifetime sport, which is most likely why it has experienced such strong participation growth among the American population. In 2017, Fitness Swimming is the absolute leader in overall participation (27.1 million) for aquatic activities, due in large part to its broad, multigenerational appeal. In the most recent year, Fitness Swimming reported the strongest growth (2.0%) among aquatic activities, while Aquatic Exercise and Competitive Swimming experienced decreases in participation.

Aquatic Exercise has had a strong participation base of 10.4 million, however it also has recently experienced a slight decrease in participants (-1.1%). Based on previous trends, this activity could rebound in terms of participation

due largely to ongoing research that demonstrates the activity's great therapeutic benefit coupled with increased life expectancies and a booming senior population. Aquatic Exercise has paved the way as a less stressful form of physical activity, while allowing similar benefits as land-based exercises, such as aerobic fitness, resistance training, flexibility, and balance. Doctors are still recommending Aquatic Exercise for injury rehabilitation, mature patients, and patients with bone or joint problems. Compared to a standard workout, Aquatic Exercise can significantly reduce stress placed on weight-bearing joints, bones, and muscles, while also reducing swelling.

CORE VS. CASUAL TRENDS IN AQUATIC ACTIVITY

While all activities have undergone increases in participation over

the last five years, most recently, casual participation (1-49 times) is increasing much more rapidly than core participation (50+ times). For the five-year timeframe, casual participants of Competition Swimming increased by 56.2%, Aquatic Exercise by 24.8%, and Fitness Swimming by 21.0%. However, core participants of Competition Swimming decreased by -6.5% and Aquatic Exercise declined by -4.6% (from 2012 to 2017).

NATIONAL TRENDS IN WATER SPORTS / ACTIVITIES

The most popular water sports / activities based on total participants in 2017 were Recreational Kayaking (10.5 million), Canoeing (9.2 million), and Snorkeling (8.3 million). It should be noted that water activity participation tends to vary based on regional, seasonal, and

Table 3-4

NATIONAL PARTICIPATORY TRENDS - AQUATICS

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Swimming (Fitness)	23,216	26,601	27,135	16.9%	2.0%
Aquatic Exercise	9,177	10,575	10,459	14.0%	-1.1%
Swimming (Competition)	2,502	3,369	3,007	20.2%	-10.7%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

environmental factors. A region with more water access and a warmer climate is more likely to have a higher participation rate in water activities than a region that has long winter seasons or limited water access. Therefore, when assessing trends in water sports and activities, it is important to understand that fluctuations may be the result of environmental barriers which can greatly influence water activity participation.

Over the last five years, Stand-Up Paddling (138.9%) was by far the fastest growing water activity, followed by White Water Kayaking (33.1%), Recreational Kayaking

(28.7%), and Sea/Tour Kayaking (20.8%). Although the five-year trends show water sport activities are getting more popular, the most recent year shows a different trend. From 2016-2017 Stand-Up Paddling Recreational Kayaking reflect much slower increases in participation (3.3% and 5.2%), while White Water Kayaking (-2.0%), Sea/Tour Kayaking (-5.4%) both show decreases in participation numbers.

From 2012-2017, activities declining most rapidly were Jet Skiing (-22.6%), Water Skiing (-19.4%), and Wakeboarding (-10.8%). In the most recent year, activities experiencing the greatest declines in participation

included: Boardsailing/Windsurfing (-9.4%), Canoeing (-8.2%), and Scuba Diving (-7.6%).

CORE VS. CASUAL TRENDS IN WATER SPORTS / ACTIVITIES

As mentioned previously, regional, seasonal, and environmental limiting factors may influence the participation rate of water sport and activities. These factors may also explain why all water-based activities have more casual participants than core participants, since frequencies of activities may be constrained by uncontrollable factors.

Table 3-5

NATIONAL PARTICIPATORY TRENDS - WATER SPORTS/ ACTIVITIES

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Kayaking (Recreational)	8,187	10,017	10,533	28.7%	5.2%
Canoeing	9,813	10,046	9,220	-6.0%	-8.2%
Snorkeling	8,664	8,717	8,384	-3.2%	-3.8%
Jet Skiing	6,996	5,783	5,418	-22.6%	-6.3%
Sailing	3,841	4,095	3,974	3.5%	-3.0%
Water Skiing	4,434	3,700	3,572	-19.4%	-3.5%
Rafting	3,756	3,428	3,479	-7.4%	1.5%
Stand-Up Paddling	1,392	3,220	3,325	138.9%	3.3%
Wakeboarding	3,368	2,912	3,005	-10.8%	3.2%
Kayaking (Sea/Touring)	2,446	3,124	2,955	20.8%	-5.4%
Scuba Diving	2,781	3,111	2,874	3.3%	-7.6%
Surfing	2,545	2,793	2,680	5.3%	-4.0%
Kayaking (White Water)	1,878	2,552	2,500	33.1%	-2.0%
Boardsailing/Windsurfing	1,372	1,737	1,573	14.7%	-9.4%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

ACTIVITY BY GENERATION

Analyzing participation by age for recreational activities reveals that fitness and outdoor sports were the most common activities across all generations. Breaking down activity level by generation shows a converse correlation between age and healthy activity rates.

Generation Z (born 2000+)

were the most active, with only 17.6% identifying as inactive. Approximately 65% of individuals within this generation where active

in 2017; with 26.3% being active to a healthy level, 18.5% being active & high calorie, and 20.1% being casual active & low/med calorie.

Almost half (46.7%) of **millennials (born 1980-1999)** were active to a healthy level (35.4%) or active & high calorie (11.3%), while 24.0% claimed they were inactive. Even though this inactive rate is much higher than Generation Z's (17.6%), it is still below the national inactive rate (28%).

Generation X (born 1965-1979)

has the second highest active to a healthy level rate (35.0%) among all generations, only being 0.4% less than Millennials. At the same time, they also have the second highest inactive rate, with 28.1% not active at all.

The Boomers (born 1945-1964)

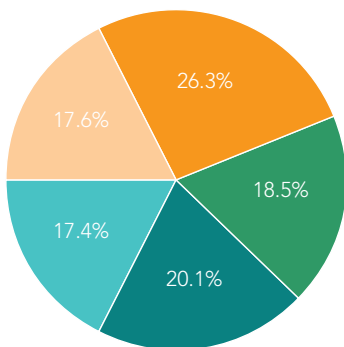
were the least active generation, with an inactive rate of 33.3%. This age group tends to participate in less intensive activities. Approximately 34% claimed to engage in casual & low/med calorie (4.3%) or low/med calorie (29.6%) burning activities.

Figure 3-1

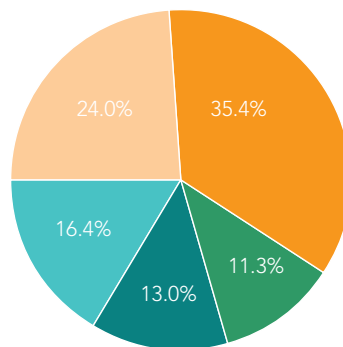
2017 PARTICIPATION RATES BY GENERATION

US Population, Aged 6+

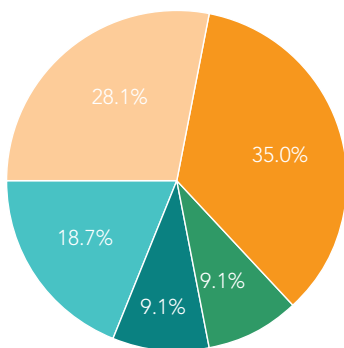
Generation Z (2000+)



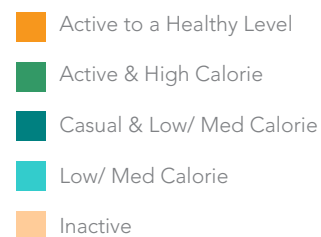
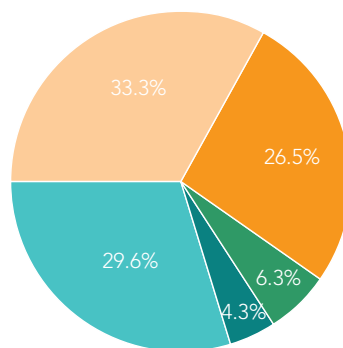
Millennials (1980 - 1999)



Generation X (1965 - 1979)



The Boomers (1945 - 1964)



Times per year: Casual (1-50), Active (51-150), Active to Healthy Level (151+)

NATIONAL AND
REGIONAL
PROGRAMMING TRENDS

Programs Offered by Park
And Recreation Agencies
(Pacific Southwest Region)

NRPA's Agency Performance Review 2018 summarize key findings from NRPA Park Metrics, which is a benchmark tool that compares the management and planning of operating resources and capital facilities of park and recreation agencies. The report contains data from 1,069 park and recreation agencies across the U.S. as reported between 2015 and 2017.

The report shows that the typical agencies (i.e., those at the median values) offer 161 programs annually, with roughly 60% of those programs being fee-based activities/events.

According to the information reported to the NRPA, the top five programming activities most frequently offered by park and recreation agencies, both in the U.S. and regionally, are described in the table below.

When comparing Pacific Southwest agencies to the U.S. average, team sports, themed special events, social recreation events, fitness enhancement classes, and health and wellness education were all identified as top five most commonly provided program areas offered regionally and nationally.

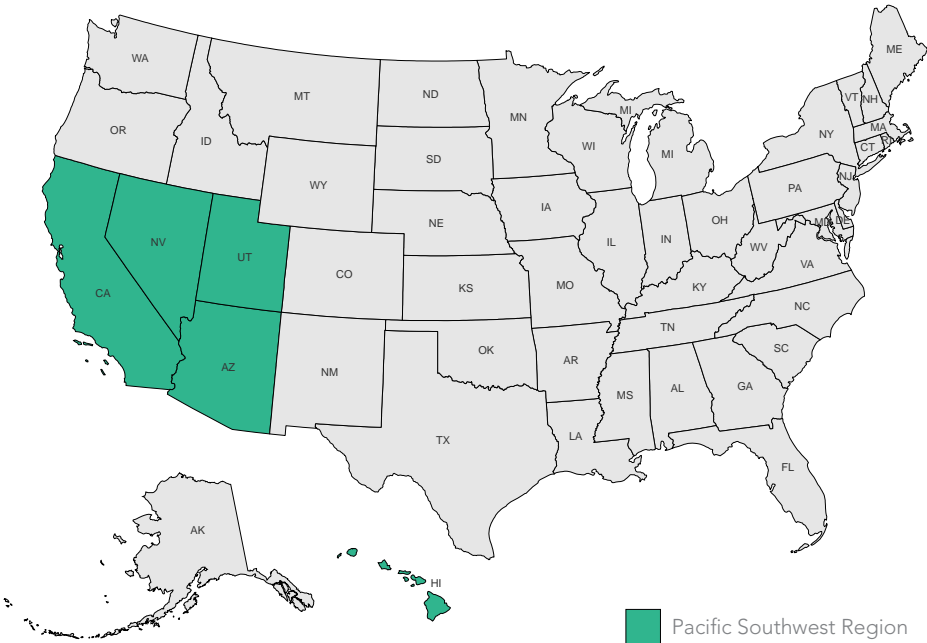


Table 3-6
TOP 5 MOST OFFERED CORE PROGRAM AREAS
(Offered by Parks and Recreation Agencies)

US (% OF AGENCIES OFFERING)	PACIFIC SOUTHWEST REGION (% OF AGENCIES OFFERING)
Team sports (86%)	Team sports (88%)
Themed special events (84%)	Themed special events (84%)
Social recreation events (81%)	Fitness enhancement classes (83%)
Fitness enhancement classes (78%)	Social recreation events (81%)
Health and wellness education (78%)	Health and wellness education (81%)

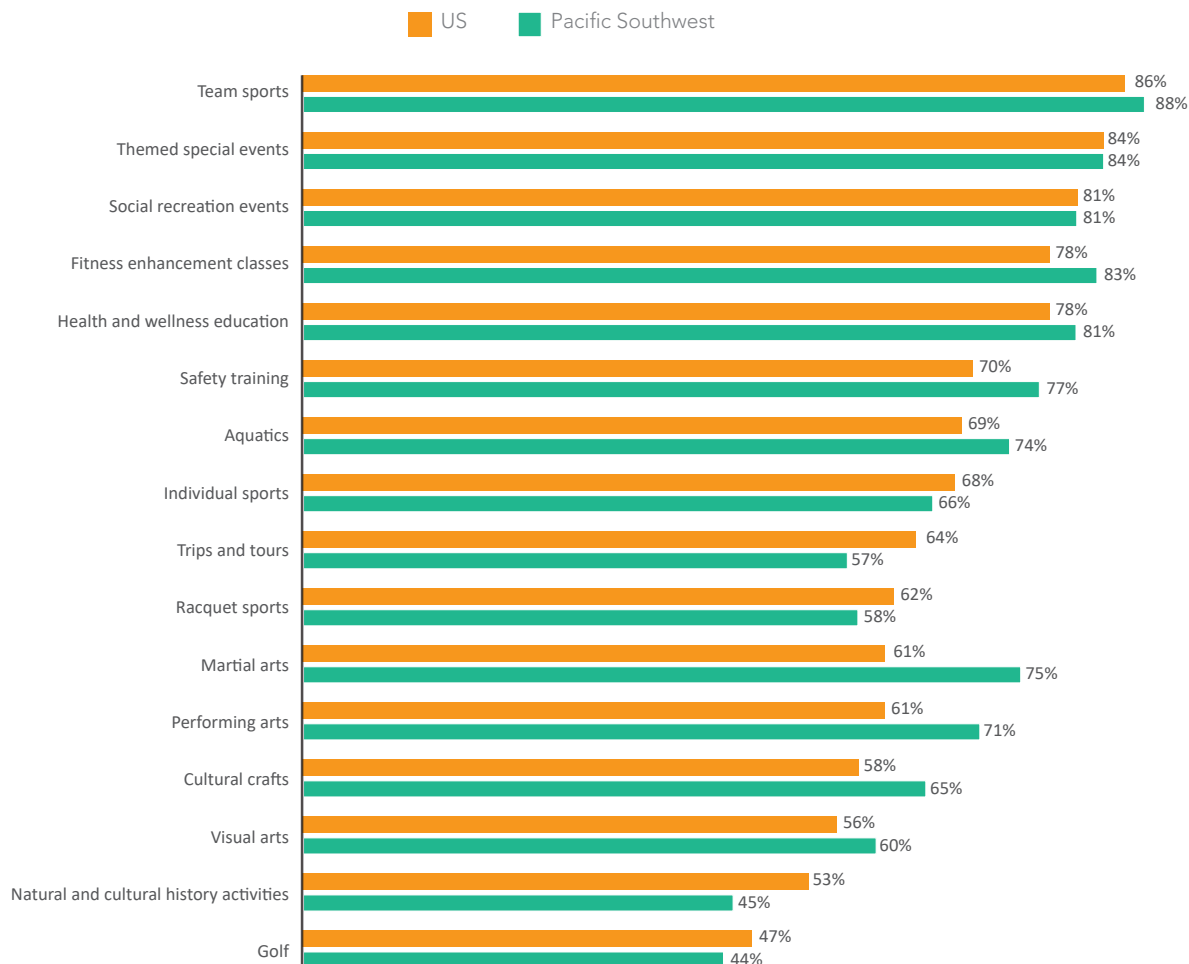
In general, Pacific Southwest park and recreation agencies offered programs at a slightly higher rate than the national average. Based on a discrepancy threshold of 5% or more, Pacific Southwest agencies are offering fitness enhancement classes, safety training, aquatics, martial arts, performing arts, and cultural crafts

at a higher rate than the national average. Contradictory, the Pacific Southwest Region is trailing the national average in regards to trips and tours and natural and cultural history activities. A complete comparison of regional and national programs offered by agencies can be found below.

Figure 3-2

CORE PROGRAM AREAS OFFERED BY PARKS AND RECREATION AGENCIES

(Percent of Agencies)



Targeted Programs For Children, Seniors, And People With Disabilities

For better understanding of targeted programs by age segment, the NRPA also tracks program offerings that cater specifically to children, seniors, and people with disabilities, on a national and regional basis. This allows for further analysis of these commonly targeted populations. According to the 2018 NRPA Agency Performance Review, approximately 79% of agencies offer dedicated senior programming, while 62% of park and recreation agencies provide adaptive programming for individuals with disabilities.

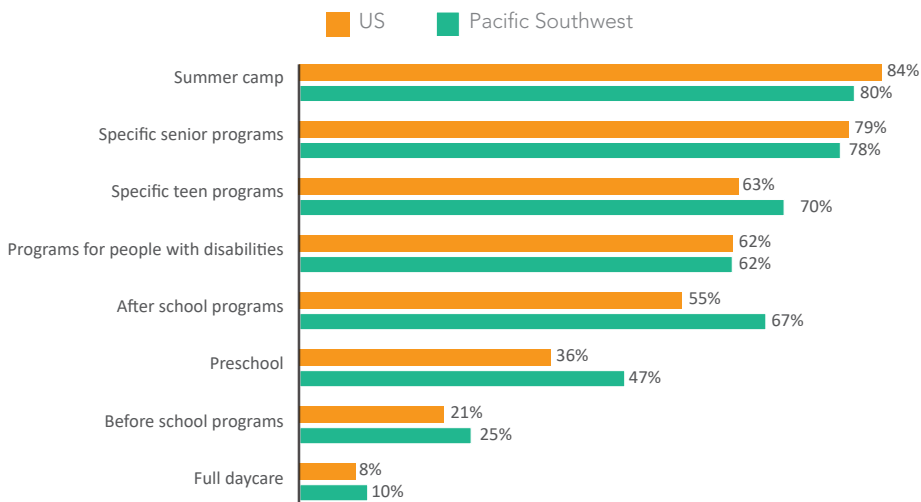
Based on information reported to the NRPA, the top three activities that target children, seniors, and/or people with disabilities most frequently offered by park and recreation agencies are described in the table below.

Agencies in the Pacific Southwest tend to offer targeted programs at a significantly higher rate than the national average. This is especially evident when looking at specific teen programs, after school programs, and preschool school programs. A complete comparison of regional and national programs offered by agencies can be found below.

Table 3-7
TOP 3 MOST OFFERED CORE PROGRAM AREAS
(Targeting Children, Seniors, and/or People with Disabilities)

US (% OF AGENCIES OFFERING)	PACIFIC SOUTHWEST REGION (% OF AGENCIES OFFERING)
Summer camp (84%)	Summer camp (80%)
Senior programs (79%)	Senior programs 78%)
Teen programs (63%)	Teen programs (70%)

Figure 3-3
CORE PROGRAM AREAS TARGETING CHILDREN, SENIORS AND/OR PEOPLE WITH DISABILITIES
(Percent of Agencies)



LOCAL SPORT AND MARKET POTENTIAL

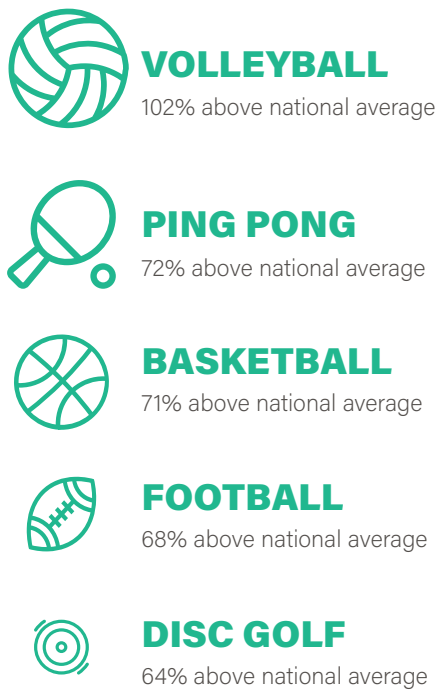
The following charts show sport and leisure market potential data from ESRI. A Market Potential Data (MPI) measures the probable demand for a product or service within the City and its surrounding service area. The MPI shows the likelihood that an adult resident of the target area will participate in certain activities when compared to the US National average. The national average is 100, therefore numbers below 100 would represent a lower than average participation rate, and numbers above 100 would represent higher than average participation rate. The service area is compared to the national average in three (3) categories – general sports, fitness and outdoor activity.

