



City Council
AGENDA

Tuesday, July 6, 2021, 6:00 p.m.

City Hall, 990 Palm Street, San Luis Obispo

The City Council will resume in-person meetings on July 6, 2021 at City Hall in Council Chambers, 990 Palm Street, San Luis Obispo. **We will no longer be using Zoom.**

- **For Remote Viewing** - Members of the public who wish to watch the meeting:
 - Televised live on Charter Cable Channel 20
 - View a livestream of the meeting on the City's YouTube channel: <http://youtube.slo.city>
 - View the City's new Online Streaming Service:
<https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>
- **To provide Public Comment** - The City Council will be accepting Public Comment in the following ways:
 - **Mail or Email Public Comments received by 3:00 PM on the day of meeting**
 - Submit via email to emailcouncil@slocity.org
 - U.S. Mail to City Clerk at 990 Palm Street, San Luis Obispo, CA 93401
 - All emails and letters will be archived/distributed to councilmembers, however, submissions after 3:00 p.m. on the day of the meeting may not be archived/distributed until the following day. Emails and letters **will not** be read aloud during the meeting.
 - **Verbal Public Comment Received by 3:00 PM on the day of the meeting**
 - Call (805) 781-7164 to leave a voicemail; State and spell your name, reference the agenda item number you are calling about, and leave your comment. Voicemails are limited to 3 minutes. All voicemails will be forwarded to the Council Members and saved as Agenda Correspondence. Voicemails **will not** be played during the meeting.

- Submit a video; Limited to 3 minutes, email your mp4 video to emailcouncil@slocity.org or drop off a USB containing the video to the City Clerk's Office at 990 Palm Street, San Luis Obispo, CA 93401. Videos will be forwarded to the Council Members and saved as Agenda Correspondence. Videos **will not** be played during the meeting.
- **In-Person Public Comment during the meeting**
 - Submit a speaker card to the City Clerk prior to Public Comment being opened for the item you would like to speak on.

Pages

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

Council Member Carlyn Christianson will lead the Council in the Pledge of Allegiance.

3. PRESENTATIONS

3.a. CITY MANAGER REPORT

Receive a brief report from City Manager Derek Johnson.

4. PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

Not to exceed 15 minutes total. The Council welcomes your input. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). Staff may be asked to follow up on such items.

5. CONSENT AGENDA

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon at one time. A member of the public may request the Council to pull an item for discussion. Pulled items shall be heard at the close of the Consent Agenda unless a majority of the Council chooses another time. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

Recommendation:

To approve Consent Calendar Items 5a - 5i.

5.a. WAIVE READING IN FULL OF ALL RESOLUTIONS AND ORDINANCES

Recommendation:

Waive reading of all resolutions and ordinances as appropriate.

5.b. MINUTES REVIEW - JUNE 15, 2021 COUNCIL MINUTES

11

Recommendation:

Approve the minutes of the City Council meeting held on June 15, 2021.

5.c. COLLECTION OF DELINQUENT SOLID WASTE COLLECTION AND DISPOSAL ACCOUNTS

17

Recommendation:

Adopt a Resolution entitled, "A Resolution of the City of San Luis Obispo, California, authorizing the San Luis Obispo County Assessor to assess amounts due on delinquent Solid Waste Collection and Disposal Accounts as liens against the properties."

- 5.d. **CONSIDERATION OF THE 2021-22 HUMAN RELATIONS
COMMISSION GRANTS-IN-AID FUNDING RECOMMENDATIONS** 23
- Recommendation:
1. As recommended by the Human Relations Commission, approve the 2021-22 Grants-in-Aid funding allocations in the amount of \$150,000; and
 2. Authorize the Community Development Director to execute agreements with each grant recipient.
- 5.e. **APPROVE ON-BILL FINANCING APPROACH FOR LIGHTING
RETROFITS** 47
- Recommendation:
1. Authorize the City Manager to execute PG&E On-Bill Financing Agreements; and
 2. Adopt a Resolution entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, making findings on energy savings and determining other matters in connection with Energy Efficiency Retrofits"; and
 3. Delegate signatory authority to the City Manager to execute a contract to the satisfaction of the City Attorney with Electricraft Inc. to provide the lighting retrofit work.
- 5.f. **ANNUAL SPECIAL TAX LEVY REPORT FOR THE CITY OF SAN LUIS
OBISPO COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SAN LUIS
RANCH)** 75
- Recommendation:
- Receive and file the Annual Special Tax Levy Report for the City of San Luis Obispo Community Facilities No. 2019-1 (San Luis Ranch).

5.g. **AUTHORIZATION TO ADVERTISE FIRE STATION #1 ROOF
REPLACEMENT, SPECIFICATION NO. 1000172**

111

Recommendation:

1. Approve the project plans and specifications for Fire Station #1 Administration Building Roof Replacement, Specification No. 1000172; and
2. Authorize staff to advertise for bids; and
3. Authorize a transfer of \$51,973 from the FY17/19 Facilities Annual Asset Maintenance Account (#91250); and
4. Authorize the City Manager to appropriate up to \$200,000 in Capital Reserve Funds to support completion of the entire roof replacement work; and,
5. Authorize the Finance Director to return unspent Capital Reserve funding to the Capital Reserve fund balance after project completion; and,
6. Authorize the City Manager to award the construction contract if the lowest responsible bid is within the publicly disclosed funding amount of \$430,000.

5.h. ADOPTION OF FY 2021-22 COMMUNITY PROMOTIONS PROGRAM - TBID & PCC

151

Recommendation:

As recommended by the Tourism Business Improvement District (TBID) Board and the Promotional Coordinating Committee (PCC):

1. Authorize the City Manager to enter into various contracts and program expenditures for the TBID not to exceed the 2021-22 program budget of \$1,215,000 (excludes staffing costs), based on the recommendations by the TBID Board and the adopted TBID Fund revenue projections as part of the 2021-23 Financial Plan and approved 2021-22 budget; and
2. Authorize the City Manager to enter into contracts utilizing the TBID Fund un-appropriated fund balance from the 2020-21 fiscal year, following the completion of the City's audit and approved annual comprehensive financial statements, for tourism marketing expenditures in 2021-22 based on the recommendations by the TBID Board; and
3. Authorize the City Manager to use the TBID Fund Reserve of \$100,000 for tourism marketing expenditures in 2021-22 in accordance with the TBID reserve policy; and
4. Authorize the City Manager to enter into various contracts and program expenditures for Community Promotions not to exceed the 2021-22 program budget of \$367,000 (excludes staffing costs) based on the recommendations by the PCC.

5.i. SECOND READING OF ORDINANCE NO. 1699 (2021 SERIES) AMENDING TITLE 10, CHAPTER 52, AND ORDINANCE NO. 1700 (2021 SERIES) AMENDING TITLE 10, CHAPTER 4, OF THE MUNICIPAL CODE

201

Recommendation:

1. Adopt Ordinance No. 1699 (2021 Series) entitled, "An Ordinance of the City Council of the City of San Luis Obispo, California, Amending Title 10, Chapter 52 (Parking Meters), of the San Luis Obispo Municipal Code"; and
2. Adopt Ordinance No. 1700 (2021 Series) entitled, "An Ordinance of the City Council of the City of San Luis Obispo, California, Amending Title 10, Chapter 4 (Definitions), of the San Luis Obispo Municipal Code."

6. PUBLIC HEARING AND BUSINESS ITEMS

6.a. APPROVAL OF THE PARKS AND RECREATION BLUEPRINT FOR THE FUTURE: 2021-2041 (PARKS AND RECREATION PLAN AND GENERAL PLAN ELEMENT UPDATE)

217

Recommendation:

As recommended by the Planning Commission, Parks and Recreation Commission, and Active Transportation Committee:

1. Adopt a Resolution entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, approving the Parks and Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) and adopting the associated Initial Study/Negative Declaration (GENP-1942-2018, EID-0150-2021; Citywide);” and
2. Adopt an Initial Study/Negative Declaration; and
3. Approve the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update); and
4. Authorize the Parks and Recreation Director or their designee to approve future administrative revisions to Chapters 1, 2, 3, and 5 of the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan) as necessary, so long as the revisions to not alter the vision and themes of the Plan, project recommendations, and substantive content of the document, and any such revisions are documented in writing, evaluated for consistency with the adopted Initial Study/Negative Declaration, and provided to the City Clerk for record keeping.

6.b. LEAD BY EXAMPLE: A PLAN FOR CARBON NEUTRAL CITY OPERATIONS

727

Recommendation:

Adopt a Resolution entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, approving Lead by Example: A Plan for Carbon Neutral City Operations.”

6.c. ADOPTION OF A RESOLUTION ALIGNING AND CONTINUING
CERTAIN PRIOR COUNCIL EMERGENCY ACTIONS FOR
CONTINUED COVID-19 MITIGATION AND CONSISTENT WITH NEW
STATE DIRECTION

827

Recommendation:

Adopt a Resolution entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, consolidating and aligning prior Council emergency actions with recently revised State Orders, and continuing certain prior actions to support continued protections for public health, safety and welfare, as well as economic recovery."

7. **LIAISON REPORTS AND COMMUNICATIONS**

Not to exceed 15 minutes. Council Members report on conferences or other City activities. At this time, any Council Member or the City Manager may ask a question for clarification, make an announcement, or report briefly on his or her activities. In addition, subject to Council Policies and Procedures, they may provide a reference to staff or other resources for factual information, request staff to report back to the Council at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda. (Gov. Code Sec. 54954.2)

8. ADJOURNMENT

The next Regular Meeting of the City Council will be held on **July 20, 2021 at 5:00 p.m.** in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, CA 93401.

LISTENING ASSISTIVE DEVICES are available for the hearing impaired - see City 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.

City Council regular meetings are televised live on Charter Channel 20. Agenda related writings or documents provided to the City Council are available for public inspection in the City Clerk's Office located at 990 Palm Street, San Luis Obispo, California during normal business hours, and on the City's website www.slocity.org. Persons with questions concerning any agenda item may call the City Clerk's Office at (805) 781-7100.



Council Minutes

June 15, 2021, 6:00 p.m.

Teleconference - Broadcast via Webinar

Council Members Present: Mayor Heidi Harmon, Vice Mayor Erica A. Stewart, Council Member Carlyn Christianson, Council Member Andy Pease, Council Member Jan Marx

City Staff Present: Derek Johnson, City Manager, Christine Dietrick, City Attorney, Teresa Purrington, City Clerk

1. CLOSED SESSION - 5:00 PM

Public Comment:

None

--End of Public Comment--

1.a CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: Potential Number of Cases - One.

City Attorney Christine Dietrick reported that the Council met in closed session on potential litigation threat and there was no report action. Council discussed litigation direction and settlement strategies only.

1.b CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: Potential Number of Cases - One.

City Attorney Christine Dietrick reported that the Council met in closed session on potential litigation threat and there was no report action. Council discussed litigation direction and settlement strategies only.

1.c ADJOURN CLOSED SESSION

Closed session adjourned at 6:35 PM to the Regular City Council meeting.

2. CALL TO ORDER

A Regular Meeting of the San Luis Obispo City Council was called to order on June 15, 2021 at 6:40 PM by Mayor Harmon, with all Members present via teleconference.

3. PLEDGE OF ALLEGIANCE

Vice Mayor Stewart lead the Council in the Pledge of Allegiance.

4. PRESENTATIONS

4.a CITY MANAGER REPORT

City Manager Derek Johnson provided a report on upcoming projects and a status update on COVID-19.

4.b JUNETEENTH DAY PROCLAMATION

Mayor Harmon presented a proclamation declaring June 19, 2021 as "Juneteenth Day" to Cheryl Vines, representing the NAACP.

5. PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

Public Comment:

Kris Roudebush

--End of Public Comment--

6. CONSENT AGENDA

Motion By Council Member Christianson

Second By Council Member Marx

Approve Consent Calendar Items 6a - 6g.

Ayes (5): Mayor Heidi Harmon, Vice Mayor Stewart, Council Member Christianson, Council Member Pease, and Council Member Marx

CARRIED (5 to 0)

6.a WAIVE READING IN FULL OF ALL RESOLUTIONS AND ORDINANCES

Waive reading of all resolutions and ordinances as appropriate.

6.b MINUTES REVIEW - JUNE 1, 2021 COUNCIL MINUTES

Approve the minutes of the City Council meeting held on June 1, 2021.

6.d DOWNTOWN SLO AGREEMENT 2021-23

Authorize the City Manager to negotiate and approve the two-year agreement with Downtown SLO and other agreements as needed to execute the Downtown related initiatives in the 2021-23 financial plan.

6.e AUTHORIZATION TO CONTINUE THE COLLECTION OF MULTI-DWELLING PROPERTY FIRE AND LIFE SAFETY INSPECTION FEES

Adopt Resolution No. 11256 (2021 Series) entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, authorizing the San Luis Obispo County Auditor to collect fees for 2021-22 Fire and Life Safety Inspections of Multi-Dwelling Properties containing three or more dwelling units on the Secured Property Tax Roll pursuant to California Government Section 54988, Et Seq."

6.f ACCEPTANCE OF JACK HOUSE ART RESTORATION DONATION

Authorize the Mayor to execute a donation agreement with the *Jack House Family Trust*, accepting a donation valued at \$7,450 for its payment for contract Art Restoration and Installation work at the Historic Jack House.

6.g AUTHORIZE ADVERTISING A REQUEST FOR PROPOSAL FOR TREE MAINTENANCE SERVICES

1. Authorize the advertisement of Requests for Proposals (RFP) for on-call tree maintenance; and
2. Authorize the City Manager to award the tree maintenance contract to the selected company.

6.c A REQUEST TO INCLUDE THE PROPERTY AT 531 DANA STREET IN THE CITY'S INVENTORY OF HISTORIC RESOURCES AS A MASTER LIST RESOURCE (DANA/BARNEBERG HOUSE)

Council Member Pease declared a conflict on this item due to the property being within 300 feet of her business.

Adopt Resolution No. 11255 (2021 Series) entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, adding the property located at 531 Dana Street to the Master List of Historic Resources as "The Dana/Barneberg House" (HIST00912021)."

Ayes (4): Mayor Heidi Harmon, Vice Mayor Stewart, Council Member Christianson, and Council Member Marx

CARRIED (4 to 0)

7. PUBLIC HEARING AND BUSINESS ITEMS

7.a WATER AND SEWER RATE HEARING

Utilities Director Aaron Floyd and Utilities Business Manager Jennifer Thompson provided an in-depth staff report and responded to Council questions.

Public Comments:

SLO Camera Club

---End of Public Comment---

Motion By Council Member Christianson

Second By Council Member Marx

Adopt Resolution No. 11257 (2021 Series) entitled “A Resolution of the Council of the City of San Luis Obispo, California, Establishing Water Rates for Fiscal Years 2021-22 and 2022-23,” effective July 1, 2021 and July 1, 2022.

Ayes (5): Mayor Heidi Harmon, Vice Mayor Stewart, Council Member Christianson, Council Member Pease, and Council Member Marx

CARRIED (5 to 0)

Motion By Council Member Pease

Second By Council Member Christianson

Adopt Resolution No. 11257 (2021 Series) entitled “A Resolution of the Council of the City of San Luis Obispo, California, Establishing Sewer Rates for Fiscal Years 2021-22 and 2022-23,” effective July 1, 2021 and July 1, 2022.

Ayes (5): Mayor Heidi Harmon, Vice Mayor Stewart, Council Member Christianson, Council Member Pease, and Council Member Marx

CARRIED (5 to 0)

7.b ADOPTION OF 2020 URBAN WATER MANAGEMENT PLAN AND
WATER SHORTAGE CONTINGENCY PLAN

Utilities Director Aaron Floyd, Deputy Director of Water Mychal Boerman, and Project Manager Jennifer Metz provided an in-depth staff report and responded to Council questions.

Public Comments:

None

---End of Public Comment---

Motion By Council Member Pease

Second By Council Member Christianson

1. Adopt Resolution No. 11258 (2021 Series) entitled, "A Resolution of the Council of the City of San Luis Obispo, California, adopting the 2020 Urban Water Management Plan;" and
2. Adopt Resolution No. 11259 (2021 Series) entitled, "A Resolution of the Council of the City of San Luis Obispo, California, adopting the 2020 Water Shortage Contingency Plan."

Ayes (5): Mayor Heidi Harmon, Vice Mayor Stewart, Council Member Christianson, Council Member Pease, and Council Member Marx

CARRIED (5 to 0)

8. LIAISON REPORTS AND COMMUNICATIONS

Council Member Marx provided an update regarding the IWMA meeting held on June 9, 2021.

Council Member Pease provided an update regarding the SLOCOG meeting and that the train station would be getting a refresh.

Vice Mayor Stewart provided an update from the Cal Cities Community Services Committee meeting.

9. ADJOURNMENT

The meeting was adjourned at 8:39 PM. The next Regular City Council Meeting is scheduled for July 6, 2021 at 6:00 p.m.

APPROVED BY COUNCIL: XX/XX/2021



Department: Utilities
Cost Center: 6107
For Agenda of: 7/6/2021
Placement: Consent
Estimated Time: n/a

FROM: Aaron Floyd, Utilities Director
Prepared By: Jordan Lane, Solid Waste & Recycling Coordinator

SUBJECT: COLLECTION OF DELINQUENT SOLID WASTE COLLECTION AND DISPOSAL ACCOUNTS

RECOMMENDATION

Adopt a Resolution entitled, "A Resolution of the City of San Luis Obispo, California, authorizing the San Luis Obispo County Assessor to assess amounts due on delinquent Solid Waste Collection and Disposal Accounts as liens against the properties."

DISCUSSION

Background

Based on the need to protect public health and safety, the Municipal Code establishes that occupants of all developed properties within the City benefit from regular periodic collection of solid waste. Section 8.04.070 of the Municipal Code states:

1. That all developed properties in the City must use the solid waste collection and disposal service provided by the City's franchisee.
2. That the franchisee is responsible for collecting all fees for the service.
3. That the owners of developed properties are ultimately responsible for paying for the service.
4. That once each year the franchisee may take actions to collect from delinquent solid waste collection and disposal accounts.
5. That, after the franchisee has completed the actions established within the Municipal Code, the City will adopt a resolution authorizing the San Luis Obispo County Assessor to assess amounts due on delinquent accounts as liens against the properties.

San Luis Garbage Company has taken the actions prescribed in the Municipal Code to collect delinquent solid waste collection and disposal accounts. In adherence to the Municipal Code, San Luis Garbage Company has presented the City with a list of property owners whose accounts were more than 120 days past due, has sent certified letters to those property owners requesting payment, and after 30 days of receipt of delivery certification for payment requests has presented the City with a final list of property owners whose accounts are still past due.

The resolution (Attachment A) authorizes the San Luis Obispo County Assessor to assess the amounts due on delinquent accounts as liens against the properties.

Previous Council or Advisory Body Action

On an annual basis the City Council authorizes the collection of past due solid waste collection and disposal accounts.

Public Engagement

San Luis Garbage Company has sent certified letters to past due property owners requesting payment.

CONCURRENCE

The Finance Department concurs with the information in this report and the process used for collecting past due amounts.

ENVIRONMENTAL REVIEW

The recommended actions are not a project as defined under the California Environmental Quality Act.

FISCAL IMPACT

Budgeted: N/A

Budget Year: N/A

Funding Identified: N/A

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
General Fund	N/A			
State				
Federal				
Fees				
Other:				
Total	\$			

There is no direct fiscal impact to the City as the franchisee is responsible for collecting all fees for solid waste and disposal. Administration of the franchise is accounted for in the City's Solid Waste & Recycling program, included in the two-year Financial Plan on page 331.

ALTERNATIVES

The City's Municipal Code Section 8.04.070 provides a process for San Luis Obispo Garbage Company to collect payment for delinquent solid waste collection and disposal accounts. The City Council could choose not to approve the recommended action if it believes San Luis Garbage Company has not taken the actions prescribed in the Municipal Code. Based on the information provided to the City, staff has determined that San Luis Garbage Company has taken the actions prescribed in the Municipal Code to collect delinquent solid waste collection and disposal accounts.

ATTACHMENTS

A – Draft Resolution authorizing the collection of delinquent Solid Waste Collection and Disposal Accounts

RESOLUTION NO. _____ (2021 SERIES)

**A RESOLUTION OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA,
AUTHORIZING THE SAN LUIS OBISPO COUNTY ASSESSOR TO
ASSESS AMOUNTS DUE ON DELINQUENT SOLID WASTE
COLLECTION AND DISPOSAL ACCOUNTS AS LIENS AGAINST THE
PROPERTIES**

WHEREAS, Section 8.04.070 of the San Luis Obispo Municipal Code establishes that all developed properties in the City must use the solid waste collection and disposal service provided by the City's franchisee, that the franchisee is responsible for collecting fees for their services, and that owners of developed properties are responsible for paying for the service; and

WHEREAS, Section 8.04.070 of the Municipal Code further provides a method by which, once each year, the franchisee may take actions to collect fees from the owners of developed properties which have delinquent solid waste collection and disposal accounts; and

WHEREAS, the franchisee, San Luis Garbage Company, has taken the actions required within Section 8.04.070 of the Municipal Code to collect fees from delinquent accounts as certified by franchisee and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of San Luis Obispo that the San Luis Obispo County Assessor is hereby authorized to assess the amounts due on delinquent solid waste collection and disposal accounts as established and certified by franchisee San Luis Garbage Company as liens against the properties listed below.

Property Owner	Parcel Number	Service Address	Amount
BURCH, JERRY	004-784-010	2525 JOHNSON AVE	\$470.21
UNITED R/E HLDGS INC	052-192-002	128 CASA ST	\$496.98
WALTERS, GEORGINA	053-300-020	1286 CHAPARRAL CIR	\$400.06
THEULE, CHAD	052-392-002	255 CERRO ROMAULDO AVE	\$367.31
POE, RICHARD G	004-781-076	2545 GRETA PL	\$222.96
STARK, DUANE & DIANE	003-641-004	671 CHURCH ST	\$178.87
RILEY, TIMOTHY & MARYANN	003-616-011	1526 BEACH ST	\$168.13
ROGALLA, JOHN	004-704-002	3689 LAWNWOOD DR	\$150.46

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

AYES:

NOES:

ABSENT:

The foregoing resolution was adopted this _____ day of _____ 2021.

Mayor Heidi Harmon

ATTEST:

Teresa Purrington,
City Clerk

APPROVED:

J. Christine Dietrick,
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on _____.

Teresa Purrington, City Clerk



Department: Community Development
Cost Center: 4008
For Agenda of: 7/6/2021
Placement: Consent
Estimated Time: N/A

FROM: Michael Codron, Community Development Director
Prepared By: Cara Vereschagin, Housing Coordinator

SUBJECT: CONSIDERATION OF THE 2021-22 HUMAN RELATIONS COMMISSION
GRANTS-IN-AID FUNDING RECOMMENDATIONS

RECOMMENDATION

1. As recommended by the Human Relations Commission, approve the 2021-22 Grants-in-Aid funding allocations in the amount of \$150,000; and
2. Authorize the Community Development Director to execute agreements with each grant recipient.

DISCUSSION

Background

The City's Grants-in-Aid (GIA) program, overseen by the Human Relations Commission (HRC), provides financial support to non-profit organizations that promote the economic and social well-being of the citizens of San Luis Obispo. Grants are made to local organizations or agencies based in neighboring communities who serve a significant number of City residents. The HRC advises the City Council on community needs and funding recommendations.

Community Needs Workshop

On October 7, 2020, the HRC hosted a virtual Community Needs Workshop to inform the public about upcoming grant programs and funding amounts, as well as to solicit public comments on community development and human service needs. A total of five speakers addressed a wide variety of community needs during the public comment period. Representatives from non-profits also relayed concerns about the overall increased demand for services related to the COVID-19 Pandemic. They also had concerns about the acceptable list of eligible expenses given pandemic-related economic constraints and financial deficits from other funding sources that previously supported general staffing and operational costs. In turn, the HRC incorporated this feedback into the Funding Criteria during their review of the 2021-22 GIA Application, in order to sustain existing long-term services within the community. Overall, the providers stressed the importance of GIA and encouraged the HRC to continue supporting the program.

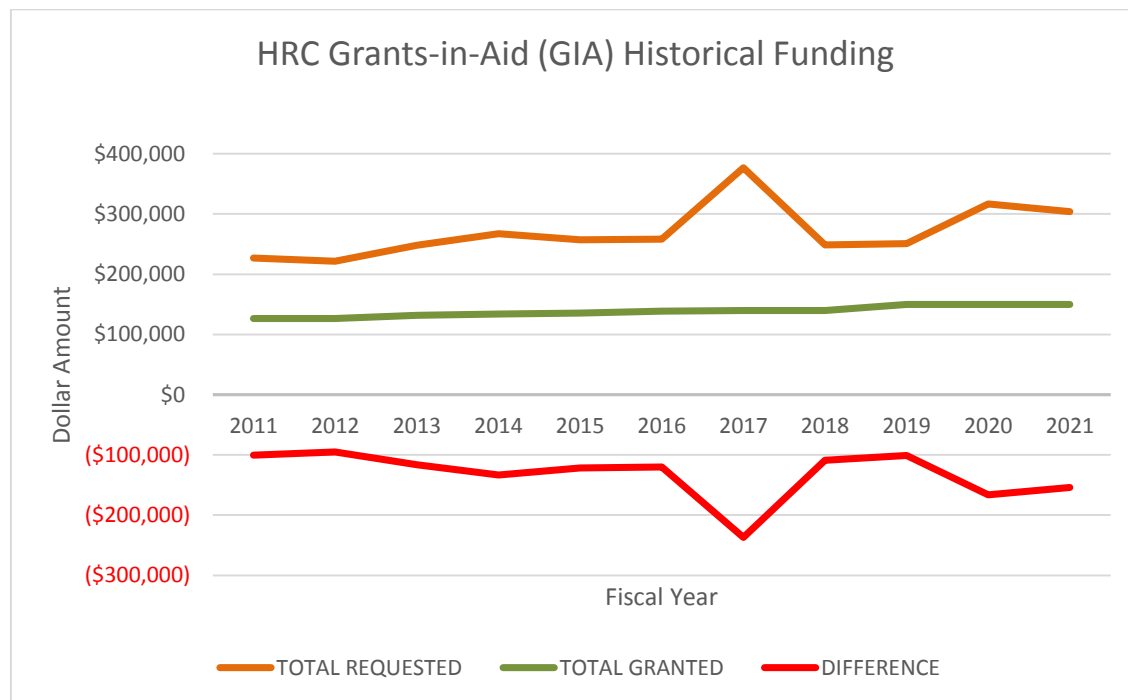
Funding Priority Setting

On November 17, 2020, Council adopted homelessness prevention, including affordable and alternative housing, support services and transitional housing as the primary funding priority for allocating GIA funds for the 2021-22 program. However, to allow maximum flexibility for funding recommendations dependent upon the received applications, the following were not ranked, but were agreed to be important priorities:

- Hunger and malnutrition prevention
- Supportive physical and mental health services for those in need
- Services for seniors and/or people with disabilities in need
- Supportive and development services for children and youth in need
- Services encouraging diversity, equity, and inclusivity in marginalized communities

GIA Application Process

In December of 2020, the HRC formally launched its annual GIA process by advertising the availability of grant funds and information regarding the upcoming GIA timeline. GIA applications were due to the City on January 31, 2021. The City received grant funding requests from 29 agencies requesting funding for 30 different programs totaling \$303,800, which amounted to \$153,800 more than the available funding, as displayed in the figure below. Attachment A includes a list of the applications submitted to the City for GIA funding and the HRC's recommended funding amounts. The GIA Program Application Summary, provided as Attachment B, further describes each program and recommendation reasoning.



Subcommittee and HRC Review Process

On February 3, 2021, the HRC convened the GIA subcommittee of Commissioners Rosten and Campbell to review grant applications and make preliminary funding recommendations in the amount of \$150,000. The subcommittee members utilized the endorsed GIA Funding Priorities set by Council, the location of the target population of people to be served, and the incurred expenses proposed to be offset by GIA dollars, to guide their funding recommendations. On April 7, 2021, the GIA subcommittee presented preliminary grant recommendations to the full HRC. During the discussion, the subcommittee engaged with the other Commissioners to make adjustments to the preliminary recommendations, based on their past personal experiences as organizational liaisons and overall feasibility of the proposed projects in accordance with the Funding Priorities and Criteria.

Funding Recommendations

On May 5, 2021, the HRC held a public hearing to review the recommended funding for the 2021-22 GIA Program to solicit feedback from the public/service providers prior to review by the City Council. Prior to the May 5th meeting, GIA applicants were informed of the HRC's preliminary funding recommendations. The HRC received a total of six written correspondence from community partners prior to the meeting. A total of eight representatives from various non-profit organizations provided testimony in support of the GIA program and preliminary funding recommendations, during public comment. Speakers thanked the HRC for its support and discussed the increased demand for services related to the COVID-19 Pandemic. A few representatives alluded to a demand for translation services and lack of multi-lingual staff. The HRC did not make any adjustments to the preliminary funding recommendations and adopted the funding amounts as presented in the staff report (Attachment C).

Grant Contracts

Upon Council approval of GIA funding allocations, the City will enter into a contract with each organization that has been awarded grant funding. The HRC and City staff will monitor the contracts throughout the year.

Policy Context

The GIA program is commonly referred to in the Housing Element as an ongoing method to achieve various goals, policies, and programs related to housing needs.

Public Engagement

The public, and more specifically non-profit service organizations, were engaged throughout the entire GIA award process, as described in the sections above.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act does not apply to the recommended action in this report, because the action does not constitute a "Project" under CEQA Guidelines Sec. 15378.

FISCAL IMPACT

Budgeted: Yes
Funding Identified: Yes

Budget Year: 2021-22

Fiscal Analysis:

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
General Fund	\$150,000	\$150,000	\$0	
State				
Federal				
Fees				
Other:				
Total	\$150,000	\$150,000	\$0	\$

The City designates a portion of General Fund monies to the GIA program and the Council has the final authority over how those grants are awarded. A total of \$150,000 was budgeted for the 2021-22 GIA program in the 2021-23 Financial Plan and approved 2021-22 budget.