Overall, San Luis Obispo demonstrates extremely high market potential index (MPI) numbers. Looking at the three categories (general sports, fitness and outdoor activity), even though they each have a few activities with MPI

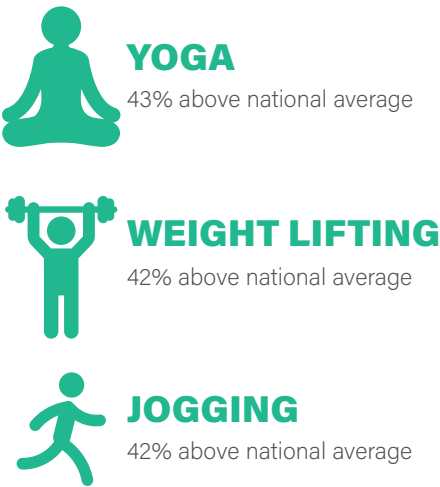
scores below the national averages, the majority of the activities' MPI scores fall well above 100+. These overall MPI scores show that San Luis Obispo has relatively strong participation rates when it comes to almost all recreational activities. This becomes significant for when the City considers building new facilities or starting up new programs, giving them a strong tool to estimate resident attendance. It must be noted that San Luis Obispo is a college-town and that the high MPI numbers are likely influenced by California Polytechnic State University's student body population.

High index numbers (100+) are significant because they demonstrate that there is a greater potential that residents of the service area will actively participate in offerings provided by the City.

MARKET POTENTIAL INDEX FOR GENERAL SPORTS



MARKET POTENTIAL INDEX FOR GENERAL FITNESS



MARKET POTENTIAL INDEX FOR OUTDOOR ACTIVITY



BACKPACKING

71% above national average



BICYCLING (MOUNTAIN)

61% above national average



BICYCLING (ROAD)

61% above national average

Figure 3-4

MARKET POTENTIAL INDEX FOR GENERAL SPORTS

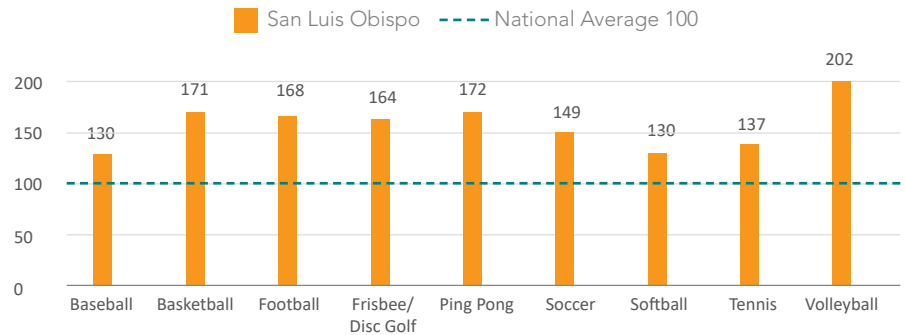


Figure 3-5

MARKET POTENTIAL INDEX FOR FITNESS

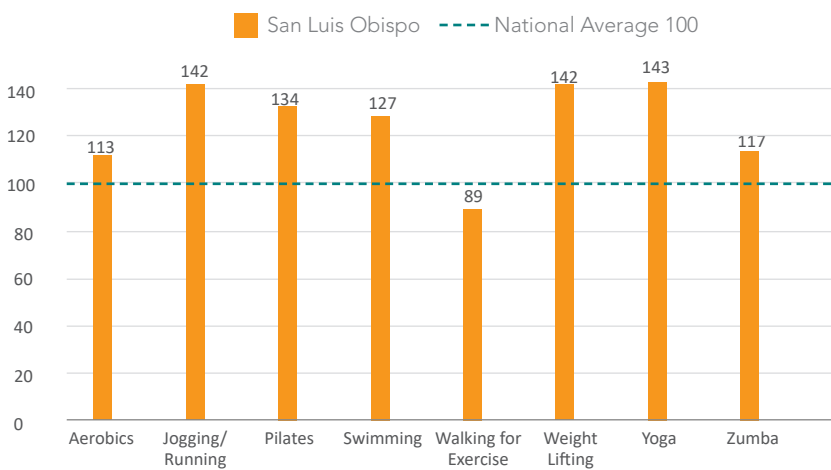
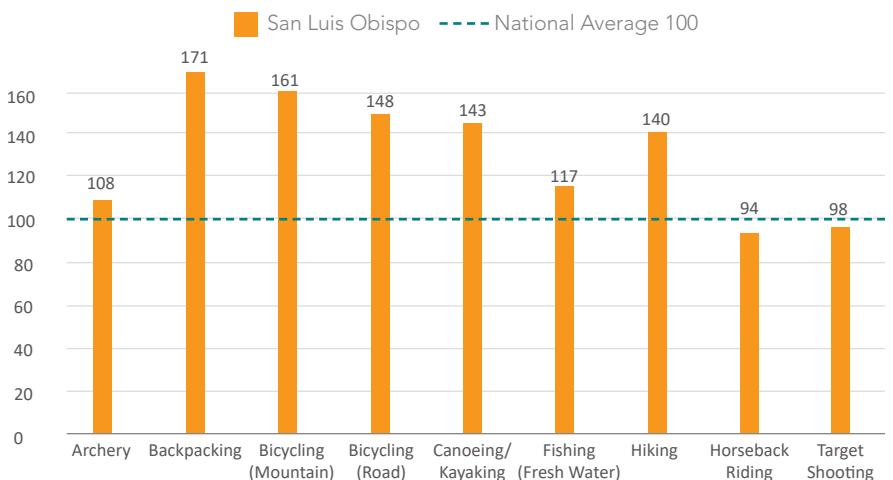


Figure 3-6

MARKET POTENTIAL INDEX FOR OUTDOOR ACTIVITY



SUMMARY

It is critically important for the San Luis Obispo Parks and Recreation Department to understand the local and national participation trends in recreation activities. In doing so, the Department can gain general insight into the lifecycle stage of recreation programs and activities (emerging, stable and declining) and thereby anticipate potential changes in need and demand for the programs and activities that it provides to the residents of San Luis Obispo. Here are some major takeaways for local and national recreation trends:

- Golf remained the most popular sport both nationally and locally.
- Nationally, rugby has emerged as the overall fastest growing sport over the past five years and though it has yet to make its presence felt in San Luis Obispo.
- Ultimate Frisbee, tackle football and touch football are losing participants both nationally.
- All listed aquatic activities have experienced strong participation growth nationally. Swimming on a team saw significant increases in casual participation.
- Fitness walking remained the most popular fitness activity nationally and will likely grow in popularity in San Luis Obispo given the strength of the trail system in the City.
- Outdoor recreational activities are on the rise nationally. Hiking is extremely popular both nationally and locally.
- Based on national measurements, income level has a negative impact on inactivity rate. Lower income households

tend to have higher inactivity rate. Age is also a significant factor to inactivity level. Generation Z (age 6-17) had the lowest inactivity rate while the boomers (age 55+) had the highest inactivity rate.

- Besides income and age factors, non-participants are more likely to join sports or fitness activities if a friend accompanies them.
- Ownership of health and fitness tracking devices has increased in recent years.

3.2 Program and Services Assessment

The San Luis Obispo Parks and Recreation Department has a professional staff that meets the parks and recreational needs of its community through wide array of programs and services. Department staff are responsible for the management and production of recreation programs including community and neighborhood events, and the operation of multiple facilities including pools, a golf course, baseball stadium, sports fields, skate park, roller hockey rink and more. Employees are engaged year-round in planning, managing, producing, conducting, and evaluating programs and events. The functions within the Department combine to provide hundreds of offerings in the areas of youth activities and camps, outdoor adventure, aquatics, sports, health, fitness, activities geared to seniors, and special events. In addition to the programs and activities provided directly by the Department, partnerships with other organizations are utilized to enhance recreational offerings to the community particularly in the areas of youth and adult activities. Through formal and informal cooperative relationships with the San Luis Coastal School District and nonprofit agencies, partners assist with delivering select programs and indoor space required for programs provided by the Department.

CORE PROGRAM APPROACH

It is the opinion of PROS Consulting that publicly produced recreation is challenged by the premise of being all things to all people, especially in a community such as San Luis Obispo with a an active, engaged population with a diversity of recreational needs. The philosophy of the "Core Program Area" is to assist staff, policy makers, and the public focus on what the most important recreational programs are in the San Luis Obispo community. As defined by PROS Consulting, program areas are considered as Core if they meet a majority of the following categories:

- The program area has been provided for a long period of time (over 4-5 years) and/or is expected by the community.
- The program area consumes a relatively large portion (5% or more) of the agency's overall budget.
- The program area is offered 3-4 seasons per year.
- The program area has wide demographic appeal.
- There is a tiered level of skill development available within the program area's offerings.
- There is full-time staff responsible for the program area.
- There are facilities designed specifically to support the program area.

- The agency controls a significant percentage (20% or more) of the local market.

SAN LUIS OBISPO PARKS AND RECREATION CORE PROGRAM AREAS

The Department currently offers programs and services in five Core Program Areas, identified in the Table 3-11.

ENSURING THE RIGHT CORE PROGRAM MIX

The Core Program Areas provided by San Luis Obispo currently appear to meet the major needs of the San Luis Obispo residents as identified through the community input received during the community input phase of the master plan project, but the program mix should be evaluated on a regular and recurring basis to ensure that the offerings within each Core Program Area – and the Core Program Areas themselves – align with changing leisure trends, demographics, and needs of residents. Best practice guidelines as provided by the National Recreation and Park Association (NRPA) recommends that six determinants be used to inform what programs and services are provided by the Department. According to NRPA, those determinants are:

Table 3-8

CORE PROGRAM AREAS

CORE PROGRAM AREA	BRIEF DESCRIPTION
Aquatics	Provide a safe and well-maintained facility offering diverse aquatic activities. Recreation swimming, lap swimming, and swimming instruction.
Community Services	Manage recreational sports for youth and teens (age 5-18 years old), adult and boomers (50+). Produce community-wide special events, including events at the Historic Jack House, Mission Plaza, Downtown San Luis Obispo, Sinsheimer Pool and other city parks. Manage enrichment programs including Contract Classes, Community Gardens, Senior and Boomer Activities, and the SLO Skate Park. Serve as liaison to the Jack House Advisory Committee. Coordinate the City-Wide Volunteer program. Facilitate the City-Wide Special Event program and permitting process.
Facility Rentals	Manage, supervise and schedule internal and external uses of City buildings, facilities, fields, and reserved park areas. Coordinate the scheduling of facility maintenance with various City departments and user groups. Oversee the issuance of facility rental permits; facilitate the review and approval of permits for special events, banner and film permits.
Golf	Operate and maintain the 26-acre, 10-hole executive length Laguna Lake Golf Course 362 days of the year. Maintain a safe, attractive course while offering a reasonably priced recreational opportunity with an emphasis on senior and youth patrons. Focus on new program initiatives and increased sustainable practices in ongoing maintenance.
Youth Services	Provide services to over 1,200 children and their families before and after school, during spring and other school academic breaks and throughout the summer. Youth Services provides essential child care to families, while programs focus on the healthy and positive development of children, including both cognitive, academic and social development. Progressive and antibias curriculum offers a variety of activities, social experiences, and opportunities that promote learning, awareness of community, fitness and health, academic support and fun.

- **Conceptual foundations of play, recreation, and leisure** – Programs and services should encourage and promote a degree of freedom, choice, and voluntary engagement in their structure and design. Programs should reflect positive themes aimed at improving quality of life for both individuals and the overall community.
- **Organizational philosophy, mission, and vision** – Programs and services should support the Department's mission and vision statements, values, goals, and objectives. These generally center on promoting personal health, community well-being, social equality, environmental awareness, and economic vitality.
- **Constituent interests and desired needs** – Departments should actively seek to understand the recreational needs and interests of their constituency. This not only ensures an effective (and ethical) use of taxpayer dollars, but also helps to make sure that programs perform well and are valued by residents.
- **Creation of a constituent-centered culture** – Programs and services do reflect a departmental culture where constituents' needs are the prime factor in creating and providing programs. This should be reflected not only in program design, but in terms of staff behaviors, architecture, furniture, technology, dress, forms of address, decision-making style, planning processes, and forms of communication.
- **Experiences desirable for clientele** – Programs and services should be designed to provide the experiences desirable to meet the needs of the participants/clients in a community and identified target markets. This involves not only identifying and understanding the diversity of needs in a community, but also applying recreation programming expertise and skills to design, implement, and evaluate a variety of desirable experiences for residents to meet those needs.
- **Community opportunities** – When planning programs and services, a Department should consider the network of opportunities afforded by other organizations such as nonprofits, schools, other public agencies, and the private sector. Departments should also recognize where gaps in service provision occur and consider how unmet needs can be addressed.

SURVEY FINDINGS

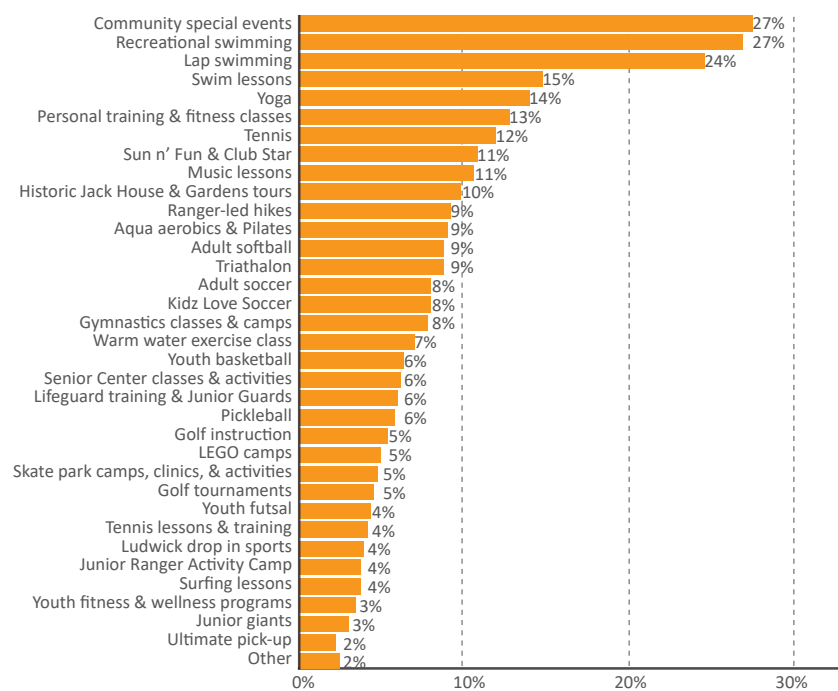
As part of the process for developing a Park and Recreation Master Plan, ETC conducted a statistically valid citizen survey to identify satisfaction with park and recreation facilities, identify needed park and recreation facilities and programs, and gain input from citizens that will assist City officials in park and recreation resource allocation, budget and policy decisions. A total of 507 households participated in the survey. Participants rated the City of

San Luis Obispo as having a current or anticipated need for the following recreation programs, ranked in order of importance (full results on this topic can be found in a separate document) as noted in the chart to the right.

Understanding the experiences desired by residents is a key component of developing a program plan that can effectively and efficiently utilize resources allocated by the San Luis Obispo’s City Council for community services.

Figure 3-7
RECREATION PROGRAMS RESPONDENT HOUSEHOLDS HAVE USED IN THE PAST 12 MONTHS

by percentage of respondents (multiple choices could be made)



Source: ETC Institute (2018)

AGE SEGMENT ANALYSIS

The table below depicts each program along with the age segments they serve. Recognizing that many programs serve multiple age segments. Primary and secondary markets were identified by staff.

Findings from the analysis show that the Department provides a good balance of programs across all age segments. All segments are targeted as a primary market for multiple programs.

AGE SEGMENT RECOMMENDATIONS

The Department age balance should be maintained moving forward, and the Department should update this Age Segment Analysis every year to note changes or to refine age segment categories. Given the growing population trend for residents ages 55 and over and the growing demand for services in this age bracket, it is also recommended that the Department further segment this group into 65-74 and 75+. These two sub-segments will have increasingly different needs

and expectations for programs and services in coming years, and program planning will be needed to provide differing requirements for active seniors.

Age Segment Analyses should ideally be done for each individual program offered by the Department. Program coordinators/managers should include this information when creating or updating program plans for individual programs. An Age Segment Analysis can also be incorporated into Mini Business Plans for comprehensive program planning.

Table 3-9

AGE SEGMENT ANALYSIS – CURRENT SEGMENTS SERVED

CORE PRIGRAM AREA	PRESCHOOL (5 AND UNER)	ELEMENTARY (6 - 12)	TEENS (13 - 17)	YOUNG ADULT (18 - 34)	ADULT (35 - 54)	ACTIVE ADULT (55 - 64)	SENIOR (65+)
Aquatics	Primary	Primary	Secondary	Primary	Primary	Primary	Primary
Facilities	Secondary	Secondary	Secondary	Primary	Primary	Primary	Primary
Golf		Secondary	Secondary	Secondary	Secondary	Primary	Primary
Community Services	Primary	Primary		Primary	Primary	Primary	Primary
Youth Services	Primary	Primary	Secondary				
Rangers	Primary	Primary	Primary	Primary	Primary	Primary	Primary

LIFECYCLE ANALYSIS

A lifecycle analysis involves reviewing every program identified by City of San Luis Obispo staff to determine the stage of growth or decline for each as a way of informing strategic decisions about the overall recreation program portfolio. The various stages of program lifecycles are as follows:

- Introduction - New program; modest participation
- Take-Off - Rapid participation growth
- Growth - Moderate, but consistent participation growth
- Mature - Slow participation growth
- Saturated - Minimal to no participation growth; extreme competition
- Decline - Declining participation

This analysis is not based on strict quantitative data, but rather is based on staff’s knowledge of their program areas. The table below shows the percentage distribution of the various lifecycle categories of the Department’s recreation programs. These percentages were obtained by comparing the number of programs in each individual stage with the total number of programs listed by staff.

Overall, the lifecycle analysis results indicate an unbalanced distribution of all programs across the life cycle. A combined total of 77.1% of programs fall into the Introduction, Take-off and Growth stages, primarily due to growth of programs introduced in the last three years.

RECOMMENDATIONS

While it is important to provide new programs to align with trends and help meet the evolving needs of the community, it is also important to have a stable core segment of programs that are in the Mature stage. Currently, the Department has only 16.1% of their programs in this category. The consulting team recommends this be approximately 40% so as to provide stability to the overall program portfolio, but without dominating the portfolio with programs that are advancing to the later stages of the lifecycle. Programs in the Mature stage should be tracked for signs they are entering the Saturation or Decline stages. There should be an ongoing process to evaluate program participation and trends to ensure that program offerings continue to meet the community’s needs.

A total of 6.8% of programs are in saturated or declining phases. The consulting team recommends keeping as few programs as

possible in these two stages, but it is understood that programs eventually evolve into saturation and decline. If programs never reach these stages, it is an indication that staff may be “over-tweaking” their offerings and abbreviating the natural evolution of programs. This prevents programs from reaching their maximum participation, efficiency, and effectiveness. For departments challenged with doing the most they can with limited resources, this has the potential to be an area of concern.

As programs enter into the Decline stage, they must be closely reviewed and evaluated for repositioning or elimination. When this occurs, the consulting team’s recommendation is to modify these programs to begin a new lifecycle with the introductory stage or to add new programs based upon community needs and trends.

Staff should complete a lifecycle review on an annual basis and ensure that the percentage distribution closely aligns with desired performance.

Table 3-10

RECREATION PROGRAM LIFECYCLE ANALYSIS - CURRENT DISTRIBUTION

	PERCENTAGE	NUMBER OF PROGRAMS	ACTUAL DUSTRIUTION	BEST PRACTICE DISTRIBUTION
Introduction	9%	11	77.1%	50 - 60%
Take-Off	20%	24		
Growth	47%	56		
Mature	16%	19	16.1%	40%
Saturated	3%	3	6.8%	0 - 10%
Decline	4%	5		
TOTAL	100%	118		

OTHER KEY FINDINGS AND RECOMMENDATIONS

FINDINGS

- **Participation:** The San Luis Obispo Parks and Recreation Department has a holistic tracking method for all programs and services it offers.
- **Program Evaluation:** Assessment and evaluation tools to measure the success of programs and services are in place.
- **Customer Satisfaction and Retention:** The Department currently tracks customer satisfaction ratings but not customer retention percentages.
- **Staff Training/Evaluation:** The Department has a staff training program and solid evaluation methods in place.
- **Public Input:** The Department utilizes survey tools to continually gather feedback on needs and unmet needs for programming.
- **Pricing:** The Department has an updated pricing policy that includes pricing strategies and cost recovery goals.
- **Marketing:** The Department utilizes a number of marketing strategies to inform City residents of the offerings of the community.
- **Volunteers:** The Department has strong foundational elements in place for its volunteer program.
- **Partnerships:** The Department utilizes a number of partner providers to deliver programs to San Luis Obispo residents and has a formal partnership policy in place.
- **Competition:** The Department has a general understanding of other service providers.

RECOMMENDATIONS

- **Expand programs and services in the areas of greatest demand:** Ongoing analysis of the participation trends of programming and services in San Luis Obispo is significant when delivering high quality programs and services. By doing so, staff will be able to focus their efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is declining.
- **Program Evaluation:** Implement the program assessment and evaluation tool as recommended. Assessment and evaluation tool is provided as an Excel spreadsheet as a stand-alone separate document.

SUMMARY

The Department is delivering quality programs, services and events to the community, however, does have opportunity for improvement. The chart below provides a summary of the recommended actions that the Department should implement in developing a program plan to meet the needs of residents. The listing of the program and service areas are consistent with the choices provided to the community during the outreach phase of the plan (public meetings, intercept surveys and statistically valid survey).

Table 3-11

SUMMARY OF THE RECOMMENDED ACTIONS

PROGRAM	ACTION	TIMELINE
HIGH PRIORITY		
Community Special Events	Expand	Long-Term (Facility Development)
Fitness & Wellness Programs	Expand	Short-Term
Adult/Senior Programs and Services	Expand	Short-Term
Gardening/Farm-to-Table Classes	Expand	Short-Term (Partnerships)
Art Classes	Expand	Short-Term
Outdoor Programs	Expand	Short-Term (Partnerships)
Socialization with Dogs	Expand	Short-Term (Dog Park Development)
Visiting Parks	Facilities	Short-Term (Enhance Parks)
MEDIUM PRIORITY		
Performing Arts Programs	Develop	Long-Term (Facility Development)
Environmental Education Programs	Facilitate	Short-Term (Partnerships)
Walking/jogging/running events and clubs	Develop	Short-Term (Partnerships)
Water Fitness	Expand	Short-Term (Seasonal)
Running Events	Facilitate	Short-Term (Partnerships)
Music Classes	Facilitate	Short-Term (Partnerships)
After School/Out of School Camps	Continue	Short-Term
LOW PRIORITY		
Youth Learn to Swim Programs	Continue	Short-Term
Youth Sports	Continue	Short-Term (Partnerships)
Youth Enrichment/Learning Programs	Consider	Short-Term (Partnerships)
Golf	Consider	Short-Term (Partnerships)
Adult Sports	Consider	Long-Term (Facility Development)
Gymnastics	Continue	Short-Term (Partnerships)
Programs for people with special needs	Consider	Short-Term (Partnerships)
Competitive Swim Teams	Consider	Long-Term (Facility Development)
Bicycle Lessons and Clubs	Consider	Short-Term (Partnerships)

Note: Programs listed as low priority should not be interpreted as programs that should not be offered. These programs typically have a limited, targeted audience due in part to general appeal, age segment, and/or specific skills required to participate. These programs should be offered strategically in terms of frequency, days of week, times of day and time of year.





4

MAINTENANCE ASSESSMENT



4.1 Park Maintenance Assessment

Parks and amenities that are clean and functioning efficiently are critical elements to delivering high quality experiences, programs, and services. The following park maintenance assessment for the City of San Luis Obispo has been conducted based on the analysis of information provided by the City and discussions with the Public Works Parks Maintenance Program and Parks and Recreation Golf Maintenance staff.

OVERVIEW

The Public Works Parks Maintenance Program maintains City owned parks and landscaped areas, including irrigation management and recreation support. This Program has the responsibility for actively managing and maintaining 211 (or 40%) of the City's 530 acres of parks and public grounds¹. The City's Laguna Lake Golf Course is maintained by Parks and Recreation Department staff. Parks Maintenance staff are also supplemented by contract services for janitorial maintenance of restrooms and park buildings, and some smaller parks. All staff and contractors engaged in maintaining parks and park facilities share the goal of safe, clean, and attractive parks and landscaped areas.

¹. These acreage numbers are from the City of San Luis Obispo Public Works Department, 2010-2011 Outsourced Landscape Maintenance table, received in April 2019.

ACTIVITIES

- **Park Maintenance:** Maintaining large landscaped areas in developed parks for informal and formal City recreation programs; providing janitorial maintenance for park restrooms and other park buildings; collecting and disposing of waste from trash containers in parks; servicing and repairing landscape maintenance equipment; proposing improvement projects for parks; managing minor capital maintenance projects for parks; inspecting playgrounds for compliance with safety regulations; monitoring irrigation water use and proposing conservation measures. Cleaning up homeless encampments, and railroad right of way cleanup.
- **Landscape Maintenance:** Maintaining landscaped areas around small parks, community garden irrigation, parking lots, street medians, sound walls, and City buildings; proposing improvement projects for landscape areas; managing minor capital maintenance projects for landscaping; monitoring irrigation water use and proposing conservation measures.
- **Training:** Conducting safety training required by the Occupational Safety and Health Association (OSHA); conducting technical training for new equipment and emerging landscape maintenance technologies; conducting ongoing pesticide safety training required by County and State regulatory mandates.
- **Event Support:** Grooming and marking playing fields; sweeping and maintaining game courts; assisting sponsors of events using City facilities. Provide the preparation, maintenance and renovation services for the Damon-Garcia Sports Complex to promote league play.

KEY FINDINGS

- **Lines of Service:** Within the acreage noted above, the core lines of service (functions) performed by the Parks Maintenance Program are numerous and are as follows:
 - **Athletic Field Maintenance:** The Parks Maintenance Program manages maintenance of athletic fields (turf and baseball/softball) for informal and formal utilization by the community.
 - **Contract Management:** The Parks Maintenance Program maintains small equipment with Fleet Maintenance performing larger maintenance needs with the rolling stock, including mowers and trucks.
 - **Equipment Maintenance:** The Parks Maintenance Program maintains small equipment with Fleet Maintenance performing larger maintenance needs with the rolling stock, including mowers and trucks.
 - **Golf Course Maintenance:** The Parks and Recreation Golf Maintenance Division manages the maintenance of the ten-hole executive-length golf course including turf and irrigation maintenance, small

equipment maintenance, landscape maintenance, third party contract services, and citizen inquiries.

- **Playground, Furniture, Fixture and Amenity Maintenance:** The Parks Program maintains the built environment within the parks, including but not limited to, playground equipment benches, fencing, water fountains and picnic tables. Regular inspection and preventative maintenance is performed. The Program maintains all of the playground's in the parks system in accordance with the National Playground Safety Institute's guidelines.
- **Integrated Pest Management (IPM):** Pest infestations present significant risk to the environment, biodiversity, health and safety, public infrastructure, recreational opportunities and landscapes. The Parks Maintenance Program uses best practices in implementing Integrated Pest Management Systems.
- **Turf and Irrigation Maintenance:** Irrigation encompasses the application and conservation of water for environmental enhancement of turf grass, trees and landscape plants. This includes maintaining and monitoring technical irrigation systems, to optimize water usage and delivery. Diagnosing and making complex repairs on irrigation systems to help keep turf and landscape areas up to standards.

- **Landscape Maintenance:** Pest infestations present significant risk to the environment, biodiversity, health and safety, public infrastructure, recreational opportunities and landscapes. The Parks Maintenance Program uses best practices in implementing Integrated Pest Management Systems.
- **Playground Maintenance:** Playground maintenance is performed in accordance with National Playground Safety Institute standards.
- **Response to Citizen Inquiries:** Staff respond to, meet with and resolve citizen inquiries on an as needed basis.
- **Special Event Facilitation:** The Parks Maintenance Supervisor meets in the field with all major special events, in particular those hosted in Mission Plaza, to ensure conditions of permits are met.
- **Urban Forestry:** The City's Urban Forest Program of Public Works ensures the health of individual trees and staff and/or contractors perform maintenance.

- **Maintenance Standards:** Through the review of data, the consulting team determined that the Parks Maintenance Program has best practice maintenance standards with task, frequency and season of year in which work is performed in parks and public grounds. The following table is an example of the maintenance standards that the Program has in place to guide its work.

- **Third-Party Contracting of Services:** Given the "varying" cycles of the economy, it is imperative that the Program continually evaluates the capacity and cost of service in the private sector. Without this level of analysis, the Program will not be able to determine if it is more effective and efficient to perform work "in-house" or to "contract it out." The Program currently contracts out custodial services and landscape maintenance of approximately 19 acres (or 9%) of the 211 acres that it actively manages. The chart below details the landscape standards and areas/acreage maintained by contractors. Parks Maintenance also does irrigation repairs on these 55 locations maintained by contractors and is required to perform safety checks on parks and playgrounds.

Table 4-1

RIGHETTI RANCH NEIGHBORHOOD PARK

MAINTENANCE ACTIVITY	UNIT OF MEASURE	TIME PER UNIT	INVENTORY QUANTITY	TIME PER OCCURANCE	J	F	M	A	M	J	J	A	S	O	N	D	ANNUAL FREQUENCY	ANNUAL HOURS
Mowing	Acres	0.5	3.71	1.9	8	8	8	8	8	8	8	8	8	8	8	8	96	182.4
Edging	KLF	1	2600	2.6	4	4	4	4	4	4	4	4	4	4	4	4	48	124.8
Blowing Walkways	KLF	1	1800	1.8	4	4	4	4	4	4	4	4	4	4	4	4	48	86.4
Blowing Play Courts	1 Court	0.5	7	3.5	4	4	4	4	4	4	4	4	4	4	4	4	48	168
Litter Removal	Each	1	0.5	0.5	28	28	28	28	28	35	35	35	28	28	28	28	357	178.5
Trash Cans	Each	0.083	30	2.49	8	8	8	8	8	10	10	10	8	8	8	8	102	254
Landscape Maint.	Each	1	16	16	4	4	4	4	4	4	4	4	4	4	4	4	48	768
Graffiti/Vandalism	Each	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	24	24
Openings/Inspections	Each	1	1	1	31	28	31	30	31	30	31	31	30	31	30	31	365	365
Irrigation Maint/Repair	Each	1	1	1	10	10	12	12	14	14	14	14	12	12	10	10	144	144
Structure Maint/Repair	Each	1	1	1	8	8	8	8	8	8	8	8	8	8	8	8	96	96
Electrical/Lighting	Each	1	1	1	2	2	1	1	1	1	1	1	1	1	2	2	16	16
Line painting/stringing	Each	1	1	5	4	4	4	4	4	4	4	4	4	4	4	4	48	240
Annual Renovation	Each	1	1	40.6	0	0	0	0	1	0	0	0	0	0	0	0	1	40.6
Restroom Cleaning	Each	1	1	1	31	28	31	30	31	30	31	31	30	31	30	31	365	365

Table 4-2

THIRD-PARTY CONTRACTING OF SERVICES

	CATEGORY	SERVICE LEVEL	TYPE	LOCATION / PARK DESCRIPTION	MAINTAINED ACREAGE
Landscaped areas, parks, and facilities with turf	Category A	Service Level 2	Neighborhood	Vista Lago Park	0.30
	Category A	Service Level 2	Neighborhood	Priolo Martin Park	0.20
	Category A	Service Level 2	Neighborhood	Anholm Park	0.03
	Category A	Service Level 2	Landscape Only	Buena Vista Circle	0.41
	Category A	Service Level 2	Turf only	Margarita Islands	0.94
	Category A	Service Level 2	Mini	Osos Triangles (Two)	0.28
	Category A	Service Level 2	Mini	Stoneridge Park	0.50
	Category A	Service Level 2	Walkway	Poinsettia Creek Walk	1.50
	Category A	Service Level 2	Mini	Poinsettia Mini Park	0.05
	Category A	Service Level 2	Neighborhood	De Vaul Ranch Park	0.73
	Category A	Service Level 2	Facility Landscape	Fire Station 1	0.25
	Category A	Service Level 2	Facility Landscape	Fire Station 4	0.27
	Category A	Service Level 2	Facility Landscape	City Hall- Little Theater	0.30
	Category A	Service Level 2	Facility Landscape	Police Facility	0.18
	Category A	Service Level 2	Facility Landscape	Ludwick Center	0.16
	Category A	Service Level 2	Neighborhood	Emerson Park- Recreation Offices	1.36
	Category A	Service Level 2	Full Service	Mitchell Park- Senior Center	2.35
	Category A	Service Level 2	Landscape Only	Mission Plaza Extension	0.06
Landscaped areas, parks, and facilities without turf	Category A	Service Level 2	Facility Landscape	City County Library	0.06
	Category B	Service Level 3	Landscape Only	Madonna Road Islands	0.07
	Category B	Service Level 3	Landscape Only	Murray Islands	0.44
	Category B	Service Level 3	Natural	Elsford Park	0.26
	Category B	Service Level 3	Mini	ETo Park	0.14
	Category B	Service Level 3	Mini	Cheng Park	0.14
	Category B	Service Level 3	Landscape Walk	Railroad Recreation Trail (Also Railroad ROW)	0.87
	Category B	Service Level 3	Landscape Walk	Bill Roalman Bicycle Boulevard	0.05
	Category B	Service Level 3	Landscape Only	South Street Sound wall	0.05
	Category B	Service Level 3	Landscape Only	Tank Farm Road Sound wall	0.72
	Category B	Service Level 3	Landscape Only	Tank Farm Road Extension	0.46
Traffic median islands, roadside, and sound walls	Category C	Service Level 4	Landscape Only	Los Osos Valley Road Islands	0.70
	Category C	Service Level 4	Landscape Only	Los Osos Valley Road Sound wall	0.15
	Category C	Service Level 4	Natural	Madonna/Higuera Triangles	0.02
	Category C	Service Level 4	Landscape Only	Grand Avenue Islands	0.31
	Category C	Service Level 4	Landscape Only	Broad Street Islands	0.19
	Category C	Service Level 4	Landscape Only	Orcutt Islands & Frontages	0.02
	Category C	Service Level 4	Natural	Santa Rosa Street Median Islands	1.30
	Category C	Service Level 4	Natural	Cypress Island	0.68
	Category C	Service Level 4	Landscape Only	Portola Fountain Triangle	0.04
	Category C	Service Level 4	Landscape Only	Calle Joaquin	0.28
	Category C	Service Level 4	Landscape Only	Las Praderas Sound wall & Tank Farm Islands	0.05
	Category C	Service Level 4	Natural	Las Praderas Park	0.09
	Category C	Service Level 4	Landscape Only	San Luis Drive Frontage	0.22
	Category C	Service Level 4	Landscape Only	Goldenrod Frontage	0.10
	Category C	Service Level 4	Landscape Only	Brizzolara Sound wall	0.22
	Category C	Service Level 4	Natural	Monterey Street Railroad Underpass	0.04
Circles	Category D	Service Level 5	Natural	Auto Park Way Circle	0.16
	Category D	Service Level 5	Natural	Anacapa Circle	0.15
Parking lots	Category E	Service Level 2	Landscape Only	Amtrak/Railroad Square	0.72
	Category E	Service Level 2	Landscape Only	630 Monterey Lot 14	0.14
	Category E	Service Level 2	Natural	Art Center Lot 15	0.04
	Category E	Service Level 2	Landscape Only	Nipomo Lot 10	0.03
	Category E	Service Level 2	Landscape Only	Muzio's Lots 3 and 11	0.03
	Category E	Service Level 2	Landscape Only	Public Works Offices Lot 18	0.03
	Category E	Service Level 2	Landscape Only	Palm Street Parking Garage	0.05
TOTAL OUTSOURCED / CONTRACTED SERVICE					18.93

Categories

- A. Landscaped areas, parks, and facilities with turf
- B. Landscaped areas, parks, and facilities without turf
- C. Traffic median islands, roadside, and sound walls
- D. Sound walls, circles, islands and frontages with minimal vegetation
- E. Parking lots
- F. Railroad Right-of-Way (ROW) (per City agreement with railroad to obtain the lease for

- **In-House Maintenance:** Parks Maintenance performs landscape maintenance of approximately 192 acres (or 91%) of the 211 acres that it actively manages. The chart below details the areas and standards for acreage maintained by City of San Luis Obispo's Parks Maintenance Program. The Golf Maintenance Division performs landscape maintenance of 26 acres within the municipal golf course.
- **Work Order Management System:** The Parks Maintenance Program does utilize a Work Order Management System that tracks work and the cost of work against its established maintenance standards.
- **Staffing:** The Parks Maintenance Program is comprised of 12 full-time employees and five part-time supplemental maintenance workers (14.5 FTEs) to actively manage 191 acres. Best practice ratio of staff per park acres is 1:10-15 acres. San Luis Obispo's staff to acreage ratio is 1:13. With the responsibility of actively managing and maintaining 191 acres, the staff has the capacity to manage the lines of service they perform as noted previously
- **Annual Park and Grounds Operation and Maintenance Funding:** Based on analysis conducted by PROS Consulting, unit costs are in alignment with best practice cost per acre.
 - Annual Park Maintenance Budget = \$2,779,205
 - » Staffing (salaries/wages/benefits of City employees) = \$1,332,848 or 48%
 - » Contracted Custodial Services = \$90,000 or 3%
 - » Contracted Park Landscape Services = \$311,600 or 11%
 - » Supplies and Materials = \$196,887 or 7%
 - » Professional Development = \$11,720 or 0.4%
 - » Utilities = \$836,150 or 31%
 - Total Developed Park and Grounds Acres ACTIVELY Maintained: 211 acres
 - Actual Annual Cost per Acre = \$13,172
 - Best Practice Cost per Acre as defined by numerous costs of service projects that PROS Consulting in California has performed = \$10,000-\$15,000 per acre
- **Annual Golf Maintenance Funding:** Based on analysis conducted by PROS Consulting, unit costs are in alignment with best practice cost per acre.
 - Annual Golf Maintenance Budget = \$412,634
 - » Staffing (salaries/wages/benefits of City employees) = \$215,674 or 53%
 - » Contracted Custodial Services = \$6,960 or 1%
 - » Contracted Labor Services = \$7,100 or 1%
 - » Supplies and Materials = \$67,050 or 16%
 - » Professional Development = \$3,150 or 0.7%
 - » Utilities = \$112,700 or 28%
 - Total Developed Golf Course acres ACTIVELY Maintained: 26 acres
 - Actual Annual Cost per Acre = \$15,870
 - Best Practice Cost per Acre as defined by numerous costs of service projects that PROS Consulting in California has performed = \$15,000-\$20,000 per acre

Based on the analysis of the standards provided and the scope of work for the third-party contractors, the Program has the required resources that are necessary to provide best practice maintenance of the parks system.