ALTERNATIVES

1. The Council may modify the proposed grant funding amounts.
2. The Council may choose to fund eligible GIA applications not recommended by the HRC.
3. The Council may continue consideration of funding for the 2021-22 GIA Program Year.
Direction should be given to staff regarding additional information necessary to make a final funding decision.

ATTACHMENTS

- A – 2021-22 GIA Program HRC Funding Recommendations
B – 2021-22 GIA Program Application Summary
C – Minutes of the May 5, 2021 HRC Meeting (non-approved)



2021-22 GIA Program HRC Funding Recommendations

Human Relations Commission

2021-22 Grants-in-Aid (GIA)
HRC Funding Recommendations
Budget = \$150,000

App.	Non-Profit Organization	Program	Grant Request	HRC Recommendation
1	Access Support Network	Hepatitis C Project - Access to Health Benefits & Counseling	\$5,000	-
2	Access Support Network	HIV/HCV Homeless Prevention and Supportive Housing Program	\$6,000	\$6,000
3	Big Brothers Big Sisters of SLO County	Community Based Youth Mentoring	\$10,000	\$5,000
4	CASA	CASA Advocacy	\$7,500	\$3,750
5	Central Coast Veterans Helping Veterans	Veteran Caregiving Program	\$10,000	\$6,500
6	Community Action Partnership SLO County (CAPSLO)	Homeless Prevention and Stable Housing Program	\$20,000	\$20,000
7	Community Counseling Center	Affordable, Professional and Transformative Counseling for the Low Income and Uninsured; Mindset Teletherapy Initiative	\$5,000	\$2,500
8	Diversity Coalition SLO County	Community Diversity Education and Training Program	\$5,000	-
9	Family Care Network, Inc.	Not Listed	\$10,000	\$5,000

2021-22 GIA Program HRC Funding Recommendations

10	Food Bank Coalition of SLO County	Fresh Produce and No-Cook Bags	\$12,000	\$12,000
11	Hospice of SLO County	Free Hospice Services	\$15,000	\$7,500
12	Jack's Helping Hand, Inc.	Jack's Helping Hand Assistance Program	\$5,000	-
13	Literacy for Life	Literacy Program	\$5,000	\$3,750
14	LTC Ombudsman Services	Ombudsman Services	\$3,000	\$3,000
15	One Cool Earth	Growing Happy, Health, Smart Youth	\$7,000	\$3,500
16	Peoples' Self Help Housing	Homelessness Prevention and Housing Special Needs Groups in SLO	\$25,000	\$3,750
17	Pregnancy and Parenting Support of San Luis Obispo County (formerly ALPHA)	Healthy Start, Bright Futures	\$10,000	\$5,000
18	RISE SLO County	Sexual Assault and Domestic Violence Programs	\$6,000	\$3,000
19	The SLO Child Development Resource Center	Early Childhood Development and Therapeutic Mental Health Services	\$20,000	\$6,000
20	SLO County YMCA	Youth Programs Financial Assistance (scholarships)	\$5,000	-
21	SLO Legal Assistance Foundation	Senior Legal Services Project	\$6,000	\$5,000
22	SLO Noor Foundations	SLO Noor Free Clinics: Healthcare for Uninsured City Residents	\$15,000	\$9,625
23	Senior Nutrition Program of SLO County	Meals that Connect	\$10,000	\$7,000

2021-22 GIA Program HRC Funding Recommendations

24	Senior Volunteer Services, Inc.	Healthy Futures	\$3,000	\$3,000
25	SmartShare Housing Solutions	HomeShare and YardShare	\$17,300	\$4,325
26	Stand Strong (formerly the Women's Shelter Program of SLO County)	Homeless Prevention & Self-Sufficiency Program for DV Survivors ; Bilingual Mental Health Counseling for DV Survivors	\$15,000	\$7,500
27	Tolosa Children's Dental Center	Tolosa Children's Dental Center - San Luis Obispo	\$10,000	\$5,000
28	Transitional Food and Shelter, Inc	Temporary, Emergency Shelter for the Medically Fragile Homeless (Transitional Food and Shelter Program)	\$22,000	\$6,300
29	Transitions-Mental Health Association	Central Coast Hotline (Formerly SLO Hotline)	\$4,000	\$1,000
30	United Way	2-1-1 SLO County	\$10,000	\$5,000
Total			\$303,800	\$150,000



2021-22 GIA Program Application Summary

Human Relations Commission

1. Access Support Network (ASN): Hepatitis C Project – Access to Health and Benefits & Counseling

<i>2017 Grant Award:</i>	<i>\$4,000</i>
<i>2018 Grant Award:</i>	<i>\$4,000</i>
<i>2019 Grant Award:</i>	<i>\$5,400</i>
<i>2020 Grant Award:</i>	<i>\$0</i>
2021 Grant Request:	\$5,000
2021 HRC Recommendation:	<u>\$0</u>

To maintain the highest level of health, a person living with HIV/AIDS or hepatitis C (PLWH) must have access to medical care, adequate nutrition, and, most importantly, adequate and stable shelter and living conditions. To ensure that clients maintain stable and supportive housing, the ASN established a housing program, including 13 agency-owned units. The ASN is seeking funding to support and sustain the SLO Hep C Project, which delivers essential services to people living with HCV, including increased access to medical care and connections to comprehensive care services and community resources. ASN requests \$5,000 for personnel costs of the health counselor and benefits counselor of the Program.

2. Access Support Network (ASN): HIV/HCV Homeless Prevention and Supportive Housing Program

<i>2017 Grant Award:</i>	<i>\$4,000</i>
<i>2018 Grant Award:</i>	<i>\$4,000</i>
<i>2019 Grant Award:</i>	<i>\$5,400</i>
<i>2020 Grant Award:</i>	<i>\$0</i>
2021 Grant Request:	\$6,000
2021 HRC Recommendation:	<u>\$6,000</u>

The ASN's Housing Program is a well-established and crucial aspect of the agency. The ASN requests funds to provide utility subsidies and facilities operational support to operate the 13 agency-owned low-income housing units. All units are located in the City of San Luis Obispo, thus providing a 100% City user rate. Ten of the 13 rental units are part of the Housing Authority of SLO's Housing Choice Voucher program which grants ASN residents at these 10 units a portable voucher after a year of residence. ASN is requesting \$6,000 to pay for utility costs of Agency-owned rental units for 12 months.

3. Big Brothers Big Sisters of San Luis Obispo County: Community Based Youth Mentoring

<i>2017 Grant Award:</i>	<i>\$5,000</i>
<i>2018 Grant Award:</i>	<i>\$1,875</i>
<i>2019 Grant Award:</i>	<i>\$3,000</i>
<i>2020 Grant Award:</i>	<i>\$5,000</i>
2021 Grant Request:	\$10,000
2021 HRC Recommendation:	<u>\$5,000</u>

Big Brothers Big Sisters is a donor and volunteer supported organization proven to help vulnerable children of single, low-income, and/or incarcerated parents succeed. They create one-to-one relationships that match children facing adversity with trained and supervised volunteer role models. They propose to provide positive mentors through the Community Based Program for 87 children living in the City of San Luis Obispo. They are requesting \$10,000 in funding to support 5 new matches and 35 ongoing matches within the City of SLO. Expenses include professional staff salaries to enroll and support volunteers working with at-risk youth.

4. Court Appointed Special Advocates of San Luis Obispo County, Inc. (CASA): Child Advocacy

<i>2017 Grant Award:</i>	<i>\$8,500</i>
<i>2018 Grant Award:</i>	<i>\$4,250</i>
<i>2019 Grant Award:</i>	<i>\$5,000</i>
<i>2020 Grant Award:</i>	<i>\$1,875</i>
2021 Grant Request:	\$7,500
2021 HRC Recommendation:	<u>\$3,750</u>

The CASA program recruits, trains, and supervises volunteer community members to become advocates for children who have been removed from their home due to abuse and neglect and are under the court's jurisdiction. Most of these children are placed in foster care. CASA volunteers are assigned to a child's case until it is resolved, averaging about 1.4 years. Volunteers oversee all information concerning the child, including reports from social workers, law enforcement, medical providers, mental health professionals, and school personnel. They are requesting \$7,500 to cover a portion of their rental costs for their San Luis Obispo-based office.

2021-22 GIA Program Application Summary

5. Central Coast Veterans Helping Veterans – Veteran Caregiving Program

<i>2020 Grant Award:</i>	<i>\$0</i>
2021 Grant Request	\$10,000
2020 HRC Recommendation:	<u>\$6,500</u>

CCVHV's mission is to provide assistance for homebound veterans (household support and companionship), and to provide mentorship *to veterans from veterans* (for navigating Veterans Court and for procuring needed services). CCVHV relies on our network of volunteer vets as well as a partnership with a caregiving service based in SLO. CCVHV is requesting a \$10,000 GIA grant from the City of San Luis Obispo to fund their Veteran Caregiving Program. Any funds received from the City will be designated to pay for services for homebound veterans, provided by a local caregiving organization under a negotiated, reduced rate.

6. Community Action Partnership of San Luis Obispo County, Inc. (CAPSLO): Homeless Prevention and Stable Housing Program

<i>2017 Grant Award:</i>	<i>\$7,500</i>
<i>2018 Grant Award:</i>	<i>\$6,750</i>
<i>2019 Grant Award:</i>	<i>\$9,000</i>
<i>2020 Grant Award:</i>	<i>\$12,000</i>
2021 Grant Request:	\$20,000
2021 HRC Recommendation:	<u>\$20,000</u>

The Homeless Prevention/Stable Housing Program provides emergency financial assistance to City of San Luis Obispo households that are at-risk of being evicted and need assistance with a rental payment, or need assistance securing housing with first month's rent and/or security deposit. They are requesting \$20,000 to fund the Program, thus providing financial assistance payments to cover rent or security deposits for low-income City households.

7. Community Counseling Center (CCC): Affordable, Professional and Transformative Counseling for the Low Income and Uninsured

<i>2018 Grant Award:</i>	<i>\$4,500</i>
<i>2019 Grant Award:</i>	<i>\$4,000</i>
<i>2020 Grant Award:</i>	<i>\$3,600</i>
2021 Grant Request:	\$5,000
2021 HRC Recommendation:	<u>\$2,500</u>

Community Counseling Center (CCC) is a mental health safety net contributor and preventative care provider of premium, affordable counseling for individuals, children, couples, and families who are financially constrained and underinsured. Clients pay sliding scale fees based on their net household monthly income and are never refused services due to an inability to cover cost. They are requesting \$5,000 total to increase virtual access for teletherapy by providing better technology and equipment to therapists and clients.

2021-22 GIA Program Application Summary

8. Diversity Coalition SLO County: 2020 Community Diversity Education and Training Program

<i>2019 Grant Award:</i>	<i>\$0</i>
<i>2020 Grant Award:</i>	<i>\$2,500</i>
2021 Grant Request:	\$5,000
2021 HRC Recommendation:	<u>\$0</u>

The Diversity Coalition provides programs and resources promoting the inclusion and affirmation of diversity in San Luis Obispo County to prevent any acts of prejudice or bias against community residences. The GIA funds will be used to support the furtherance of their education and training program. The Education Program is composed of school speakers that talk about importance of diversity in our lives and community, as well as teacher training to infuse the awareness of human rights in their daily instruction and curriculum. The Diversity Coalition is requesting \$5,000 dollars; \$4,000 to be spent on Speaker Fees, \$500 for American Sign Language Interpreters, and \$500 for Room Rentals for Community Forums.

9. Family Care Network, Inc.: Transitional Age Youth Household Needs

<i>2019 Grant Award:</i>	<i>\$4,000</i>
<i>2020 Grant Award:</i>	<i>N/A</i>
2021 Grant Request:	\$10,000
2020 HRC Recommendation:	<u>\$5,000</u>

Family Care Network, Inc. provides Housing and Support Services to youth ages 18-24 who are emancipating from the foster care system, commonly referred to as Transitional Age Youth (TAY), and are homeless or at-risk of homelessness. FCNI owns and operates five properties for TAY who are homeless or at-risk of becoming homeless as they emancipate from the foster care system. These units house up to 43 youth at a time, and any dependents they may have. FCNI has requested \$10,000 dollars to ensure that Transitional Age Youth are able to support the cost of daily living so that they may take full advantage of the supportive services that FCNI provides.

10. Food Bank Coalition of San Luis Obispo County: Fresh Produce and No-Cook Bags

<i>2018 Grant Award:</i>	<i>\$8,182</i>
<i>2019 Grant Award:</i>	<i>\$12,000</i>
<i>2020 Grant Award:</i>	<i>\$9,600</i>
2021 Grant Request:	\$12,000
2021 HRC Recommendation:	<u>\$12,000</u>

The SLO Food Bank prioritizes programs that most efficiently and effectively connect hungry people with food in a safe way. This funding request will provide continued funding to the new No-Cook Bags program, bags of portable foods designed for homeless residents who do not have access to a kitchen and cannot benefit from typical Food Bank distribution items.

2021-22 GIA Program Application Summary

11. Hospice of SLO County – Free Hospice Services

<i>2020 Grant Award:</i>	<i>\$5,225</i>
2021 Grant Request:	\$15,000
2021 HRC Recommendation:	<u>\$7,500</u>

Hospice provides in-home support, respite support, and care management to those with a life-limiting illness who have a greater than 6 months prognosis, are continuing to pursue curative care regardless of diagnosis or have been discharged from Medicare-reimbursed hospice agencies. Hospice will use grant funds to offset expenses for volunteer services personnel and volunteer training costs.

12. Jack's Helping Hand: Jack's Helping Hand Assistance Program

<i>2017 Grant Award:</i>	<i>\$7,000</i>
<i>2018 Grant Award:</i>	<i>\$2,500</i>
<i>2019 Grant Award:</i>	<i>\$0</i>
<i>2020 Grant Award:</i>	<i>\$1,000</i>
2021 Grant Request:	\$5,000
2020 HRC Recommendation:	<u>\$0</u>

Jack's Helping Hand (JHH) helps children with special needs and their families whose resources have been exhausted. The JHH Assistance Program provides a range of services, therapies, medical products, transportation and lodging costs to qualified children with special needs in the County; however, the majority of grant recipients, staff, and volunteers of JHH live in the City of San Luis Obispo. The GIA grant, will be used entirely for services for children and their families, including: \$1,500 for food (out of town trips to specialists), and \$3500 for transportation (air, train, bus fares or gasoline for out-of-area trips).

13. Literacy for Life: Literacy Program

<i>2017 Grant Award:</i>	<i>\$3,500</i>
<i>2018 Grant Award:</i>	<i>\$2,500</i>
<i>2019 Grant Award:</i>	<i>\$1,000</i>
<i>2020 Grant Award:</i>	<i>\$2,500</i>
2021 Grant Request:	\$5,000
2021 HRC Recommendation:	<u>\$3,750</u>

Literacy for Life teach adults sixteen and older to read, write, and speak English. Their one-on-one instruction is free to all and provides a non-threatening learning environment which empowers individuals to learn English communication skills. They are requesting 5,000 to continue their program.

14. LTC Ombudsman Services of SLO County: Ombudsman Services

<i>2018 Grant Award:</i>	<i>\$2,500</i>
<i>2019 Grant Award:</i>	<i>\$3,000</i>
<i>2020 Grant Award:</i>	<i>\$1,500</i>
2021 Grant Request:	\$3,000
2021 HRC Recommendation:	<u>\$3,000</u>

The Long-Term Care Ombudsman Services are requesting funds to provide Ombudsman services, including resident advocacy, facility monitoring visits, complaint investigation and resolution, information and consultation and systemic advocacy for residents of long term care facilities located within the City of San Luis Obispo. Their advocacy services include preventing low income/low asset nursing facility residents from eviction to homelessness or to inappropriate or inadequate levels of care. They are requesting \$3,000 to cover staff salaries for the Ombudsman and Program Manager to resolve inappropriate facility discharges, and to recruit, train and supervise volunteers who provide the majority of facility visits in the City.

15. One Cool Earth: Growing Happy, Health, Smart Youth

<i>2019 Grant Award:</i>	<i>\$3,000</i>
<i>2020 Grant Award:</i>	<i>\$4,000</i>
2021 Grant Request:	\$7,000
2021 HRC Recommendation:	<u>\$3,500</u>

One Cool Earth provides school garden education at San Luis Obispo's Pacheco Elementary School and C.L. Smith Elementary. The Earth Genius program provides a weekly garden educator who teaches lessons and improves the school garden, using it as a platform to promote healthy eating, learning, and well-being. The organization also provide materials, maintenance, and training to empower teachers to utilize the garden beyond our program. They are requesting \$7,000 to help cover the salary of a qualified garden educator.

16. Peoples' Self-Help Housing: Homelessness Prevention & Housing Special Needs Groups in SLO

<i>2017 Grant Award:</i>	<i>\$10,000</i>
<i>2018 Grant Award:</i>	<i>\$13,500</i>
<i>2019 Grant Award:</i>	<i>\$13,000</i>
<i>2020 Grant Request:</i>	<i>\$5,850</i>
2021 Grant Request:	\$25,000
2021 HRC Recommendation:	<u>\$3,750</u>

Peoples' Self-Help Housing (PSHH) is requesting funding to assist with moving low-income San Luis Obispo individuals and families (including homeless placements) into permanent affordable housing, stabilizing these households, and preventing homelessness for those at risk. Free clinical case management services include counseling, job search assistance, coordinating medical, dental, and mental health services, as well as linkage to benefits, transportation, and emergency financial assistance. They are requesting \$25,000 to help cover salaries and benefits for social workers that provide direct clinical case management services to residents living in local PSHH rental properties.

2021-22 GIA Program Application Summary

17. Pregnancy and Parenting Support of San Luis Obispo County: A Healthy Start, Bright Future

<i>2017 Grant Award:</i>	<i>\$5,000</i>
<i>2018 Grant Award:</i>	<i>\$4,282</i>
<i>2019 Grant Award:</i>	<i>\$7,000</i>
<i>2020 Grant Award:</i>	<i>\$2,000</i>
2021 Grant Request:	\$10,000
2021 HRC Recommendation:	<u>\$5,000</u>

Pregnancy & Parenting Support of San Luis Obispo County (ALPHA) is an essential resource for parents and provides an important safety net for women during pregnancy and through their child's second year. Pregnancy & Parenting Support distributes infant formula to low and very low-income families and nutritional supplements to pregnant women. As part of a countywide network aiding with infant nutrition to families alongside their agency partner, WIC (Women Infants & Children), their barrier-free services are available to all families with infants and toddlers. They are requesting \$10,000 to be used to buy infant formula and nutritional supplements for these families. Additionally, funds will be used to supplement the salaries of staff providing emotional support and distributing basic needs.

18. RISE San Luis Obispo County: Sexual Assault & Domestic Violence Programs

<i>2017 Grant Award:</i>	<i>\$2,000</i>
<i>2018 Grant Award:</i>	<i>\$3,000</i>
<i>2019 Grant Award:</i>	<i>\$4,000</i>
<i>2020 Grant Award:</i>	<i>\$3,000</i>
2021 Grant Request:	\$6,000
2021 HRC Recommendation:	<u>\$3,000</u>

RISE is an organization created from the merger of two longstanding agencies operating in San Luis Obispo County. Over the years, both the SARP Center of SLO County and the North County Women's Shelter & Resource Center expanded their services, and in 2013 merged in an effort to better serve victims of sexual and domestic violence and their loved ones. RISE maintains two office locations, one of which is in the City of San Luis Obispo. They are requesting \$6,000 to help pay for Salary and Wages for an Associate Marriage & Family Therapist and a Bilingual Shelter Advocate.

2021-22 GIA Program Application Summary

19. The SLO Child Development Resource Center: Early Childhood Development and Therapeutic Mental Health Services

<i>2019 Grant Award:</i>	<i>\$5,000</i>
<i>2020 Grant Award:</i>	<i>\$7,000</i>
2021 Grant Request:	\$20,000
2021 HRC Recommendation:	<u>\$6,000</u>

The SLO Child Development Resource Center provides therapeutic early childhood education and mental health programs that focus on protecting children in San Luis Obispo County for the prevention and treatment of child abuse. The agency is requesting \$10,000 towards the salary of their Intern Therapist and \$10,000 towards the salary of the Behavioral Rehabilitation Specialist, since these services are not covered by the CA Department of Education.

20. The SLO County YMCA: Youth Programs Financial Assistance

2021 Grant Request:	\$5,000
2021 HRC Recommendation:	<u>\$0</u>

The SLO County YMCA provides high quality youth programs such as summer camps, after school care, and school day childcare for families and essential workers. The funding requested will provide financial assistance (scholarships) to enable elementary school children living in San Luis Obispo to participate in all YMCA programs. GIA Grant funds will be used to provide Financial Assistance to families from San Luis Obispo, based on a sliding scale of assistance, determined by income.

21. San Luis Obispo Legal Assistance Foundation: Senior Legal Services Project

<i>2017 Grant Award:</i>	<i>\$2,000</i>
<i>2018 Grant Award:</i>	<i>\$1,750</i>
<i>2019 Grant Award:</i>	<i>\$2,500</i>
<i>2020 Grant Request:</i>	<i>\$2,500</i>
2021 Grant Request:	\$6,000
2021 HRC Recommendation:	<u>\$5,000</u>

The Senior Legal Services Project is one of the few programs in the County providing free legal services to residents aged 60 years and older. The Project sees clients out of their main office in San Luis Obispo, makes home visits to homebound and institutionalized clients, and provides community outreach and education throughout the City. They are requesting \$6,000 for matching funds for the Project's grant from the Area Agency on Aging, for outreach staff, office administration staff, and bilingual staff. Some funds would also be reserved for outreach and salary for their Office Administrator.

22. SLO Noor Foundation: SLO Noor Clinics: Healthcare for the Uninsured City Residents

<i>2017 Grant Award:</i>	<i>\$10,000</i>
<i>2018 Grant Award:</i>	<i>\$7,500</i>
<i>2019 Grant Award:</i>	<i>\$12,000</i>
<i>2020 Grant Award:</i>	<i>\$5,250</i>
2021 Grant Request:	\$15,000
2021 HRC Recommendation:	<u>\$9,625</u>

The SLO Noor Foundation provides free healthcare to uninsured adult residents of SLO and northern Santa Barbara Counties. Their free clinics and volunteer medical providers prioritize working with these populations, which requires a high level of patient engagement to ensure that more patients finish treatments and advance to prevention and well care status instead of crisis care. They are asking for GIA funds to assist in the expenses for a bilingual Medical Assistant, and for laboratory and radiology diagnostics.

23. Senior Nutrition Program of SLO County: Meals that Connect

<i>2017 Grant Award:</i>	<i>\$10,000</i>
<i>2018 Grant Award:</i>	<i>\$5,682</i>
<i>2019 Grant Award:</i>	<i>\$9,000</i>
<i>2020 Grant Award:</i>	<i>\$7,500</i>
2021 Grant Request:	\$10,000
2021 HRC Recommendation:	<u>\$7,000</u>

Meals That Connect serves free, hot, noontime meals, Monday through Friday, to seniors aged 60 or older at two community sites in San Luis Obispo in congregate dining. They also deliver meals, with frozen meals for Saturday and Sunday, to qualified seniors who are homebound. They are requesting \$10,000 total, \$3,000 to purchase food and supplies, \$4,000 for labor and personnel costs, \$500 for cost of equipment maintenance, \$500 for gas and maintenance on refrigerated trucks, \$500 for liability and business insurance, and \$1,000 for rent to maintain lunch sites.

24. Senior Volunteer Services, Inc.: Healthy Futures

<i>2019 Grant Award:</i>	<i>\$3,000</i>
<i>2020 Grant Award:</i>	<i>\$1,250</i>
2021 Grant Request:	\$3,000
2021 HRC Recommendation:	<u>\$3,000</u>

Senior Volunteer Services (SVS) is the largest volunteer recruitment network in San Luis Obispo County and has initiated a program called Healthy Futures that has been designed to target volunteer recruitment for agencies that are focused on assisting the homeless, providing in-home services for homebound seniors, and distribution of food. SVS is requesting funding to support the Healthy Futures volunteer recruitment campaign in the City of San Luis Obispo. They are requesting \$3,000 to be used for paying insurance premiums for volunteers, providing mileage reimbursements to volunteers, update their website to assist in streamlining the volunteer application process, and a volunteer recognition event.

25. SmartShare Housing Solutions: HomeShare and YardShare

<i>2017 Grant Award:</i>	<i>\$6,385</i>
<i>2018 Grant Award:</i>	<i>\$7,650</i>
<i>2019 Grant Award:</i>	<i>\$10,400</i>
<i>2020 Grant Award:</i>	<i>\$13,690</i>
2021 Grant Request:	\$17,300
2021 HRC Recommendation:	<u>\$4,325</u>

Homeshare and tiny house YardShare provide affordable housing for seekers and enable providers to afford the cost of basic needs while providing companionship and security. The program fills a gap, provides income for lower-income seniors, avoids duplication of services by partnering with local government and service organizations while leveraging and expanding the use of existing housing and “free land” available in the backyards of interested and qualifying city homeowners. They are requesting \$17,300 total, \$11,000 for staff hours, \$4,200 for outreach & education, and \$2,100 for technical support such as maintenance and consulting.

26. Stand Strong (formerly the Women’s Shelter Program): Homeless Prevention & Self-Sufficiency Program for DV Survivors

<i>2018 Grant Award:</i>	<i>\$10,800</i>
<i>2019 Grant Award:</i>	<i>\$10,000</i>
<i>2020 Grant Award:</i>	<i>\$11,250</i>
2021 Grant Request:	\$15,000
2021 HRC Recommendation:	<u>\$7,500</u>

Stand Strong is requesting GIA funds to supplement pay for bilingual essential staff to provide Domestic Violence survivor counseling services and to advance organization-wide Diversity, Equity, and Inclusion. The project will seek to address unmet needs of homeless domestic violence victims by providing weekly case management services that focus on clients’ individualized self-sufficiency goals, including obtaining employment, vocational training, financial planning, and ultimately the acquisition and retention of housing. The request of \$15,000 in GIA monies will be used for salaries of direct client service staff working in the Program.

2021-22 GIA Program Application Summary

27. Tolosa Children's Dental Center (TCDC): Tolosa Children's Dental Center – San Luis Obispo

<i>2017 Grant Award:</i>	<i>\$5,500</i>
<i>2018 Grant Award:</i>	<i>\$5,000</i>
<i>2019 Grant Award:</i>	<i>\$8,500</i>
<i>2020 Grant Award:</i>	<i>\$5,000</i>
2021 Grant Request:	\$10,000
2021 HRC Recommendation:	<u>\$5,000</u>

TCDC-SLO delivers dental services to children age infant to 18. TCDC-SLO remains the only dental provider in San Luis Obispo County focused solely on dental care for the underserved children in our communities. TCDC is requesting \$10,000 to cover a portion of the unreimbursed costs associated with providing quality dental services. TCDC is a Medi-Cal provider making it difficult to raise prices and provide competitive salaries for experienced dentists. They rely on public funds to pay licensed dentists to provide low-cost, free, and sliding scale cash appointments for children.

28. Transitional Food and Shelter, Inc.: Temporary, Emergency Shelter for the Medically Fragile Homeless

<i>2020 Grant Award:</i>	<i>\$13,950</i>
2021 Grant Request:	\$22,000
2021 HRC Recommendation:	<u>\$6,300</u>

TFS provides temporary, emergency, around-the-clock shelter, food, and extensive supportive services for medically fragile homeless people in San Luis Obispo City and County. TFS defines "medically fragile" as clients whom are too ill or injured for their needs to be adequately served in an overnight-only shelter. Every client is referred by a hospital or social services agency and has a letter from a doctor documenting need for around-the-clock shelter. TFS is requesting \$22,000 of GIA funds to provide temporary emergency shelter and supportive services to medically fragile homeless clients in the City, which would specifically be used to pay for rental of temporary apartments, motel vouchers, and the fees of their contracted caseworker.

29. Transitions-Mental Health Association (TMHA): Central Coast Hotline (Formerly SLO Hotline)

2021 Grant Request:	\$4,000
2021 HRC Recommendation:	<u>\$1,000</u>

TMHA provides innovative mental health services in San Luis Obispo County and is requesting funds for their Central Coast Hotline Program. Central Coast Hotline is a 24-hour, free and confidential call center serving the entire county of San Luis Obispo since 1970. In the last two years, the Hotline has received over 10,000 calls. THMA is requesting \$4,000 dollars to expand their Hotline to be more accessible to the adolescents in our community.

2021-22 GIA Program Application Summary

30. United Way of San Luis Obispo County: 2-1-1 SLO County

<i>2017 Grant Award:</i>	<i>\$3,000</i>
<i>2018 Grant Award:</i>	<i>\$1,500</i>
<i>2019 Grant Award:</i>	<i>\$4,500</i>
<i>2020 Grant Award:</i>	<i>\$3,000</i>
2021 Grant Request:	\$10,000
2021 HRC Recommendation:	<u>\$5,000</u>

The 2-1-1 SLO County Program of the United Way is a free, confidential way to get timely access to health and human services information and referrals 24 hours a day, seven days a week. Calls and text messages are answered by knowledgeable, bilingual contract specialists who provide 24-hour referrals and support to those in need of health and human services. When possible, callers are given three referrals for each need they present; this could include shelter, housing, food, health care, transportation, or information pertaining to a local disaster. In the past year, the contracted cost of United Way's relationship with Interface Children and Family Services (ICFS) increased due to the increased call volume and system improvements. The United Way is requesting funding of \$10,000 for personnel expenses to administer the program.



Draft Minutes

Human Relations Commission

Wednesday, May 5, 2021
Regular Meeting of the Human Relations Commission

CALL TO ORDER

A Regular Meeting of the San Luis Obispo Human Relations Commission was called to order on Wednesday, at 5:00 p.m. via teleconference by Chair Campbell.