Figure 4-3

IN-HOUSE MAINTENANCE

CATEGORY					SERVICE LEVEL	TYPE	LOCATION / PARK DESCRIPTION	MAINTAINED ACREAGE
Landscaped areas, parks, and facilities with turf	Category A	Service Level 2	Sports Complex	El Chorro Regional County Park-Ball Fields			0.64	
	Category A	Service Level 2	Full Service	Laguna Lake Park			71.30	
	Category A	Service Level 2	Neighborhood	Throop Park			3.05	
	Category A	Service Level 1	Full Service	Jack House Gardens			0.57	
	Category A	Service Level 2	Full Service	Santa Rosa Park			10.18	
	Category A	Service Level 2	Landscape Only	Rodriguez Adobe			1.36	
	Category A	Service Level 2	Full Service	Sinsheimer Park/Stadium			32.60	
	Category A	Service Level 2	Neighborhood	Mission Plaza			1.80	
	Category A	Service Level 2	Full Service	Meadow/Exposition Park			17.81	
	Category A	Service Level 2	Neighborhood	Laguna Hills Park			3.50	
	Category A	Service Level 2	Neighborhood	Islay Hill Park			10.80	
	Category A	Service Level 2	Full Service	Johnson Park			4.31	
	Category A	Service Level 2	Full Service	French Park			9.70	
	Category A	Service Level 1	Sports Complex	Damon-Garcia Sports Facility			23.56	
No Turf	Category B	Service Level 3	Landscape Only	Butrone Adobe 466 Dana St.			0.69	
TOTAL "IN-HOUSE" MAINTENANCE SERVICE							191.87	

Categories

- A. Landscaped areas, parks, and facilities with turf
- B. Landscaped areas, parks, and facilities without turf

4.2 Key Recommendations

- **Management of Contract Services Management:** Continue to provide the necessary resources for the management and oversight of all third-party contractors that provide maintenance services for the City of San Luis Obispo's parks and grounds.
- **Update Work Plans Based on Maintenance Standards:** Maintenance standards are based on a Level (1), (2) and (3) modes (tasks and frequencies of each task) and follow best practices as established by the National Recreation and Park Association. The department should continually update and customize the standards based on the park and recreation values of the San Luis Obispo community. These standards and need to be implemented regardless of whether work is performed by City staff or third-party contractors.
- **Design and Maintain for Energy Efficiency:** Existing parks should be evaluated for their resource use and modified through changes in maintenance practices, material and plant selections. New parks should be designed for low energy use.
- **Water Efficient Initiatives:** Stormwater systems should be designed into parks, especially where there is room for treatment, detention and storage of stormwater. Working landscape features can be incorporated into existing and proposed parks to help filter pollutants and capture stormwater. Low water use planting and xeriscaping

should be incorporated into new and existing parks where turf is not needed in order to decrease water use. Gray and recycled water systems should be explored and expanded. The details of these practices should be further developed in the Master Plan.

- **Reduce and/or Eliminate Chemical Use:** In landscape areas, replace chemical herbicides, pesticides, and fertilizers with non-toxic treatments, including LID practices for improving soil health. Use organic fertilizer with humic acid and mycorrhizea fungi when possible. Support use of Integrated Pest Management (IPM) which focuses on pest prevention through biological control (such as the introduction of a natural predator), habitat manipulation, and modification of cultural practices including site monitoring, cleanliness, routine maintenance, installing pest barriers, physical removal of pests, and as a last resort chemical control. In facilities, replace chemical cleaning products with non-toxic alternatives. These recommendations will have impacts on staffing and budget since non-toxic chemicals are not as effective and require multiple applications to achieve the desired effect. These products are usually up to 10 times more expensive and require increased application rates. We have made significant strides to greatly reduce the amount of chemicals used in parks. Most of our weed abatement is done by mechanical methods and we also

have a pesticide free park. We also use IPM practices and focus on removal of pests rather than chemical treatments.

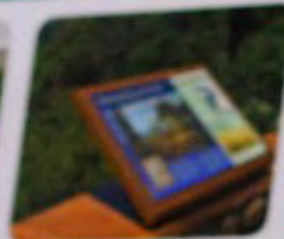
- **Select Low-Allergen Trees.** The selection of trees that produce less airborne pollen will allow allergy-sensitive families to better enjoy City parks. One local resource for guidance on tree species may be found at <https://selecttree.calpoly.edu/search-trees-by-characteristics>.



SAN LUIS OBISPO PARKS & RECREATION MASTER PLAN AND GENERAL PLAN ELEMENT



PLAYGROUNDS



CULTURAL
INTERPRETATIONS

INTERPRETING LOCAL CULTURAL



HISTORIC
HIGHLIGHTS



AMPHIBIOUS SPORTS
CENTRE



SWIMMING
HIGHLIGHTS



WALKING TRAILS
HIGHLIGHTS



TURF
SPORTS



DOG PARK
HIGHLIGHTS

CO

DREAMS OF PARKS + FACILITIES



Each of our parks has its own character and amenities. Meadow Park is perfect for winding down, while Sinshelmer Park is great for a family excursion. Is there a park experience you want that we don't have or that we need more amenities to support?

Cada uno de nuestros parques tiene su propio carácter y comodidades. Meadow Park es perfecto para relajarse, mientras que Sinshelmer Park es ideal para una excursión familiar. ¿Hay alguna experiencia de parque que quieras que no tenemos, o que necesitamos mas amenities para apoyar?

»» Use sticky notes to let us know what you want to see more of in our parks.

»» Use notas adhesivas para mostrarnos qué desea ver más en nuestros parques.



SPORTS
DE CESPED



SKATE SPORTS
DEPORTES DE SKATE



COMMUNITY/BOTANICAL
GARDENS
PLANTAS

5

COMMUNITY ENGAGEMENT AND COMMUNITY SURVEY



5.1 Background

In 2017, the City, as directed by Council, funded and initiated the update of the Parks and Recreation General Plan Element and Master Plan update (the "Update"). The purpose of the update of the Element and Master Plan is to address current and future needs for the City of San Luis Obispo's parks, recreation facilities, programs, and services consistent with the objectives outlined in the adopted 2017-2019 financial plan and 2020 Parks and Recreation Strategic Plan (2020 Strategic Plan). The creation of a prioritized Master Plan is intended to provide a comprehensive statement of the City's parks and recreation, priorities, goals, and implementation actions for the next 20 years. The Element and Master Plan policies and programs will serve as a blueprint, guiding the City and its various entities in priority setting and resource allocation. It is understood that the availability of financial resources can and will affect the timing of implementation but will not change the goals and intent.

The Parks and Recreation Commission was assigned the duty of being the primary advisory body to for this project. A project plan and request for adjunctive consultant services was approved by Council, November 7, 2017. In February 2018, WRT was selected as the City's lead consultant to provide support during this process. In April 2018, WRT held focused meetings with key community partners and stakeholders.

Community engagement is vital to identifying, understanding, and incorporating San Luis Obispo residents' needs, values, and aspirations into the update of the City's Parks and Recreation Element of the General Plan and a Master Plan. During the first phase of the Update, City Staff and the Consultant Team conducted a diverse set of outreach activities intended to inform community members about the process and collaborate with on their needs and vision for parks and recreation.

5.2 Foundational Public Outreach and Community Engagement

As identified in the Project Plan for the Update, determining community needs has four primary components:

- Community Engagement
- Park and Facility Analysis
- Recreation Services Analysis
- Management and Operations Analysis

Following the PRC's approval of the Community Engagement Plan in April 2018, staff developed a comprehensive public engagement effort for the Community Engagement component of the "determining community needs" phase of the Update process. Because it is such a critical component of the Update, the Community Engagement Plan identifies goals and a preferred series of outreach components to inform, consult and collaborate. The kit of tools builds on the existing community engagement culture in San Luis Obispo, consistent with the City's Public Engagement and Noticing Manual.

First, Parks and Recreation Department Staff arranged "foundational meetings" with a range of residents, current and former commissioners, parks and recreation user groups, representatives of cultural organizations and others. As consultant for the City on the Plan Update project, WRT met with 45 individuals in 16 half-hour to one-hour meetings on April 10 and 11, 2018. City Staff were not present, to

encourage candid dialogue about issues.

Meanwhile, Staff worked to inform the public about the project itself, and the opportunity it presented for the community to share hopes and dreams about the future of parks and recreation in San Luis Obispo. With this in mind, outreach efforts conducted June through August focused on two foundational questions:

- *What do you love about City of SLO Parks, Activities, and Recreational Facilities?*
- *What do you wish to have in 20 years for City of SLO Parks, Activities, and Recreational Facilities?*

Pop-ups. Over the course of the summer (May through August), City Staff conducted over 25 "pop-up" events with the Parks and Recreation "Bright Ideas" bicycle to reach San Luis Obispo residents and visitors in parks, facilities, programs, and events. During these pop-ups, the public had an opportunity to provide comments on portable white boards and take photos with the "Bright Ideas" bicycle for sharing on the Parks and Recreation Instagram account. Comment cards were also provided, which included the two foundational questions identified above, as well as City contact information, and space for the commenter to provide contact information. These cards could be handed to City staff, mailed to the

Parks and Recreation Department, or dropped into comment card collection boxes and Parks and Recreation facilities. Additional marketing materials included "Bright Ideas" stickers and a "Save the Date" magnet for the public workshop held in September 2018.

NEIGHBORHOOD MEETING

At the request of the Las Praderas neighborhood, City Staff met with interested neighbors to discuss the Update and the hopes and dreams for the Las Praderas Park and city as a whole. Staff continues to be available to go out into San Luis Obispo neighborhoods at the request of residents.

SOCIAL MEDIA AND WEBSITE

To foster engagement in the process, Parks and Recreation Staff maintained and updated the Parks and Recreation Master Plan and General Plan Element Update website with new information, and posted updates and photos on the Department's Facebook page. Photos from pop-up events and meetings were posted to the Department's Instagram. At all events, Staff collected contact information, allowing individuals to add their names and email addresses to the growing interested parties list in order to receive all email updates regarding workshops, key Parks and Recreation Commission meetings, and opportunities for input and engagement.

OTHER OPPORTUNITIES FOR OUTREACH AND ENGAGEMENT

Staff also received comments by email and on the Open City Hall online portal. Additional pipelines for public comments included direct communications with Staff via phone and email, distribution of comment cards at the Parks and Recreation Department office, facilities, and events, and through the Open City Hall online portal. In addition, a survey was conducted August to October 2018 to establish residents' priorities for parks and recreation in the City of San Luis Obispo. The survey was mailed to a random sample of San Luis Obispo households. A total of 507 surveys were returned, allowing the survey to exceed its response rate goal and achieve a high level of statistical confidence.

"BRIGHT IDEAS" PUBLIC WORKSHOP

Supported by this extensive outreach, including multiple emails to a list over 6,000, over 600 people attended a participatory three-hour drop in interactive engagement workshop held at the Ludwick Community Center on September 13, 2018.

Utilizing a drop-in format yielded great results. The extended timeframe allowed people to come for as brief or long a period as desired. Both main entrances of the Ludwick Center were open and staffed, and the gym was set up with one informational and seven interactive "stations," each designed to get different types of input on parks, facilities, and recreation in San Luis Obispo. At sign-in

stations, Staff gave members of the public Passports to be stamped (encouraging attendees to stop at each interactive station) and returned for eligibility for entrance in a drawing for a Fitbit™. The first station, in the main foyer, was informational about the Update process itself and staffed by Community Development planners. Those staff were able to address general questions about the Update and the overall planning process. Within the main gym were six activity stations where workshop attendees could address focused questions or complete various exercises; a seventh "station" was provided for children. Each of these activities, and the resulting feedback, is summarized below.



Over 600 people attended the "Bright Ideas" workshop at the Ludwick Center in September 2018.

THEMES FROM THE FOUNDATIONAL MEETINGS

In April 2018, WRT met with 45 individuals in small groups. Individuals represented a range of organizations and perspectives, including advocates for swimming, open space, dog parks, the senior center, golf, organized sports, cultural organizations, and neighborhoods, as well as members of the Planning Commission and City Council. During these discussions, there was a clear sense that the Parks and Recreation Master Plan Update can serve an important role in advancing quality of life in San Luis Obispo. We heard a great deal of appreciation for San Luis Obispo's natural and cultural attributes, and the potential for the Parks and Recreation Department to sustain these qualities.

The following provides a summary of themes, priorities, goals, opportunities, and challenges that emerged from these meetings.

PLAN PROCESS AND GOALS

REACH BEYOND THE USUAL VOICES

Several participants spoke about the need to reach beyond "the loudest voices and most organized groups" during the planning process. Specific guidance included:

- Outreach has to be multigenerational;

- Outreach should be focused on San Luis Obispo residents;
- Reach the young Latino community;
- Try to reach not only current users but former or potential users;
- Be sensitive to seniors by scheduling events during the day;
- Hold outreach events in neighborhoods;
- Provide consistent and adequate advance notice.

PROVIDE A STRONG FOUNDATION FOR IMPLEMENTATION

According to various participants, the Master Plan Update should:

- Provide a strategy and prioritization that are currently lacking;
- Be comprehensive, not limited to the "hot spots" the receive the most debate
- Provide a strong foundation for CIPs over the next 20 years;
- Provide the foundation for an additional future funding source (e.g. a tax or bond) for a set of needed improvements the community can get behind;
- Focus on opportunities for partnerships that both stretch limited public dollars and help to build community;
- Be a user-friendly document that uses common language, and can be quickly referenced.

PARKS ARE WHERE YOU BUILD COMMUNITY

Two key points were made about the "message" and overarching goal for the Plan Update:

- We should be clear that the Master Plan is about parks, not open spaces.
- The core message should be that "parks are where you build community." We should not lose sight of this even as it addresses specific facility and program needs.

NEW PARKS AND TRAILS

PUBLIC SPACES DOWNTOWN AND ALONG THE CREEKS

Downtown was a focus of attention. People recognized the unique functions and needs ahead compared with the outer neighborhoods. Participants spoke positively about new public spaces being created downtown as part of new development, making the connection between downtown growth and livability and open space preservation around the edges. "That's part of San Luis Obispo's DNA."

Several participants agreed that the creeks that flow through San Luis Obispo are a great potential asset, and could be the backbone of a creek walk or park. Ashland, Oregon was pointed to as a great model for successful integration of creek,

park, and downtown activity. Use of the creeks by homeless people was identified as a serious issue to be addressed.

NEW PARKS IN NEIGHBORHOODS

One participant emphasized that the City may not be able to meet its ambitious park land standards, but he and others were supportive of continuing to strive to provide new parks, especially in densifying neighborhoods near downtown and in the North Broad Street area.

TRAILS AND TRAIL CONNECTIONS

Several participants were eager to see the City build on its trail system by extending key trails and creating spurs to parks and neighborhoods. One participant pointed out that San Luis Obispo has 55 miles of trails, but is missing shorter one- to three-mile trails that people can walk in an hour. Others pointed to the plan to extend the Railroad Safety Trail to Tank Farm Road; to connect that trail to Sinsheimer Park; and to connect the Bob Jones Trail to the Octagon Barn.

FACILITY NEEDS

MORE FACILITIES FOR SOCCER AND OTHER FIELD SPORTS

Users of the Damon-Garcia Sports Complex explained how the sports complex has been challenging to maintain due to floodplain soils with poor drainage, causing the City to close the fields to practice play and during the summer. Planned improvements are intended to extend the usability of Damon-Garcia. Still, sports advocates believe there is a need for additional fields, pointing to the large numbers of both youth and adult soccer participants in San Luis Obispo, and the growing popularity of other field sports (rugby, lacrosse and field hockey).

There was considerable interest in developing a complex of fields large enough to support tournaments. Potential sites for a future sports complex included Los Osos Valley Road at Foothill; San Luis Ranch; and the airport overflight area.

Meanwhile, existing parks where land could be repurposed as fields included Laguna Lake, French, and Meadow parks.

DOG PARKS AND DOG AREAS

Several participants brought up the need for dog parks and/or off-leash dog areas. The City does not currently have a fenced dog park,

and only one formal off-leash area, at Laguna Lake Park. While three dog parks are currently in development plans, two of these are only a quarter acre in size, which may be too small, based on current community input.

We heard of the need for fencing at the Laguna Lake off-leash dog area to make it usable for “puppies, bolters and wanderers.” Other desired improvements at the Laguna Lake dog area included more shade trees for the summer and a ground treatment that would mitigate the clay adobe soil which sticks to shoes in the winter. Others advocated for a dog park at Sinsheimer Park.

Some participants also want at least one area for dogs with responsible owners to go without a leash, noting that Laguna Lake Park may be large enough to support both a fenced dog park and an off-leash area, perhaps shared with the disc golf area.

BIKE PARKS

Other participants noted an unmet need for a bike park. One made the case that bike parks oriented to kids help to build confident bikers who feel comfortable getting around without a car. A velodrome was proposed as a better way to support bike racing compared to closing roads and managing cyclist/vehicle conflicts.

TENNIS AND PICKLEBALL

Tennis and pickleball got a few mentions. We heard that:

- The Sinsheimer Park tennis courts are rarely used because there's no backstop to practice on for solo players; and
- There are no dedicated pickleball courts in San Luis Obispo.