ROLL CALL

Present: Commissioners Jesse Grothaus, Angie Kasprzak, Emily Rosten, Megan Souza, Taryn Warrecker, Vice Chair Dusty Colyer-Worth, and Chair Renoda Campbell

Absent: None

Staff: Cara Vereschagin, Housing Coordinator; Megan Wilbanks, Deputy City Clerk; Kelsey Nocket, Homelessness Response Manager; Owen Goode, Assistant Planner

INTRODUCTIONS

1. Housing Coordinator Vereschagin introduced the City's newly hired Homelessness Response Manager, Kelsey Nocket, to the Commission.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None

--End of Public Comment--

APPROVAL OF MINUTES

2. **Consideration of Minutes of the Regular Human Relations Commission Meeting of Wednesday, April 7, 2021.**

ACTION: MOTION BY COMMISSIONER ROSTEN, SECOND BY VICE-CHAIR COLYER-WORTH, 7-0-0 to approve the minutes of the Regular Meeting of the Human Relations Commission of April 7, 2021.

PUBLIC HEARING ITEMS

3. Consideration of the 2021-22 Grants-in-Aid (GIA) Preliminary Funding Recommendations

Housing Coordinator Cara Vereschagin provided an overview of the GIA program, presented the preliminary funding recommendations, and explained the methodology the HRC subcommittee utilized to develop the preliminary recommendations. Staff member Vereschagin also reminded the Commission of the funding priorities that were developed by the HRC and approved by the City Council in November 2020. Chair Campbell announced that written correspondence was received prior to the meeting for the Agenda Item from the following:

- Joanna Balsamo-Lilien, Family Care Network
- Bernadette Bernardi, Literacy for Life
- Andrea Kiesler, SLO Foodbank
- Juliane McAdam, Senior Nutrition Program/Meals That Connect
- Shannon McOuat, Hospice of San Luis Obispo County
- Linda Wingert, United Way SLO County

Chair Campbell opened the public hearing.

Public Comments

- Jenny Luciano, Big Brothers Big Sisters
- Sandra Greshin, Stand Strong
- Grace Macintosh, Community Action Partnership of SLO County (CAPSLO)
- Celeste Goyer, SmartShare Housing Solutions
- Monique Tiller, RISE
- Linda Wingert, United Way SLO County
- Andrea Kiesler, SLO Foodbank
- Catherine Manning, Peoples' Self-Help Housing Corporation

--End of Public Comment--

Chair Campbell closed the public hearing and the HRC deliberated.

ACTION: MOTION BY VICE-CHAIR COLYER-WORTH, SECOND BY COMMISSIONER ROSTEN, CARRIED 7-0-0 to approve funding recommendations.

STAFF & COMMISSION COMMUNICATIONS

4. Staff Updates

Housing Coordinator Vereschagin announced that the County Board of Supervisors discussed regional collaboration on homeless response and solutions at their May 4, 2021

meeting, and also approved the 2021 Action Plan, which included recommendations for 2021 Community Development Block Grant (CDBG) funding. Minutes and playback from the meeting can be accessed on the County website.

4. Commissioner Updates

None.

ADJOURNMENT

Chair Campbell adjourned the meeting at 5:45 p.m. The next Regular meeting of the Human Relations Commission is scheduled for Wednesday, June 2, 2021 at 5:00 p.m., via teleconference.

APPROVED BY THE HUMAN RELATIONS COMMISSION: XX/XX/2021



Council Agenda Report

Item 5e

Department: Administration
Cost Center: 1005
For Agenda of: 7/6/2012
Placement: Consent
Estimated Time: N/A

FROM: Greg Hermann, Deputy City Manager
Prepared By: Chris Read, Sustainability Manager; Greg Cruce Facilities Maintenance Supervisor; Naomi Albert CivicSpark Fellow

SUBJECT: APPROVE ON-BILL FINANCING APPROACH FOR LIGHTING RETROFITS

RECOMMENDATION

1. Authorize the City Manager to execute PG&E On-Bill Financing Agreements; and
2. Adopt a Resolution entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, making findings on energy savings and determining other matters in connection with Energy Efficiency Retrofits"; and
3. Delegate signatory authority to the City Manager to execute a contract to the satisfaction of the City Attorney with Electricraft Inc. to provide the lighting retrofit work.

DISCUSSION

Background

In August 2020, City Council adopted the Climate Action Plan for Community Recovery (CAP), which establishes a community-wide goal of carbon-neutrality by 2035. A central pillar of the CAP is a commitment to achieve carbon neutral city operations by 2030. Facility energy use is one of the largest sources of greenhouse gas emissions from City operations, and energy efficiency retrofits support Council's goals by reducing facility electricity use and corresponding greenhouse gas emissions.

Climate Action is again set as a Major City Goal for the 2021-23 Financial Plan by City Council, affirming its importance as a continued priority. Historically, the City has been supportive of energy efficiency. The City's 2018 Fiscal Health Response Plan (FHRP) committed to "new ways of doing business," including a commitment to energy efficiency and investments in sustainable infrastructure with short-term paybacks on investment. The FHRP identified \$293,000 in savings as the result of energy efficiency and other resource consumption reduction. The City continues to pursue new ways to "Lead by Example" and reduce operational costs and greenhouse gas emissions.

Proposed Project with Central Coast LEAP

In 2020, the City completed lighting retrofits at both Palm Street parking garages and in June of 2021, completed a lighting retrofit at the final downtown garage on Marsh Street. The three projects were originated through a relationship with SLO EnergyWatch Partnership in collaboration with PG&E. SLO EnergyWatch was funded through California Public Utility Commission (CPUC) energy efficiency funds and provided resources to local governments to achieve energy efficiency projects. As the statewide local implementer of CPUC program landscape has changed, SLO EnergyWatch has been disbanded and the services relevant to this report are now administered by Central Coast Leap (CCLEAP).

The City of San Luis Obispo enrolled in CCLEAP to access no-cost project management services for energy efficiency projects. CCLEAP conducted a review of several facilities and an onsite energy audit of City Hall and Fire Station #1 in December 2020. Based on the audit, CCLEAP proposed an interior lighting retrofit project for both facilities. This multi-benefit project would realize cost and energy savings, and decrease maintenance costs, while helping achieve the City's climate action goals by reducing greenhouse gas emissions by nearly 60 metric tons annually.

CCLEAP's project proposal is included in Attachment C. Under the proposal, the contractor would replace a total of 477 existing fixtures with LED fixtures (260 at City Hall and 217 at Fire Station #1). All existing controls would remain, and additional controls would only be added where specifically required by California Title 24.

Like the successfully completed garage retrofit projects, the projects presented for approval in this report would comply with all Pacific Gas and Electric (PG&E) On-Bill Financing requirements and would be funded through Pacific Gas and Electric On-Bill Financing (OBF). CCLEAP has submitted an OBF application to PG&E for the project on behalf of the City and the OBF application has subsequently been approved and is provided for execution as Attachment A. OBF is a financing mechanism provided by PG&E that allows the City to receive a 0% loan for energy efficiency projects. The City amortizes the debt using monthly bill savings achieved through the project. During the payback period, the City's bill would appear unchanged. Upon full payback, the City's energy bill will reflect the savings.

Government Code 4217.10-4217.18

Like the three garage lighting projects mentioned above, this project is exempt from certain City procurement protocols due to its consistency with California Government Code Section 4217.10, et seq, which authorizes public agencies to solicit proposals from qualified vendors and to award a contract on the basis of the experience of the firm, the type of technology employed by the firm, the cost to the local agency, and any other relevant considerations, provided that the projects deliver net cost savings to the public agency and the contract terms are in the best interest of the City. Since the project has a simple payback period of less than ten years (see Fiscal Impact, below), the project saves energy, and therefore under Government Code 4217, may pursue a streamlined procurement process.

To obtain a cost estimate to apply for OBF, staff received quotes from two vendors, Lee Wilson Electric and Electricraft. These quotes were used to file the OBF application with PG&E. Both vendors were then invited to a site walk-through to gather more detailed information to revise their quotes for accuracy. Following the site walk-through, Electricraft Inc., was selected to implement the project.

Previous Council or Advisory Body Action

- *2021-23 Financial Plan.* In June of 2021, Council adopted the 2021-23 Financial Plan, which includes the project proposed in this report.
- *Climate Action Plan for Community Recovery.* In August of 2020, Council adopted the Climate Action Plan for Community Recovery, which include a goal of carbon neutral municipal operations by 2030. The lighting retrofits as proposed in this report are consistent with that goal.
- *Lighting Retrofit.* In August 2018, Council approved an on-bill financing agreement with PG&E and a resolution making findings required by Government Code Section 4217 to complete lighting retrofits at the City's parking garages. The lighting retrofits have been completed.

Policy Context

The proposed project is consistent with the 2021-23 Financial Plan and the Climate Action Plan for Community Recovery. Extensive engagement was completed as part of the 2021-23 Financial Plan and this item was included as a result of that process.

Public Engagement

The project appears in the 2021-23 Financial Plan which was adopted on June 1, 2021 via an extensive public engagement effort.

CONCURRENCE

This report was completed in collaboration between Administration and Public Works.

ENVIRONMENTAL REVIEW

The proposed lighting retrofit project is categorically exempt from environmental review per CEQA Guidelines section 15301, Existing Facilities, and would not involve an expansion of use of existing City facilities or result in any significant effects on the environment. Further, the project would result in a beneficial effect on the environment by reducing greenhouse gas emissions by 60 metric tons annually.

FISCAL IMPACT

Budgeted: Yes

Budget Year: 2021-22

Funding Identified: Yes

Fiscal Analysis:

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
General Fund	\$15,000	\$7,590.07	\$7,409.93	\$
State				
Federal				
Fees				
Other:PG&E OBF		\$188,813.00		
Total	\$	\$196,403.07	\$4,594.93	\$

Should Council direct the City Manager to finalize and execute the contract with Electricraft Inc. using OBF, payback of the remaining loan amount will be realized in the facility's utility bill based on the savings calculated. The loan amount would be paid directly from PG&E to Electricraft Inc. for the work completed. Once the loan amount is paid off via the utility bill, savings will be realized from then forward.

\$15,000 has been allocated for the project as part of the FY 2021-22 Budget and would be used for an initial project buydown total of \$7,590.07. The buy down is necessary due to OBF terms that require every individual project in an application package have a simple payback period of ten years or less. City Hall's payback period is slightly longer and thus requires the buy down. However, the Fire Station 1 payback period is shorter and even with the City Hall buy down, the net lifetime savings assessment for the projects as a single portfolio indicates a simple payback period of 9.94 years. As currently estimated, once the payback period of 9.9 years has concluded, the project would save the General Fund an estimated \$19,637 per year in electricity costs alone.

The following tables explain the discrepancies in the approved loan amounts (Attachment A) and the actual project costs (Attachment C). Due to time constraints, the loan package was submitted prior to final project cost being known. The City and CCLEAP submitted a conservative higher project cost to ensure that sufficient funds were available for the project. Electricraft's bid came in lower than the amount requested and therefore the required "Buy Down" amount is only \$7,590.07 and the PG&E loan amount is \$188,813.00.

Approved Loan Amount Based on Original Estimate

	City Hall	Fire Station 1	Total
PG&E Approved Loan Amount	\$98,580.93	\$90,335.66	\$188,916.59
"Buy Down" Assumption	\$15,745.40	\$0.00	\$15,745.40
Total Available	\$114,326.33	\$90,335.66	\$204,661.99

Revised Project Costs Based on Final Proposal

	City Hall	Fire Station 1	Total
PG&E Approved Loan Amount	\$99,864.00	\$88,949.00	\$188,813.00
"Buy Down" Assumption	\$7,590.07	\$0.00	\$7,590.07
Total Cost	\$107,454.07	\$88,949.00	\$196,403.07
Estimated Annual Cost Savings	\$19,637.00		
Simple Payback (Years)	9.94		
Projected Net Cash Flow	\$111,752.00		

ALTERNATIVES

1. *The Council could pursue an alternative contractor for installing lighting retrofits.*
2. *The Council could pursue an alternative financing mechanism for funding lighting retrofits.* This is not recommended as there are no known 0 percent interest loans currently available, nor is there the necessary additional approximately \$188,000 additional funds available in the 2021-23 Financial Plan to directly pay for the project.
3. *The Council could choose not to pursue lighting retrofits at this time.*

ATTACHMENTS

- A – PG&E On-Bill Financing Agreement
- B – Draft Resolution making findings related to Government Code Section 4217
- C – CC-LEAP City Hall and Fire Station #1 Project Proposal



LOCAL AGENCY AND DISTRICT CUSTOMERS ON-BILL FINANCING LOAN AGREEMENT

The undersigned Local Agency or District¹ Customer ("**Customer**") has contracted for the provision of energy efficiency/demand response equipment and services (the "**Work**") which qualify for one or more of PG&E's applicable rebate or incentive programs. Subject to the conditions (including the process for Adjustment and preconditions to funding) set forth below, Pacific Gas and Electric Company ("**PG&E**") shall extend a loan (the "**Loan**") to Customer in the amount of the loan balance (the "**Loan Balance**") pursuant to the terms of this On-Bill Financing Loan Agreement ("**Loan Agreement**") and PG&E's rate schedules E-OBF and/or G-OBF, as applicable (the "**Schedule**").

To request the Loan, Customer has submitted a completed On-Bill Financing Application and associated documentation as required by PG&E (the "**Application**"). Collectively the Application and this Loan Agreement (including any Adjustment hereunder) comprise the "Agreement".

1. Customer shall arrange for its Contractor, as identified at the end of this Agreement ("**Contractor**"), to provide the Work as described in the Application.
2. The estimated Loan Balance is set forth below. The total cost of the Work as installed, rebate/incentive for qualifying energy efficiency measures, Loan Balance, monthly payment, and loan term specified in this Loan Agreement may be adjusted, if necessary, after the Work and the post-installation inspection described in the Application and/or herein are completed (the "**Adjustment**"). The Adjustment will be calculated using the actual total cost of the Work, as installed, and the estimated energy savings (as described in the Application) of such Work. In no event will the Loan Balance be increased without Customer's written consent, even if Customer is eligible for such increased Loan Balance. Moreover, in no event will the Loan Balance exceed the maximum loan amount stipulated in the Application. Customer understands that in order to be eligible for the Loan, the initial Loan Balance for Work may not fall below the minimum loan amount, nor may the payback period exceed the maximum payback period. **Accordingly, if after the Adjustment, the Loan Balance falls below the minimum loan amount or if the simple payback period exceeds the program maximum payback period, each as described in the Application, PG&E shall have no obligation to extend the Loan, as the Work would not meet program requirements.** The Adjustment described in this paragraph will be communicated to the Customer in writing and will automatically become part of this Loan Agreement, except that any proposed increase in the Loan Balance will only become part of this Loan Agreement upon Customer's written consent to such increase.
3. **PG&E shall have no liability in connection with, and makes no warranties, expressed or implied, regarding the Work.** The Parties acknowledge and agree that PG&E is only providing the Local Agency or District cited here with financing. The Customer has independently hired contractors ("Local Agency or District Contractors") to perform the work on behalf of the Customer to qualify for financing. The Customer acknowledges and agrees that the Local Agency or District Contractors are not third party beneficiaries to this agreement between the Customer and PG&E. To the extent authorized by law and subject to appropriation of the Legislature, the Customer agrees that it will look only to Local Agency or District Contractors for any claims related to the installed equipment or its performance and that PG&E shall have no responsibility or liability, except for the payment of the loan proceeds, and the Customer shall indemnify PG&E for any claims made by the Local Agency or District Contractors against PG&E.
4. Customer represents and warrants that (a) Customer is receiving this Loan solely for Work obtained in connection with Customer's business, and not for personal, family or household purposes; (b) Customer, if not an individual or a government agency, is duly organized, validly existing and in good standing under the laws of its state of formation, and has full power and authority to enter into this Agreement and to carry out the provisions of this Agreement. Customer is duly qualified and in good standing to do business in all jurisdictions where such qualification is required; (c) this Loan Agreement has been duly authorized by all necessary proceedings, has been duly executed and delivered by Customer and is a valid and legally binding agreement of Customer duly enforceable in accordance with its terms; (d) no consent, approval, authorization, order, registration or qualification of or with any court or regulatory authority or other governmental body having jurisdiction over Customer is required for, and the absence of which would adversely affect, the legal and valid execution and delivery of this Loan Agreement, and the performance of the transactions contemplated by this Loan Agreement; (e) the execution and delivery of this Loan Agreement by Customer hereunder and the compliance by Customer with all provisions of this Loan Agreement: (i) will not conflict with or violate any Applicable Law; and (ii) will not conflict with or result in a breach of or default under any of the terms or provisions of any loan agreement or other contract or agreement under which Customer is an obligor or by which its property is bound; and (f) all factual information furnished by Customer to PG&E in the Application and pursuant to this Agreement is true and accurate.
5. The Application must include the Federal Tax Identification Number or Social Security Number of the party who will be the recipient of the checks for the rebate/incentive or any Loan proceeds. Checks may be issued directly to the Customer or its designated Contractor or both, for the benefit of the Customer, as specified below. Customer acknowledges that PG&E will not be responsible for any tax liability imposed on the Customer or its contractor in connection with the transactions contemplated under the Agreement, whether by virtue of the Loan contemplated under the Agreement, or otherwise, and Customer shall indemnify PG&E for any tax liability imposed upon PG&E as a result of the transactions contemplated under the Agreement.

¹ Local Agency or District as defined in California Government Code §50001 and §58004.

6. Upon completion of the Work, Customer shall send a written confirmation of completion to PG&E's On-Bill Financing Program Administrator at the address listed in Section 15. Within 60 days after receiving the confirmation, PG&E (a) will conduct a post installation inspection and project verification, including review of invoices, receipts and other documents as required by PG&E to verify the correctness of any amounts claimed by Customer; and (b) will adjust, if necessary, the total cost, incentive, Loan Balance, monthly payment, and loan term as stated above. Customer shall give PG&E reasonable access to its premises and the Work. If the Work conforms to all requirements of the Agreement and all amounts claimed by Customer as Work costs are substantiated to PG&E's reasonable satisfaction, PG&E will issue a check ("**Check**") to Customer or Contractor (as designated by Customer in Section 15) for all amounts PG&E approves for payment in accordance with the Agreement. The date of such issuance is the "**Issuance Date**". If the Check is issued to Customer, Customer shall be responsible for paying any outstanding fees due to Contractor for the Work. If the Check is less than the amount due from Customer to Contractor, Customer shall be responsible for the excess due to the Contractor.
7. Customer shall repay the Loan Balance to PG&E as provided in this Loan Agreement irrespective of whether or when the Work is completed, or whether the Work is in any way defective or deficient, and whether or not the Work delivers energy efficiency savings to Customer.
8. The monthly payments will be included by PG&E on the Account's regular energy service bills, or by separate bill, in PG&E's discretion. Regardless whether the monthly payments are included in the regular utility bill or a separate loan installment bill, the following repayment terms will apply:
 - a. The Customer agrees to repay to PG&E the Loan Balance in the number of payments listed below and in equal installments (with the final installment adjusted to account for rounding), by the due date set forth in each PG&E utility bill or loan installment bill rendered in connection with Customer's account (identified by the number set forth below ("Account")), commencing with the bill which has a due date falling at least 30 days after the Issuance Date.
 - b. If separate energy service bills and loan installment bills are provided, amounts due under this Loan Agreement as shown in the loan installment bill shall be deemed to be amounts due under each energy services bill to the Account, and a default under this Loan Agreement shall be treated as a default under the Account.
 - c. If the Customer is unable to make a full utility bill payment in a given month, payment arrangements may be made at PG&E's discretion.
 - d. Any partial bill payments received for a month will be applied in equal proportion to the energy charges and the loan obligation for that month, and the Customer may be considered in default of both the energy bill and the loan installment bill.
 - e. Further payment details are set forth below.
9. Any notice from PG&E to Customer regarding the Program or the transactions contemplated under the Loan Agreement may be provided within a PG&E utility bill or loan installment bill, and any such notices may also be provided to Customer at the address below or to the Customer's billing address of record in PG&E's customer billing system from time to time, and in each case shall be effective five (5) days after they have been mailed.
10. The Loan Balance shall not bear interest.
11. Customer may, without prepayment penalty, pay the entire outstanding loan balance in one lump sum payment provided the customer first notifies PG&E by telephoning the toll free phone number (1-800-468-4743), and by sending written notice to PG&E On-Bill Financing Program Administrator at the address listed below, in advance of making the lump sum payment. Accelerated payments that are received from Customer without PG&E's prior approval may, at PG&E's sole discretion, be applied proportionally to subsequent energy charges and Loan repayments and PG&E shall have no obligation to apply accelerated payments exclusively to reduction of the outstanding Loan.
12. The entire outstanding Loan Balance will become immediately due and payable, and shall be paid by Customer within 30 days if: (i) the Account is closed or terminated for any reason; (ii) Customer defaults under the Agreement; (iii) Customer sells the equipment forming part of the Work to any third party; or (iv) Customer becomes Insolvent. Customer becomes "Insolvent" if: (i) Customer is unable to pay its debts as they become due or otherwise becomes insolvent, makes a general assignment for the benefit of its creditors, or suffers or permits the appointment of a receiver for its business or assets or otherwise ceases to conduct business in the normal course; or (ii) any proceeding is commenced by or against Customer under any bankruptcy or insolvency law that is not dismissed or stayed within 45 days.
13. Customer understands that without limiting any other remedy available to PG&E against Contractor or Customer, **failure to repay the Loan Balance in accordance with the terms of the Agreement could result in shut-off of utility energy service, adverse credit reporting, and collection procedures, including, without limitation, legal action.**
14. If there is any conflict among the documents comprising the Agreement, the following order of priority shall apply: 1. this Loan Agreement; 2. the Application; 3. any documents attached to the Application.

15. LOCAL AGENCY OR DISTRICT REQUIREMENT

a. All Payment Obligations Subject to Appropriation

The Customer acknowledges that the cost incurred pursuant to this Loan Agreement will be part of the monthly bill for electric use. All payment obligations and the Work replacement obligations of the Customer under this Loan Agreement or any related agreement or application is subject to appropriation by the Legislative body belonging to Local Agency or District cited in this loan agreement.

b. No Lien or Encumbrance; Subordination:

(1) Notwithstanding any other provision in this Loan Agreement – , PG&E acknowledges that nothing in this Loan Agreement shall constitute a mortgage, charge, assignment, transfer, pledge, lien or encumbrance upon either the Work or any part of the buildings, structures or related facilities in which the Work is constructed, installed or situated (collectively, the “Related Facilities”). Accordingly, PG&E agrees it will not record or file any instrument that would indicate or imply it has a security interest in the Related Facilities, including but not limited to a UCC-1.

(2) In addition to the preceding paragraph (a), if this Loan Agreement were ever construed or deemed to create any such encumbrance, then: (i) this Loan Agreement shall be junior and subordinate and subject in all respects to the terms and conditions of any and all leases, and indentures related to lease revenue bonds issued by the Local Agency or District cited here or any other issuer of bonds on behalf of the Local Agency or District concerning the Related Facilities entered into in the past, the present or the future (the “Senior Security Documents”); and (ii) any term or condition of this Loan Agreement relating to any right, title or interest in the Related Facilities or other benefits derived there from shall be in all respects junior and subordinate to, and subject to the terms of, the Senior Security Documents.

16. Loan Particulars.

This table is to be completed by PG&E

Total Cost	Incentive	Customer Buy- Down (if applicable)	Loan Balance ¹	Monthly Payment	Term ² (months)	Number of Payments
\$ 114,326.23	\$ -	\$ 15,745.30	\$ 98,580.93	\$ 821.51	120	120

Check Made Payable to Customer ☐ or Contractor ☐
[customer to select payment method. Note that only one check can be issued]

17. This agreement at all times shall be subject to such modifications as the California Public Utilities Commission may direct from time to time in the exercise of its jurisdiction.

Federal Tax ID or Social Security #, Customer	Federal Tax ID or Social Security #, Contractor
95-6000781	

PG&E Account # / Service Agreement #
2473387396 / 2473387193

Account Name, Customer	Name, Contractor
Primary Customer Name: CITY OF SAN LUIS OBISPO - 990 PALM ST Project ID: Site Specific OBF - 30227 FA ID: 012279	

Customer Address (For OBF Check Delivery)	Contractor Address (For OBF Check Delivery)
CITY OF SAN LUIS OBISPO, SHELLY STANWYCK	
990 PALM ST	
SAN LUIS OBISPO CA 93401	

Name and Title of Authorized Representative of Customer	Name and Title of Authorized Representative of Contractor

Signature of Authorized Representative of Customer

Date

ACCEPTED: Pacific Gas and Electric Company

By	Date
PG&E On-Bill Financing Authorized Representative	

Address:
On-Bill Financing Program
Mail Code N6G
Pacific Gas and Electric Company
PO Box 770000
San Francisco, CA 94177-0001

¹ The Loan Balance shall not exceed two-hundred fifty thousand dollars (\$250,000), except where, in PG&E's sole opinion, the opportunity for uniquely large energy savings exist, in which case the Loan Balance may exceed two-hundred fifty thousand dollars (\$250,000) but shall not exceed four million dollars (\$4,000,000).

² The loan term in months will be established by PG&E at the time of the OBF Loan Agreement initiation. The maximum loan term shall be one hundred and twenty (120) months.

On-Bill Financing Program (OBF)
Loan Calculation Summary Sheet
Simple project payback per meter

Customer Name: CITY OF SAN LUIS OBISPO - 990 PALM ST

Project Number: FA ID 012279

Calculations from: Original

(A) PROJECT COST FOR MEASURES	(B) REBATES or INCENTIVES	Customer Down Payment or Buy-Down	CUSTOMER TOTAL LOAN AMOUNT	(C) CUSTOMER AVERAGE RATE PER kWh	(D) CUSTOMER AVERAGE RATE PER Therm	(E) ESTIMATED ANNUAL ENERGY SAVINGS (kWh)	(F) ESTIMATED ANNUAL GAS SAVINGS (Therm)	ESTIMATED ANNUAL ENERGY COST SAVINGS	SIMPLE PAYBACK IN YEARS
\$ 114,326.23	\$ -	\$ 15,745.30	\$ 98,580.93	\$ 0.24	\$ -	41,435.00	-	\$ 9,944.40	9.91

PAYBACK IN MONTHS BASED ON EXPECTED ENERGY SAVINGS	LOAN TERM (MONTHS) (1 month added for bill neutrality)	CUSTOMER FIXED MONTHLY LOAN PAYMENT	ESTIMATED MONTHLY ENERGY COST SAVINGS
119	120	\$ 821.51	\$ 828.70

(C) = (From utility bill) Total \$ amount (12-month) / Total kWh (same 12-month)

(D) = (From utility bill) Total \$ amount (12-month) / Total therm (same 12-month)



LOCAL AGENCY AND DISTRICT CUSTOMERS ON-BILL FINANCING LOAN AGREEMENT

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To request the Loan, Customer has submitted a completed On-Bill Financing Application and associated documentation as required by PG&E (the “**Application**”). Collectively the Application and this Loan Agreement (including any Adjustment hereunder) comprise the “**Agreement**”.

1. Customer shall arrange for its Contractor, as identified at the end of this Agreement (“**Contractor**”), to provide the Work as described in the Application.
2. The estimated Loan Balance is set forth below. The total cost of the Work as installed, rebate/incentive for qualifying energy efficiency measures, Loan Balance, monthly payment, and loan term specified in this Loan Agreement may be adjusted, if necessary, after the Work and the post-installation inspection described in the Application and/or herein are completed (the “**Adjustment**”). The Adjustment will be calculated using the actual total cost of the Work, as installed, and the estimated energy savings (as described in the Application) of such Work. In no event will the Loan Balance be increased without Customer’s written consent, even if Customer is eligible for such increased Loan Balance. Moreover, in no event will the Loan Balance exceed the maximum loan amount stipulated in the Application. Customer understands that in order to be eligible for the Loan, the initial Loan Balance for Work may not fall below the minimum loan amount, nor may the payback period exceed the maximum payback period. **Accordingly, if after the Adjustment, the Loan Balance falls below the minimum loan amount or if the simple payback period exceeds the program maximum payback period, each as described in the Application, PG&E shall have no obligation to extend the Loan, as the Work would not meet program requirements.** The Adjustment described in this paragraph will be communicated to the Customer in writing and will automatically become part of this Loan Agreement, except that any proposed increase in the Loan Balance will only become part of this Loan Agreement upon Customer’s written consent to such increase.
3. **PG&E shall have no liability in connection with, and makes no warranties, expressed or implied, regarding the Work.** The Parties acknowledge and agree that PG&E is only providing the Local Agency or District cited here with financing. The Customer has independently hired contractors (“Local Agency or District Contractors”) to perform the work on behalf of the Customer to qualify for financing. The Customer acknowledges and agrees that the Local Agency or District Contractors are not third party beneficiaries to this agreement between the Customer and PG&E. To the extent authorized by law and subject to appropriation of the Legislature, the Customer agrees that it will look only to Local Agency or District Contractors for any claims related to the installed equipment or its performance and that PG&E shall have no responsibility or liability, except for the payment of the loan proceeds, and the Customer shall indemnify PG&E for any claims made by the Local Agency or District Contractors against PG&E.
4. Customer represents and warrants that (a) Customer is receiving this Loan solely for Work obtained in connection with Customer’s business, and not for personal, family or household purposes; (b) Customer, if not an individual or a government agency, is duly organized, validly existing and in good standing under the laws of its state of formation, and has full power and authority to enter into this Agreement and to carry out the provisions of this Agreement. Customer is duly qualified and in good standing to do business in all jurisdictions where such qualification is required; (c) this Loan Agreement has been duly authorized by all necessary proceedings, has been duly executed and delivered by Customer and is a valid and legally binding agreement of Customer duly enforceable in accordance with its terms; (d) no consent, approval, authorization, order, registration or qualification of or with any court or regulatory authority or other governmental body having jurisdiction over Customer is required for, and the absence of which would adversely affect, the legal and valid execution and delivery of this Loan Agreement, and the performance of the transactions contemplated by this Loan Agreement; (e) the execution and delivery of this Loan Agreement by Customer hereunder and the compliance by Customer with all provisions of this Loan Agreement: (i) will not conflict with or violate any Applicable Law; and (ii) will not conflict with or result in a breach of or default under any of the terms or provisions of any loan agreement or other contract or agreement under which Customer is an obligor or by which its property is bound; and (f) all factual information furnished by Customer to PG&E in the Application and pursuant to this Agreement is true and accurate.
5. The Application must include the Federal Tax Identification Number or Social Security Number of the party who will be the recipient of the checks for the rebate/incentive or any Loan proceeds. Checks may be issued directly to the Customer or its designated Contractor or both, for the benefit of the Customer, as specified below. Customer acknowledges that PG&E will not be responsible for any tax liability imposed on the Customer or its contractor in connection with the transactions contemplated under the Agreement, whether by virtue of the Loan contemplated under the Agreement, or otherwise, and Customer shall indemnify PG&E for any tax liability imposed upon PG&E as a result of the transactions contemplated under the Agreement.

¹ Local Agency or District as defined in California Government Code §50001 and §58004.

6. Upon completion of the Work, Customer shall send a written confirmation of completion to PG&E's On-Bill Financing Program Administrator at the address listed in Section 15. Within 60 days after receiving the confirmation, PG&E (a) will conduct a post installation inspection and project verification, including review of invoices, receipts and other documents as required by PG&E to verify the correctness of any amounts claimed by Customer; and (b) will adjust, if necessary, the total cost, incentive, Loan Balance, monthly payment, and loan term as stated above. Customer shall give PG&E reasonable access to its premises and the Work. If the Work conforms to all requirements of the Agreement and all amounts claimed by Customer as Work costs are substantiated to PG&E's reasonable satisfaction, PG&E will issue a check ("**Check**") to Customer or Contractor (as designated by Customer in Section 15) for all amounts PG&E approves for payment in accordance with the Agreement. The date of such issuance is the "**Issuance Date**". If the Check is issued to Customer, Customer shall be responsible for paying any outstanding fees due to Contractor for the Work. If the Check is less than the amount due from Customer to Contractor, Customer shall be responsible for the excess due to the Contractor.
7. Customer shall repay the Loan Balance to PG&E as provided in this Loan Agreement irrespective of whether or when the Work is completed, or whether the Work is in any way defective or deficient, and whether or not the Work delivers energy efficiency savings to Customer.
8. The monthly payments will be included by PG&E on the Account's regular energy service bills, or by separate bill, in PG&E's discretion. Regardless whether the monthly payments are included in the regular utility bill or a separate loan installment bill, the following repayment terms will apply:
 - a. The Customer agrees to repay to PG&E the Loan Balance in the number of payments listed below and in equal installments (with the final installment adjusted to account for rounding), by the due date set forth in each PG&E utility bill or loan installment bill rendered in connection with Customer's account (identified by the number set forth below) ("Account"), commencing with the bill which has a due date falling at least 30 days after the Issuance Date.
 - b. If separate energy service bills and loan installment bills are provided, amounts due under this Loan Agreement as shown in the loan installment bill shall be deemed to be amounts due under each energy services bill to the Account, and a default under this Loan Agreement shall be treated as a default under the Account.
 - c. If the Customer is unable to make a full utility bill payment in a given month, payment arrangements may be made at PG&E's discretion.
 - d. Any partial bill payments received for a month will be applied in equal proportion to the energy charges and the loan obligation for that month, and the Customer may be considered in default of both the energy bill and the loan installment bill.
 - e. Further payment details are set forth below.
9. Any notice from PG&E to Customer regarding the Program or the transactions contemplated under the Loan Agreement may be provided within a PG&E utility bill or loan installment bill, and any such notices may also be provided to Customer at the address below or to the Customer's billing address of record in PG&E's customer billing system from time to time, and in each case shall be effective five (5) days after they have been mailed.
10. The Loan Balance shall not bear interest.
11. Customer may, without prepayment penalty, pay the entire outstanding loan balance in one lump sum payment provided the customer first notifies PG&E by telephoning the toll free phone number (1-800-468-4743), and by sending written notice to PG&E On-Bill Financing Program Administrator at the address listed below, in advance of making the lump sum payment. Accelerated payments that are received from Customer without PG&E's prior approval may, at PG&E's sole discretion, be applied proportionally to subsequent energy charges and Loan repayments and PG&E shall have no obligation to apply accelerated payments exclusively to reduction of the outstanding Loan.
12. The entire outstanding Loan Balance will become immediately due and payable, and shall be paid by Customer within 30 days if: (i) the Account is closed or terminated for any reason; (ii) Customer defaults under the Agreement; (iii) Customer sells the equipment forming part of the Work to any third party; or (iv) Customer becomes Insolvent. Customer becomes "Insolvent" if: (i) Customer is unable to pay its debts as they become due or otherwise becomes insolvent, makes a general assignment for the benefit of its creditors, or suffers or permits the appointment of a receiver for its business or assets or otherwise ceases to conduct business in the normal course; or (ii) any proceeding is commenced by or against Customer under any bankruptcy or insolvency law that is not dismissed or stayed within 45 days.
13. Customer understands that without limiting any other remedy available to PG&E against Contractor or Customer, **failure to repay the Loan Balance in accordance with the terms of the Agreement could result in shut-off of utility energy service, adverse credit reporting, and collection procedures, including, without limitation, legal action.**
14. If there is any conflict among the documents comprising the Agreement, the following order of priority shall apply: 1. this Loan Agreement; 2. the Application; 3. any documents attached to the Application.

15. LOCAL AGENCY OR DISTRICT REQUIREMENT

a. All Payment Obligations Subject to Appropriation

The Customer acknowledges that the cost incurred pursuant to this Loan Agreement will be part of the monthly bill for electric use. All payment obligations and the Work replacement obligations of the Customer under this Loan Agreement or any related agreement or application is subject to appropriation by the Legislative body belonging to Local Agency or District cited in this loan agreement.

b. No Lien or Encumbrance; Subordination:

(1) Notwithstanding any other provision in this Loan Agreement – , PG&E acknowledges that nothing in this Loan Agreement shall constitute a mortgage, charge, assignment, transfer, pledge, lien or encumbrance upon either the Work or any part of the buildings, structures or related facilities in which the Work is constructed, installed or situated (collectively, the “Related Facilities”). Accordingly, PG&E agrees it will not record or file any instrument that would indicate or imply it has a security interest in the Related Facilities, including but not limited to a UCC-1.

(2) In addition to the preceding paragraph (a), if this Loan Agreement were ever construed or deemed to create any such encumbrance, then: (i) this Loan Agreement shall be junior and subordinate and subject in all respects to the terms and conditions of any and all leases, and indentures related to lease revenue bonds issued by the Local Agency or District cited here or any other issuer of bonds on behalf of the Local Agency or District concerning the Related Facilities entered into in the past, the present or the future (the “Senior Security Documents”); and (ii) any term or condition of this Loan Agreement relating to any right, title or interest in the Related Facilities or other benefits derived there from shall be in all respects junior and subordinate to, and subject to the terms of, the Senior Security Documents.

16. Loan Particulars.

This table is to be completed by PG&E

Total Cost	Incentive	Customer Buy- Down (if applicable)	Loan Balance ¹	Monthly Payment	Term ² (months)	Number of Payments
\$ 90,335.66	\$ -	\$ -	\$ 90,335.66	\$ 799.43	113	113

Check Made Payable to Customer ☐ or Contractor ☐
[customer to select payment method. Note that only one check can be issued]

17. This agreement at all times shall be subject to such modifications as the California Public Utilities Commission may direct from time to time in the exercise of its jurisdiction.

Federal Tax ID or Social Security #, Customer	Federal Tax ID or Social Security #, Contractor
95-6000781	

PG&E Account # / Service Agreement #
0965296173 / 0965296595

Account Name, Customer	Name, Contractor
Primary Customer Name: CITY OF SAN LUIS OBISPO - 2160 SANTA BARBARA ST Project ID: Site Specific OBF - 30228 FA ID: 012278	

Customer Address (For OBF Check Delivery)	Contractor Address (For OBF Check Delivery)
CITY OF SAN LUIS OBISPO, SHELLY STANWYCK	
2160 SANTA BARBARA AVE	
SAN LUIS OBISPO CA 93401	

Name and Title of Authorized Representative of Customer	Name and Title of Authorized Representative of Contractor

Signature of Authorized Representative of Customer

Date

ACCEPTED: Pacific Gas and Electric Company

By	Date
PG&E On-Bill Financing Authorized Representative	

Address:
On-Bill Financing Program
Mail Code N6G
Pacific Gas and Electric Company
PO Box 770000
San Francisco, CA 94177-0001

¹ The Loan Balance shall not exceed two-hundred fifty thousand dollars (\$250,000), except where, in PG&E's sole opinion, the opportunity for uniquely large energy savings exist, in which case the Loan Balance may exceed two-hundred fifty thousand dollars (\$250,000) but shall not exceed four million dollars (\$4,000,000).

² The loan term in months will be established by PG&E at the time of the OBF Loan Agreement initiation. The maximum loan term shall be one hundred and twenty (120) months.

On-Bill Financing Program (OBF)
Loan Calculation Summary Sheet
Simple project payback per meter

Customer Name: CITY OF SAN LUIS OBISPO - 2160 SANTA BARBARA ST

Project Number: FA ID 012278

Calculations from: Original

(A) PROJECT COST FOR MEASURES	(B) REBATES or INCENTIVES	Customer Down Payment or Buy-Down	CUSTOMER TOTAL LOAN AMOUNT	(C) CUSTOMER AVERAGE RATE PER kWh	(D) CUSTOMER AVERAGE RATE PER Therm	(E) ESTIMATED ANNUAL ENERGY SAVINGS (kWh)	(F) ESTIMATED ANNUAL GAS SAVINGS (Therm)	ESTIMATED ANNUAL ENERGY COST SAVINGS	SIMPLE PAYBACK IN YEARS
\$ 90,335.66	\$ -	\$ -	\$ 90,335.66	\$ 0.24	\$ -	40,231.00	-	\$ 9,655.44	9.36

PAYBACK IN MONTHS BASED ON EXPECTED ENERGY SAVINGS	LOAN TERM (MONTHS) (1 month added for bill neutrality)	CUSTOMER FIXED MONTHLY LOAN PAYMENT	ESTIMATED MONTHLY ENERGY COST SAVINGS
112	113	\$ 799.43	\$ 804.62

(C) = (From utility bill) Total \$ amount (12-month) / Total kWh (same 12-month)

(D) = (From utility bill) Total \$ amount (12-month) / Total therm (same 12-month)

RESOLUTION NO. _____ (2021 SERIES)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN LUIS
OBISPO, CALIFORNIA, MAKING FINDINGS ON ENERGY SAVINGS
AND DETERMINING OTHER MATTERS IN CONNECTION WITH
ENERGY EFFICIENCY RETROFITS**

WHEREAS, it is the policy of the State of California and the intent of the State Legislature to promote all feasible means of energy conservation and all feasible uses of alternative energy supply sources; and

WHEREAS, the City of San Luis Obispo ("City") desires to reduce energy costs at its facilities; and

WHEREAS, the City proposes to enter into an On-Bill Financing Agreement ("OBF Agreement") and related contract documents with PG&E ("Utility"), who in turn will use Electricraft Inc. ("Contractor") as the Contractor for facilities at the City's real property sites, pursuant to which Contractor will remove old lighting fixtures and install new LED lighting in the City's facilities; and

WHEREAS, through the Utility On-Bill Financing Program the City will have \$7,590.07 capital outlay and will continue to pay their utility bills through the loan's existence; and

WHEREAS, Contractor has provided the City with analysis showing the financial and other benefits of entering into the OBF Agreement, which analysis is attached here to as Exhibit A and made part hereof by this reference; and

WHEREAS, Exhibit A includes data showing that the anticipated cost to the City for the electrical energy saved by the LED upgrades will be equal to/or less than the anticipated cost of the project thus making these projects bill neutral; and

WHEREAS, Contractor was the selected vendor for the On-Bill Financing project due to their low bid and Contractor's carrying the costs and structuring of the project to have minimal capital outlay to the City; and

WHEREAS, the City proposes to enter into the On-Bill Financing Agreements and related contract documents in substantially the form presented at this meeting, subject to such changes, insertions or omissions as the City Manager and City Attorney reasonably deems necessary following the Council's adoption of this Resolution; and

WHEREAS, pursuant to Government Code section 4217.12, this Council held a public hearing, public notice of which was given two weeks in advance, to receive public comment.

R _____

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of San Luis Obispo that:

SECTION 1. The terms of the OBF Agreement and related agreements are in the best interests of the City.

SECTION 2. In accordance with Government Code section 4217.12, and based on data provided by Exhibit A, the Council finds that the anticipated cost to the City for lighting retrofits provided by the OBF Agreements will be less than or equal to the anticipated cost to the City of electrical energy that would have been consumed by the City in the absence of the OBF Agreements.

SECTION 3. The City Manager and City Attorney are hereby authorized and directed to negotiate any further changes, insertions and omissions to the OBF Agreement as they reasonably deem necessary, and thereafter to execute and deliver the OBF Agreement following the Council's adoption of this Resolution. The City Manager is further authorized and directed to execute and deliver any and all papers, instruments, opinions, certificates, affidavits and other documents and to do or cause to be done any and all other acts and things necessary or proper for carrying out this Resolution and said Agreements.

SECTION 4. Environmental Review. The City Council hereby determines that the execution of an OBF Agreement with Utility are statutorily and categorically exempt from environmental review on the basis that the projects are: installation of LED upgrades in and on existing facilities or at existing parking lots (Public Resources Code § 21080.35; new construction or conversion of small structures (CEQA Guidelines § 15303); minor alterations to land (CEQA Guidelines § 15304); projects which consist of the construction or placement of minor accessory structures to existing facilities (CEQA Guidelines § 15311); and activities which can be seen with seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (CEQA Guidelines § 15061(b)(3)).

SECTION 5. City staff are hereby authorized to file and process a Notice of CEQA Exemption for the project in accordance with CEQA and the State CEQA Guidelines, and the findings set forth in this Resolution.

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

AYES:

NOES:

ABSENT:

The foregoing resolution was adopted this _____ day of _____ 2021.

Mayor Heidi Harmon

ATTEST:

Teresa Purrington
City Clerk

APPROVED AS TO FORM:

J. Christine Dietrick
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on _____.

Teresa Purrington
City Clerk

R _____

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City of SLO City Hall and Fire Station #1 Joint Project Proposal



The City of San Luis Obispo enrolled in CC-LEAP in 2020 to take advantage of the no-cost project management services available to help the agency move energy efficiency projects from conception to completion. CC-LEAP performed an audit of City Hall and Fire Station #1 on December 11, 2020. This project proposal summarizes recommendations of the lighting audit conducted by Enpowered on the aforementioned date.

Benefits of this project include improving safety and reliability, reducing maintenance costs, hedging against increasing utility costs, and reducing greenhouse gas emissions by 57.74 metric tons annually.

Project Scope

Facility	Energy Efficiency Measure	Fixture Qty	Est. Annual kWh Savings	Est. Annual Cost Savings*	Electricraft Gross Project Cost Quote	Lee Wilson Electric Gross Project Cost Quote
City Hall	Interior LED Lighting Retrofits	260	41,435	\$10,070	\$106,171	\$108,986
Fire Station #1	Interior LED Lighting Retrofits	217	40,231	\$ 9,567	\$88,949	\$74,374
Total		477	81,666	\$19,637	\$195,120	\$183,360

* Estimated Cost Savings (\$/yr) is calculated using the PG&E's blended utility rate of \$0.24/kWh

Project Financials

The table below presents two different contractors' quotes, one quote from Lee Wilson Electric and another quote from Electricraft, to compare financial metrics.

	Electricraft's Quote	Lee Wilson Electric's Quote
Gross Project Cost	City Hall: \$106,171 Fire Station: \$88,949 Total: \$195,120	City Hall: \$108,986 Fire Station: \$74,374 Total: \$183,360
Approved PG&E's On-Bill Financing (OBF)	City Hall: \$98,580.93 Fire Station: \$90,335.66 Total: \$188,916.59	
Approved Project Buy-Down Amount	City Hall: \$15,745.30 Fire Station: \$0 Total: \$15,745.30	

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Estimated Revised PG&E OBF Amount*	City Hall: \$99,864 Fire Station: \$88,949 Total: \$188,813	City Hall: \$99,864 Fire Station: \$74,374 Total: \$174,238
Estimated Revised Buy-Down Amount*	City Hall: \$7,590.07 Fire Station: \$0 Total: \$7,590.07	City Hall: \$10,405.07 Fire Station: \$0 Total: \$10,405.07
Estimated Annual Cost Savings**	\$19,637	\$19,637
Simple Payback Period	9.94	9.34
Project's Net Cash Flow***	\$111,752	\$123,512
Return on Investment	0.39	0.45

* Final loan amount and buy-down will depend on implemented scope and final project costs

** Estimated Annual Cost Savings include only energy cost savings

*** Project's Net Cash Flow is calculated over the existing useful life (EUL) of the equipment

Cash Flow Analysis

CC-LEAP provides expert guidance identifying financing opportunities available for public agencies and applying and securing them for eligible agencies. Options that are available to the City of SLO include Cash and On-Bill Financing (OBF). Additional details about OBF can be found in Appendix B.

The projected annual cash-flow for the City of SLO using Electricraft's updated project cost quote is outlined below.

Est. PG&E Principal	Loan Interest	Est. PG&E OBF Term
\$188,813	0.0%	10 years

Year	Incentives & Financing	Est. Utility Savings	Total Cash Inflows	Est. PG&E OBF Payment	Total Cash Outflows	Net Cash Flows
0	\$188,813		\$188,813		(\$195,120)	(\$6,307)
1		\$20,423	\$20,423	(\$19,637)	(\$19,637)	\$786
2		\$21,240	\$21,240	(\$19,637)	(\$19,637)	\$1,603
3		\$22,089	\$22,089	(\$19,637)	(\$19,637)	\$2,452
4		\$22,973	\$22,973	(\$19,637)	(\$19,637)	\$3,336
5		\$23,892	\$23,892	(\$19,637)	(\$19,637)	\$4,255
6		\$24,848	\$24,848	(\$19,637)	(\$19,637)	\$5,210
7		\$25,842	\$25,842	(\$19,637)	(\$19,637)	\$6,204

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8		\$26,875	\$26,875	(\$19,637)	(\$19,637)	\$7,238
9		\$27,950	\$27,950	(\$19,637)	(\$19,637)	\$8,313
10		\$29,068	\$29,068	(\$12,077)	(\$12,077)	\$16,991
11		\$30,231	\$30,231			\$30,231
12		\$31,440	\$31,440			\$31,440
Totals		\$306,872	\$495,685	(\$188,813)	(\$394,862)	\$111,752

The projected annual cash-flow for the City of SLO using Lee Wilson Electric's project cost quote is outlined below.

Est. PG&E Principal	Loan Interest	Est. PG&E OBF Term
\$174,238	0.0%	10 years

Year	Incentives & Financing	Est. Utility Savings	Total Cash Inflows	Est. PG&E OBF Payment	Total Cash Outflows	Net Cash Flows
0	\$174,238		\$174,238		(\$183,360)	(\$9,122)
1		\$20,423	\$20,423	(\$19,637)	(\$19,637)	\$786
2		\$21,240	\$21,240	(\$19,637)	(\$19,637)	\$1,603
3		\$22,089	\$22,089	(\$19,637)	(\$19,637)	\$2,452
4		\$22,973	\$22,973	(\$19,637)	(\$19,637)	\$3,336
5		\$23,892	\$23,892	(\$19,637)	(\$19,637)	\$4,255
6		\$24,848	\$24,848	(\$19,637)	(\$19,637)	\$5,210
7		\$25,842	\$25,842	(\$19,637)	(\$19,637)	\$6,204
8		\$26,875	\$26,875	(\$17,475)	(\$17,475)	\$9,400
9		\$27,950	\$27,950	(\$10,070)	(\$10,070)	\$17,880
10		\$29,068	\$29,068	(\$9,231)	(\$9,231)	\$19,837
11		\$30,231	\$30,231			\$30,231
12		\$31,440	\$31,440			\$31,440
Totals		\$306,872	\$481,110	(\$174,238)	(\$357,598)	\$123,512



Central Coast LEAP

Project Milestones and Activities

CC-LEAP will assist your agency with completing your energy efficiency projects in an expedited manner, with an anticipated construction start date of August 2021. Your Project Manager, Rachel Pennington, will work with you to refine these proposed dates and the project activities.

Milestone	Date
Project Proposal Approval	June 2021
Scope of Work approval	July 2021
Council/Director Approval Date	July 2021
Construction Start Date	August 2021

Central Coast LEAP

Appendix A: Financial Metrics Definitions

Gross Project Cost: the total of all construction costs for each measure including direct labor, materials, equipment, the contractor's adjustment factor and all task order processing fees.

Net Present Value (NPV): NPV takes into account the time value of money and indicates what a project's lifetime cash flow is worth today. NPV is determined by taking the sum of the present value of all current and future cash flows, including purchase and installation costs, and future utility and maintenance savings.

Reimbursable Costs: Money returned by the utilities after the project has been installed with the Installation Report submitted and approved.

Simple Payback Period (SPP): the amount of time required to recover the initial costs of a project from its savings. A simple payback period ignores the time value of money and assumes that future savings occur in even amounts each year. For example, a \$1,000 investment that saves \$500 each year has a two-year simple payback period. A project is economically acceptable if the payback period is less than the length of the project life.

$$SPP = \text{Net Project Cost (\$)} / \text{Annual Savings (\$/yr)}$$

Financing Assumptions	
Discount Rate	4%
Utility Escalation Rate	4%
Inflation Rate	3%

Estimates of potential Investor-Owned Utility (IOU) incentives and On-Bill Financing funding values are based on the most up-to-date information available from the corresponding utility. Utilities reserve the right to change and/or terminate funding for Energy Efficiency projects based on evolving priorities as determined by California Public Utilities Commission directives. These changes can happen without notice. Furthermore, errors in submitted documentation, delays in project implementation, and lack of adherence to utility program requirements can all impact the final IOU Incentive and On-Bill Financing values and approvals.



Appendix B: On-Bill Financing FAQs

What is On-Bill Financing?

On-Bill Financing, or OBF, assists eligible customers finance their qualified energy efficiency projects. The loan is a no-interest, no-fee loan repaid through the customer's monthly energy bill.

Who is Eligible?

PG&E commercial, government, and nonprofit customers are eligible. To participate, you must:

- Have 24 months of billing history at the project site address
- Have zero disconnect or late payment notices within the last 12 months
- Have matching name and tax ID number included in the Customer's billing account
- Select either the On-Bill Financing or On-Bill Financing with Incentives pathway

What are the Loan Limits?

Loan terms are a maximum of 120 months or 10 years. Loan amounts must be between \$5,000-\$250,000 per premise, though an exemption of up to \$4 million can be granted on a case by case basis. Loans above \$250,000 may not be combined with rebates or other incentives. Certain caps may apply, your CC-LEAP project manager will know if these caps apply to your project.

How do I Apply?

Since this form of financing is available to current utility customers, the application and implementation process is relatively streamlined and allows for easy adoption of energy efficient measures. Your CC-LEAP project manager will be happy to assist you in this process.

How does it work?

Your CC-LEAP project manager will help along every step of the way to securing your OBF funds:

1. Submit the OBF application along with applicable Incentives Applications
2. The utility will review the OBF Application and the agency's payment history
3. A utility engineer or approved third-party inspector will conduct a pre-inspection
4. Upon approval and inspection, the OBF funds will be reserved
5. Equipment Installation may begin upon receipt of loan approval
6. When installation is complete, submit an Installation Report to the utility
7. The utility will review the installation report
8. If approved, OBF funds will be distributed at this time
9. The first zero-interest loan repayment will appear on the next scheduled utility bill.



Appendix C: Additional Funding and Financing Options

California Energy Commission (CEC) Energy Conservation Assistance Act Low Interest Loans

The California Energy Commission's Energy Conservation Assistance Act (ECAA) program offers 1% interest loans to public agencies to finance energy efficiency and energy generation projects. 0% interest loans are also offered annually on a competitive basis to qualifying school districts.

Advantages and Key Considerations:

- Maximum loan is \$3 million per application;
- Applications are accepted on a first-come, first-served basis;
- Loan can fund 100% of project costs within a 17 year maximum simple payback;
- Loan must be repaid from energy savings within a maximum of 20 years;
- Application support provided by your CC-LEAP Project Manager

IBank California Lending for Energy & Environmental Needs (CLEEN) Center Low-Interest Financing

The IBank CLEEN Center offers financing for public agency energy generation, conservation, and storage projects through the Statewide Energy Efficiency Program (SWEEP) and the Light Emitting Diode (LED) Street Lighting Program. SWEEP finances facility energy efficiency projects; the LED program finances street lighting upgrade projects.

Advantages and Key Considerations:

- All or any part of the costs of construction and renovation are eligible for financing
- Applicants must demonstrate project-readiness and feasibility to complete construction within 2 years after IBank's financing approval
- IBank prioritizes projects in areas with high unemployment rates, low median family income, declining or slow growth in labor force employment, or high poverty rates
- Applications accepted on a rolling basis



Council Agenda Report

Item 5f

Department: Finance
Cost Center: 2001
For Agenda of: 7/6/2021
Placement: Consent
Estimated Time: N/A

FROM: Brigitte Elke, Finance Director

Prepared By: Esteban Cano-Gutierrez, Financial Analyst – Infrastructure Financing

SUBJECT: ANNUAL SPECIAL TAX LEVY REPORT FOR THE CITY OF SAN LUIS OBISPO COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SAN LUIS RANCH)

RECOMMENDATION

Receive and file the Annual Special Tax Levy Report for the City of San Luis Obispo Community Facilities No. 2019-1 (San Luis Ranch).

DISCUSSION

Background

The San Luis Ranch Specific Plan was approved on July 18, 2017, and a year later, on July 17, 2018, the City Council approved its Development Agreement which provided the basis for the formation of the City of San Luis Obispo Community Facilities District No. 2019-1 (San Luis Ranch) (CFD) according to the Mello-Roos Community Facilities Act of 1982. The CFD was formed to fund major road improvements, potable and non-potable water system improvements, drainage system improvements, wastewater system improvements, solid waste improvements, park and paseo improvements, open space improvements, utilities, and other authorized facilities under the Mello-Roos Act, serving the Project as a condition of the City's approval of the development.

Subsequently, on February 19, 2019, the City Council, as the legislative body of the CFD, adopted a Resolution of Intention, including the Rate and Method of Apportionment (RMA) that specified the special tax to be levied by and within the District. The RMA was updated on April 20, 2021, to allow the CFD to incur bonded indebtedness in the aggregate principal amount of not to exceed \$25,000,000 secured by the levy of the mentioned special tax within the CFD.

As one of the steps on the approval of bond issuance, on May 5, 2021, the City Council adopted Ordinance No. 1697 (2021 Series) (attachment B), approving the levy of a special tax within the CFD for the fiscal year 2021-22 and all subsequent fiscal years and is solely applicable within the boundaries of the San Luis Ranch CFD.

The purpose of the levy of the special tax within the CFD is to cover authorized costs identified in the RMA such as administrative expenses, debt service, the payment of other costs associated with the bonds, etc.

The City has already established the necessary accounts with the County of San Luis Obispo Tax Collector to administer the special tax within the San Luis Ranch CFD. All necessary documentation and information will be provided to the County of San Luis Obispo Tax Collector in proper form and required timelines to bill and collect the special tax on the secured property tax roll of the County beginning in FY 2021-22. This does not exclude the City's right to utilize any other lawful means of billing, collecting, and enforcing the special tax, including direct billing, supplemental billing, and, when lawfully available, judicial foreclosure of the special tax lien.

Annual Special Tax Levy Report

The CFD Annual Special Levy Tax Report covers all assessor parcels of land within the boundaries of the City of San Luis Obispo Community Facilities District No. 2019-1 (San Luis Ranch). The special tax attributed to each parcel was computed in accordance with the amended Rate and Method of Apportionment as approved by Council in Resolution No. 11233 (2021 Series). The report is divided into 4 chapters including an introduction, information about the taxable CFD land uses, the annual CFD costs, the assignment of the maximum special tax and special tax levy for FY 2021-22, and the proposed special tax levy for FY 2021-22 - Appendix A.

Previous Council or Advisory Body Action

On April 20, 2021, the City Council adopted Resolutions No. 11233, 11238, 11239, 11240 (2021 Series) amending the Rate and Method of Apportionment and approving the issue of bonds for the San Luis Ranch CFD.

On May 5, 2021, the City Council adopted Ordinance No. 1697 (2021 Series) authorizing the levy of a special tax for the fiscal year 2021-22 and subsequent fiscal years.

Policy Context

The approved San Luis Ranch Specific Plan and related entitlements are consistent with the City's adopted General Plan, and findings to that effect were made in both the original project approved in July 2017 as well as the amended project approval in August 2018. An evaluation of the project's consistency with General Plan policies is discussed at length in Section 4.9 of the certified Final Environmental Impact Report.

The Specific Plan requires that funding mechanisms be included to ensure that public infrastructure is coordinated with future development under the plan. The formation of a CFD was consistent with this requirement. A CFD, as enabled by the Community Facilities District Act of 1982, allows a local jurisdiction to levy a special tax within a specified area to pay for public services and/ or infrastructure needed within the area. Over the past three decades, CFDs have become a common mechanism for cities to fund services and finance development-related infrastructure, and the use of a CFD, in this case, is consistent with the City's Economic Development Strategic Plan and the General Plan.