INDOOR RECREATION

One person noted that much of the demand for volleyball and basketball is currently absorbed at gyms and colleges. We were told that the Ludwick Community Center gym is not highly-used—and that given the small size of that gym and the poor condition of the facility, starting over with a new facility would be best. This could potentially be located where the Police Department's offices are, through a land swap. A joint-use agreement for use of school gyms was also mentioned.

One participant suggested that a facility for indoor soccer could fill a niche in SLO. Another observed that there's not much for families to do when it's dark and the weather is bad, and suggested that indoor rock climbing could be popular.

SWIM CENTER IMPROVEMENTS

Swimmers were positive about the SLO Swim Center, and identified some areas where improvements are needed. To address the parking

crunch, it was suggested that the City work with Community Action Partnership of San Luis Obispo County (CAPSLO) to relocate long-term bus parking and arrange for shared-use overflow parking, and also look at providing additional parking. The design of the entrance drive and parking lot were also an area of concern.

Swimmers supported the creation of a separate kids' area at the pool, which would both reduce conflicts with "grayhairs" and make the pool "more of a community place." One person suggested creating a spray ground adjacent to the pool, ideally using the same infrastructure.

MANAGING AND PRESERVING THE GOLF COURSE

Laguna Lake Golf Course users emphasized the important role the golf course plays in giving seniors an affordable and healthy activity while also supporting a good level of use by young people in the afternoons and evenings, including First Tee and Middle School programs. There was concern that recent management decisions have not been helpful.

SENIOR CENTER

Representatives from the Senior Center felt that the facility limits the programming they can offer. Others noted that the use of Mitchell Park by transients was also an issue. Participants emphasized wanting

to be more successful in reaching younger, more active seniors.

PARK AMENITIES

People proposed several ideas for specific park features: walking trails; new play equipment; splash pads; and—last but not least—restrooms.

STRATEGIES FOR PARK AND FACILITY DEVELOPMENT

Development of new parks and facilities will require the commitment of significant resources. Three potential strategies emerged from our conversations.

REGIONAL COORDINATION

Several participants noted that there has been a movement toward regional cooperation, and that this could be a great match for parks and recreation issues. Specifically, a regional strategy could be applied to planning for tournament-level facilities for field sports, diamond sports, and/or bike racing. The County's parks master planning process and Cal Poly's campus master plan may be vehicles for this coordination.

PARTNERSHIPS

Sports league representatives saw the opportunity to "band together" to advocate and raise funds for new

facilities. They to the success of the skate park as a positive recent model in San Luis Obispo, and suggested that the Parks Master Plan can “help set the table.”

LEVERAGING THE DEVELOPMENT PROCESS

Some participants noted the way parks are provided through new development should be improved. First, the proposed mix of new park types and amenities is not always well-suited to needs (as in the example of dog parks that are too small.) Second, parks are being created late in the development process.

PARK ACTIVATION AND PROGRAMMING

PARK ACTIVATION

Several people spoke about parks in San Luis Obispo being under-used, while certain parks had too much use by transients. Greater activation of parks to make them more attractive to all segments of the community was seen as the best solution.

Activating Public Space Downtown

Mission Plaza is home to numerous festivals and events, but the plaza, the creek, and downtown streets were still seen by some as having

untapped potential. A shortage of restrooms and the City's limitations on alcohol and single-use containers were seen as barriers to greater downtown activation. Greater coordination between City agencies, downtown organizations, police and social services providers may be needed.

Mitchell and Emerson Parks

Transient use of Mitchell Park was a concern. Ideas for activating the park included evening festivals; a bocce court; and facilities that have better synergy with the Senior Center. Emerson Park was also seen as having potential for greater activation, and was cited as a potential location for a dog area.

PROGRAM PRIORITIES AND STRATEGIES

Where should the Parks and Recreation Master Plan focus attention in terms of programming?

Youth Programs

Multiple participants stated that affordable programs for children and youth should be high-priority. One participant felt that the Department should try to make programs more accessible to families with working parents by providing later evening activities.

Serving Active Seniors

Various participants felt that there is a significant cohort of “active seniors” in San Luis Obispo whose needs are not being met. This community may benefit from updated programming at the Senior Center, as well as activities at parks.

Embracing Apps and Educational Games

Two people we spoke with referred to the recent “Pics on Peaks” program as an example of creative programming that embraces the smart phone and has multigenerational appeal.

PARKS DEPARTMENT ROLE AND PARTNERSHIPS

Some people saw room for improvement in the Parks and Recreation Department's programming practices. Observations included:

- The separation of maintenance and programming may not be a good model;
- The Parks and Recreation Department does a great job at youth sports, but should work with outside organizations to achieve park activation;
- Parks and Recreation should focus on helping people connect with their community of interest, and helping groups coordinate activities.

MANAGING ACCESS TO OPEN SPACE

The Parks and Recreation Master Plan and General Plan Element Update will not address San Luis Obispo's natural reserves. Still, open space trails are an important part of San Luis Obispo's recreation scene. People we spoke with recognized the great value community members place on open space, and the importance of being able to experience open space. Some emphasized conservation, while others emphasized connection and use.

OPEN SPACE CONSERVATION EMPHASIS

Active use of open space should only be allowed where it does not degrade habitat or create conflicts with neighbors, and should be managed to preserve a peaceful and quiet experience.

OPEN SPACE CONNECTION/USE EMPHASIS

Others emphasized the importance of connecting people with the land for conservation to be successful in the long-term. According to this view, increased trail use is generally a positive, indicating the need for more opportunities for people to connect with nature in a responsible way. Specific ideas included:

- Following the Prescription to Open Space model of connecting health and well-being with open space;
- Designating a trail for nighttime walks;
- Allocating more ranger time to education, trail building and maintenance.

City parks were seen as a "gateway" for less active residents to connect with the land.

ROLE OF PARKS RANGERS

Rangers' responsibilities range from enforcement to education, wildlife protection, and trail maintenance. One person reported that there are seven rangers but only three are full-time; making the ranger program a "career track" would retain skilled staff with institutional knowledge.

MANAGING CULTURAL RESOURCES

Some felt that the Parks and Recreation Department is not adequately managing its cultural facilities. Cultural organizations have a strong interest in collaborating more deeply with the Department; in rethinking the public art in-lieu fee; creating installations in parks and along creeks; providing interpretive signage; and activating cultural facilities.

MAKING THE MOST OF THE JACK HOUSE AND GARDENS

The Jack House and Gardens were described as underused and/or poorly taken care of, and in need of clear direction. Some people reported a lack of trust between City staff and docents at the Jack House. Some questioned why the City invests significant resources in a building it that is rarely open. Others questioned why the Gardens weren't being better managed to generate revenue. Specific improvement ideas included making the Jack House and Gardens "more friendly," adding signage, and creating safe crosswalks across Marsh Street.

COMMENTS FROM THE POP-UP OUTREACH AND OPEN CITY HALL

Over the course of summer 2018, City Staff conducted over 25 “pop-up” events to reach San Luis Obispo residents and visitors in parks and facilities, at programs and events. worked to inform the public about the project itself, and the opportunity it presented for the community to share hopes and dreams about the future of parks and recreation in San Luis Obispo. Staff also distributed comment cards and solicited feedback online through Open City Hall. The outreach during this stage focused on two foundational questions. Key themes in the responses to each question are summarized here.

What Do You Love About SLO Parks, Activities and Recreational Facilities?

Community members’ responses to this question can be grouped into three categories. First were activity-related responses. The most commonly cited activities community members loved were youth sports (12 responses), community events and programs (10 responses), hiking, and softball (7 responses each). The second group of responses referred to specific parks or facilities. Here, Sinsheimer Park got by far the greatest response (19) followed by Santa Rosa Park/Skate Park (9 responses). Third, responses described certain qualities of San Luis Obispo’s parks. These included comments about the parks being clean and well maintained (11); accessible, bike-friendly, or providing easy access to trails (9), and family-friendly and nice for all ages (8).

What do you wish to have in 20 years for City of SLO Parks, Activities, and Recreational Facilities?

Many people identified the need for new parks or facilities. These included more parks, open spaces or trails (14); more soccer fields basketball courts or pickleball courts (11); more bike trails or better connectivity between the bike and open space networks (11); more pools, splash pads, or water parks (8); and more skate parks or ramps (6). Other people focused on programming. Some 21 responses described a range of recreation classes or activities including wildlife education, yoga, gardening, art, music, and summer camps. Night hiking (7 responses); more opportunities for people of all ages (6); better hours and/or fee for the pool (5); and more off-leash time and/or more dog park (4 responses) were also notable.

COMMENTS FROM THE “BRIGHT IDEAS” WORKSHOP

Community input received during the workshop, the pop-ups, emailed responses, and received comment cards, and open City Hall are condensed to a series of key topics as they were presented at the workshop.

ASSESSING PARKS AND FACILITIES

At the “Parks in Need of Love” station, attendees were given an opportunity to fill out a “report card” on the condition of one or more parks and provide comments on specific needs at those parks or facilities. Generally, the community rated the condition of San Luis Obispo’s parks facilities as average to slightly above average. Ten parks received the greatest share of report cards. Average “grades” for each of these parks, along with the number of report cards received, is shown in Table 5-1 “Report Card” Grades for San Luis Obispo Parks and Facilities.

Sinsheimer Park was both the most-often graded park and the one that attendees gave the highest ratings, with a B average. Sinsheimer was noted for its “wonderful” play area and hill slide; several people noted the need for more shade. Sinsheimer Stadium, a facility within Sinsheimer Park, however, was given poor marks (a D- average). The Stadium’s restrooms and public address system were especially identified for improvements.

Table 5-1

“REPORT CARD” GRADES FOR SAN LUIS OBISPO PARKS AND FACILITIES

PARK	AVERAGE GRADE	REPORT CARDS
Sinsheimer Park	B	47
Meadow Park	B-	21
DeVaul Park	B-	4
French Park	B-	18
Santa Rosa Park	B-	6
Damon-Garcia Sports Complex	B-	5
Cuesta Park	C+	6
Throop Park	C+	4
Anholm Park	C+	11
SLO Swim Center	C	10
Mitchell Park	C	10
Johnson Park	C	2
Emerson Park	C-	10
Mission Plaza	C-	3
Laguna Lake Park	D+	25
Islay Hill Park	D	16
Sinsheimer Stadium	D-	13
Las Praderas Mini Park	F	3

Other parks that received substantial feedback included:

- Laguna Lake Park (average grade: D+) was described by several commenters as needing a fully-fenced or otherwise improved dog park. Some called for dredging of the lake.
- Meadow Park (average grade: B-) was described as pretty and serene, but noted that the community building, the paths, bridges, and workout stations all needed updating, and others commented on the park’s use by those appearing to be experiencing homelessness.
- At French Park (B-), many commenters requested dedicated pickleball courts, and some felt maintenance had slipped.
- Islay Hill Park (D) was described as a park with a great location in need of updated equipment and new ground material, as well as better signage for the trailheads.
- Anholm Park (C+) was the subject of affectionate comments, and is well-liked for its shade, but some felt that the neighborhood needs a “real” park.

- Emerson Park (C+) is well-liked but needs restrooms.
- Mitchell Park (C) is well-liked as a gathering place near downtown, with a nice combination of facilities; homeless activity and trash are reported as problems.
- SLO Swim Center (C) also received many positive comments; people wanted shade over the seating area and longer operating hours.

PROGRAMS AND ACTIVITIES

The “Dreams of Programs and Activities” workshop station gave participants a chance to express their priorities for programs and activities. A presentation board at the station showed a range of examples of people engaging in activities at parks and recreation facilities. Workshop participants were asked to write, using sticky notes, what types of activities they felt should be the focus in the coming years. Children at the “Parks, Jr.” station also got a chance to express their preferences, responding to images of different types of facilities and activities using “dots” to communicate their favorites.

People of all ages cited a diverse array of programs and activities. Programs identified by the most people at the “Dreams of Programs and Activities” included swimming, pickleball, yoga, kids’ programs, environmental education, gardening,

and others shown on Table 5-2 Programs and Activities that Should be a Focus in the Years to Come.

The programs and activities may be seen as “clumping” into a number of broad core program areas: aquatics, health/fitness/wellness, enrichment and life skills, environmental education and stewardship, outdoor recreation, youth, and special events.

Children expressed many specific requests that could loosely be grouped into a few broad categories. The most popular of these was new/improved play equipment, both indoor and outdoor, including unique features like ziplines, foam pits, climbing trees, and giant chess sets. Most of the remaining responses fell into one of these categories: recreational classes (e.g. dance, Spanish, karate), events and excursions (e.g. overnight camping, outdoor movies, visits to the zoo), activities related to video games, requests for more shade at parks and the pool, and improvements to the Sun and Fun and Club Star facilities and resources (e.g. more food, splash pad, dodgeball).

Table 5-2

PROGRAMS AND ACTIVITIES THAT SHOULD BE A FOCUS IN THE YEARS TO COME

ACTIVITY	RESPONSES
Swimming	32
Pickleball	23
Yoga	15
Kids' programs	14
Environmental education	11
Gardening	10
Aqua aerobics	8
Biking	7
Dogs	7
Youth programs	7
Youth sports	7
Family activities	6
Bike education	5
Clean up events	5
Fitness	5
Hiking	5
Camps	4
Chess	4
Community activities	4
Dance classes	4
Kayaking	4
Language classes	4
Martial arts	4
Tai chi	4

EVENTS IN PARKS

Special events were the subject of the “Events in Parks” workshop station, where participants were asked to indicate what parks are good locations for events, and what type of events they wanted to see, using dots to identify parks and sticky notes to summarize events.

Concerts and other ideas for music in parks were by far the most popular type of event based on workshop feedback. Other top event categories were food trucks and events, sports tournaments and events, movies, arts events and fairs, cultural festivals, and community picnics and barbeques, among others (see Table 5-3 Ideas for Events in Parks).

Mitchell Park (15 dots), Laguna Lake Park (12), Mission Plaza (11), French Park (6), Sinsheimer Park (6), and Jack House and Gardens (6) were most-cited as places where events should take place. When comments about events at Sinsheimer Stadium and SLO Swim Center are included, ten responses described events at Sinsheimer.

Table 5-3
IDEAS FOR EVENTS IN PARKS

EVENT TYPE	RESPONSES
Music, concerts	60
Food trucks, events	29
Sports tournaments, events	24
Movies	17
Arts & crafts fairs, arts events	16
Events for families, kids	14
Cultural festivals	11
Community picnics, BBQs, gatherings	9
Outdoor exercise	8
Games, obstacle courses	7
Environmental education	5
Farmers' markets	5
Kids' events	5
Biking, cyclocross	4
Organized work days	4
Weddings	4

People cited a diverse array of programs and activities, including swimming, pickleball, yoga, kids’ programs, environmental education, and gardening.



DREAMS OF PARKS AND FACILITIES

At the “Dreams of Parks and Facilities” station, the presentation board showed a variety of types of amenities and facilities in parks, including a range of sports facilities as well as passive recreation, cultural and sustainable features. Using these examples as a starting point, workshop attendees were asked to use sticky notes to share ideas for new park facilities or amenities.

Children at the workshop were enthusiastic about new and improved play equipment, and features like ziplines, foam pits, climbing trees, and giant chess sets.



A great diversity of ideas were shared. Pickleball and some variation on a water park or splash pad were the subject of the most responses (44 and 40, respectively). Many people also weighed in on the need for enhancements to the SLO Swim Center; a new dog park or fenced dog area; new facilities for diamond sports and field sports; new neighborhood and pocket parks; and a new indoor recreation center/community center. Table 5-4 identifies facility types that garnered the most responses; in many cases, responses were more detailed and specific (i.e., shade over playgrounds; zip lines).

Table 5-4
DREAMS FOR PARKS AND FACILITIES

FACILITY TYPE	RESPONSES
Pickleball	44
Water park, splash pad	40
Swim Center enhancements	33
Dog park	28
Baseball, softball	24
New parks	23
Recreation or community center	22
Soccer, rugby	18
Shade	17
Bike park	16
New pool	16
Bike paths	14
Adventure park	13
Walking trails	13
Play equipment	11
Swim Center operating hours	11
Stadium enhancements	10
Water refill stations	10
Charging stations	9
Community gardens	9
Trees	9



GETTING TO PARKS

At the “Getting to Parks” station, community members were asked to indicate where they’d like to see improvements that make it easier and safer to get to parks, and to say what those improvements would be. People’s comments showed an overwhelming desire to access the parks and recreation system by biking and walking. Among the many references to biking, there were numerous requests for safer biking routes for all ages, more robust bike infrastructure, and system-wide bike networks linking parks throughout the city.

The location most often cited as needing access improvements was Sinsheimer Park (28), where parking, trail connections, transit access, and the railroad tracks are consistent challenges. Completion of the Bob Jones Trail (11) also emerged as a top priority among responses. Other priority sites include the Railroad Trail (10), Meadow Park (9), Laguna Lake Park (8) and French Park (7). Table 5-5 Getting to Parks – Sites Needing Improvements shows the ranked list of sites where access improvements were indicated.

OTHER BRIGHT IDEAS

At the “Your Ideas Here” station, residents were asked to share ideas for how they’d like to see the parks system and recreation programs change in the years ahead. This station was open-ended. While responses varied widely, several themes emerged among the residents’ ideas. Comments pertaining to bike lanes (27), pools/aquatic programs (22), and children’s programs and trails (18) were the most commonly mentioned. Other standout themes included walking/biking paths and trails (14), pickleball (13), a “splash pad” water feature (12), and concerns about the homeless population (11).

Table 5-5

GETTING TO PARKS – SITES NEEDING IMPROVEMENTS

LOCATION	RESPONSES
Sinsheimer Park	28
Bob Jones Trail	11
Railroad Trail	10
Meadow Park	9
Laguna Lake Park	8
French Park	7
General Bike/Multi-Use Trail	48

5.3 Needs Assessment Survey

OVERVIEW

ETC Institute administered a parks and recreation needs assessment survey for the City of San Luis Obispo during late summer/early fall of 2018. The survey was administered as part of a comprehensive update to the City's Parks and Recreation Element and Master Plan. The survey and its results will be used to identify residents' priorities for parks and recreation in the City of San Luis Obispo.

METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in the City of San Luis Obispo. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at www.slosurvey.org.

Ten days after the surveys were mailed, ETC Institute sent emails and placed phone calls to the households that received the survey to encourage participation. The emails contained a link to the online version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of the City of San Luis Obispo from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not counted.

The goal was to obtain completed surveys from at least 400 residents. The goal was far exceeded, with a total of 507 residents completing the survey. The overall results for the sample of 507 households have a

precision of at least $\pm 4.4\%$ at the 95% level of confidence.

This report contains the following:

- Charts highlighting the overall results of the survey;
- Priority Investment Rating (PIR) that identifies priorities for facilities and programs from the survey participants;
- Benchmarking analysis comparing the City's survey results to national results; and
- Tabular data showing the overall results for all questions on the survey.
- Open ended survey comments have been provided as a separate appendix to this report. The major findings of the survey are summarized on the following pages.