The General Plan provides specific policies related to the funding of infrastructure noted below:

1.13.6. Required Plans: The City shall not allow the development of any newly annexed private land until the City has adopted a specific or development plan for land uses, open space protection, roads, utilities, the overall pattern of subdivision, and financing of public facilities for the area.

1.13.9. Costs of Growth: The City shall require the costs of public facilities and services needed for new development to be borne by the new development unless the community chooses to help pay the costs for a certain development to obtain community-wide benefits. The City shall consider a range of options for financing measures so that new development pays its fair share of costs of new services and facilities which are required to serve the project, and which are reasonably related to the new growth attributable to the development.

This report and the levying of the special tax are consistent with these General Plan policies and with the City's Local Goals and Policies for Community Facilities Districts.

Public Engagement

The annual special tax report requires a "notify" level of public engagement that was accomplished through the publication of the agenda, associated report, and the acceptance of the report during a public session of the City Council.

CONCURRENCE

The Community Development Department concurs with the information contained within this report.

ENVIRONMENTAL REVIEW

Annual special tax reporting for the City of San Luis Obispo Community Facilities District No. 2019-1 (San Luis Ranch) is categorically exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15306 (Information Collection) and that the action otherwise qualifies for a "general rule" exemption according to Section 15061(b)(3), which covers activities "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Annual reporting does not change any aspect of the approved San Luis Ranch project, nor does it introduce the potential for any new environmental impacts. Under Section 15306, the Secretary for the California Natural Resources Agency has concluded that "basic data collection, research, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource" are exempt from CEQA. Therefore, the proposed action is categorically exempt from further analysis under CEQA.

FISCAL IMPACT

Each fiscal year, the District Administrator will calculate the maximum amount of special tax revenue that may be collected from all taxable parcels in the CFD. Given the fact that the district is currently being build-out, the levy for FY 2021-22 is based on the number of building permits issued by the first week of June 2021. Currently, the developer has issued 58 building permits (23 for low-density residential and 35 for medium-density residential). By allocating 100 percent of the assigned special tax for all developed parcels, the total special tax levy for the FY 2021-22 amounts to \$153,238.44.

The initial debt service will be paid for by capitalized interest funds established through the issuance of CFD bonds. In total, interest-only debt service payments for September 2021, and Calendar Year 2022, in the amount of \$962,086.67 will be paid by the funds deposited in the Capitalized Interest Fund.

The City is authorized to fund the annual cost of the CFD from the special tax collected. While not required under the provisions of the RMA, the City may levy the maximum special tax for developed parcels each fiscal year. Special tax revenues collected, that are not otherwise needed to fund the administration of the CFD, debt service, or to replenish the bond reserve fund, may be allocated to pay-as-you-go cost.

In taxing developed parcels for FY 2021-22, there will be a total of \$118,488.44 collected that is not required for other authorized costs of the CFD. This amount may be used to fund pay-as-you-go costs or could be held by the City to offset FY 2022-23 annual costs.

In accordance with the Acquisition Agreement entered into in October 2020 between the City and the developer, any amount not required to cover other authorized costs for the CFD must be used in half to reimburse the developer (pay-as-you-go) for the shortfall between the anticipated costs of the public infrastructure built and the bonds' net proceeds, and the other half to the City to cover administrative costs, delinquencies for subsequent fiscal years and any other applicable cost pertaining to the CFD.

ALTERNATIVES

The annual Special Tax report is a requirement of the CFD under the Mello-Ross Act and is a receive and file item.

ATTACHMENTS

- A – City of San Luis Obispo Community Facilities District 2019-1 Tax Report
- B – Ordinance No. 1697 (2021 Series)

The Economics of Land Use



Tax Report

San Luis Obispo CFD No. 2019-1 (San Luis Ranch)— FY 2021-22

Prepared for:

City of San Luis Obispo

Prepared by:

Economic & Planning Systems, Inc. (EPS)

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EPS #211048

June 15, 2021

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1. Introduction

The City of San Luis Obispo (City) created a Mello-Roos Community Facilities District (CFD) for the San Luis Ranch development (Project), located in the San Luis Ranch Specific Plan (SLRSP) area, located west of US Highway 101 in the southwest quadrant of the City. The CFD was formed in March 2019 to create a land-secured funding mechanism to help fund construction of authorized facilities of the CFD.

At the time of formation of the CFD, development plans for single-family residential product were fully developed, but the development plan for multifamily residential uses was still being evaluated by the developer. In addition, the location and number of affordable housing units (which are to be tax-exempt under the CFD) were being finalized between the developer and the City. A Change Proceeding for the CFD was started in the Spring of 2021 to amend the Rate and Method of Apportionment to reflect changes being made to the scope of the special tax related to final taxable unit counts for multifamily residential and assignment of affordable units to large lot parcels in the Project.

The boundaries of the proposed CFD are coterminous with the SLRSP. Overall, the Project area includes approximately 131.4 acres approved for up to 580 dwelling units and commercial development, including a 200-room hotel, 100,000 square feet of office space, and 150,000 square feet of retail and service commercial uses. The Project includes 7.8 acres of parks, waterways, and other interior open space. There will be 52.3 acres of farmed agricultural land in the Project area.

EPS prepared the "San Luis Ranch Financing Plan" (Financing Plan) in June 2018, which addressed how the infrastructure needed to serve the Project will be funded. The Financing Plan identified total infrastructure improvement costs of \$54.2 million, of which approximately \$22.8 million is attributable to the Project as a "fair-share" cost allocation for required infrastructure.

Purpose of the CFD

The CFD was formed to fund major road improvements, potable and non-potable water system improvements, drainage system improvements, wastewater system improvements, solid waste improvements, park and paseo improvements, open space improvements, utilities, and other authorized facilities under the Mello-Roos Act, serving the Project as a condition of the City's approval of the development.

The CFD is authorized to issue up to \$25 million in bonds. CFD bonds were issued in June 2021 in the amount of \$19,660,000. It is anticipated that more than one CFD bond issuance will occur as the Project is built out.

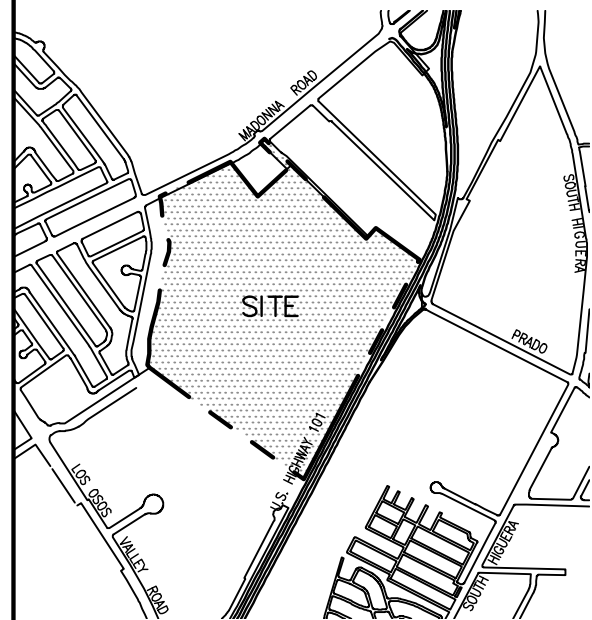
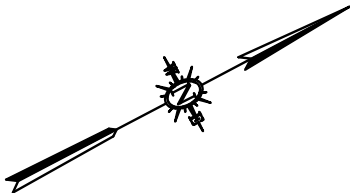
The CFD was authorized to begin collecting the special tax in FY 2018-19. FY 2021-22 will be the first year in which the special tax will be levied against taxable parcels of the CFD.

Map 1 shows the proposed boundaries of the CFD.

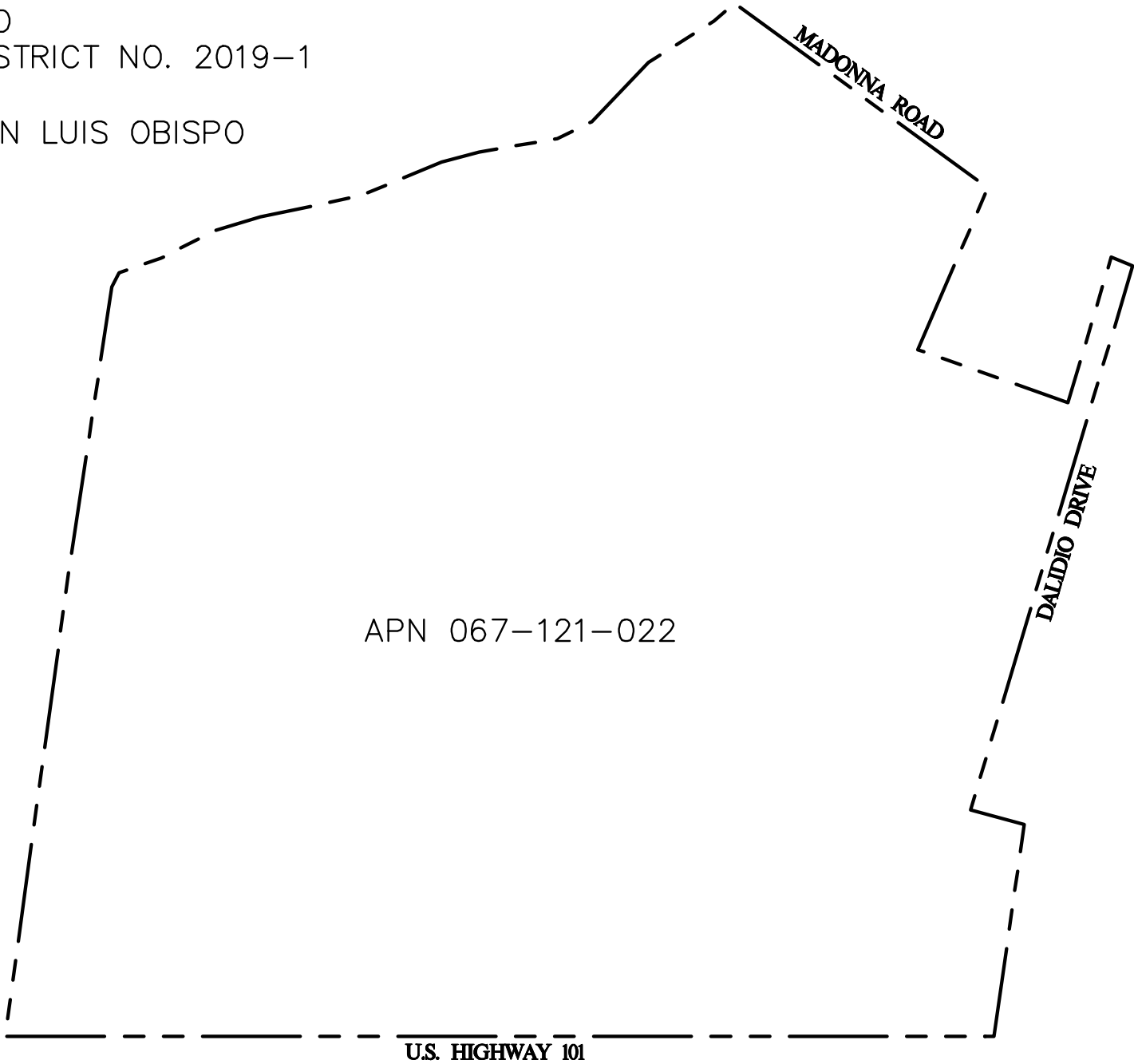
Structure of this Report

This report is divided into 4 chapters, including this introductory chapter, and includes **Appendix A**: Proposed Special Tax Levy for FY 2021-22 (forthcoming).

MAP OF PROPOSED BOUNDARIES
CITY OF SAN LUIS OBISPO
COMMUNITY FACILITIES DISTRICT NO. 2019-1
(SAN LUIS RANCH)
CITY AND COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA



VICINITY MAP



CITY CLERK’S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CLERK OF THE CITY
COUNCIL OF THE CITY OF SAN LUIS OBISPO, STATE
OF CALIFORNIA, THIS ____ DAY OF _____, 201__.

TERESA PURRINGTON
CITY CLERK

DATE: _____

CITY CLERK’S CERTIFICATE STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF CITY OF SAN LUIS OBISPO
COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SAN LUIS
RANCH), CITY AND COUNTY OF SAN LUIS OBISPO, STATE
OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL
OF THE CITY OF SAN LUIS OBISPO AT A REGULAR
MEETING THEREOF, HELD ON THE ____ DAY OF _____,
201__, BY ITS RESOLUTION NUMBER _____.

TERESA PURRINGTON
CITY CLERK


DATE: _____

RECORDER’S STATEMENT

FILED THIS ____ DAY OF _____, 201__, AT
_____.M. IN BOOK _____ OF MAPS OF ASSESSMENT
AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ IN
THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY
OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

SIGNED: _____
SAN LUIS OBISPO
COUNTY RECORDER
STATE OF CALIFORNIA

DOCUMENT NO: _____



1050 Southwood Drive
San Luis Obispo, CA 93401
P 805.544.7407 F 805.544.3363

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF CANNON. ALL DESIGNS AND INFORMATION ON THESE DRAWINGS ARE FOR USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CANNON.

SAN LUIS RANCH		
SAN LUIS OBISPO, CALIFORNIA		
DRAWN BY	DATE	CA JOB NO.
JSW	01/25/2019	140310.70
CHECKED BY	SCALE	SHEET
SJR	1" = 300'	1 OF 1

2. Taxable CFD Land Uses

When the CFD was formed, it was intended that only market-rate residential land uses would be subject to the special tax. The CFD is planned to allow development of 577 residential units. Included in these 577 residential units are 22 workforce/affordable units, which will remain tax-exempt as long as they maintain their deed-restricted affordable status. Residential uses occupy approximately 29.55 acres of the approximately 131 total acres encompassing the CFD.

CFD land uses are shown in **Table 1**, which identifies the Lot Numbers for each land use category. The Lot Numbers correspond to those numbers shown in **Map 2** and **Map 3**. There are 198 low-density residential (LDR) units and 83 medium-density residential (MDR) units that have been created by the recordation of final maps. Lot Numbers for these residential uses are shown in **Map 2**.

High-density residential (HDR) units are defined as townhomes, condominiums, and efficiency units. These land use categories are assigned to Lot Numbers shown in **Map 3**. It is anticipated that there will be 80 townhomes, 96 condominiums, and 120 efficiency units constructed in the CFD.

In addition to the taxable uses discussed above, the CFD includes approximately 18.58 acres of nonresidential uses (commercial) and 81.16 acres of public uses.

Table 1
CFD No. 2019-1 (San Luis Ranch)
CFD Parcels - FY 2021-22

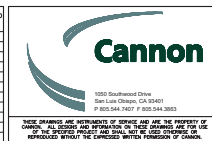
Land Use	Lot No. [1]	Acres	Units	Density
Residential Uses				
Low Density Residential (LDR)	11-208	15.51	0	0.00
Medium Density Residential (MDR)	220-302	5.14	0	0.00
High Density Residential (HDR) [2]				
Townhomes	5-7	3.33	72	21.62
Condominiums	1-2	1.35	36	26.67
Efficiency Units	3-4	0.14	20	145.69
Residential Use Totals		25.47	128	
Nonresidential Uses				
Commercial	7	11.44		
Commercial	8	3.33		
Commercial	9	3.81		
Nonresidential Use Totals		18.58		
Public Uses				
Parks		3.19		
Open Space		7.81		
Agricultural		52.32		
Regional Road		9.00		
Local Road		8.84		
Public Use Totals		81.16		
CFD Totals		125.21	128	

"cfd_LU"

Source: Cannon

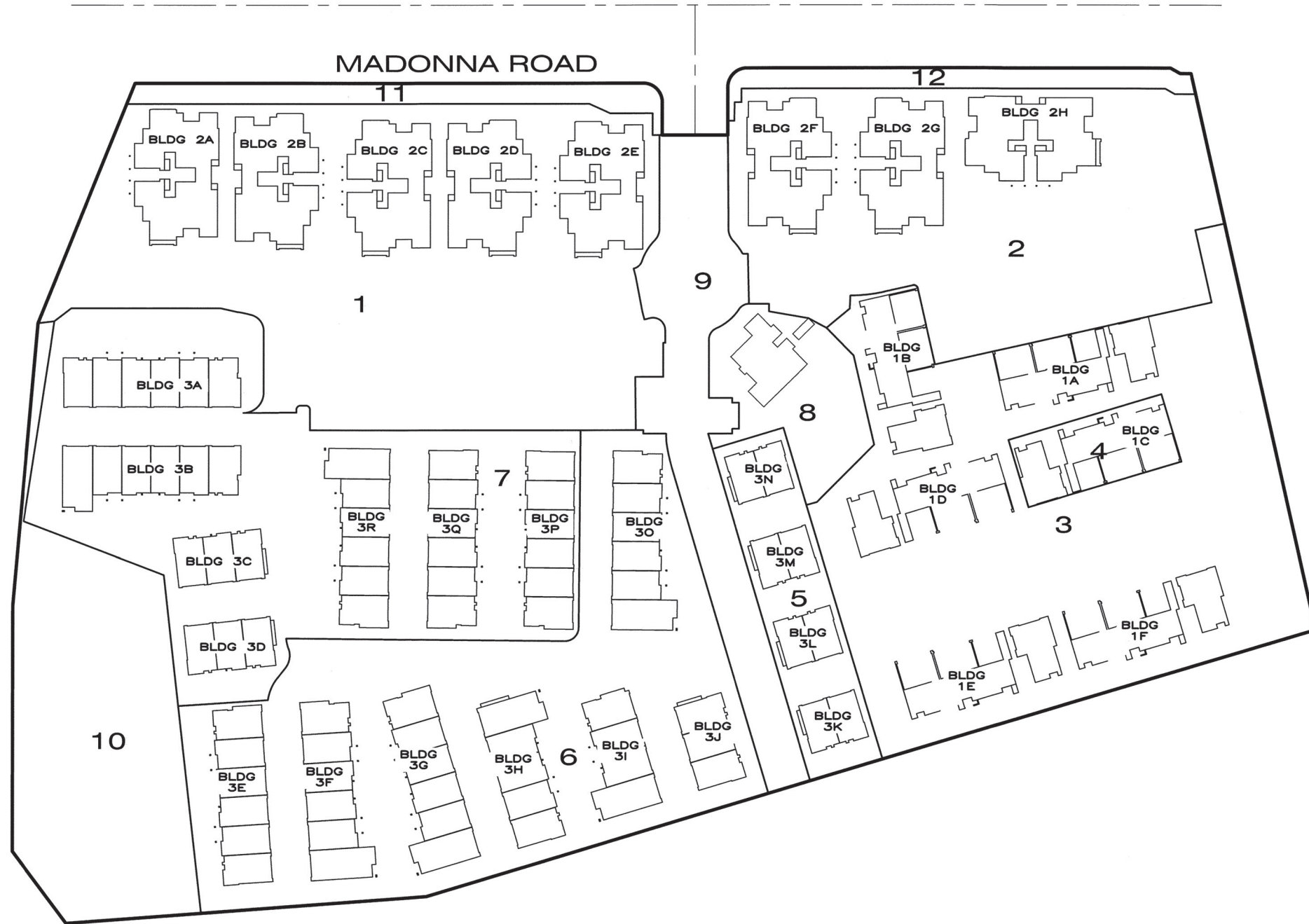
[1] Lot numbers are designated on the final map for the development.

[2] Lot numbers refer to those shown in Map 3.

[illegible]

<p style="text-align: center;">SAN LUIS RANCH TRACT 3096</p> <p style="text-align: center;">REVISED LAND USE PLAN</p> <p style="text-align: center;">SAN LUIS OBISPO, CA</p>		
DRAWN BY	DATE	CA JOB NO.
JRP	10/01/18	140.310
CHECKED BY	SCALE	SHEET
	1" = 120'	1 OF 1

INFORMATION SHEET:
THE ADDITIONAL INFORMATION ON THIS SHEET IS FOR
INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS
AS OF THE DATE OF FILING, AND IS NOT INTENDED
TO EFFECT RECORD TITLE INTEREST.



DOCUMENT NO. 2020-049556 RECORDED ON SEPTEMBER 14, 2020 AS
AFFORDABLE AND WORKFORCE HOUSING AGREEMENT AND DECLARATION OF
RESTRICTIVE COVENANTS. (AFFORDABLE UNITS AND WORKFORCE UNITS FOR "SAN
LUIS RANCH").
EXHIBIT PAGE 24 OF 88
26 VERY LOW AFFORDABLE UNITS TO BE CONSTRUCTED.
10 WORKFORCE UNITS TO BE CONSTRUCTED.

ADDITIONAL MAP SHEET
TRACT NO. 3150

BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES, OF LOTS 1 AND
2 OF TRACT 3096, AS SHOWN ON THE MAP FILED IN BOOK 40 OF
MAPS AT PAGES 17-43,
IN THE CITY OF SAN LUIS OBISPO COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA.



MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

3. Annual CFD Costs

The Rate and Method of Apportionment (RMA) identifies authorized costs of the CFD that can be funded through the annual levy of the special tax on taxable parcels. The amount of the annual levy is determined by the annual costs of the CFD, as established by the Administrator. This chapter discusses annual CFD costs for FY 2021-22.

Annual Costs for FY 2021-22

The RMA identifies annual costs as:

- a. Administrative Expenses for such Fiscal Year.
- b. Debt Service to be paid from Special Taxes during the Bond Year commencing during such Fiscal Year.
- c. The amount needed to pay other periodic costs on the Bonds, including but not limited to credit enhancement and any rebate payments on the Bonds.
- d. The amount needed to replenish the reserve fund for the Bonds to the level required under the Bond Indenture, to the extent not included in a computation of Annual Costs in a previous Fiscal Year.
- e. The amount needed to (1) cure any delinquencies in the payment of principal or interest on Bonds, which have occurred in the prior Fiscal Year, to the extent not otherwise included in a computation of Annual Costs in the current or any previous Fiscal Year, and (2) to fund any foreseeable deficiency of the amount to be available for the payment of principal or interest on Bonds, which are expected to occur in such Fiscal Year, to the extent not included in a computation of Annual Costs in the current or any previous Fiscal Year.
- f. The amount needed to (1) cure any delinquencies in the payment of the Special Tax in the prior Fiscal Year, to the extent not otherwise included in a computation of Annual Costs in the current or any previous Fiscal Year, and (2) to fund any foreseeable deficiency in the payment of the Special Tax for that Fiscal Year which is expected to occur in such Fiscal Year, to the extent not included in a computation of Annual Costs in the current or any previous Fiscal Year.
- g. Costs of acquisition, construction, and improvements of Authorized Facilities to be funded on a Pay-As-You-Go Basis, in amounts determined by the Administrator.
- h. *Less* any Capitalized Interest and any credits provided under a Bond Indenture.
- i. *Less* any available earnings on the reserve fund, Special Tax funds, available capitalized interest, or any other available revenues of the CFD or the City that may be used to fund Annual Costs, to the extent determined by the Administrator.

Table 2 identifies the total annual costs for FY 2021-22 as \$153,238.44. These costs are detailed below.

CFD Administrative Costs

The City is authorized to fund the costs associated with the administration of the CFD each fiscal year:

- a. Costs of computing Special Taxes and preparing annual Special Tax collection schedules (whether by the City or any designee thereof or both).
- b. Costs of collecting the Special Taxes (whether by the County, the City, or otherwise).
- c. Costs of remitting the Special Taxes to the Trustee.
- d. Costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture.
- e. Costs to the City, CFD, or any designee thereof of complying with arbitrage rebate requirements.
- f. Costs to the City, CFD, or any designee thereof of complying with City, CFD, or obligated persons disclosure requirements.
- g. Costs associated with preparing Special Tax disclosure statements.
- h. Costs incurred in responding to public inquiries regarding the Special Taxes.
- i. Costs to the City, CFD, or designee thereof related to any appeal of the Special Taxes.
- j. Costs associated with the release of funds from an escrow account, if any.
- k. Costs to the City for the issuance of Bonds authorized by the CFD that are not recovered through the Bond sale proceeds.
- l. Amounts estimated to be advanced or already advanced by the City for any other administrative purposes, including attorney's fees and other costs related to collection of the Special Taxes and commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

The City has identified costs of \$25,000 for City staff costs for FY 2021-22. In addition to City costs, the City's tax administrator has identified costs totaling \$7,000 for the fiscal year. Estimated Trustee costs are \$2,750.

Table 2
CFD No. 2019-1 (San Luis Ranch)
Annual Cost for FY 2021-22

Item	Amount
Beginning Special Tax Fund Balance [1]	\$0.00
Capitalized Interest Fund Balance [2]	\$962,086.67
Total Funds Available for Annual Costs	\$962,086.67
Debt Service Requirement	
September 1, 2021 Interest	\$178,486.67
March 1, 2022 Interest	\$391,800.00
September 1, 2022 Interest	\$391,800.00
September 1, 2022 Principal	\$0.00
Applied Capitalized Interest	(\$962,086.67)
Total Debt Service	\$0.00
CFD Administrative Costs	
City Staff Costs	\$25,000.00
CFD Administration - EPS	\$7,000.00
Trustee Fees	\$2,750.00
Auditor Fees	\$0.00
Tax Collection Services [3]	\$0.00
Other Authorized Uses [4]	\$118,488.44
Administrative Expenses Total	\$153,238.44
Delinquency Coverage [5]	\$0.00
Total Annual Costs	\$153,238.44
Estimated Earnings on Reserve [6]	\$0.00
Net Annual Costs	\$153,238.44

"annual costs"

- [1] The fund balance for the Special Tax Fund as of June 30, 2021.
- [2] Capitalized interest available for debt service costs for the period covered by the FY 2021-22 special tax levy.
- [3] The County adds a \$2 charge per parcel for collection of direct charges placed on the property tax bill. As such, this amount is not included in these costs.
- [4] Amounts specified for other uses allowed under Authorized Facilities, which may include Pay-As-You-Go Costs.
- [5] An allowance for special tax delinquencies for the previous fiscal year, and amounts placed on the tax roll for draws on the Bond Reserve Fund.
- [6] Total Annual Costs are reduced by estimated earnings on the Bond Reserve Fund.

San Luis Obispo County (County) adds a \$2 charge per parcel for the collection of the annual special tax levy. The County retains this \$2 charge and remits the special tax levy amount for each parcel, as identified in this report. As such, the collection charges are not included in the annual cost calculation.

Debt Service

Annual debt service costs for FY 2021-22 will be offset by capitalized interest funds established under the issuance of CFD bonds. In total, interest-only debt service payments set for September 1, 2021, and for Calendar Year 2022, in the amount of \$962,086.67 will be offset by the \$962,086.67 in CFD bonds funds deposited in the Capitalized Interest Fund.

Table 3 shows the debt service schedule.

Total debt service costs for the FY 2021-22 levy are \$0.

Other Authorized Costs of the CFD

The City is authorized to fund the annual costs identified above. Pay-as-you-go costs are included in this category. While not required under the provisions of the RMA, the City *MAY* levy the maximum special tax for “developed parcels” each fiscal year. Special tax revenues collected, that are not otherwise needed to fund administration of the CFD, debt service, or to replenish the bond reserve fund, may be allocated to pay-as-you-go costs identified by the developer.

In taxing “developed parcels” for FY 2021-22, there will be a total of \$118,238.44 collected that is not required for other authorized costs of the CFD. This amount may be used to fund pay-as-you-go costs or could be held by the City to offset FY 2022-23 annual costs. It is anticipated that in addition to taxing “developed parcels” at the maximum amount, “final map parcels,” and perhaps “undeveloped parcels,” will need to be taxed in FY 2022-23. These additional funds could be used to reduce the amount of the FY 2022-23 levy on “final map parcels” or “undeveloped parcels.”

Delinquency Coverage and Replenishment of the Bond Reserve Fund

This is the first fiscal year in which the special tax levy is required. There are no past delinquencies or draws on the bond reserve fund. The County employs the Tetter Plan for the direct charges, guaranteeing the City that all amounts levied will be remitted to the City.

Estimated Earnings on the Bond Reserve Fund and Other Special Funds

Annual costs may be offset by any interest earnings on the bond reserve fund, special tax fund, or any other funds where special tax revenues have been deposited. No such funds are anticipated for FY 2021-22 to offset annual costs.

Table 3
CFD No. 2019-1 (San Luis Ranch)
Annual Debt Service

Period Ending September 1	Principal 9/1	Interest 3/1	Interest 9/1	Total Debt Service
2021	\$0.00	\$0.00	\$178,486.67	\$178,486.67
2022	\$0.00	\$391,800.00	\$391,800.00	\$783,600.00
2023	\$130,000.00	\$391,800.00	\$391,800.00	\$913,600.00
2024	\$150,000.00	\$389,850.00	\$389,850.00	\$929,700.00
2025	\$175,000.00	\$387,600.00	\$387,600.00	\$950,200.00
2026	\$200,000.00	\$393,100.00	\$393,100.00	\$986,200.00
2027	\$230,000.00	\$380,100.00	\$380,100.00	\$990,200.00
2028	\$255,000.00	\$375,500.00	\$375,500.00	\$1,006,000.00
2029	\$285,000.00	\$370,400.00	\$370,400.00	\$1,025,800.00
2030	\$320,000.00	\$364,700.00	\$364,700.00	\$1,049,400.00
2031	\$355,000.00	\$358,300.00	\$358,300.00	\$1,071,600.00
2032	\$390,000.00	\$351,200.00	\$351,200.00	\$1,092,400.00
2033	\$425,000.00	\$343,400.00	\$343,400.00	\$1,111,800.00
2034	\$465,000.00	\$334,900.00	\$334,900.00	\$1,134,800.00
2035	\$505,000.00	\$325,600.00	\$325,600.00	\$1,156,200.00
2036	\$550,000.00	\$315,500.00	\$315,500.00	\$1,181,000.00
2037	\$595,000.00	\$304,500.00	\$304,500.00	\$1,204,000.00
2038	\$645,000.00	\$292,600.00	\$292,600.00	\$1,230,200.00
2039	\$695,000.00	\$279,700.00	\$279,700.00	\$1,254,400.00
2040	\$745,000.00	\$265,800.00	\$265,800.00	\$1,276,600.00
2041	\$805,000.00	\$250,900.00	\$250,900.00	\$1,306,800.00
2042	\$860,000.00	\$234,800.00	\$234,800.00	\$1,329,600.00
2043	\$920,000.00	\$217,600.00	\$217,600.00	\$1,355,200.00
2044	\$985,000.00	\$199,200.00	\$199,200.00	\$1,383,400.00
2045	\$1,055,000.00	\$179,500.00	\$179,500.00	\$1,414,000.00
2046	\$1,125,000.00	\$158,400.00	\$158,400.00	\$1,441,800.00
2047	\$1,195,000.00	\$135,900.00	\$135,900.00	\$1,466,800.00
2048	\$1,275,000.00	\$112,000.00	\$112,000.00	\$1,499,000.00
2049	\$1,355,000.00	\$86,500.00	\$86,500.00	\$1,528,000.00
2050	\$1,440,000.00	\$59,400.00	\$59,400.00	\$1,558,800.00
2051	\$1,530,000.00	\$30,600.00	\$30,600.00	\$1,591,200.00
Totals	\$19,660,000.00	\$8,281,150.00	\$8,459,636.67	\$36,400,786.67

"debt_service"

Source: Official Statement

4. Assignment of the Maximum Special Tax and Special Tax Levy for FY 2021-22

Each fiscal year, the Administrator will calculate the maximum amount of special tax revenue that may be collected from all taxable parcels in the CFD. First, the Administrator will increase the maximum special tax category for each tax category by the Tax Escalation Factor of 2 percent.

The annual assignment of the maximum special tax and determination of the special tax levy for FY 2021-22 are discussed below.

Assignment of the Special Tax

Each fiscal year, the Administrator assigns the special tax to all taxable parcels in the CFD. For LDR and MDR parcels, a minimum annual special tax and maximum annual special tax are assigned. For the 3 HDR categories, the minimum and maximum annual special taxes are the same.

Tax Categories

Table 4 shows the tax categories defined by the RMA, with the stated minimum and maximum annual special taxes. The first year in which the special tax was authorized was FY 2018-19 (as shown in **Table 4**). The minimum and maximum annual special tax is increased by the Tax Escalation Factor of 2 percent each fiscal year through FY 2021-22 for each tax category.

For LDR and MDR tax categories, 2 tax categories are established. For LDR, minimum annual special tax rates are the same for homes less than 1,850 building square feet and for those equal to or greater than 1,850 building square feet. For MDR, minimum annual special tax rates are the same for homes less than 1,600 building square feet and for those equal to or greater than 1,600 building square feet.

A higher maximum annual special tax rate is assigned to LDR and MDR parcels that have homes constructed that fall into the higher range of building square footages. Because the building square footage for a structure is not known until a building permit is issued, LDR and MDR parcels are taxed at the minimum annual special tax until a building permit has been issued, establishing the total building square footage for a parcel.

Because the issuance of the initial building permit establishes the maximum annual square footage for a parcel, it is not intended that future additions to a residential structure will trigger a future increase in the maximum annual special tax established with the initial building permit.

Table 4
CFD No. 2019-1 (San Luis Ranch)
Special Tax Rates by Tax Category [1]

Tax Category	Base Year - 2018-19		FY 2019-20		FY 2020-21		FY 2021-22	
	Minimum Annual Special Tax	Maximum Annual Special Tax	Minimum Annual Special Tax	Maximum Annual Special Tax	Minimum Annual Special Tax	Maximum Annual Special Tax	Minimum Annual Special Tax	Maximum Annual Special Tax
LDR								
1,850 SF and Greater	\$2,630.00	\$3,110.00	\$2,682.60	\$3,172.20	\$2,736.25	\$3,235.64	\$2,790.98	\$3,300.36
<1,850 SF	\$2,630.00	\$2,630.00	\$2,682.60	\$2,682.60	\$2,736.25	\$2,736.25	\$2,790.98	\$2,790.98
Workforce/Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MDR								
1,600 SF and Greater	\$2,150.00	\$2,630.00	\$2,193.00	\$2,682.60	\$2,236.86	\$2,736.25	\$2,281.60	\$2,790.98
<1,600 SF	\$2,150.00	\$2,150.00	\$2,193.00	\$2,193.00	\$2,236.86	\$2,236.86	\$2,281.60	\$2,281.60
Workforce/Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Townhomes								
Market Rate Units	\$1,910.00	\$1,910.00	\$1,948.20	\$1,948.20	\$1,987.16	\$1,987.16	\$2,026.91	\$2,026.91
Workforce/Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Condominiums								
Market Rate Units	\$1,600.00	\$1,600.00	\$1,632.00	\$1,632.00	\$1,664.64	\$1,664.64	\$1,697.93	\$1,697.93
Workforce/Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Efficiency Units								
Market Rate Units	\$1,199.00	\$1,199.00	\$1,222.98	\$1,222.98	\$1,247.44	\$1,247.44	\$1,272.39	\$1,272.39
Workforce/Affordable Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

"max_tax"

[1] The Minimum and Maximum Annual Special Tax is increased by 2-percent each Fiscal Year following the Base Year of 2018-19.

HDR parcels will not see an increased maximum annual special tax as a result of the issuance of a building permit.

Assignment of Special Tax Priorities

The special tax levy is allocated to parcels based on the prioritization of land use development categories. The special tax allocation priorities are as follows:

1. Developed Parcel—a parcels with an issued building permit.
2. Final Map Parcel—a parcel created by the recordation of a final map.
3. Large Lot Parcel—a parcel shown in **Map 2** or **Map 3**, as identified by Lot Number.
4. Undeveloped Parcel—a parcel not otherwise defined above.

Table 5 shows the current development status of parcels by tax category and shows each tax category (LDR, MDR, and the 3 HDR categories), acreage, number of total units assigned to each tax category in the RMA, number of building permits issued, final maps lots, and undeveloped lots. The RMA specifies that building permits issued through May 1 of the previous fiscal year will become “developed parcels” for the upcoming fiscal year.

There is a total of 58 building permits issued as of May 1, 2021. LDR has 23 building permits, and MDR has 35 building permits. Note that 2 of the building permits for MDR were issued as Workforce/Affordable Units. Such parcels are tax-exempt. In total, 58 building permits have been issued, with 56 of these parcels being taxable.

There are a total of 223 final map parcels identified for FY 2021-22, with 10 of these parcels identified as Workforce/Affordable Units.

HDR parcels would be considered Large Lot Parcels.

Allocation of the Special Tax for FY 2021-22

Table 6 shows the FY 2021-22 minimum and maximum annual special taxes from **Table 4** and the taxable units assigned by tax priority and category. The number of units for each category comes from **Table 5**.

By allocating 100 percent of the assigned special tax for all developed parcels, a total special tax levy of \$153,238.44 would be assigned for developed parcels.

Total special tax revenue available from final map parcels is \$572,065.40. Total special tax revenue from large lot parcels is \$462,756.73.

The total recommended special tax levy for FY 2021-22 is \$153,238.44.

Table 5
CFD No. 2019-1 (San Luis Ranch)
Development Status of CFD Parcels

Tax Category	Acres	Total Units	Building Permits Issued	Final Map Parcels	Large Lot Parcels	Total Taxed
			[1]			
Low Density Residential (LDR)						
1,850 sq. ft. and greater	15.51	98	14	84	0	98
Less than 1,850 sq. ft.		94	9	85	0	94
Workforce/Affordable Units		6	0	6	0	6
LDR Subtotal	15.51	198	23	175	0	198
Medium Density Residential (MDR)						
1,600 sq. ft. and greater	5.14	44	13	31	0	44
Less than 1,600 sq. ft.		33	20	13	0	33
Workforce/Affordable Units		6	2	4	0	6
MDR Subtotal	5.14	83	35	48	0	83
High Density Residential (HDR)						
Townhomes						
Lot 5	0.32	8	0	0	8	8
Lot 6	1.66	36	0	0	36	36
Lot 7	1.67	34	0	0	34	34
Workforce/Affordable Units		2	0	0	2	2
Townhomes Subtotal	3.65	80	0	0	80	80
Condominiums						
Lot 1	1.98	60	0	0	60	60
Lot 2	1.35	34	0	0	34	34
Workforce/Affordable Units		2	0	0	2	2
Condominiums Subtotal	3.33	96	0	0	96	96
Efficiency Units						
Lot 3	1.79	100	0	0	100	100
Lot 4	0.14	14	0	0	14	14
Workforce/Affordable Units		6	0	0	6	6
Efficiency Units Subtotal	1.93	120	0	0	120	120
Residential Use Totals	29.55	577	58	223	296	577

"dev_status"

[1] Building permits issued through May 1, 2021.

Table 6
CFD No. 2019-1 (San Luis Ranch)
Allocation of the Special Tax for FY 2021-22

Tax Categories	Units	Assigned Special Tax [1]	Total Assigned Special Tax	Special Tax Allocation	Special Tax Allocation Per Unit [2]
Developed Parcels					
<u>Low Density Residential (LDR)</u>				100%	
1,850 square feet or greater	14	\$3,300.36	\$46,205.00	\$46,205.00	\$3,300.36
Less than 1,850 square feet	9	\$2,790.98	\$25,118.79	\$25,118.79	\$2,790.98
Workforce/Affordable Units	0	\$0.00	\$0.00	\$0.00	\$0.00
LDR Subtotal	23		\$71,323.79	\$71,323.79	
<u>Medium Density Residential (MDR)</u>				100%	
1,600 square feet or greater	13	\$2,790.98	\$36,282.70	\$36,282.70	\$2,790.98
Less than 1,600 square feet	20	\$2,281.60	\$45,631.94	\$45,631.94	\$2,281.60
Workforce/Affordable Units	2	\$0.00	\$0.00	\$0.00	\$0.00
MDR Subtotal	35		\$81,914.65	\$81,914.65	
<u>Townhomes</u>				100%	
Market Rate Units	0	\$2,026.91	\$0.00	\$0.00	\$0.00
Workforce Units	0	\$0.00	\$0.00	\$0.00	\$0.00
Townhomes Subtotal	0		\$0.00	\$0.00	
<u>Condominium</u>				100%	
Market Rate Units	0	\$1,697.93	\$0.00	\$0.00	\$0.00
Workforce Units	0	\$0.00	\$0.00	\$0.00	\$0.00
Condominium Subtotal	0		\$0.00	\$0.00	
<u>Efficiency Units</u>				100%	
Market Rate Units	0	\$1,272.39	\$0.00	\$0.00	\$0.00
Workforce Units	0	\$0.00	\$0.00	\$0.00	\$0.00
Efficiency Units Subtotal	0		\$0.00	\$0.00	
Developed Parcel Totals	58		\$153,238.44	\$153,238.44	
Final Map Parcels					
				0%	
Low Density Residential	169	\$2,790.98	\$471,675.12	\$0.00	\$0.00
Medium Density Residential	44	\$2,281.60	\$100,390.28	\$0.00	\$0.00
Final Map Totals	213		\$572,065.40	\$0.00	
Undeveloped Parcels					
				0%	
Townhomes	78	\$2,026.91	\$158,098.77	\$0.00	\$0.00
Condominiums	94	\$1,697.93	\$159,605.68	\$0.00	\$0.00
Efficiency Units	114	\$1,272.39	\$145,052.28	\$0.00	\$0.00
Undeveloped Parcel Totals	286		\$462,756.73	\$0.00	
CFD Totals	557		\$1,188,060.56	\$153,238.44	

"tax_alloc"

[1] From Table 4.

[2] Proposed special tax allocation per unit for FY 2021-22.

Assignment of the Special Tax Levy to CFD Parcels

Appendix A shows the list of all CFD parcels, the assigned special tax from **Table 6**, and the special tax allocation per unit for each parcel, based on the categories assigned to each parcel.

Appendix A: Proposed Special Tax Levy for
FY 2021-22



Appendix A

Proposed Special Tax Levy for FY 2021-22

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Assessor's Parcel Number	Tax Category	Tax Status	Minimum Annual Special Tax	Maximum Annual Special Tax	Tax Allocation	Proposed Special Tax Levy
053-153-002	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-153-003	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-153-004	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-153-005	HDR	Large Lot	\$462,756.73	\$462,756.73	0%	\$0.00
053-153-006	Comm	Comm	\$0.00	\$0.00	0%	\$0.00
053-153-007	Comm	Comm	\$0.00	\$0.00	0%	\$0.00
053-153-008	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-153-009	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-153-010	Comm	Comm	\$0.00	\$0.00	0%	\$0.00
053-153-011	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-153-012	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-153-013	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-153-014	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-153-015	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-154-001	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-002	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-003	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-004	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-005	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-006	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-007	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-008	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-009	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-010	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-011	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-012	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-013	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-014	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-015	AW	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-016	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-017	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-018	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-019	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-020	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-021	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-022	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-023	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-024	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-025	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-026	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-027	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-028	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-029	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-030	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-031	LDR	AW	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-032	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00

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Proposed Special Tax Levy for FY 2021-22

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Assessor's Parcel Number	Tax Category	Tax Status	Minimum Annual Special Tax	Maximum Annual Special Tax	Tax Allocation	Proposed Special Tax Levy
053-154-033	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-034	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-035	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-036	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-037	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-038	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-039	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-040	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-041	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-042	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-043	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-044	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-045	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-046	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-047	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-048	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-049	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-050	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-051	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-052	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-053	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-054	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-055	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-056	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-057	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-058	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-059	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-060	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-061	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-062	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-063	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-064	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-065	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-066	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-067	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-068	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-069	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-070	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-071	LDR	AW	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-072	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-073	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-074	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-075	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-076	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-077	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-154-078	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00

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Proposed Special Tax Levy for FY 2021-22

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Assessor's Parcel Number	Tax Category	Tax Status	Minimum Annual Special Tax	Maximum Annual Special Tax	Tax Allocation	Proposed Special Tax Levy
053-154-079	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-154-080	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-154-081	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-155-001	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-155-002	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-003	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-004	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-005	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-006	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-007	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-008	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-009	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-010	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-011	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-012	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-013	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-014	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-015	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-016	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-017	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-018	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-019	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-020	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-021	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-022	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-023	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-024	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-025	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-026	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-027	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-028	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-029	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-030	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-031	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-032	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-033	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-034	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-035	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-036	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-037	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-038	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-039	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-040	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-041	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-042	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-043	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00

Appendix A

Proposed Special Tax Levy for FY 2021-22

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Assessor's Parcel Number	Tax Category	Tax Status	Minimum Annual Special Tax	Maximum Annual Special Tax	Tax Allocation	Proposed Special Tax Levy
053-155-044	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-045	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-046	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-047	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-048	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-049	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-050	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-051	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-052	LDR	AW	\$0.00	\$0.00	0%	\$0.00
053-155-053	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-054	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-055	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-056	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-057	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-058	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-059	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-060	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-061	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-062	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-063	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-064	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-065	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-066	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-155-067	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-155-068	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-155-069	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-155-070	LDR	DP	\$2,790.98	\$3,300.36	100%	\$2,790.98
053-155-071	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-072	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-073	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-074	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-075	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-155-076	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-155-077	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-155-078	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-155-079	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-155-080	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-155-081	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-156-001	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-156-002	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-156-003	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-004	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-005	LDR	AW	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-006	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-007	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-008	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00

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Proposed Special Tax Levy for FY 2021-22

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Assessor's Parcel Number	Tax Category	Tax Status	Minimum Annual Special Tax	Maximum Annual Special Tax	Tax Allocation	Proposed Special Tax Levy
053-156-009	LDR	AW	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-010	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-011	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-012	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-013	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-014	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-015	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-016	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-017	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-018	LDR	DP	\$2,790.98	\$3,300.36	100%	\$2,790.98
053-156-019	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-020	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-021	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-022	LDR	DP	\$2,790.98	\$3,300.36	100%	\$2,790.98
053-156-023	LDR	DP	\$2,790.98	\$3,300.36	100%	\$2,790.98
053-156-024	LDR	DP	\$2,790.98	\$3,300.36	100%	\$2,790.98
053-156-025	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-026	LDR	DP	\$2,790.98	\$3,300.36	100%	\$2,790.98
053-156-027	LDR	DP	\$2,790.98	\$3,300.36	100%	\$2,790.98
053-156-028	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-029	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-030	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-031	LDR	DP	\$2,790.98	\$3,300.36	100%	\$2,790.98
053-156-032	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-033	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-034	LDR	DP	\$2,790.98	\$3,300.36	100%	\$2,790.98
053-156-035	LDR	DP	\$2,790.98	\$3,300.36	100%	\$3,300.36
053-156-036	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-037	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-038	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-039	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-040	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-041	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-042	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-043	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-044	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-045	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-046	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-047	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-048	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-049	LDR	FM	\$2,790.98	\$3,300.36	0%	\$0.00
053-156-050	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-156-051	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-156-052	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-053	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-054	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00

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Proposed Special Tax Levy for FY 2021-22

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Assessor's Parcel Number	Tax Category	Tax Status	Minimum Annual Special Tax	Maximum Annual Special Tax	Tax Allocation	Proposed Special Tax Levy
053-156-055	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-056	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-057	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-156-058	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-156-059	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-156-060	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-156-061	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-062	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-063	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-064	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-065	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-066	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-067	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-068	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-069	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-070	MDR	AW	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-071	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-072	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-073	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-074	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-075	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-076	MDR	AW	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-077	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-078	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-079	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-156-080	MDR	AW	\$0.00	\$0.00	0%	\$0.00
053-156-081	Exempt	Exempt	\$0.00	\$0.00	0%	\$0.00
053-157-001	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-002	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-003	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-004	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-005	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-006	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-007	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-008	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-009	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-010	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-011	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-012	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-013	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-014	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-015	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-016	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-017	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-018	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-019	MDR	AW	\$2,281.60	\$2,790.98	0%	\$0.00

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Proposed Special Tax Levy for FY 2021-22

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Assessor's Parcel Number	Tax Category	Tax Status	Minimum Annual Special Tax	Maximum Annual Special Tax	Tax Allocation	Proposed Special Tax Levy
053-157-020	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-021	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-022	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-023	MDR	FM	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-024	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-025	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-026	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-027	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-028	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-029	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-030	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-031	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-032	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-033	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-034	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-035	MDR	AW	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-036	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-037	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-038	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-039	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-040	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-041	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-042	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-043	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-044	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-045	MDR	AW	\$2,281.60	\$2,790.98	0%	\$0.00
053-157-046	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-047	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-048	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-049	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-050	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-051	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
053-157-052	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-053	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,281.60
053-157-054	MDR	DP	\$2,281.60	\$2,790.98	100%	\$2,790.98
Totals			\$1,199,670.18	\$1,341,787.15		\$153,238.44

"2122_levy"

ORDINANCE NO. 1697 2021 SERIES

AN UNCODIFIED ORDINANCE OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, LEVYING A SPECIAL TAX FOR THE FISCAL YEAR 2021-2022 AND FOLLOWING FISCAL YEARS SOLELY WITHIN AND RELATING TO THE CITY OF SAN LUIS OBISPO COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SAN LUIS RANCH)

WHEREAS, the City Council of San Luis Obispo (the Council) conducted proceedings under and pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended (Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California), and all laws amendatory thereof or supplemental thereto to form its Community Facilities District No. 2019-1 San Luis Ranch and authorized a special tax to finance certain public facilities; and

WHEREAS, the Council also authorized the issuance of debt to finance the facilities, and established the appropriations limit for the Community Facilities District, all as set forth in Resolution No. 10998 (2019 Series) and Resolution No. 10999 (2019 Series) adopted on April 2, 2019; and

WHEREAS, the Council adopted Ordinance No. 1661 (2019 Series) on April 16, 2019, to approve the levy of a Special Tax in connection with San Luis Ranch Communities Facilities District and its approved Rate and Method of Apportionment; and

WHEREAS, on March 16, 2021, the Council adopted its Resolution No. 11233 (2021 series) (the “Resolution of Consideration”) in which it determined to consider updating the Rate and Method of Apportionment due to substantial changes in the development; and

WHEREAS, on April 20, 2021 the City Council adopted a Resolution Calling a Special Mailed-Ballot Election, related to change proceedings within the San Luis Ranch Community Facilities District; and

WHEREAS, the landowners within the San Luis Ranch Community Facilities District have completed the ballots and return the results to the City Clerk with at least two-thirds approving the amendment; and

WHEREAS, in connection with the ballot results, the City Council has therefore adopted a Resolution of Change on April 20, 2021 related to the San Luis Ranch Community Facilities District Rate and Method of Apportionment; and

WHEREAS, the action does not constitute a “Project” under California Environmental Quality Act Guidelines Sec. 15378 and therefore they are not applicable.

THEREFORE, IT BE ORDAINED by the City Council of the City of San Luis Obispo does as follows:

SECTION 1. Pursuant to Government Code section 53340, Resolution No. 10998 (2019 Series), adopted by the City Council (the “City Council”) of the City of San Luis Obispo (the “City”) on April 2, 2019 (the “Resolution of Formation”), Resolution No. 11233 (2021 Series), adopted by the City Council on March 16, 2021 (the “Resolution of Consideration”) and Resolution No. 11239 (2021 Series) adopted by the City Council on April 20, 2021 (the “Resolution of Change” and, collectively with the Resolution of Formation and the Resolution of Consideration, the “Resolutions”), and in accordance with the Amended and Restated Rate and Method of Apportionment of Special Tax (the “RMA”) set forth in Exhibit A to the Resolution of Consideration, relating to the City of San Luis Obispo Community Facilities District No. 2019-1 (San Luis Ranch) (the “Community Facilities District”), a special tax is hereby levied on the Community Facilities District for the 2021-2022 fiscal year and for all subsequent fiscal years in the amount of the maximum special tax authorized under the Resolutions and the RMA, provided that this amount may be adjusted annually, subject to the maximum authorized special tax under the Resolutions and the RMA.

SECTION 2. The Finance Director of the City of San Luis Obispo or designee thereof (the “CFD Administrator”) or such other officer or staff member succeeding to the duties of the CFD Administrator with respect to the Community Facilities District, with the aid of the appropriate officers and agents of the City and without further action of the City Council, is authorized and directed (a) to determine each year the appropriate amount of the special tax (pursuant to and as provided in the Resolutions and the RMA), (b) to prepare the annual special tax roll in accordance with the Resolutions and the RMA and (c) to provide all necessary and appropriate information to the County of San Luis Obispo (the “County”) Tax Collector in proper form, and in proper time, necessary to effect the correct and timely billing and collection of the special tax on the secured property roll of the County; provided, that as provided in Section 53340 of the California Government Code, the Resolutions and the RMA, the City Council has reserved the right to utilize any other lawful means of billing, collecting, and enforcing the special tax, including direct billing, supplemental billing, and, when lawfully available, judicial foreclosure of the special tax lien.

SECTION 3. The appropriate officers and agents of the City are authorized to make adjustments to the Special Tax roll prior to the final posting of each Special Tax to the County tax roll each fiscal year, as may be necessary to achieve a correct match of each Special Tax levy with the assessor’s parcel numbers finally utilized by the County in sending out property tax bills.

SECTION 4. The City agrees that, in the event either Special Tax is collected on the secured tax roll of the County, the County may add its reasonable and agreed charges for collecting the related Special Tax from the amounts collected, prior to remitting the related Special Tax collections to the City.

SECTION 5. Taxpayers who have requested changes or corrections of the Special Tax pursuant to Section 8 of the RMA and who are not satisfied with the decision of the CFD Administrator (whether the CFD Administrator disagrees with the taxpayer or concludes that the City is not authorized to consider the change requested), may appeal to the City Council. The appeal must be in writing and fully explain the grounds of appeal and must be based solely on the correction of mistakes in the levy based upon the status of the property, and no other appeals will be allowed. The CFD Administrator shall schedule the appeal for consideration within a reasonable time at a City Council meeting.

SECTION 6. If, for any reason, any portion of this ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel by a court of competent jurisdiction, the balance of this ordinance, and the application of the special tax to the remaining parcels shall not be affected.

SECTION 7. This ordinance shall take effect and be in force immediately as a tax measure; and before the expiration of twenty (20) days after its passage the same shall be published in summary, with the names of the members voting for and against the same, at least once in a newspaper of general circulation published and circulated in the Community Facilities District.

SECTION 8. Ordinance No. 1661 (2019 Series) adopted by the City Council on April 16, 2019, is hereby superseded to the extent it is inconsistent with this ordinance.

INTRODUCED on the 20th day of April 2021, **AND FINALLY ADOPTED** by the Council of the City of San Luis Obispo on the 4th day of May 2021, on the following vote:

AYES: Council Member Christianson, Pease, Vice Mayor Stewart, and Mayor Harmon
NOES: None
ABSENT: Council Member Marx

DocuSigned by:

Heidi Harmon

75DA33F23E6147E...

Mayor Heidi Harmon

ATTEST:

DocuSigned by:

Teresa Purrington

B98BADBF9C78436

Teresa Purrington
City Clerk

APPROVED AS TO FORM

DocuSigned by:

J. Christine Dietrick

784AEA5BC6BC44F...

J. Christine Dietrick
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on 5/12/2021 | 10:57 AM PDT.

DocuSigned by:

Teresa Purrington

B98BADBF9C78436

Teresa Purrington
City Cl



Department: Public Works
Cost Center: 5005
For Agenda of: 7/6/2021
Placement: Consent
Estimated Time: N/A

FROM: Matt Horn, Public Works Director
Prepared By: Richard Burde, Engineer III

SUBJECT: AUTHORIZATION TO ADVERTISE FIRE STATION #1 ROOF REPLACEMENT, SPECIFICATION NO. 1000172

RECOMMENDATION

1. Approve the project plans and specifications for Fire Station #1 Administration Building Roof Replacement, Specification No. 1000172; and
2. Authorize staff to advertise for bids; and
3. Authorize a transfer of \$51,973 from the FY17/19 Facilities Annual Asset Maintenance Account (#91250); and
4. Authorize the City Manager to appropriate up to \$200,000 in Capital Reserve Funds to support completion of the entire roof replacement work; and,
5. Authorize the Finance Director to return unspent Capital Reserve funding to the Capital Reserve fund balance after project completion; and,
6. Authorize the City Manager to award the construction contract if the lowest responsible bid is within the publicly disclosed funding amount of \$430,000.

DISCUSSION

Background

This project includes replacing the deteriorating roof on the Fire Station #1 Administrative and Maintenance Buildings. Constructed in 1996, Fire Station #1 is the main campus for the Fire Department's four stations in the City and the main building houses the Fire Department Administrative personnel and the shift firefighters. The roofing system has not undergone any extensive maintenance or replacements projects since the facility was constructed 25 years ago. Over its service life, the Public Works Facilities Maintenance division has provided localized roof maintenance and repairs, but due to the age of the facility minor maintenance is no longer effective and the roof needs a full replacement. The FY21/23 Financial Plan appropriated funding for replacement of the roof waterproof decking system.

Fire Station #1 is currently undergoing replacement of the facility's HVAC units (Fire Station #1 HVAC Replacement Project 91647) as part of ongoing work funded through the FY 19/21 Financial Plan. During late May and early June, the HVAC contractor began removal of existing HVAC supports and discovered significant water damage to the roof's wooden structural members and plywood decking surrounding the HVAC units (see photos #1 and #2 below).

City Staff directed the contractor to remove and replace degraded roofing within the available budget of the HVAC project and have determined that additional deterioration exists throughout the roof. Additional roofing repairs are outside of the scope of the HVAC equipment replacement contract.

With the recent discovery of structural defects in the roof, Staff anticipates additional roof decking and structural support members will need to be replaced with the Roof Replacement project at a cost that was not anticipated during the project's FY21/22 budget appropriation.

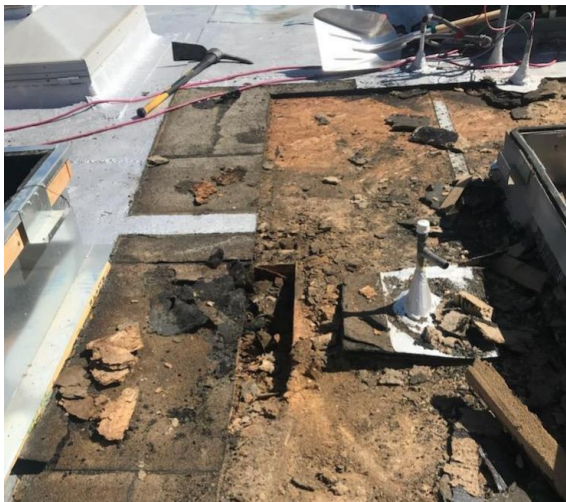


Photo #1 – Damaged Roof Decking



Photo #2 – Rotted Structural Members

Previous Council or Advisory Body Action

On June 1, 2021, Council adopted the FY21/23 Financial Plan and the Fund Balance and Reserve Policy.

Policy Context

The recommended action is supported by the Council adopted Capital Improvement Plan as well as the Fund Balance and Reserve Policy.

By Policy, the Capital Reserve Fund Balance can be used for the purposes of offsetting unanticipated cost increases and unforeseen conditions.

Reserves will be replenished to the extent annual revenues exceed expenditures as reported in the City's annual audited financial statements.

Public Engagement

This capital project was included in the Financial Plan adopted budget meeting on June 1, 2021 at which time the public was provided an opportunity to review and comment upon all capital projects.

CONCURRENCE

A building permit application was submitted to the Community Development Department's Building Division in June 2021. Building permits will be obtained prior to the start of construction and will be issued to the Contractor following the award of a construction contract. All comments and conditions associated with the building and safety review of the project will be incorporated into the design of the project. Public Works Facilities Maintenance Division and the Fire Department concur with the recommendations of this report.

ENVIRONMENTAL REVIEW

The Community Development Department has issued a Notice of Exemption pursuant to Section 15301 Class 1 (Existing Facilities) of the California Environmental Quality Act Guidelines.