PARK/FACILITY USE, RATINGS, AND IMPORTANCE

From the list of 39 San Luis Obispo parks/facilities, respondents were asked to indicate all of the parks/facilities their household has used in the past 12 months. There are five parks/facilities that at least 50% of households have used in the past 12 months:

- Mission Plaza (70%)
- Sinsheimer Park (60%)
- Laguna Lake Park (56%)
- Meadow Park (53%)
- Mitchell Park (50%)

Respondents were then asked to rate their overall satisfaction with the parks/facilities their household has used in the past 12 months. The overall level of satisfaction with City parks/facilities is very high. There are 30 parks/facilities that at least 70% of respondents gave a rating of “very satisfied” or “satisfied”. The parks/facilities that received the highest satisfaction ratings are:

- Sinsheimer Park (90%)
- Historic Jack House & Gardens (90%)
- Santa Rosa Park: SLO Skate Park (90%)
- Anholm Park (87%)
- Jack House Gardens (86%)

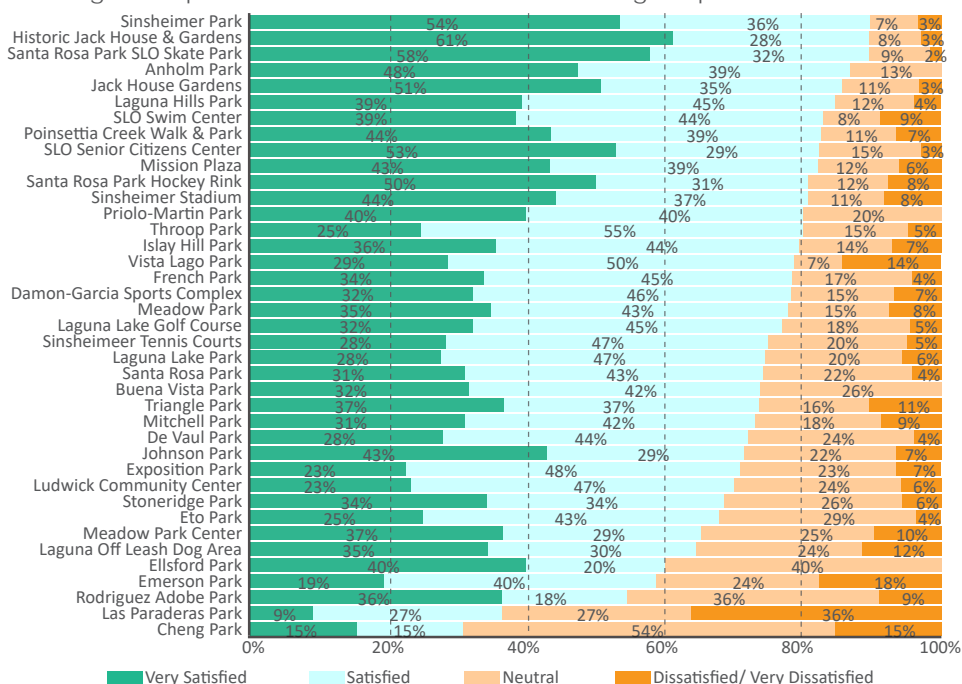
From the list of 39 parks/facilities, respondents were then asked to rate which four parks/facilities are the most important to their household. Based on the sum of their top four choices, the parks/facilities that households rated as the most important are:

- Mission Plaza (37%)
- Sinsheimer Park (33%)
- Meadow Park (26%)
- Laguna Lake Park (23%)
- SLO Swim Center (19%)

Figure 5-1

LEVEL OF SATISFACTION WITH FACILITIES

by percentage of respondents who have used facilities during the past 12 months



Source: ETC Institute (2018)

PROGRAM USE, RATINGS, AND IMPORTANCE

From a list of 34 San Luis Obispo recreation programs, respondents were asked to indicate all of the programs their household has participated in during the past 12 months. There are three programs that about 25% of households have participated in during the past 12 months:

- Community special events (27%)
- Recreational swimming (27%)
- Lapswimming (24%)

Respondents were then asked to rate their overall satisfaction with the recreation programs their household has participated in during the past 12 months. The overall level of satisfaction with programs is high. There are 17 programs that over 60% of respondents gave a rating of “very satisfied” or “satisfied”. The programs that received the highest satisfaction ratings are:

- Triathlon (86%)
- Sun n’ Fun Club Star (79%)
- Community Special Events (78%)
- Kidz Love Soccer (78%)

From the list of 34 programs, respondents were then asked to rate which programs are the most important to their household. Based on the sum of their top four choices, the programs that households rated as the most important are:

- Recreational Swimming (20%)
- Community Special Events (18%)
- Lap Swimming (17%)

Figure 5-2
RECREATION PROGRAMS RESPONDENT HOUSEHOLDS HAVE USED IN THE PAST 12 MONTHS
by percentage of respondents (multiple choices could be made)

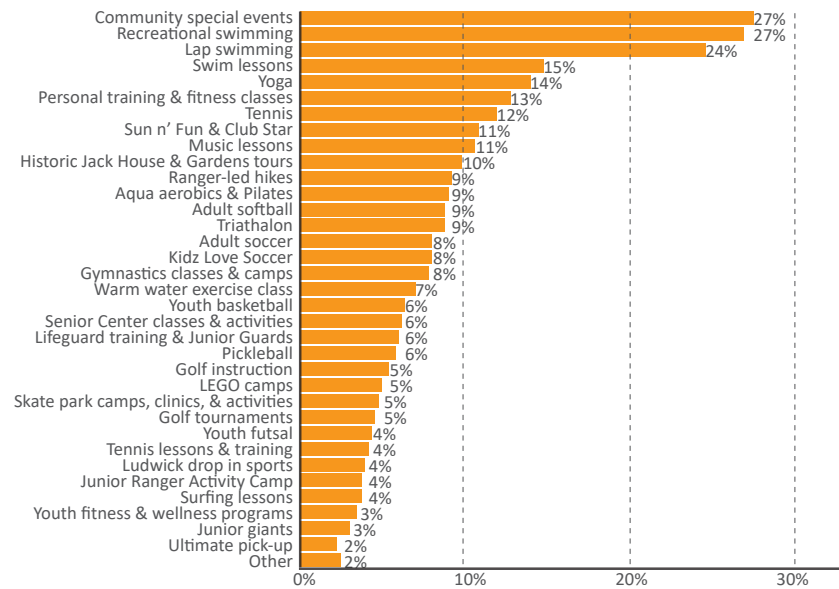
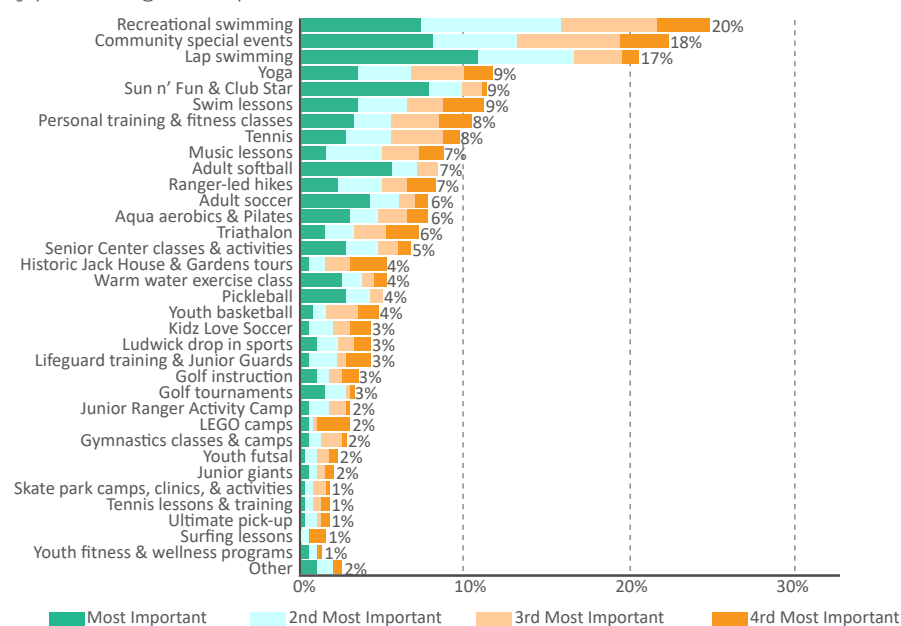


Figure 5-3
PROGRAMS THAT ARE MOST IMPORTANT TO HOUSEHOLDS
by percentage of respondents who selected the items as one of their four choices



Source: ETC Institute (2018)

AMENITY NEEDS AND PRIORITIES

Amenity Needs: Respondents were asked to indicate if their household has a need for 28 various recreation amenities. There are four recreation amenities that at least 50% of households have a need for:

1. Swimming pools – 71%
2. Nature park/botanical garden – 63%
3. Adventure area – 60%
4. Shaded play area – 50%

Figure 5-4 shows the percent of households that have a need for each of the 28 recreation amenities.

Respondents were also asked to identify if their household had an unmet need for each of the 28 various recreation amenities. Based on this analysis, ETC Institute was able to estimate the number of households in the City of San Luis Obispo that had the greatest “unmet” need for various amenities. The recreation amenities with the highest level of unmet need were:

1. Swimming pools
2. Nature park/botanical garden
3. Adventure area
4. Shaded play area

Figure 5-4

AMENITIES THAT RESPONDENT HOUSEHOLDS HAVE A NEED FOR

by percentage of respondents (multiple choices could be made)

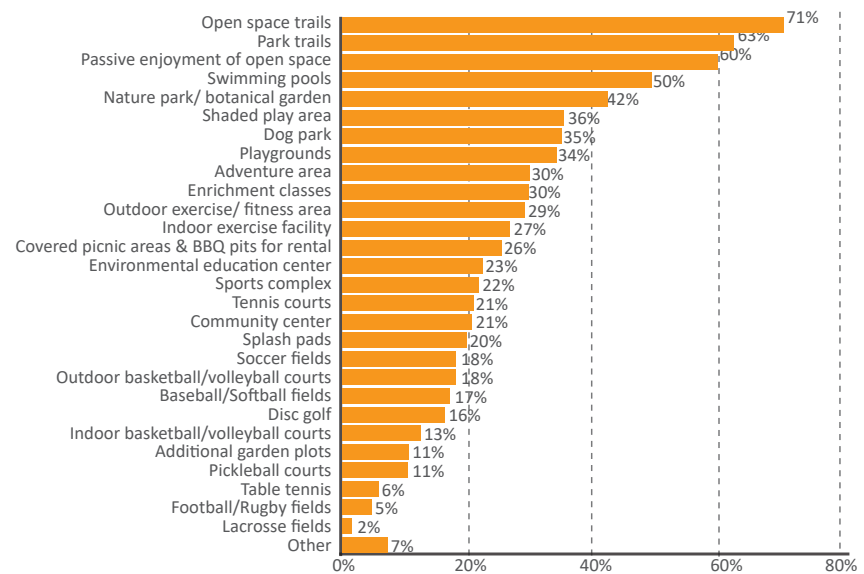
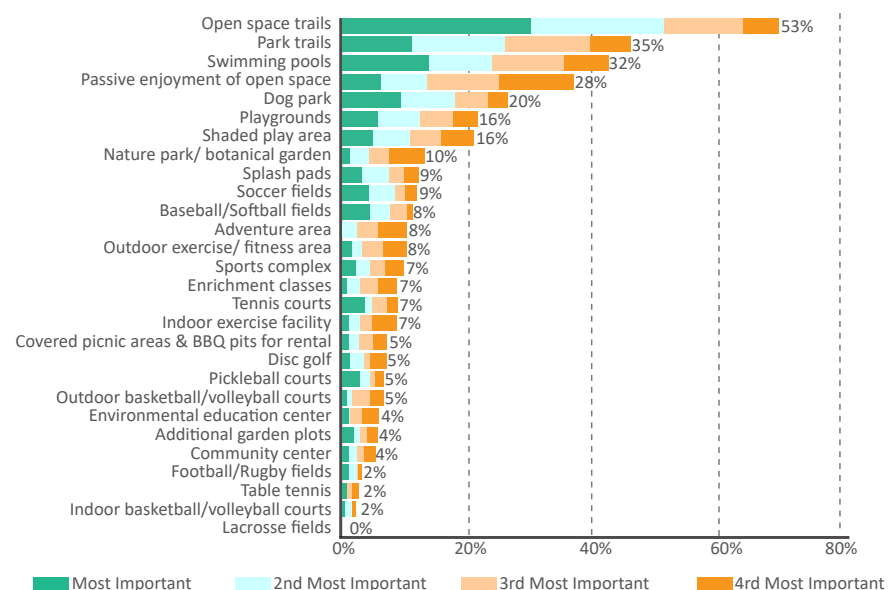


Figure 5-5

AMENITIES THAT ARE MOST IMPORTANT TO HOUSEHOLDS

by percentage of respondents who selected the items as one of their top choices



Source: ETC Institute (2018)

AMENITY IMPORTANCE

In addition to assessing the needs for each recreation amenity, ETC Institute also assessed the importance that households placed on each amenity. Based on the sum of respondents’ top four choices, the four most important recreation amenities to households were:

- 1. Open Space Trails (53%)
- 2. Park Trails (35%)
- 3. Swimming Pools (32%)
- 4. Passive enjoyment of open space (28%)

The percentage of respondents who selected each recreation amenity as one of their top four choices is shown in Figure 5-5.

PRIORITIES FOR FACILITY INVESTMENTS

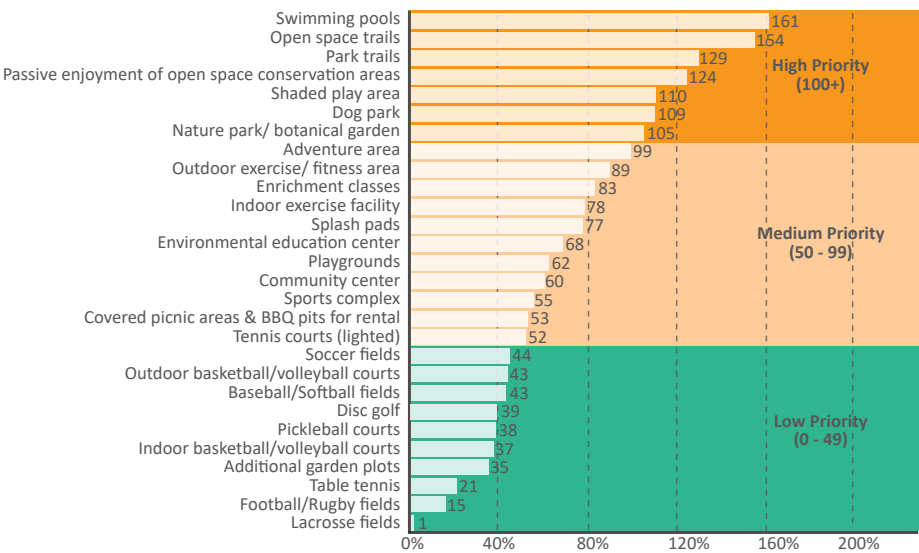
The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on parks and recreation investments. The PIR equally weights: (1) the importance that residents place on facilities; and (2) how many residents have unmet needs for the facility.

Based on the PIR, the following seven facilities were rated as high priorities for investment:

- 1. Swimming Pools (PIR=161)
- 2. Open Space Trails (PIR=154)
- 3. Park Trails (PIR=129)
- 4. Passive Enjoyment of Open Space Conservation Areas (PIR=124)
- 5. Shaded Play Areas (PIR=110)
- 6. Dog Park (PIR=109)
- 7. Nature Park/Botanical Garden (PIR=105)

The chart below shows the Priority Investment Rating for each of the 28 facilities/amenities that were assessed on the survey.

Figure 5-6
TOP PRIORITIES FOR INVESTMENT FOR RECREATION AMENITIES
based on the Priority Investment Rating



Source: ETC Institute (2018)

PARKS AND FACILITIES THAT COULD BE IMPROVED, REPURPOSED, OR EXPANDED

From a list of 26 choices, respondents were asked to indicate the parks and recreation facilities they feel it's most important for the City to improve, repurpose, or expand. Based on the sum of their top four choices, households rated the following as the most important:

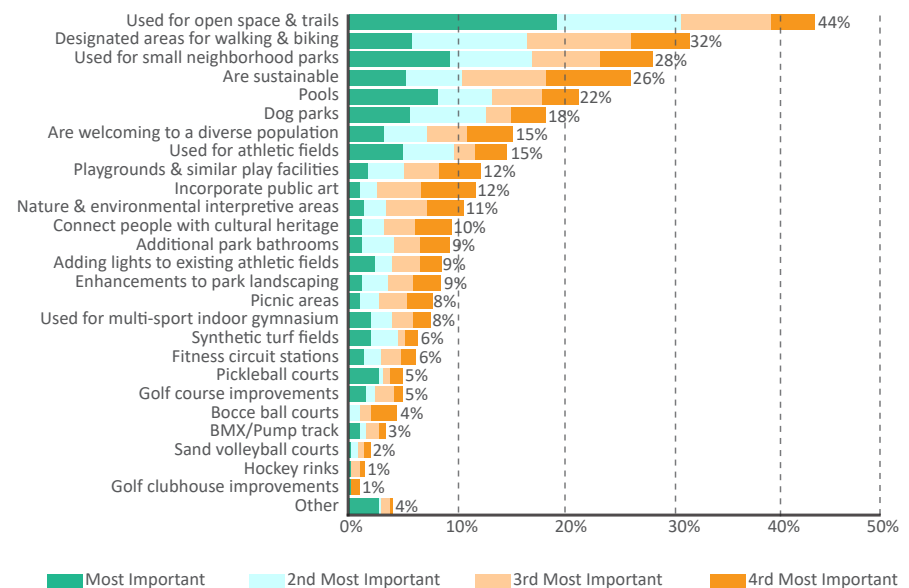
1. Existing land to be used for open space & trails (44%)
2. Designated areas for walking & biking (32%)
3. Existing land to be used for small neighborhood parks (28%)
4. Park design, materials and programs that are sustainable (26%)
5. Existing land to be used for pools (22%)

Figure 5-7 are the percent of respondents who rated each of the 26 options as one of their top four most important.

Figure 5-7

RESPONDENTS' TOP 4 CHOICES FOR IMPROVING, REPURPOSING, OR EXPANDING PARKS AND FACILITIES

by percentage of respondent households that selected the items as one of their top four choices



Source: ETC Institute (2018)

CONCLUSION

Overall the City of San Luis Obispo Parks and Recreation Department is doing an excellent job providing services to the community. Most survey respondents (79%) are either “very satisfied” or “satisfied” with the overall value their household receives from the City of San Luis Obispo’s Parks and Recreation Department. This is **significantly higher** than the national average of 59%.

The City is experiencing extremely high usage of its parks and recreation facilities. In the past 12 months, 97% of households have visited at least one of the 39 parks and recreation facilities listed in Q1, which is significantly higher than the national average of 81%. The City’s parks and recreation facilities also received very high satisfaction ratings; for 30 of the 39 parks/facilities, at least 70% of respondents indicated they are “very satisfied” or “satisfied”.

The types of programs that households have the most need for are: community special events, recreation swimming, and lap swimming. These are also the programs that are the most important to survey respondents.

The types of amenities with the highest level of unmet need in the City are: swimming pools, nature parks/botanical gardens, adventure areas, and shaded areas. The types of amenities that are the most important to households are: open space trails, park trails, swimming pools, and passive enjoyment of open space.

In order to ensure that the City of San Luis Obispo continues to meet the needs and expectations of the community, the Parks and Recreation Element and Master Plan should focus on sustaining and/or improving performance in areas that were identified as “high priorities” by ETC Institute’s Priority Investment Rating (PIR). Based on the PIR, the amenities that should be the City’s highest priorities are: swimming pools, open space trails, park trails, passive enjoyment of open space conservation areas, shaded play areas, dog parks, and nature park/botanical gardens.



APPENDIX



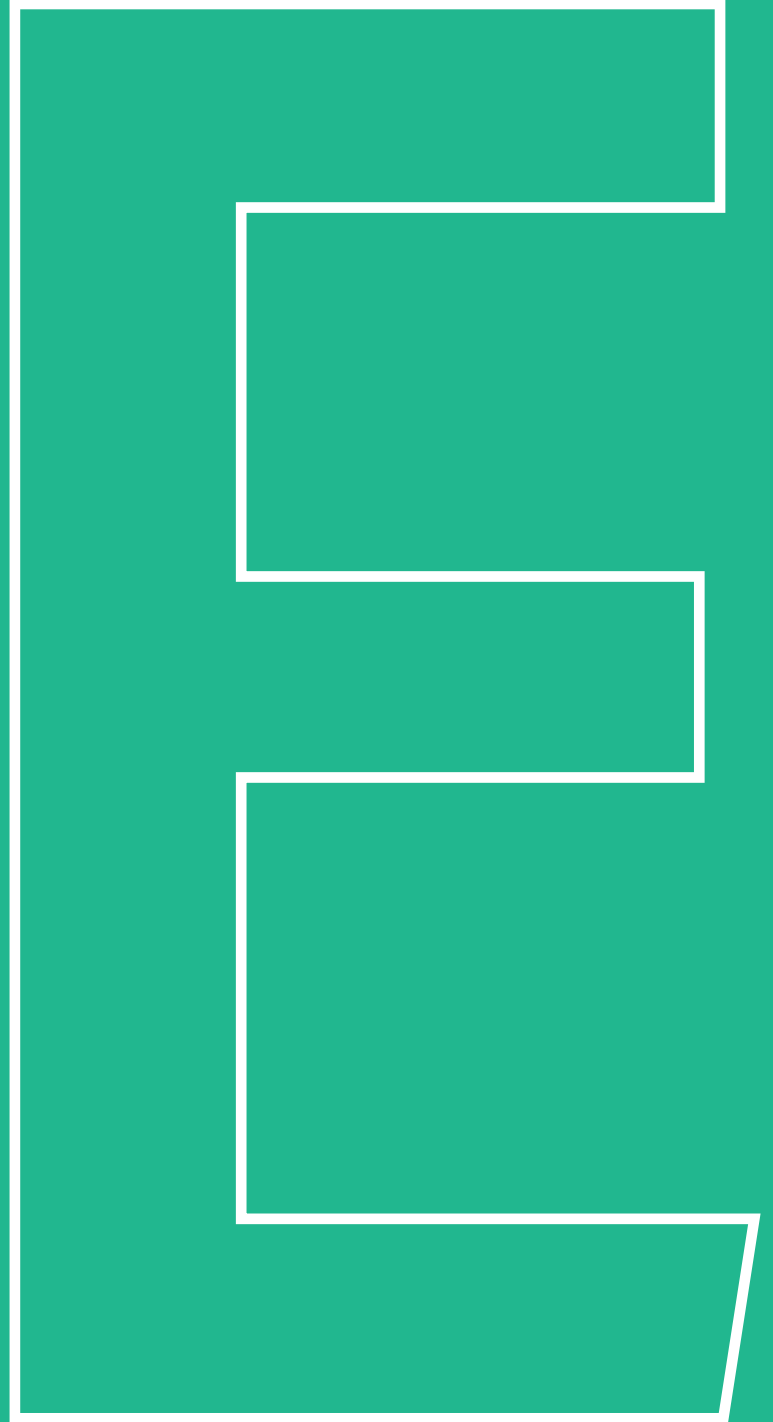
PARK AMENITY NEEDS

Table D-1: Park Amenity Needs

<i>Recreation Component</i>	<i>2020 San Luis Obispo Inventory</i>	<i>2020 Cal Poly Inventory (35% of daytime population served)</i>	<i>Total Additional Facilities Needed to Serve Population Today</i>		<i>Additional Facilities/ Amenities Needed to Serve Population in 2035</i>		<i>Planned Facilities</i>	<i>Total Additional Facilities Needed to Serve Population in 2035 if Planned Facilities Are Developed</i>	
Diamond Athletic Fields: Youth	4		2	Field	3	Field	1	2	Field
Diamond Athletic Fields: Youth/Adult	1		4	Field	5	Field		5	Field
Diamond Athletic Fields: Adult	1	1	2	Field	3	Field		3	Field
Rectangle Athletic Fields	4	3	4	Field	6	Field	4	2	Field
Disc Golf Course (18 hole)	2		-	Course	-	Course	-	-	Course
Playground/Tot Lot	26		10	Site	18	Site	12	6	Site
Dog Park/Off-Leash Dog Area	1		6	Site	7	Site	3	5	Site
Tennis Court	8	2	7	Court	10	Court	5	5	Court
Pickleball Court	3		9	Court	12	Court	8	4	Court
Outdoor Basketball Court	6	2	6	Court	8	Court	4.5	3	Court
Group Picnic Areas	9	1	6	Site	9	Site	1	8	Site
Swim Centers	1		Expansion	Pool	1	Pool	-	1	Pool



APPENDIX



**PARK-BY-PARK
IMPROVEMENTS**

Table E-1: Planned Park Improvements

Park	Area (acres)	Condition ¹	Planned Improvements	Improvement Tier (1-3) ²	Proposed Phasing
Community Parks					
Exposition Park	7.2	Fair	Pathway replacement, Fitness Equipment planned pedestrian bridge replacement	1	Mid-term (5-10 Years)
Laguna Lake Park	40	Fair	<p>Complete a comprehensive master plan based on focused community outreach and input to determine the appropriate balance of active and passive uses within the park. Plan will revitalize the connection to the aquatic environment of the lake; identify enhancements to natural aquatic and upland functions; explore the potential of adding sports fields and other active and informal play uses; add amenities including fencing, shade, and ground treatment to the off-leash dog area; and include facilities to allow the park to better accommodate community events. Evaluate this site for a future community center with both indoor and outdoor activity areas and architecture and/or as a site for a second pool or aquatics center. Consider incorporation of a nature center, youth day camp programming, and educational materials, presentations, docent walks, and concessions. Master plan and park development will be supported by dedicated funding available through development agreements.</p> <p>Incorporate more active uses, such as basketball courts, pickleball courts, a bike pump track, adventure playground/obstacle course, exercise walking path, and lighted or unlighted multi-use sports fields and courts. A botanical garden was also well-supported as a passive use.</p> <p>Implement Phase 1 of Laguna Lake Park Plan, which should include lighted and/or unlighted sports fields (these may be diamond, rectangular, or multi-use fields).</p> <p>Phase 1 should also include fencing, shade, and ground treatment for the Laguna Lake Dog Area.</p> <p>Amenities should be considered for multi-use, and be all-inclusive and all-ability.</p> <p>Implement Phase 2 of Laguna Lake Park Plan, which may include other uses envisioned in the Plan.</p> <p><i>Note: the question of how to address indoor recreation needs will be addressed by a separate planning process. See Ludwick Center summary.</i></p>	3	Near-term (0-5 Years), Mid-term (5-10 Years)

Meadow Park and Meadow Park Center	16	Good	<p>Complete a comprehensive Plan. Plan should expand field use by extensive programming and/or installing synthetic turf (softball and soccer); reconfigure multi-use fields; improve walking paths and fitness equipment within Exposition Park (located adjacent to Meadow Park); expand the playground footprint and add an enclosed tot lot; incorporate a dog park; consider this site for a second aquatics/pool facility; reprogram and rebuild areas around the Meadow Park Center as part of that facility improvement planning such as outdoor shade structures and tables for community rental, platforms for classes, parking lot redesign to create shared space/mini plazas for special events. Incorporate a teen, senior, or multi-generational center into the park. The park-specific Plan should also address use and long-term maintenance of the shared paths within the park.</p> <p>Implement Phase 1 of comprehensive Plan. This should include reprogramming and rebuild areas around the Meadow Park Center. Amenities should be considered for multi-use, and be all-inclusive and all-ability.</p> <p>Implement Phase 2 of comprehensive Plan.</p>	3	Near-term (0-5 Years), Long-term (10-20 Years)
Santa Rosa Park	11	Good	<p>Restore horseshoe pit, incorporate street crossing enhancements into the City's Circulation Element and Active Transportation Plan, improve basketball court functions, enhance lawn areas to enable flexible recreational use by regrading and adding fencing along street.</p>	2	Long-term (10-20 Years)

Sinsheimer Park	21.7	Good	<p>Complete a comprehensive Plan to identify new and expanded park programs. Park should include lighted or additional unlighted tennis courts, pickleball courts, a bike/roller pump track, remodeled restrooms, and new pathways. The plan should address parking, accessibility, and improvements that enable efficient and effective long-term operations.</p> <p>Implement Phase 1 of Plan, which should include:</p> <ul style="list-style-type: none"> • Address parking issues • Add bike/roller pump track along Railroad Safety Trail • Add dog park or dog area <p>Address Sinsheimer Park area connectivity, including inclusive non-vehicular access both to the Sinsheimer Park area and through the park. Provide for an inclusive and accessible paved trail connecting the Railroad Safety Trail to Sinsheimer Park.</p> <p>Amenities should be considered for multi-use, and be all-inclusive and all-ability.</p> <p>Implement Phase 2 of Plan, which may include other amenities in Plan:</p> <ul style="list-style-type: none"> • Adding new park amenities • Adding lighting at tennis courts • Adding lighting at Stockton Field • Remodeling restrooms <p>Explore potential of land acquisition to relocate San Luis Coastal Unified School District bus depot</p> <p>Potentially, an indoor recreation/multi-generational community center</p> <p><i>Note: the question of how to address indoor recreation needs will be addressed by a separate planning process. See Ludwick Center summary.</i></p>	3	Near-term (0-5 Years), Mid-term (5-10 Years)
Neighborhood Parks					
Anholm Park	0.1	Good	<p>Despite being less than half an acre in size, the previous parks master plan designated Anholm park as a neighborhood park. Re-designate this park as a mini park based on its size, amenities, and use by the neighborhood.</p>	1	Long-term (10-20 Years)

De Vul Park	0.9	Good	Maintain existing amenities.	1	Long-term (10-20 Years)
Emerson Park	3.3	Fair	<p>The Emerson Neighborhood Park Revitalization Project includes activation and enhancement of Emerson Park, based on public input through targeted public outreach meetings surrounding the SPP grant opportunity. Key project amenities includes the construction of restrooms, resurfacing of the black top, expansion of the current basketball court to a multi-purpose court and adding a half court, expand and revitalize the current playground, creation of a fenced dog park, installation of an educational garden featuring drought tolerant landscaping, installation of compost bins, installation of shade structures, additional drought tolerant landscaping, update and relocate the bocce court, updated perimeter fencing, the installation of safety lighting along walking paths and on the multi-purpose court, installation of additional hydration stations, and installation of solar panels on the restrooms.</p> <p>Consider this an alternative location for a senior center.</p> <p>This site may also be suitable for a dog park.</p>	3	Near-term (0-5 Years), Long-term (10-20 Years)
French Park	10	Good	Repave parking lot, improve path connectivity to Islay Hill Park, expand pickleball courts.	1	Long-term (10-20 Years)
Islay Hill Park	6	Good	Reconfigure ball field diamonds for specific age sports, and implement the planned playground renovation with added shade. Park may include dog park or dog area if warranted (to be further evaluated.)	2	Long-term (10-20 Years)
Johnson Park	5	Fair	Renovate restroom, regrade lawn area and reprogram based on further evaluation. Replace natural turf with synthetic turf to extend daily and seasonal use. This park may be an appropriate location for a dog park.	2	Mid-term (5-10 Years)
Laguna Hills Park	3.2	Good	Park may include dog park or dog area if warranted (to be further evaluated.)	1	Long-term (10-20 Years)

Mitchell Park	3	Fair	<p>Complete a comprehensive park master plan to identify new and expanded park amenities and programming that supports multi-generational activation and community gatherings. The plan should define physical improvements that encourage appropriate daily park use by seniors, neighbors and downtown residents.</p> <p>Convene a small-scale neighborhood discussion to explore concerns about security and how park programs might create a safer park for everyone.</p> <p>Launch a branded event series that features pop up programming to encourage neighbors and local residents to enjoy the park. Events and programming could include music, beer gardens, food trucks, coffees, night lighting, art shows, yoga and fitness classes, temporary street closures, movies in the park, and other similar community building activities.</p> <p>Construct pickleball courts for neighborhood use.</p> <p>Complete a comprehensive park Plan to identify new and expanded park amenities and programming that supports multi-generational activation and community gatherings. The plan should define physical improvements that encourage appropriate daily park use by seniors, neighbors and downtown residents.</p> <p>Amenities should be considered for multi-use, and be all-inclusive and all-ability.</p> <p>Implement Mitchell Park/SLO Senior Center Plan</p>	3	Near-term (0-5 Years), Mid-term (5-10 Years), Long-term (10-20 Years)
Throop Park	3	Good	Baseball field enhancements including pedestrian bridge replacement; hydration stations	1	Long-term (10-20 Years)
Vista Lago Park	0.2	Fair	No recommendations beyond maintenance of existing amenities.	1	Mid-term (5-10 Years)
Mini Parks					
Buena Vista Park	0.5	Fair	Replace concrete and bench	1	Mid-term (5-10 Years)

Ellsford Park	1	Fair	Explore design and features appropriate for a small pocket park adjacent to a creek. Considerations include native demonstration pollinator garden, public art, climbing structure, tot lot, dog waste stations, interpretive signage, and seating.	2	Mid-term (5-10 Years)
Eto Park	0.201156	Fair	Replace plant materials.	1	Mid-term (5-10 Years)
Las Praderas Park	0.4	Fair	Beautification and possible Zen garden, amenities to encourage passive uses (i.e. soft surface trail, seating, additional neighborhood planting, native demonstration pollinator garden, and maintenance of associated irrigation system. Add connection to Bob Jones Trail.	2	Mid-term (5-10 Years)
Poinsettia Creek Walk and Park	2	Fair	Enhance connectivity to French Park.	1	Mid-term (5-10 Years)
Priolo-Martin Park	0.5	Good	Maintain existing amenities.	1	Long-term (10-20 Years)
Rodriguez Adobe Park	1.4	Fair	Renovate lawn, enhance walking loop by adding exercise equipment. Potential reuse of Adobe for classes, gallery space, or other uses, pending cultural sensitivity evaluation.	2	Mid-term (5-10 Years)
Stoneridge Park	1	Fair	Enhance turf, add dog park or area, provide neighborhood park amenities such as parkour equipment, nature-themed adventure play for young children.	2	Mid-term (5-10 Years)
Triangle Park	0.2	Good	Maintain existing amenities.	1	Long-term (10-20 Years)
<i>Downtown Public Spaces</i>					

Cheng Park	0.3	Poor	Provide a spatial redesign that enhances safety, visibility and activation Integrate the park into downtown activation and programming Provide Improved cultural expression and educational opportunities Maintain cultural significance of original design	3	Near-term (0-5 Years)
Mission Plaza	3	Not evaluated	Implement Mission Plaza Concept Plan. Ongoing programming and activation	3	Near-term (0-5 Years)
Mission Plaza Extension	0.427	Not evaluated	See Mission Plaza.	3	Near-term (0-5 Years)
<i>Recreation Centers</i>					
Damon-Garcia Sports Complex	22	Good	Potential for artificial turf in upper field; reconfigure lighting to expand usability of lower field, consider future land acquisition for facility expansion, address parking demand and transportation demand management.	2	Long-term (10-20 Years)
Ludwick Community Center	1	Poor	Undertake Plan to accommodate indoor recreation needs and achieve vision for multi-generational recreation/community center. Plan will consider complete replacement of building on-site, or relocation to alternative site, potentially at Laguna Lake Park or Meadow Park. Consider renovation for staff offices, or relocation of staff offices, and/or relocation of inclusive and accessible services and programs for the City's diverse senior population. Explore after-school childcare site at this location. Complete replacement of the program to create multi-generational community center	3	Near-term (0-5 Years), Mid-term (5-10 Years)
Meadow Park Center	0.1	Poor	Complete a full master plan to reimagine the building for new uses, improved safety and security, overall functionality, ease of maintenance, and activation. The restroom and snack bar should be specifically addressed. The master plan should reprogram and rebuild areas around the Meadow Park Center as part of that facility improvement planning such as outdoor shade structures for picnic rental, platforms for classes (i.e. Zumba, yoga), parking lot redesign to create shared space/mini plazas for special events, stormwater education.	3	Near-term (5-10 Years), Long-term (10-20 Years)

Sinsheimer Stadium	1.8	Poor	<p>Prepare a park Plan for Sinsheimer Park and its facilities (see Sinsheimer Park summary)</p> <p>Begin phased improvements, which may include replacing and upgrading current lighting conditions and updating the play surface to artificial turf (Phase 1)</p> <p>Multi-use playing field for year-round programming</p> <p>Complete renovation or demolition and new construction of the facility to support multi-use sports and community events.</p> <p>Continue phased Improvements, which may include replacing the current structure (Phase 2).</p> <p>Continue phased Improvements, which may include improving and expanding seating (Phase 3); and creating an auxiliary space (Phase 4). Potential for private funding.</p>	3	Near-term (0-5 Years), Mid-term (5-10 Years), Long-term (10-20 Years)
SLO Senior Center	0.1	Fair	<p>Re-envision SLO Senior Center in the context of Mitchell Park through Planning process. Goals will include creating a strong linkage between the park and the center; and considering potential renovation or expansion or relocation of programs and services to achieve multi-generational use of the facility. The SLO Senior Center building is a historic property, and any improvements shall be consistent with the City's Historic Preservation Ordinance and Historic Preservation Program Guidelines. Increase the City's financial and staff investment in the SLO Senior Center.</p> <p>Renovate consistent with the City's Historic Preservation Ordinance and Historic Preservation Program Guidelines, and/or relocate services and programs to achieve multi-generational use and accommodate diverse programming. Consider creating an additional accessible center for seniors.</p> <p>Facility improvements should address multifunctionality, ease of maintenance, security, storage, food handling, ADA, outdoor spaces.</p> <p>With facility expansion, child and youth activities should be considered to augment senior activities, with emphasis on similar and compatible activities such as tutoring, music, crafts, and reading.</p> <p>Rentability should be considered as a way to augment operating budget.</p>	3	Mid-term (5-10 Years), Long-term (10-20 Years)