FISCAL IMPACT

The newly adopted 2021-23 Financial Plan – page 399 identifies a total of \$270,000 to support this project in the Major Facilities Maintenance account. The transfer of \$270,000 along with a transfer of \$51,973.42 from the Facilities Maintenance – Annual Asset Maintenance Account (#91250) into the project account (#1000172) is requested to support the project.

An additional request of \$200,000 from the Capital Reserve Funds balance is being made to fund the anticipated structural repair work associated with the unexpected water damage to the roof's structural members, damage which was uncovered during the HVAC Replacement project.

A Budget Amendment Request will be processed to fund this work when the contract is awarded, and the bid costs are known.

Budgeted: Yes

Budget Year: 2021-22

Funding Identified: Yes

Fiscal Analysis:

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
General Fund	\$521,973	\$521,973	\$0	\$
State				
Federal				
Fees				
Other:				
Total	\$521,973	\$521,973	\$0	\$

ESTIMATED PROJECT COST BY FUNDING SOURCES

Fire Station #1 Roof Replacement, Specification No. 1000172				
	Major Facilities Maintenance Account (1000075)	Facilities Annual Asset Maintenance Account (91250)	Capital Reserve	Project Total Costs
	LRM Fund	LRM Fund	Capital Outlay Fund	
Construction Estimate	\$270,000	\$51,973	\$78,027	\$400,000
Contingencies (20%)	\$0	\$0	\$80,000	\$80,000
Total Construction Estimate	\$270,000	\$51,973	\$158,027	\$480,000
Materials Testing:	\$0		\$1,500	\$1,500
Printing & Advertising:	\$0		\$500	\$500
Total Project Estimate	\$270,000	\$51,973	\$160,027	\$482,000
Current Balance:	\$0	\$51,973	\$0	\$51,973
Financial Plan Funding Available After 7/1/2021	\$270,000	\$51,973	\$3,426,208	\$3,748,181
Total Funding Request After 7/1/2021	\$270,000	\$51,973	\$200,000	\$521,973
Funds Remaining	\$0	\$0	\$3,226,208	\$3,226,208

ALTERNATIVES

1. **Deny approval to advertise the project.** The City Council could choose to postpone the project. Staff does not recommend this alternative. Further delay of replacing the roof and compromised structural members could result in further damage to the building and more expensive repairs. There are also safety concerns with the roof's ability to support equipment and maintenance services if it is allowed to further decay.
2. **Direct staff to bid the project without capital reserve funding.** City Council could choose to bid the project only with the funding available in the FY 21/23 Financial Plan and carryover funds. This would require staff to separate the project out to identify priority areas and delay advertising the project. This is not recommended due to risk of further damage to the building from upcoming rainy season. This would also result in additional cost due to deferment of work.

ATTACHMENTS

- A – Project Plans
- B – Special Provisions

general notes:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITTEE TO CONTACT UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA BY PHONE AT 811-4 FORTY EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, OIL AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITTEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.
- THE CONTRACTOR OR SUBCONTRACTOR SHALL POSSESS A CLASS ____39____ LICENSE AT THE TIME OF BID OPENING.

legend:

---	PROPERTY LINE
1:12	SLOPING SURFACE
(M)	DETAIL NUMBER SHEET DETAIL APPEARS ON
(2)	SECTION NUMBER SHEET SECTION APPEARS ON
(2)	ELEVATION NUMBER SHEET SECTION APPEARS ON
CONCRETE	
SOIL	
PLYWOOD	
STEEL	
WOOD BLOCKING	
WOOD CONTINUOUS MEMBER	
WORK POINT, CONNECTION POINT, DATUM POINT OR CONTROL POINT	
1222A	KEYNOTE
A3	DOOR NUMBER REFERENCE, REFER TO DOOR SCHEDULE
C03A	WINDOW NUMBER REFERENCE, REFER TO WINDOW TYPES
1A	WALL TYPE REFERENCE, REFER TO AD101-AD106
A	SIGN TYPE REFERENCE, REFER TO AD701
X'-X'	TICK INDICATES DIMENSIONS TO FACE OF STUD, GRIDLINES OR FACE OF STRUCTURE
X'-X'	DOT INDICATES DIMENSION TO CENTERLINE
X'-X'	ARROW INDICATES DIMENSION TO F.O. FINISH OR CLEAR DIMENSION
xx	SPOT ELEVATION

GENERAL NOTES

- THE PROJECT MANUAL ISSUED AS PART OF THESE CONSTRUCTION DOCUMENTS IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THAT ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CODES AND FEDERAL REQUIREMENTS AND REGULATIONS.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY OR INCONSISTENCY.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO THE BEGINNING OF EXCAVATION. THE CONTRACTOR SHALL PROTECT ALL UTILITY LINES AND SERVICE LINES TO REMAIN WHICH ARE ENCOUNTERED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATIONS.
- DO NOT SCALE ANY DRAWINGS IN THIS SET.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. NO CHANGES ARE TO BE MADE UNLESS THE ARCHITECT AND THE OWNER ARE NOTIFIED IN WRITING AND APPROVE SUCH A CHANGE ACCORDING TO THE CONTRACT.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITION NOT COVERED BY THE CONTRACT DOCUMENTS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED, DETAILS AND SPECIFICATIONS FOR THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AUTHORITY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.
- DURING CONSTRUCTION PERIOD, CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. THE LOAD SHALL NOT EXCEED THE DESIGN LIVE LOADS FOR EACH PARTICULAR LEVEL.

DEMOLITION NOTES

- IDENTIFY ALL DAMAGED ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED. REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND CONSTRUCTION DRAWINGS. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXTENT OF DEMOLITION WORK WITH NEW WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BEWARE OF POTENTIAL HAZARDS FROM DEMOLITION WORK NEAR UTILITIES. PIPES AND CONDUIT ENCOUNTERED IN DEMOLISHED PARTITIONS AND AREAS WHICH ARE TO REMAIN IN USE SHALL BE RE-ROUTED AND CONCEALED. THOSE WHICH ARE TO BE ABANDONED SHALL BE CAPPED AND CONCEALED IN FLOOR, WALL OR CEILING.
- THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY TEMPORARY SOLID AND/OR PLASTIC DROP CLOTH PARTITIONS TO PROTECT AREAS TO REMAIN WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
- BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW WORK, AND UNTIL SAFE TO REMOVE SUCH BRACING AND SUPPORTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING DESIGN AND CALCULATIONS.
- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK REQUIRED INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS, BROKEN CONCRETE, ETC., FROM THE SITE. PROPER SHORING SHALL BE EXECUTED FOR THE SAFETY OF THE STRUCTURE AND WORKMEN.
- THE OWNER SHALL HAVE FIRST RIGHTS OF REFUSAL FOR ALL DEMOLISHED MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM DEMOLITION AT NO ADDITIONAL COST TO THE OWNER. THE GENERAL CONTRACTOR SHALL BE EXTREMELY CAREFUL TO PROTECT AND NOT TO DAMAGE ANY PORTION OF EXISTING INSTALLATION NOT BEING REMOVED. ANY EXISTING FACILITIES INDICATED TO REMAIN WHICH ARE SO DAMAGED SHALL BE REPLACED EQUIV TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
- CUT EXISTING PORTIONS OF WALLS, FLOORS, CEILINGS, ETC., WHERE INDICATED AND AS NECESSARY FOR NEW WORK. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, NEITHER DRILLED NOR NOTCHED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER, THE ARCHITECT AND THE AUTHORITY HAVING JURISDICTION.
- ALL TRADES CONCERNED SHALL COORDINATE EACH OTHER'S WORKS PRIOR TO AND DURING DEMOLITION.
- ANY PROJECTING OR SURFACE-MOUNTED ITEMS BEING ABANDONED SHALL BE REMOVED, CAPPED AND CONCEALED BEHIND FINISHED SURFACES, UNLESS OTHERWISE NOTED. PATCH AND FINISH TO MATCH EXISTING ADJACENT SURFACE.
- SURFACES WHERE MATERIAL IS REMOVED TO INSTALL NEW WORK OR TO RECEIVE NEW FINISH SHALL BE REPAIRED AND PATCHED TO MATCH ORIGINAL CONDITIONS. RETEXTURE AND REPAINT WALL OR CEILING WHERE PATCHED TO MATCH EXISTING, WITH NO EVIDENCE THAT PATCH HAS OCCURRED.
- ALL EXISTING AREAS TO REMAIN OR NEW CONSTRUCTION WORK THAT ARE DAMAGED SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREA IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED.
- ALL EQUIPMENT AND MATERIAL WHICH ARE IN OPERATING CONDITION WHEN REMOVED SHALL BE MAINTAINED AS SUCH AND RETURNED TO THE OWNER OR TO BE REINSTALLED WHERE INDICATED. PROPERLY RECONNECT EQUIPMENT TO RESUME OPERATION.

BUILDING CODES

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF THE TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (CCR):

2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, C.C.R. TITLE 24 PART 1 AND 2

2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.

2019 CALIFORNIA ELECTRICAL CODE (CEC), C.C.R. TITLE 24 PART 3

2019 CALIFORNIA MECHANICAL CODE (CMC), C.C.R. TITLE 24 PART 4

2019 CALIFORNIA PLUMBING CODE (CPC), C.C.R. TITLE 24 PART 5

2019 CALIFORNIA ENERGY CODE, C.C.R. TITLE 24 PART 6

2019 CALIFORNIA HISTORICAL CODE, C.C.R. TITLE 24 PART 8

2019 CALIFORNIA FIRE CODE, C.C.R. TITLE 24 PART 9

2019 CALIFORNIA EXISTING BUILDING CODE, C.C.R. TITLE 24 PART 10

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, C.C.R. TITLE 24 PART 11

2019 CALIFORNIA REFERENCED STANDARDS CODE, C.C.R. TITLE 24 PART 12

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

2016 CBC (FOR SFM) REFERENCED STANDARDS CHAPTER 35

NFPA 13 AUTOMATIC SPRINKLER SYSTEMS (CALIF. AMENDED), 2016 EDITION

NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS, 2017 EDITION

NFPA 17A WET CHEMICAL EXTINGUISHING SYSTEMS, 2017 EDITION

NFPA 24 PRIVATE FIRE SERVICE MAINS (CALIF. AMENDED), 2016 EDITION

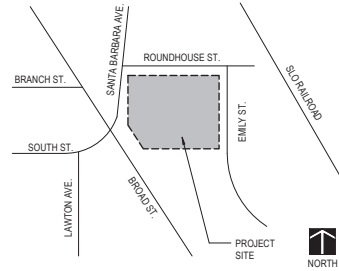
NFPA 72 NATIONAL FIRE ALARM CODE (CALIF. AMENDED), 2016 EDITION

NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERINGS, 2015 EDITION

NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CALIF. AMENDED), 2015 EDITION

ASCE 7 MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES, 2016 EDITION

VICINITY MAP



Roelsing Nakamura
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No.	Description	Date

index to plans

sheet no. description

1	TITLE SHEET
2	BLDG A - ROOF DEMO PLAN
3	BLDG A - ROOF PLAN
4	BLDG A - ROOF ZONES
5	BLDG B - ROOF DEMO PLAN
6	BLDG B - ROOF PLAN
7	BLDG B - ROOF ZONES
8	ROOF DETAILS - TYPICAL

Reference Documents:
City Standard Specifications - May 2018 Edition
City Engineering Standards - May 2018 Edition



san luis obispo county, california

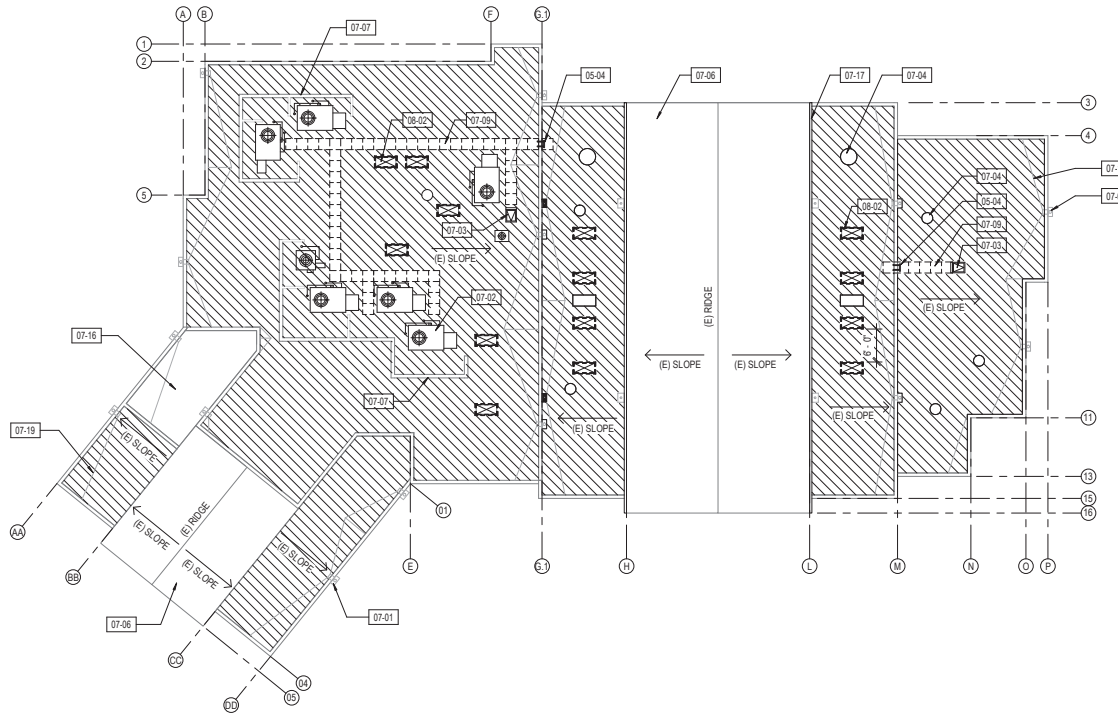
FIRE STATION #1
ROOFING PROJECT
NO. 1000172

872 HIGUEIRA ST.
SAN LUIS OBISPO, CA 93401

APPROVED BY

Matthew A. Horn, City Engineer R.C.E. C63611 Approved Date

SPECIFICATION NO. 1000172	DATE 03/17/21 FILE NO./LOCATION	SHEET 1 of 8
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1 DEMO ROOF PLAN - BUILDING A
3/32" = 1'-0"



SHEET GENERAL NOTES

- ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
- ANY ROOFING MEMBERS OBSERVED TO BE COMPROMISED TO BE REPLACED IN COMPLIANCE WITH AUTHORITY HAVING JURISDICTION. APPROVED EXISTING CONDITION DRAWINGS.
- VERIFY ON FIELD LOCATION OF MECHANICAL EQUIPMENT & TYPE OF UTILITY.
- AFTER REMOVAL OF ROOFING, THE ARCHITECT WILL REVIEW THE EXISTING PLYWOOD SUBSTRATE. IF PORTIONS OF PLYWOOD REQUIRE REPLACEMENT, THE ARCHITECT WILL IDENTIFY AND PROVIDE WRITTEN DIRECTION TO THE CONTRACTOR TO AUTHORIZE THE WORK. DO NOT CUT INTO EXISTING PLYWOOD ROOF SHEATHING DURING ROOFING DEMOLITION. ANY PLYWOOD CUT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- DETACH UTILITIES FROM SUPPORTS AND TEMPORARILY SUPPORT AS REQUIRED TO REMOVE AND REPLACE ROOFING.
- REMOVE ALL EXISTING ROOF JACKS AT PIPE OR CONDUIT PENETRATIONS AND PREP TO RECEIVE NEW SEALED PENETRATION PER DETAIL 11/SHEET #8.

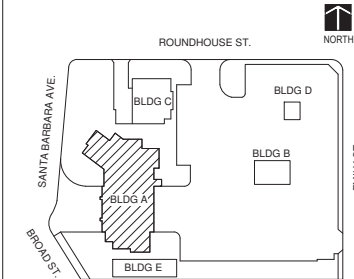
LEGEND

- REMOVE EXISTING 4-PLY BUILT UP ROOF MEMBRANE AND REPAIR COATING
- (E) HVAC UNIT
- (E) SKYLIGHT
- (E) ROOF VENT
- (E) WALL BELOW
- DEMOLISH (E) ITEM
- (E) LEADERHEAD AND DOWNSPOUT
- (E) ROOF HATCH

KEYNOTE LEGEND

- 05-04 PROTECT IN PLACE (E) ACCESS LADDER
- 07-01 PROTECT IN PLACE (E) LEADERHEAD AND DOWNSPOUT
- 07-02 PROTECT IN PLACE (E) HVAC UNIT & METAL CURB. DETACH & TEMPORARILY SUPPORT UNIT AS REQUIRED FOR ROOFING WORK
- 07-03 PROTECT IN PLACE (E) ROOF HATCH
- 07-04 PROTECT IN PLACE (E) ROOF VENT
- 07-06 PROTECT IN PLACE (E) CEMENT TILE ROOF
- 07-07 PROTECT IN PLACE (E) MECHANICAL SCREEN
- 07-09 REMOVE (E) WALKWAY PADS
- 07-16 PROTECT IN PLACE (E) ROOF DECK
- 07-17 PROTECT IN PLACE (E) GUTTER
- 07-19 PROTECT IN PLACE (E) PLYWOOD FRAMED CRICKET
- 08-02 REMOVE (E) SKYLIGHT, TYP.

KEY LEGEND



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No.	Description	Date



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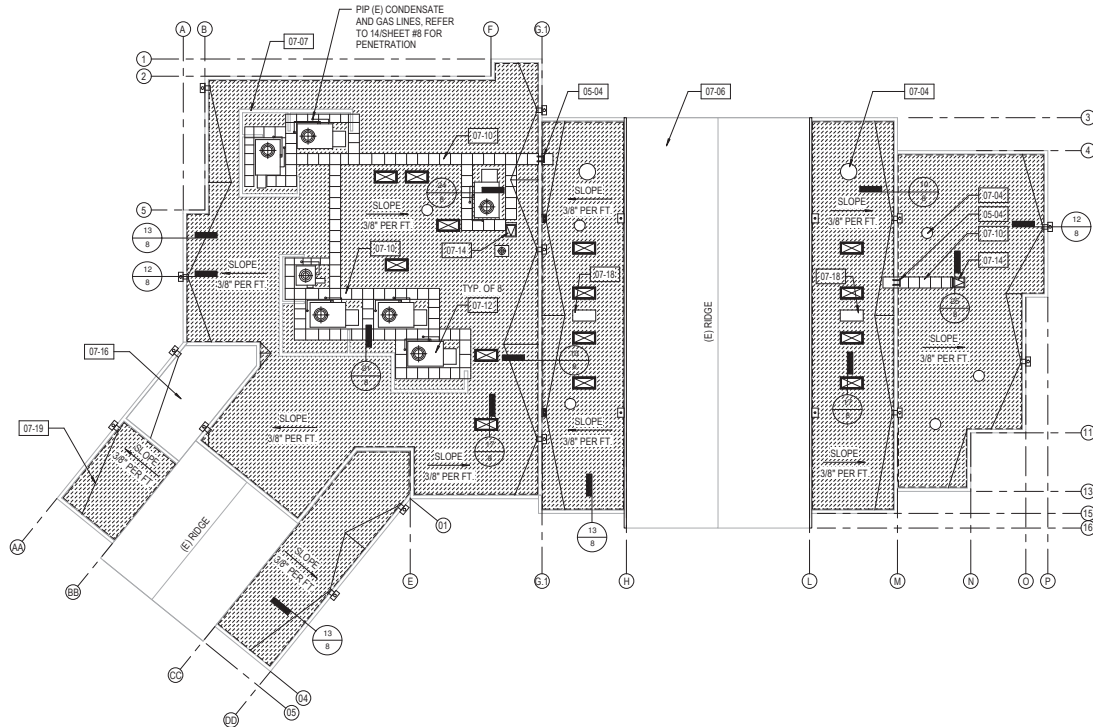


No.	Description	Date

CITY OF SAN LUIS OBISPO
FIRE STATION #1 ROOFING PROJECT NO. 1000172
BLDG A - ROOF DEMO PLAN



APPROVED:	
DESIGNED BY:	AZ
DRAWN BY:	
CHECKED BY:	CY
APPROVED BY:	
SCALE:	
DATE:	03/17/21
CITY SPECIFICATION:	1000172
PLAN FILE NO./LOCATION:	1000172
SHEET NO.:	



1 ROOF PLAN - BUILDING A
3/32" = 1'-0"



SHEET GENERAL NOTES

- ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
- ANY ROOFING MEMBERS OBSERVED TO BE COMPROMISED TO BE REPLACED IN COMPLIANCE WITH DSA-APPROVED EXISTING CONDITION DRAWINGS.
- VERIFY ON FIELD LOCATION OF MECHANICAL EQUIPMENT AND TYPE OF UTILITY.
- RAISE (E) EQUIPMENT CURBS WHEN NOT 8" TALL. PROVIDE SOLDERED PAN FLASHING UNDER MECHANICAL EQUIPMENT.

LEGEND

	CLASS A - THERMOPLASTIC HYBRID ROOF MEMBRANE OVER (E) DECKING. REFER TO 4/SHEET #8 FOR FASTENING PATTERN.
	(E) SKYLIGHT
	(E) ROOF VENT
	(E) LEADERHEAD AND DOWNSPOUT
	(E) ROOF HATCH

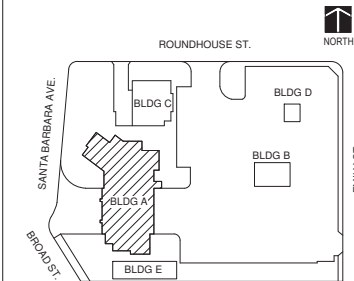
KEYNOTE LEGEND

05-04	PROTECT IN PLACE (E) ACCESS LADDER
07-04	PROTECT IN PLACE (E) ROOF VENT
07-06	PROTECT IN PLACE (E) CEMENT TILE ROOF
07-07	PROTECT IN PLACE (E) MECHANICAL SCREEN
07-10	PROVIDE WALKWAY PADS
07-12	(E) HVAC UNIT ON CURB-DETACH UNIT & CURB FLASHING INSTALL ROOFING BASE FLASHING & REINSTALL UNIT & CURB REFER TO 24/SHEET #8
07-14	(E) ROOF ACCESS HATCH. REFER TO 25/SHEET #8 FOR FLASHING DETAILS
07-16	PROTECT IN PLACE (E) ROOF DECK
07-18	PROTECT IN PLACE (E) PRESSURE RELIEF EXHAUST
07-19	PROTECT IN PLACE (E) PLYWOOD FRAMED CRICKET

ROOF AREA

BUILDING A: 8,538 SQ. FT.

KEY LEGEND



Roessing Nakamura
Terada Architects

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No.	Description	Date



CITY OF SAN LUIS OBISPO

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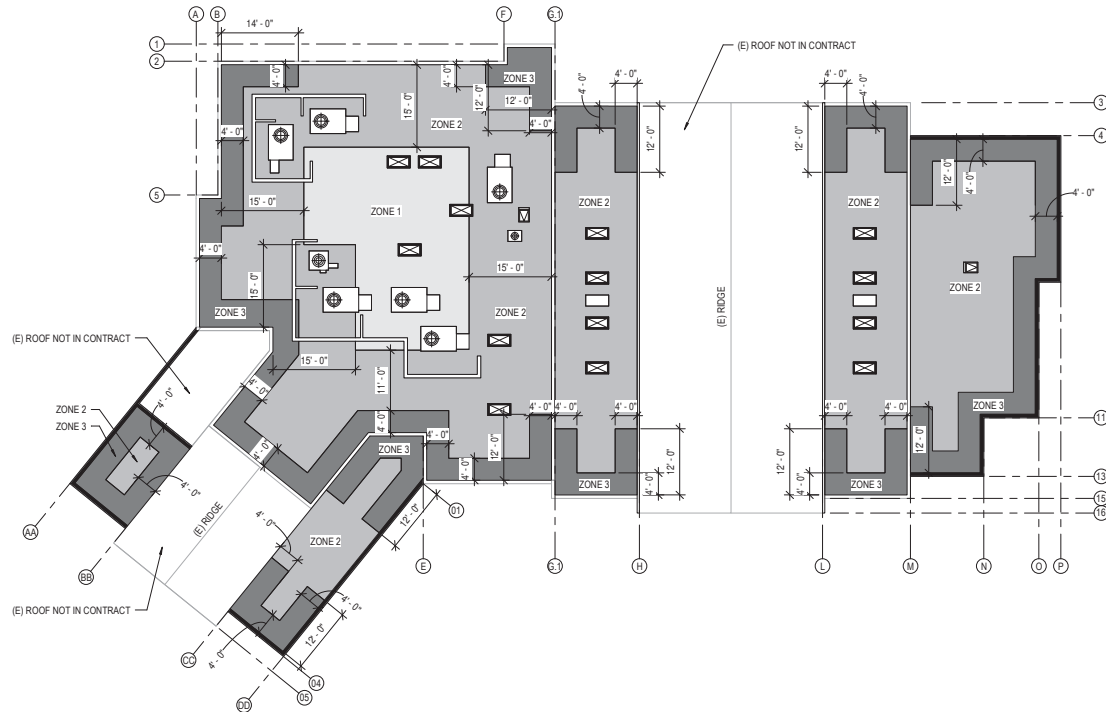
No.	Description	Date

PROJECT TITLE: CITY OF SAN LUIS OBISPO
FIRE STATION #1 ROOFING PROJECT NO. 1000172
SHEET TITLE: BLDG A - ROOF PLAN



APPROVED:	
DESIGNED BY:	AZ
DRAWN BY:	AZ
CHECKED BY:	CY
APPROVED BY:	
SCALE:	
DATE:	03/17/21
CITY SPECIFICATION:	1000172
PLAN FILE NO / LOCATION:	1000172
SHEET NO:	

BM 300 City of San Luis Obispo 03/17/21 Rev001.dwg



1 ROOF ZONE - BUILDING A
3/32" = 1'-0"



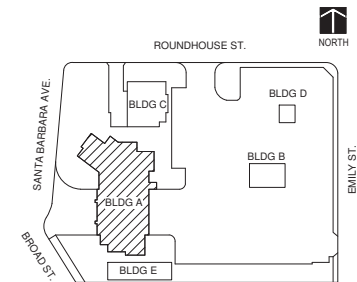
SHEET GENERAL NOTES

1. DIMENSIONS ARE MINIMUM REQUIRED DIMENSIONS FOR ZONE AREAS.
2. SEE DETAIL 4/SHEET #9, FOR COVER BOARD FASTENER PATTERNS.
3. WIND UPLIFT ZONES ARE TO COMPLY WITH RELEVANT REQUIREMENTS OF ASCE 7.

ROOF ZONE LEGEND

	PARAPET WALLS OVER 3' IN HEIGHT
	ROOF ZONE 3
	ROOF ZONE 2
	ROOF ZONE 1

KEY LEGEND



PROJECT TITLE:

CITY OF SAN LUIS OBISPO
FIRE STATION #1 ROOFING PROJECT NO. 1000172

SHEET TITLE:

BLDG A - ROOF ZONES



APPROVED:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

SCALE:

DATE:

CITY SPECIFICATION NO.:

PLAN FILE NO. / LOCATION:

SHEET NO.:

SHEET GENERAL NOTES

- ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
- ANY ROOFING MEMBERS OBSERVED TO BE COMPROMISED TO BE REPLACED IN COMPLIANCE WITH AUTHORITY HAVING JURISDICTION-APPROVED EXISTING CONDITION DRAWINGS.
- VERIFY ON FIELD LOCATION OF MECHANICAL EQUIPMENT & TYPE OF UTILITY.
- AFTER REMOVAL OF ROOFING, THE ARCHITECT WILL REVIEW THE EXISTING PLYWOOD SUBSTRATE. IF PORTIONS OF PLYWOOD REQUIRE REPLACEMENT, THE ARCHITECT WILL IDENTIFY AND PROVIDE WRITTEN DIRECTION TO THE CONTRACTOR TO AUTHORIZE THE WORK. DO NOT CUT INTO EXISTING PLYWOOD ROOF SHEATHING DURING ROOFING DEMOLITION. ANY PLYWOOD CUT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- DETACH UTILITIES FROM SUPPORTS AND TEMPORARILY SUPPORT AS REQUIRED TO REMOVE AND REPLACE ROOFING.
- REMOVE ALL EXISTING ROOF JACKS AT PIPE OR CONDUIT PENETRATIONS AND PREP TO RECEIVE NEW SEALED PENETRATION PER DETAIL 11/SHEET #8.