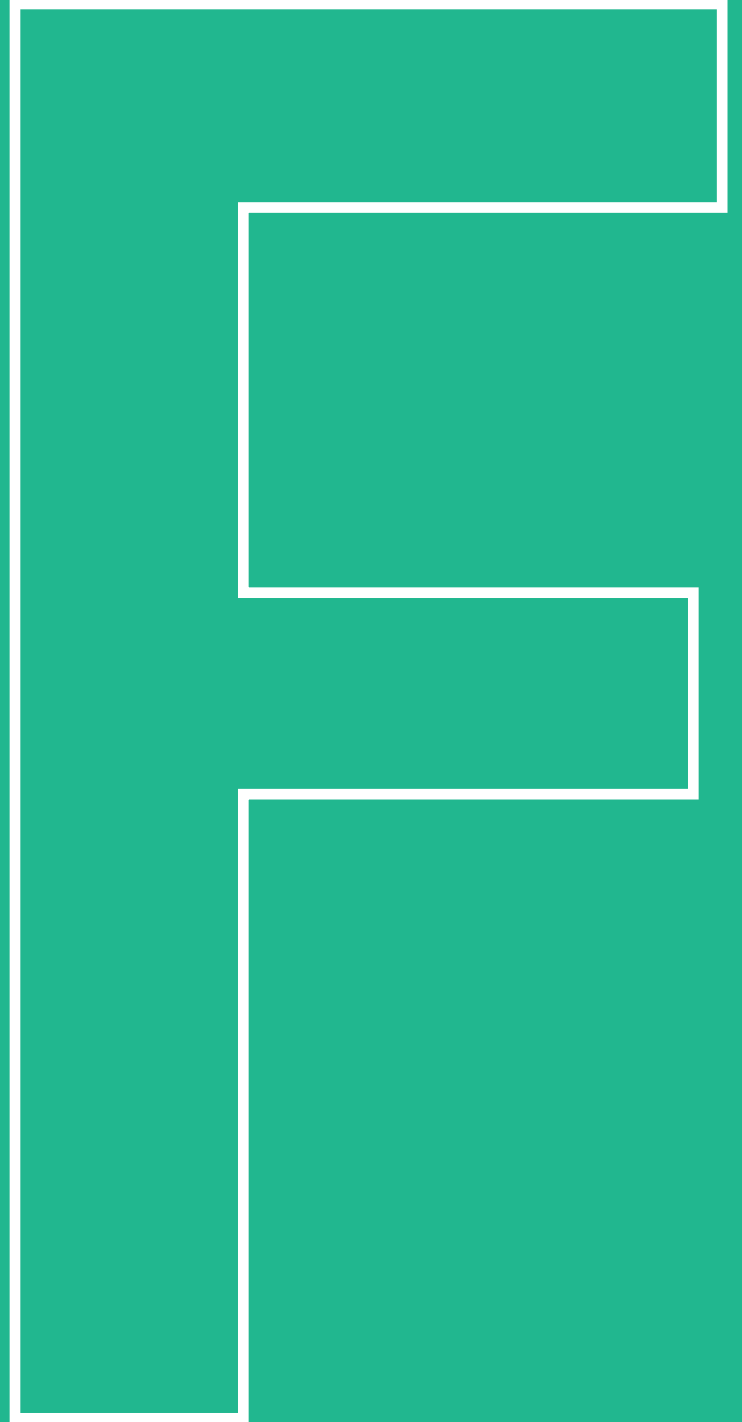
SLO Swim Center	NA	Good	<p>Conduct Plan and SLO Swim Center redesign, in concert with Planning process for Sinsheimer Park</p> <p>Address parking needs (see Sinsheimer Park)</p> <p>Implement Phase 1 SLO Swim Center redesign/expansion, which may include:</p> <ul style="list-style-type: none"> • Deck replacement • Upgrade to current ADA requirements including but not limited to restrooms, bathhouse area, path of travel, pool deck, and bleacher area. <p>Implement Phase 2 SLO Swim Center redesign/expansion, which may include:</p> <ul style="list-style-type: none"> • Shade structures • Lockers and bleachers • Expanded therapy pool • New pool • Expanded programming <p><i>See Building Assessment Plan for preliminary concepts.</i></p>	3	Near-term (0-5 Years), Mid-term (5-10 Years), Long-term (10-20 Years)
<i>Special Features</i>					
Broad Street Community Gardens	0.91		Complete design and construct the North Broad Street Neighborhood Park (planned 2021), which will incorporate community gardens, a small playground, and passive use areas.	3	Near-term (0-5 Years)
Emerson Park Community Gardens	NA		Not evaluated.	NA	NA
Jack House	0.1	Good	Enhance programming, make ADA upgrades.	NA	Long-term (10-20 Years)
Jack House Gardens	0.8	Good	Replace arbor	1	Long-term (10-20 Years)

Kiwanis Centennial Garden	NA		Not evaluated.	NA	NA
Laguna Lake Golf Course	27	Fair	<p>Enhance community events and uses of the property to support ongoing course operation.</p> <p>Conduct golf operations study to assess the finances of the course as a City resource.</p> <p>Consider alternate uses for the property with value and cost documented. Alternate programming could include nature park with restored creek, trails and nature play; natural park with disc golf, foot golf, play, and other active and passive uses.</p> <p>Prepare and implement creek rehabilitation program restore aging safety netting.</p> <p>Create a Plan, addressing issues identified in facility condition assessment and implementation guidance on the rehab of irrigation, utilities, grounds, and clubhouse, and/or responding to potential change of program.</p> <p>Implement Plan.</p>	3	Near-term (0-5 Years), Mid-term (5-10 Years), Long-term (10-20 Years)
Laurel Lane Community Gardens	0.26		Not evaluated.	NA	NA
Railroad Safety Trail	10	Fair	<p>Complete design of improvements including addition of a bike/roller pump track, park connections, railroad overcrossing bridge, railroad fencing.</p> <p>Phase 1 improvements, potentially including bike pump track, improved park connection.</p> <p>Add railroad fencing to address safety issues.</p> <p>Railroad overcrossing bridge, other trail connection improvements consistent with the Active Transportation Plan.</p>	3	Near-term (0-5 Years), Mid-term (5-10 Years)
Rotary Community Garden at Meadow Park	NA		Not evaluated.	NA	NA

SLO Skate Park	NA	Good			1	Long-term (10-20 Years)
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APPENDIX



**ROUGH ORDER OF
MAGNITUDE COSTS**

Table F-1: Rough Order-of-Magnitude Costs for Park Development and Operations

NO. UNIT			ITEM DESCRIPTION		QTY	UNIT PRICE	ROM Capital Improvement Costs	ROM Per-Unit Operating Costs
DIAMOND ATHLETIC FIELD (ADULT - 350' FOUL LINE, 90' BASE)								
1	IRRIGATION	SF	86,000	3.50	\$ 301,000.00			
2	TURF (HYDROSEED)	SF	86,000	0.50	\$ 43,000.00			
3	INFIELD MIX	SF	11,050	3.00	\$ 33,150.00			
4	FIELD SIGNAGE / SCOREBOARD	LS	1	45,000.00	\$ 45,000.00			
5	EQUIPMENT (BASES, PITCHERS MOUND)	LS	1	25,000.00	\$ 25,000.00			
6	BACKSTOP, FOUL POLES, DUGOUTS & TEAM BENCHES	LS	1	150,000.00	\$ 150,000.00			
7	SPECTATOR SEATING (FREESTANDING BLEACHERS)	LS	1	90,000.00	\$ 90,000.00			
8	LIGHTING	LS	1	450,000.00	\$ 450,000.00			
9	PERIMETER FENCING (6' CHAIN LINK)	LF	1,200	35.00	\$ 42,000.00			
				Sub Total	\$ 1,179,150.00			
	PERMITTING / CONSULTING	25%	\$ 294,787.50					
	GENERAL SITE PREP / SUPERVISION	25%	\$ 294,787.50					
Grand Total					\$ 1,768,725.00	\$20,000-\$25,000		
DIAMOND ATHLETIC FIELD (YOUTH/ ADULT - 275' FOUL LINE, 60' BASE)								
1	IRRIGATION	SF	55,000	3.50	\$ 192,500.00			
2	TURF (HYDROSEED)	SF	55,000	0.50	\$ 27,500.00			
3	INFIELD MIX	SF	5,400	2.00	\$ 10,800.00			
4	FIELD SIGNAGE / SCOREBOARD	LS	1	30,000.00	\$ 30,000.00			
4	EQUIPMENT (BASES, PITCHERS MOUND)	LS	1	20,000.00	\$ 20,000.00			

5	BACKSTOP, FOUL POLES, DUGOUTS & TEAM BENCHES	LS	1	30,000.00	\$ 30,000.00	
6	SPECTATOR SEATING (FREESTANDING BLEACHERS)	LS	1	50,000.00	\$ 50,000.00	
7	LIGHTING	LS	1	250,000.00	\$ 250,000.00	
8	PERIMETER FENCING (6' CHAIN LINK)	LF	920	35.00	\$ 32,200.00	
				Sub Total	\$ 643,000.00	
	PERMITTING / CONSULTING	25%				\$ 160,750.00
	GENERAL SITE PREP / SUPERVISION	25%				\$ 160,750.00
Grand Total					\$ 964,500.00	\$20,000-\$25,000
DIAMOND ATHLETIC FIELDS (YOUTH - 200' FOUL LINE, 60' BASE)						
1	IRRIGATION	SF	28,200	3.50	\$ 98,700.00	
2	TURF (HYDROSEED)	SF	28,200	0.50	\$ 14,100.00	
3	INFIELD MIX	SF	3,800	2.00	\$ 7,600.00	
5	EQUIPMENT (BASES, PITCHERS MOUND)	LS	1	10,000.00	\$ 10,000.00	
6	BACKSTOP, FOUL POLES, DUGOUTS & TEAM BENCHES	LS	1	15,000.00	\$ 15,000.00	
7	SPECTATOR SEATING (FREESTANDING BLEACHERS)	LS	1	30,000.00	\$ 30,000.00	
8	LIGHTING	LS	1	200,000.00	\$ 200,000.00	
9	PERIMETER FENCING (6' CHAIN LINK)	LF	650	35.00	\$ 22,750.00	
				Sub Total	\$ 398,150.00	
	PERMITTING / CONSULTING	35%				\$ 139,352.50
	GENERAL SITE PREP / SUPERVISION	35%				\$ 139,352.50
				Grand Total	\$ 676,855.00	\$15,000-\$20,000
RECTANGLE ATHLETIC FIELDS (NATURAL TURF)						

1	IRRIGATION	SF	81,000	3.50	\$ 283,500.00	
2	TURF (HYDROSEED)	SF	81,000	0.50	\$ 40,500.00	
3	GOAL/ NET (PAIR)	LS	1	8,000.00	\$ 8,000.00	
4	LIGHTING	LS	1	400,000.00	\$ 400,000.00	
5	PERIMETER FENCING (6' CHAIN LINK)	LF	1,250	35.00	\$ 43,750.00	
				Sub Total	\$ 775,750.00	
	PERMITTING / CONSULTING	30%				\$ 232,725.00
	GENERAL SITE PREP / SUPERVISION	30%				\$ 232,725.00
				Grand Total	\$ 1,241,200.00	\$12,000-\$18,000
RECTANGLE ATHLETIC FIELDS (SYNTHETIC TURF)						
1	IRRIGATION	SF	81,000	3.50	\$ 283,500.00	
2	TURF (SYNTHETIC WITH STRIPING; 8-YR LIFE SPAN)	SF	81,000	14.00	\$ 1,134,000.00	
3	GOAL/ NET (PAIR)	LS	1	8,000.00	\$ 8,000.00	
4	LIGHTING	LS	1	400,000.00	\$ 400,000.00	
5	PERIMETER FENCING (6' CHAIN LINK)	LF	1,250	35.00	\$ 43,750.00	
				Sub Total	\$ 1,869,250.00	
	PERMITTING / CONSULTING	10%				\$ 186,925.00
	GENERAL SITE PREP / SUPERVISION	10%				\$ 186,925.00
				Grand Total	\$ 2,243,100.00	\$4,000-\$6,000
DISC GOLF COURSE (18 HOLE)						
1	DISC GOLF BASKETS	EA	18	650.00	\$ 11,700.00	
2	DISC GOLF TEE SIGNS	EA	18	200.00	\$ 3,600.00	
3	CONCRETE TEE PADS	EA	18	650.00	\$ 11,700.00	

				Sub Total	\$ 27,000.00	
	PERMITTING / CONSULTING	50%			\$ 13,500.00	
	GENERAL SITE PREP / SUPERVISION	50%			\$ 13,500.00	
				Grand Total	\$ 54,000.00	\$2,500-\$3,500
PLAYGROUND AREA						
1	PLAYGROUND EQUIPMENT	LS	1	300,000.00	\$ 300,000.00	
2	PLAYGROUND SURFACING (12" DEEP EWF)	SF	10,000	3.00	\$ 30,000.00	
3	CONCRETE CONTAINMENT CURB / RAMP	LF	400	75.00	\$ 30,000.00	
				Sub Total	\$ 330,000.00	
	PERMITTING / CONSULTING	25%			\$ 82,500.00	
	GENERAL SITE PREP / SUPERVISION	25%			\$ 82,500.00	
				Grand Total	\$ 495,000.00	\$4,000-\$6,000
DOG-PARK / OFF-LEASH DOG AREA						
1	FENCING	LF	1,000	95.00	\$ 95,000.00	
2	AGILITY EQUIPMENT	LS	1	10,000.00	\$ 10,000.00	
3	GATES (2 PED, 2 SERVICE)	EA	4	1,200.00	\$ 4,800.00	
4	HOSE BIB / DRY WELL	LS	1	2,500.00	\$ 2,500.00	
5	LIGHTING (SAFETY LIGHTING IN KEY AREAS ONLY)	LS	1	50,000.00	\$ 50,000.00	
				Sub Total	\$ 112,000.00	
	PERMITTING / CONSULTING	25%			\$ 28,000.00	
	GENERAL SITE PREP / SUPERVISION	25%			\$ 28,000.00	
				Grand Total	\$ 168,000.00	\$2,500 PER ACRE
TENNIS COURT (60' X 120')						

1	FENCING / WINDSCREEN	LF	360	110.00	\$ 39,600.00	
1	GATES	EA	2	1,200.00	\$ 2,400.00	
2	POST-TENSION SLAB / SURFACING / STRIPING	SF	7,200	19.50	\$ 140,400.00	
3	EQUIPMENT (NET, END POSTS, CENTER STRAP)	EA	1	3,500.00	\$ 3,500.00	
4	LIGHTING	LS	1	150,000.00	\$ 150,000.00	
				Sub Total	\$ 336,000.00	
	PERMITTING / CONSULTING	35%				\$ 117,600.00
	GENERAL SITE PREP / SUPERVISION	35%				\$ 117,600.00
				Grand Total	\$ 571,200.00	\$1,000-\$2,000
PICKLEBALL COURT (30' X 60')						
1	FENCING /GATE / WINDSCREEN	LF	180	110.00	\$ 19,800.00	
2	POST-TENSION SLAB / SURFACING / STRIPING	SF	1,800	19.50	\$ 35,100.00	
3	EQUIPMENT (NET, END POSTS, CENTER STRAP)	EA	1	2,000.00	\$ 2,000.00	
4	LIGHTING	LS	1	100,000.00	\$ 100,000.00	
				Sub Total	\$ 157,000.00	
	PERMITTING / CONSULTING	35%				\$ 54,950.00
	GENERAL SITE PREP / SUPERVISION	35%				\$ 54,950.00
				Grand Total	\$ 266,900.00	\$250-\$750
OUTDOOR BASKETBALL COURT						
1	FENCING /GATE (OPTIONAL)	LF	300	75.00	\$ 22,500.00	
2	POST-TENSION SLAB / SURFACING / STRIPING	SF	5,040	19.50	\$ 98,280.00	
3	EQUIPMENT (POST/HOOP)	LS	1	10,000.00	\$ 10,000.00	
4	LIGHTING	LS	1	100,000.00	\$ 100,000.00	

				Sub Total	\$ 131,000.00	
	PERMITTING / CONSULTING	35%			\$ 45,850.00	
	GENERAL SITE PREP / SUPERVISION	35%			\$ 45,850.00	
				Grand Total	\$ 222,700.00	\$1,000-\$2,000
GROUP PICNIC AREA						
1	SHELTER	LS	1	95,000.00	\$ 95,000.00	
2	PICNIC TABLES - 8'	EA	8	4,200.00	\$ 33,600.00	
3	TRASH RECEPTACLES	EA	2	3,000.00	\$ 6,000.00	
4	BUILT-IN GRILL	EA	1	15,000.00	\$ 15,000.00	
				Sub Total	\$ 150,000.00	
	PERMITTING / CONSULTING	35%			\$ 52,500.00	
	GENERAL SITE PREP / SUPERVISION	35%			\$ 52,500.00	
				Grand Total	\$ 255,000.00	\$3,000-\$4,500
BIKE PUMP TRACK						
1	EARTHWORK/EXCAVATION/GRADING	LS	1	90,000.00	\$ 90,000.00	
2	FENCING /GATE	LF	500	45.00	\$ 22,500.00	
3	FEATURES /SKILLS AREA	LS	1	15,000.00	\$ 15,000.00	
				Sub Total	\$ 128,000.00	
	PERMITTING / CONSULTING	35%			\$ 44,800.00	
	GENERAL SITE PREP / SUPERVISION	35%			\$ 44,800.00	
				Grand Total	\$ 217,600.00	\$1,500-\$2,500
ROLLER HOCKEY COURTS						
1	FENCING /DASHER BOARDS / GATE	LF	424	185.00	\$ 78,440.00	

2	POST-TENSION SLAB / SURFACING / STRIPING	SF	11,000	19.50	\$ 214,500.00	
3	LIGHTING	LS	1	150,000.00	\$ 150,000.00	
4	SCOREBOARD / SIGNAGE	LS	1	45,000.00	\$ 45,000.00	
5	SPECTATOR SEATING (FREESTANDING BLEACHERS)	LS	1	30,000.00	\$ 30,000.00	
				Sub Total	\$ 518,000.00	
	PERMITTING / CONSULTING	25%				\$ 129,500.00
	GENERAL SITE PREP / SUPERVISION	25%				\$ 129,500.00
				Grand Total	\$ 777,000.00	\$1,000-\$2,000
SAND VOLLEYBALL COURTS						
1	SAND PLAY SURFACING (24" DEEP)	LS	1	45,000.00	\$ 45,000.00	
2	EQUIPMENT (NET, POLES, FOOTINGS AND LIMIT LINES)	LS	1	40,000.00	\$ 40,000.00	
3	CONCRETE CONTAINMENT CURB	LS	1	10,000.00	\$ 10,000.00	
4	LIGHTING	LS	1	100,000.00	\$ 100,000.00	
				Sub Total	\$ 195,000.00	
	PERMITTING / CONSULTING	35%				\$ 68,250.00
	GENERAL SITE PREP / SUPERVISION	35%				\$ 68,250.00
				Grand Total	\$ 331,500.00	\$500-\$1,000

ADDITIONAL NOTES:

WALLACE GROUP MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT ACTUAL COSTS WILL NOT VARY FROM THE AMOUNTS INDICATED AND ASSUMES NO LIABILITY FOR SUCH VARIANCES.