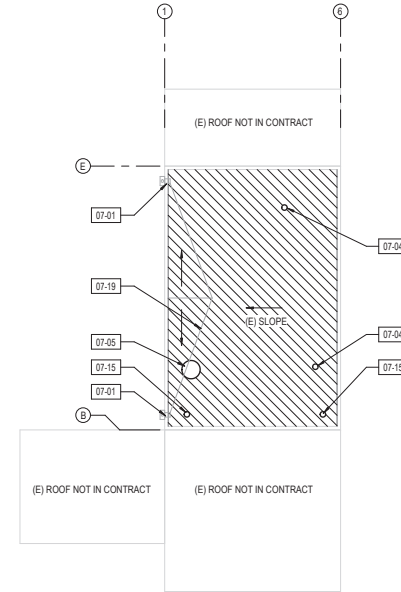
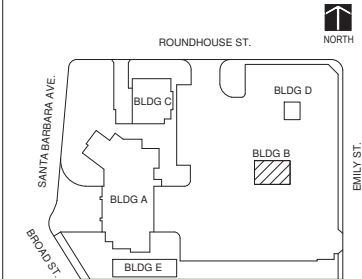
LEGEND

	REMOVE EXISTING 4-PLY BUILT UP ROOF MEMBRANE AND REPAIR COATING
	(E) HVAC UNIT
	(E) SKYLIGHT
	(E) ROOF VENT
	(E) WALL BELOW
	DEMOLISH (E) ITEM
	(E) LEADERHEAD AND DOWNSPOUT
	(E) ROOF HATCH

KEYNOTE LEGEND

07-01	PROTECT IN PLACE (E) LEADERHEAD AND DOWNSPOUT
07-04	PROTECT IN PLACE (E) ROOF VENT
07-05	PROTECT IN PLACE (E) EXHAUST FAN
07-15	PROTECT IN PLACE (E) ROOF MOUNTED LIGHT FIXTURE
07-19	PROTECT IN PLACE (E) PLYWOOD FRAMED CRICKET

KEY LEGEND



① DEMO ROOF PLAN - BUILDING B
3/32" = 1'-0"



Roesling Nakamura
Terada Architects
285 N Ventura Ave #102
Ventura, CA 93001
P805.624.5300
F805.624.5300
www.RNTArchitects.com



No.	Description	Date



CITY OF SAN LUIS OBISPO
FIRE STATION #1 ROOFING PROJECT NO. 1000172
BLDG B - ROOF DEMO PLAN

PROJECT TITLE
SHEET TITLE



APPROVED:	
DESIGNED BY:	AZ
DRAWN BY:	AZ
CHECKED BY:	CY
APPROVED BY:	
SCALE:	
DATE:	03/17/21
CITY SPECIFICATION:	1000172
PLAN FILE NO / LOCATION:	1000172
SHEET NO:	

SHEET GENERAL NOTES

- ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
- ANY ROOFING MEMBERS OBSERVED TO BE COMPROMISED TO BE REPLACED IN COMPLIANCE WITH DSA-APPROVED EXISTING CONDITION DRAWINGS.
- VERIFY ON FIELD LOCATION OF MECHANICAL EQUIPMENT AND TYPE OF UTILITY.
- RAISE (E) EQUIPMENT CURBS WHEN NOT 8" TALL. PROVIDE SOLDERED PAN FLASHING UNDER MECHANICAL EQUIPMENT.

LEGEND



CLASS A - THERMOPLASTIC HYBRID
ROOF MEMBRANE OVER (E)
DECKING. REFER TO 4(SHEET #8)
FOR FASTENING PATTERN.



(E) SKYLIGHT



(E) ROOF VENT



(E) LEADERHEAD AND DOWNSPOUT



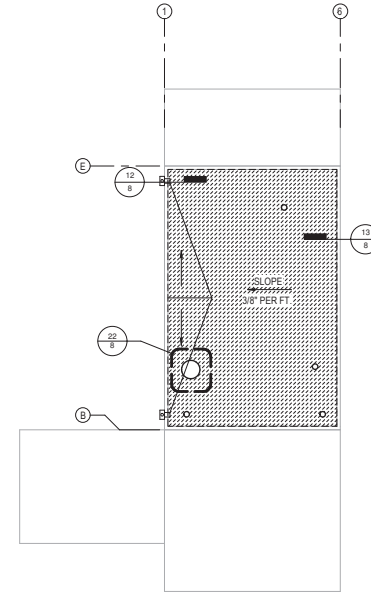
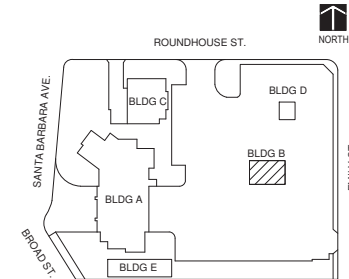
(E) ROOF HATCH

KEYNOTE LEGEND

ROOF AREA

BUILDING B: 1,424 SQ. FT.

KEY LEGEND



1 PROPOSED ROOF PLAN - BUILDING B
3/32" = 1'-0"



Roesling Nakamura
Terada Architects
285 N Ventura Ave #102
Ventura, CA 93001
P805.424.5330
www.RNTArchitects.com



No.	Description	Date



CITY OF SAN LUIS OBISPO
FIRE STATION #1 ROOFING PROJECT NO. 1000172
BLDG B - ROOF PLAN

PROJECT TITLE
SHEET TITLE





APPROVED:	
DESIGNED BY:	AZ
DRAWN BY:	AZ
CHECKED BY:	CY
APPROVED BY:	
SCALE:	
DATE:	03/17/21
CITY SPECIFICATION NO:	1000172
PLAN FILE NO / LOCATION:	1000172
SHEET NO:	

BM 300 City of San Luis Obispo SLD FSI Rev000.dgn

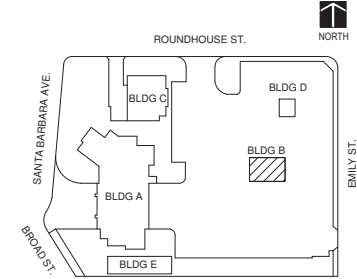
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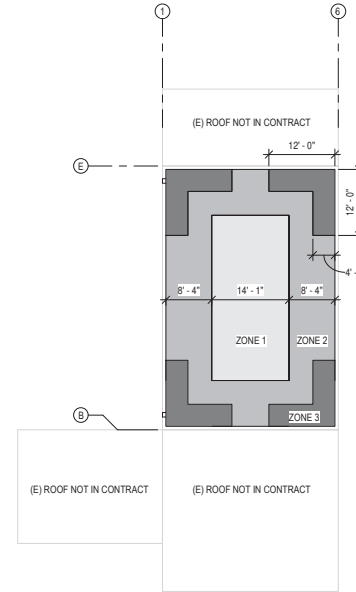
ROOF ZONE LEGEND

	PARAPET WALLS OVER 3' IN HEIGHT
	ROOF ZONE 3
	ROOF ZONE 2
	ROOF ZONE 1

KEY LEGEND



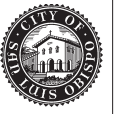
① ROOF ZONE - BUILDING B
3/32" = 1'-0"



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No.	Description	Date

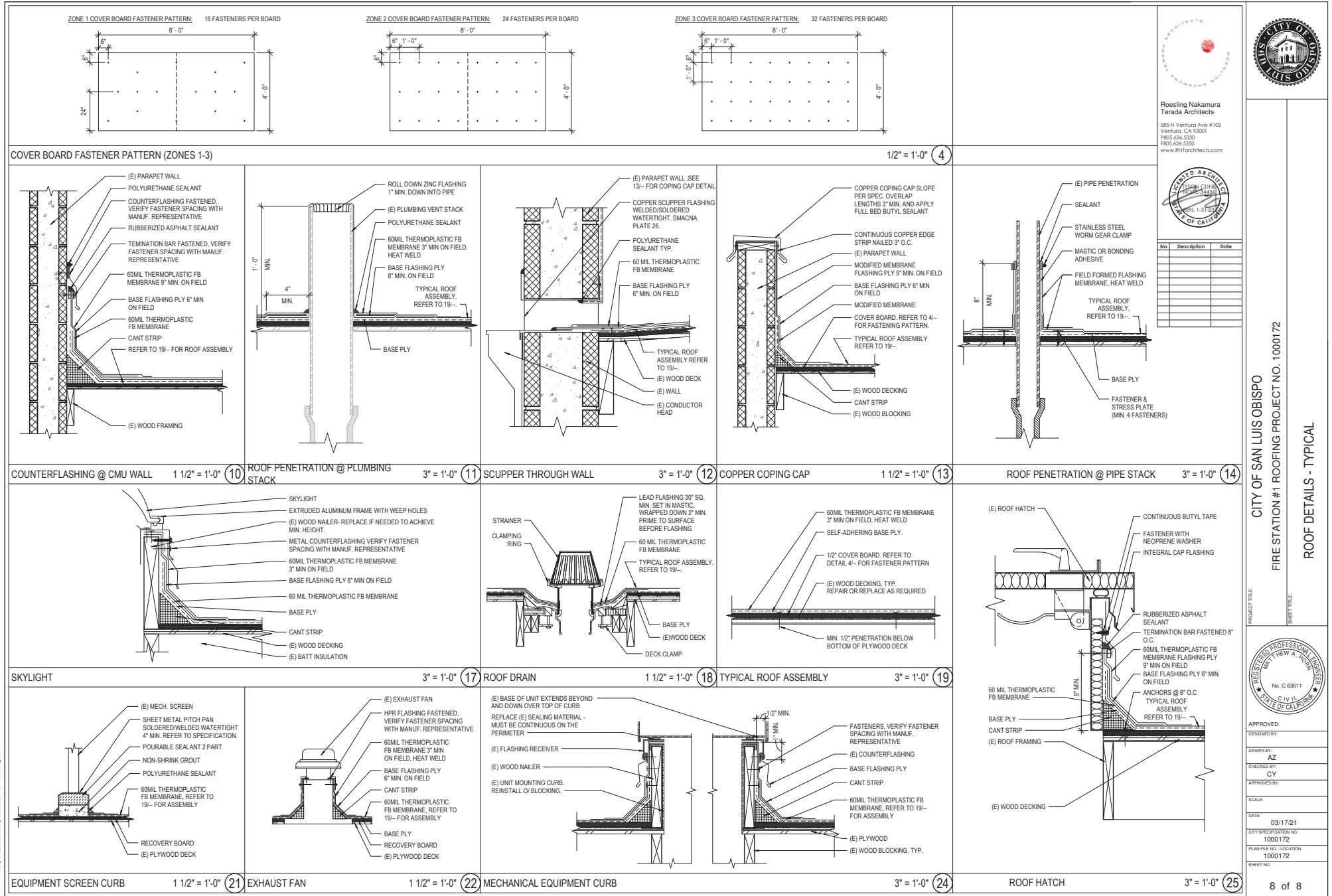


CITY OF SAN LUIS OBISPO
FIRE STATION #1 ROOFING PROJECT NO. 1000172
BLDG B - ROOF ZONES

PROJECT TITLE:
SHEET TITLE:



APPROVED:	
DESIGNED BY:	AZ
DRAWN BY:	AZ
CHECKED BY:	CY
APPROVED BY:	
SIGNATURE:	
DATE:	03/17/21
CITY SPECIFICATION NO.:	1000172
PLAN FILE NO./LOCATION:	1000172
SHEET NO.:	



**Roesling Nakamura
Terada Architects**
285 N Ventura Ave #102
Ventura, CA 93001
P805.424.5300
P805.424.5350
www.rntarchitects.com

No.	Description	Date

CITY OF SAN LUIS OBISPO
FIRE STATION #1 ROOFING PROJECT NO. 1000172
ROOF DETAILS - TYPICAL

PROJECT FILE: _____

REGISTERED PROFESSIONAL ENGINEER
No. C 63611
G. IVIN
STATE OF CALIFORNIA

APPROVED: _____
DESIGNED BY: **AZ**

DRAWN BY: _____
CHECKED BY: **CY**

APPROVED BY: _____

DATE: 03/17/21
CITY SPECIFICATION: 1000172
PLAN FILE NO./LOCATION: 1000172
SHEET NO: _____

8 of 8

SPECIAL PROVISIONS

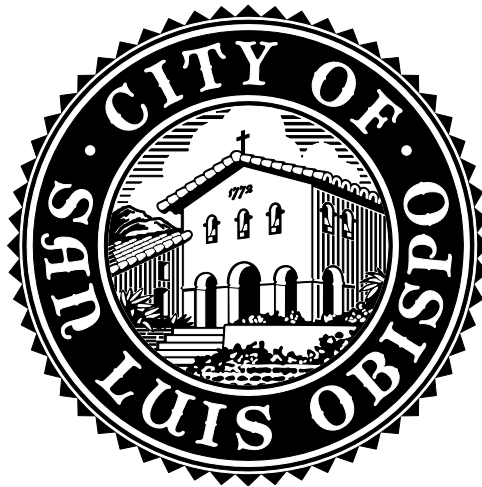
FOR

CITY OF SAN LUIS OBISPO

**ROOFING REPLACEMENT
AT FIRE STATION 1 ADMINISTRATION & FLEET MAINTENANCE**

Specification No. 1000172

<<MONTH 2021>>



**PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION**

**919 Palm Street
San Luis Obispo, CA 93401
(805) 781-7200**

ROOFING REPLACEMENT

AT FIRE STATION 1 ADMINISTRATION & FLEET MAINTENANCE

Specification No. 1000172

Approval Date: <<date of CM or CAR Report Authorizing Advertisement>>



1/31/2021



<<Signature Date>>

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070150.19	PREPARATION FOR REROOFING
071354	THERMOPLASTIC HYBRID MEMBRANE ROOFING
072100	THERMAL INSULATION
072600	SHEET METAL FLASHING AND TRIM
079200	JOINT SEALANTS
086200	UNIT SKYLIGHTS

**NOTICE TO BIDDERS
BID SUBMISSION**

Sealed bids will be received by the City of San Luis Obispo at the Public Works Administration Office located at 919 Palm Street, California 93401, until

2:00 p.m. on <<DATE>>

at which time they will be publicly opened and read aloud. Submit bid in a sealed envelope plainly marked:

**ROOFING REPLACEMENT AT FIRE STATION 1 ADMINISTRATION & FLEET
MAINTENANCE, Specification No. 1000172**

Any bid received after the time and date specified will not be considered and will be returned to the bidder unopened. Bids received by Fax or Email will not be considered.

By submission of bid you agree to comply with all instruction and requirements in this notice and the contract documents.

All bids must be submitted on the Bid Item List form(s) provided and submitted with all other Bid Forms included in these Special Provisions.

Each bid must be accompanied by either a:

1. certified check
2. cashier's check
3. bidder's bond

made payable to the City of San Luis Obispo for an amount equal to ten percent of the bid amount as a guaranty. Guaranty will be forfeited to the City San Luis Obispo if the bidder, to whom the contract is awarded, fails to enter into the contract.

The City of San Luis Obispo reserves the right to accept or reject any or all bids or waive any informality in a bid.

All bids are to be compared based on the City Engineer's estimate of the quantities of work to be done, as shown on the Bid Item List.

Bids will only be accepted from bidders that are licensed in compliance with the provisions of Chapter 9, Division III of Business and Professions Code.

The award of the contract, if awarded, will be to the lowest responsive bid submitted by a responsible contractor whose bid complies with the requirements prescribed. If the contract is awarded, the contract will be awarded within 60 calendar days after the opening of the bids.

NOTICE TO BIDDERS

Failure to raise defects in the notice to bidders or bid forms prior to bid opening constitute a waiver of those defects.

BID DOCUMENTS

A copy of the plans and special provisions may be downloaded, free of charge, from the City's website at:

www.slocity.org/government/department-directory/public-works/public-works-bids-proposals

A printed copy may be obtained at the office of the City Engineer by paying a non-refundable fee of:

1. **\$15.00** if picked up in person, or
2. **\$25.00** if by mailing to the office of the City Engineer

Request must include Specification Number. The office of the City Engineer is located at:
919 Palm Street
San Luis Obispo, CA 93401

Standard Specifications and Engineering Standards referenced in the Special Provisions may be downloaded, free of charge, from the City's website at:

www.slocity.org/government/department-directory/public-works/documents-online/construction-documents

A printed copy may be obtained by paying a non-refundable fee of:

1. \$16.00 if picked up in person, or
2. \$21.00 if by mailing to the office of the City Engineer

You are responsible to obtain all issued addenda prior to bid opening. Addenda will be available to download at the City's website listed above or at the office of the City Engineer.

Contact the project manager, **Richard Burde** at (805) 781-7193 or the Public Works Department at (805) 781-7200 prior to bid opening to verify the number of addenda issued.

You are responsible to verify your contact information is correct on the plan holders list located on the City's website at:

www.slocity.org/government/department-directory/public-works/public-works-bids-proposals.

NOTICE TO BIDDERS

PROJECT INFORMATION

In general, the project includes removal, disposal and replacement of the existing flat roof membranes at Fire Station 1 Administration and Fleet Maintenance Buildings and other Work indicated in the Contract Documents.

The project estimated construction cost is \$300,000

Contract time is established as 30 working days.

The fixed liquidated damages amount is established at \$500 per day for failure to complete the work within the contract time.

In compliance with section 1773 of the Labor Code, the State of California Department of Industrial Relations has established prevailing hourly wage rates for each type of workman. Current wage rates may be obtained from the Division of Labor at:

<https://www.dir.ca.gov/oprl/DPreWageDetermination.htm>

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

There will be a walkthrough on [date and time]. Bidders should meet where at time. [Mandatory walkthroughs must be scheduled at least 6 calendar days after the bid announcement]

QUALIFICATIONS

You or one of your listed subcontractors must possess a valid Class C39 Contractor's License at the time of the bid opening.

You and any subcontractors required to pay prevailing wage must be registered with the Department of Industrial Relations pursuant to Section 1725.5 of the Labor Code.

You must have experience constructing projects similar to the work specified for this project. Provide three similar reference projects completed as either the prime or subcontractor on the blank QUALIFICATIONS FORM included in the bid documents packet. All referenced projects must have been completed within the last five years from this project's bid opening date.

One of the three reference projects must have been completed under contract with a city, county, state or federal government agency as the prime contractor.

of the referenced projects must be for <<XXXX>>.

NOTICE TO BIDDERS

Failure to provide reference projects as specified in this section and as required on the qualification form is cause to reject a bid as being non-responsive.

The City reserves the right to reject any bid based on non-responsiveness if a bidder fails to provide a bid that complies with all bidding instructions.

The City reserves the right to reject a responsive bid based on the non-responsibility of the bidder if the Director of Public Works or Designee finds, after providing notice and a hearing to the bidder, that the bidder lacks the

1. knowledge
2. experience,
3. or is otherwise not responsible

as defined in Section 3.24 of the San Luis Obispo Municipal Code to complete the project in the best interest of the City.

Rejected bidders may appeal this determination. Appeal must comply with the requirements in this Notice to Bidders.

It is the City of San Luis Obispo's intent to award the contract to the lowest responsive bid submitted by a responsible bidder. If in the bidder's opinion the contract has been or may be improperly awarded, the bidder may protest the contract award.

Protests must be filed no later than five working days after either:

1. bid opening date
2. notification of rejected bid.

Protest must be in writing and received by the project manager located at:
919 Palm Street
San Luis Obispo, CA 93401.

Valid protests must contain the following information:

1. the reasons for the protest
2. any supporting documentation
3. the ruling expected by the City to remedy the protest.

Any protest not containing all required information will be deemed invalid and rejected.

The City will consider additional documentation or other supporting information regarding the protest if submitted in compliance to the specified time limits. Anything submitted after the specified time limit will be rejected and not be considered.

The Director of Public Works or Designee may request additional information to be submitted within three days of the request, unless otherwise specified, and will notify the protester of ruling within ten days of determination.

If the protester is not satisfied with ruling, the protester may appeal the ruling to the City Council in compliance with Chapter 1.20 of the City of San Luis Obispo Municipal Code.

NOTICE TO BIDDERS

Pursuant to the Public Records Act (Government Code, § 6250, et seq.), the City will make public records available upon request.

AWARD

The lowest bidder will be determined using the **BID TOTAL-OR-BASE-BID-OR-TOTAL PROJECT BID.**

As a condition to executing a contract with the City, two bonds each equal to one hundred percent of the total contract price are required in compliance with Section 3-1.05 of the Standard Specifications.

You may substitute securities for moneys withheld under the contract in compliance with the provisions of the Public Contract Code, Section 10263.

ACCOMMODATION

If any accommodations are needed to participate in the bid process, please contact Kathryn Stanley at (805) 781-7200 or by Telecommunications Device for the Deaf at (805) 781-7107. Requests should be made as early as possible in the bidding process to allow time for accommodation.

BID FORMS

All bid forms must be completed and submitted with your bid. Failure to submit these forms and required bid bond is cause to reject the bid as nonresponsive. Staple all bid forms together.

THE UNDERSIGNED, agrees that they have carefully examined:

1. the location of the proposed work
2. the plans and specifications
3. read the accompanying instructions to bidders

and propose to furnish all:

4. materials
5. labor

to complete all the required work satisfactorily in compliance with

6. plans
7. specifications
8. special provisions

for the prices set forth in the bid item list (item quantities provided for reference only):

BID ITEM LIST FOR ROOFING REPLACEMENT AT FIRE STATION 1 ADMINISTRATION & FLEET MAINTENANCE, SPECIFICATION NO. 1000172

Item No.	SS ₍₁₎	Item Description	Unit of Measure	Estimated Quantity	Item Price (in figures)	Total (in figures)
1	3	Bond	LS	1		
2	9	Mobilization	LS	1		
3	Appendix B 015000	Temporary Facilities	LS	1		
4	Appendix B 070150.19	HVAC Disconnect / Reconnect	LS	7		
5	Appendix B 070150.19	Demolition	SF	10,064		
6	Appendix B 061600	Damaged Roof Sheathing Replacement	SF	3,200		
7	Appendix B 072100	Replace Wet Insulation	SF	3,200		
8	Appendix B	Roofing	SF	10,064		
9	Appendix B 071354	Walkway Mats	LF	277		
10	Appendix B 072600	Sheet Metal Flashing and Trim and Joint Sealants	LF	891		
11	Appendix B 086200	Skylights	EACH	14		
12						
13						
14						

BID FORMS

Item No.	SS ₍₁₎	Item Description	Unit of Measure	Estimated Quantity	Item Price (in figures)	Total (in figures)
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
Bid Total (or Base Bid)					\$	
Company Name:						

(1) refers to section in the Standard Specifications, with modifications in the Special Provisions, that describe required work.

[illegible]

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In compliance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder, or any subcontractor to be engaged by the bidder, **has** _____, **has not** _____ been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

NOTE: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Bid. Signing this Bid on the signature portion constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In compliance with Public Contract Code Section 10162, the Bidder must complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

_____ Yes _____ No

If the answer is yes, attach a letter explaining the circumstances

PUBLIC CONTRACT CODE SECTION 10232 STATEMENT

In compliance with Public Contract Code Section 10232, you hereby state under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against you within the immediately preceding two-year period because of your failure to comply with an order of a federal court which orders you to comply with an order of the National Labor Relations Board.

LABOR CODE SECTION 1725.5 STATEMENTS

The bidder has delinquent liability to an employee or the state for any assessment of back wages or related damages, interest, fines, or penalties pursuant to any final judgment, order, or determination by a court or any federal, state, or local administrative agency, including a confirmed arbitration award. Any judgment, order, or determination that is

BID FORMS

under appeal is excluded, provided that the contractor has secured the payment of any amount eventually found due through a bond or other appropriate means.

_____ Yes

_____ No

The bidder is currently debarred under Section 1777.1 or under any other federal or state law providing for the debarment of contractors from public works.

_____ Yes

_____ No

NOTE: The above Statements and Questionnaire are part of the Bid. Signing this Bid on the signature portion constitute signature of this Statement and Questionnaire. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

NON-COLLUSION DECLARATION

I, _____, declare that
I am _____ of _____,
the party making the foregoing bid that the bid is not made in the interest of, or on behalf
of, any undisclosed person, partnership, company, association, organization, or
corporation; that the bid is genuine and not collusive or sham; that the bidder has not
directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and
has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or
anyone else to put in a sham bid, or that anyone refrained from bidding; that the bidder has
not in any manner, directly or indirectly, sought by agreement, communication, or
conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any
overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure
any advantage against the public body awarding the contract of anyone interested in the
proposed contract; that all statements contained in the bid are true; and, further, that the
bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof,
or the contents thereof, or divulged information or data relative thereto, or paid, and will not
pay, any fee to any corporation, partnership, company association, organization, bid
depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed on _____, 20____, in _____

I declare under penalty of perjury under the laws of the State of California that the foregoing
is true and correct.

(SEAL)

(Signature and Title of Declarant)

Subscribed and sworn to before me
this _____ day of _____, 20____

Notary Public

Company Name:_____

BID FORMS

BIDDER ACKNOWLEDGEMENTS

By signing below, the bidder acknowledges and confirms that this bid is based on the information contained in all contract documents, including the notice to bidders, plans, specifications, special provisions, and addendum number(s) _____. **(Note: You are responsible to verify the number of addenda prior to the bid opening.)**

The undersigned further agrees that in case of default in executing the required contract, with necessary bonds, within eight days, (not including Saturdays, Sundays, and legal holidays), after having received a mailed notice that the contract is ready for signature, the proceeds of the check or bond accompanying his bid will become the property of the City of San Luis Obispo.

Licensed in accordance with an act providing for the registration of contractors, License No._____, Expiration Date _____.

The above statement is made under penalty of perjury, and any bid not containing this information "will be considered non-responsive and will be rejected" by the City.

Signature of Bidder _____

(Print Name and Title of Bidder)

**DIR– Public Works
Registration No:** _____

Business Name (DBA): _____

Owner/Legal Name: _____

Indicate One: ☐Sole-proprietor ☐ Partnership ☐Corporation

List Partners/Corporate Officers: _____

Name Title

Name Title

Name Title

Business Address _____

Street Address _____

Mailing Address _____

City, State, Zip Code _____

Phone Number _____

Fax Number _____

Email Address _____

Date _____

BID FORMS

QUALIFICATIONS

Failure to furnish complete reference information **ON THIS FORM**, as specified in this project's Notice to Bidders and indicated below, is cause to reject the bid. Additional information may be attached but is not a substitute for this form.

Reference Number 1

Customer Name & Contact Individual	
Telephone & Email	
Project Name (Site Address):	
Is this similar to the project being bid or did this project include reroofing activity? Yes <input type="checkbox"/> No <input type="checkbox"/>	Describe the services provided and how this project is similar to that which is being bid: Date project completed:
Was this contract for a public agency? Yes <input type="checkbox"/> No <input type="checkbox"/>	

Reference Number 2

Customer Name & Contact Individual	
Telephone & Email	
Project Name (Site Address):	
Is this similar to the project being bid or did this project include reroofing activity? Yes <input type="checkbox"/> No <input type="checkbox"/>	Describe the services provided and how this project is similar to that which is being bid: Date project completed:
Was this contract for a public agency? Yes <input type="checkbox"/> No <input type="checkbox"/>	

Reference Number 3

Customer Name & Contact Individual	
Telephone & Email	
Project Name (Site Address):	
Is this similar to the project being bid or did this project include reroofing activity? Yes <input type="checkbox"/> No <input type="checkbox"/>	Describe the services provided and how this project is similar to that which is being bid: Date project completed:
Was this contract for a public agency? Yes <input type="checkbox"/> No <input type="checkbox"/>	

BID FORMS

ATTACH BIDDER'S BOND TO ACCOMPANY BID

Know all men by these presents:

That we _____, AS PRINCIPAL, and

_____, AS SURETY, are held and firmly bound unto the City of San Luis Obispo in the sum of:

_____ Dollars (_____) to be paid to said City or its certain attorney, its successors and assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THIS OBLIGATION IS SUCH, that if the certain bid of the above bounden _____

to construct _____
(insert name of street and limits to be improved or project)

dated _____ is accepted by the City of San Luis Obispo, and if the above

bounden _____, his heirs, executors, administrators, successors, and assigns shall duly enter into and execute a contract for such construction and shall execute and deliver the two bonds described within ten (10) days (not including Saturdays, Sundays, or legal holidays) after the above bounden,

_____, has received notice by and from the said City of San Luis Obispo that said contract is ready for execution, then this obligation shall become null and void; otherwise, it shall be and remain in full force and virtue.

IN WITNESS WHEREOF, we hereunto set our hands and seals this ____ day of _____, 20____.

Bidder Principal:

Signature _____ Date _____
Title: _____

Surety:

Bidder's signature is not required to be notarized. Surety's signature must be notarized.
Equivalent form may be substituted
(Rev. 6-30-14)

SPECIAL PROVISIONS

ORGANIZATION

Special provisions are under headings that correspond with the main section heading of the Standard Specifications. Each special provision begins with a revision clause that describes or introduces a revision to the Standard Specifications. Any paragraph added or deleted by a revision clause does not change the paragraph number of the Standard Specifications for any other reference to a paragraph of the Standard Specifications.

DIVISION I GENERAL PROVISIONS

1 GENERAL

Add to Section 1-1.01 General

The work must be done in compliance with the City of San Luis Obispo, Department of Public Works:

1. ROOFING REPLACEMENT AT FIRE STATION 1 ADMINISTRATION & FLEET MAINTENANCE Special Provisions
2. City of San Luis Obispo Standard Specifications and Engineering Standards – 2020 edition
3. State of California, Department of Transportation Standard Specifications and Standard Plans – 2018 edition

In case of conflict between documents, governing ranking must comply with section 5-1.02 of the City of San Luis Obispo's Standard Specifications.

Failure to comply with the provisions of these sections is a material breach of contract:

1. Sections 5 through 8 of the Standard Specifications
2. Section 12 through 15 of the Standard Specifications
3. Section 77-1 of the Standard Specifications
4. Section 81 of the Standard Specifications
5. authorized working hours
6. OSHA compliance

2 BIDDING

Replace Section 2-1.33A with:

Furnish bid using blank forms provided in the Special Provisions. Bid must include all forms and must be signed by the bidder.

3 CONTRACT AWARD AND EXECUTION

No further modifications.

Replace 1st and 2nd paragraph in Section 3-1.18 with (for accelerated work)

Upon notification of project award, return:

SPECIAL PROVISIONS

- ~~1. executed contract~~
- ~~2. insurance~~
- ~~3. contract bonds~~

~~within five business days after the bidder receives the contract.~~

4 SCOPE OF WORK

Add to Section 4-1.03 Work Description

Comply with the provisions of Appendix B – Project Specific Specifications ~~(s)~~ X [these section number should match the SS numbers listed in the Bid Item List].... for general, material, and construction, and payment specifics.

Add Section 4-1.03A Project Specific Signage {Include for Measure Y & G projects}

~~Maintain Revenue Enhancement Funding signage in work area. Return Revenue Enhancement Funding signs at the end of the project or upon the Engineer's request.~~

5 CONTROL OF WORK

Remove City additions to Section 5-1.36B

6 CONTROL OF MATERIALS

Add to Section 6-2.03 Department Furnished Materials

~~The Engineer will furnish Sales Tax signs mounted to moveable barricades. Maintain Sales Tax signage in work area. Return Sales Tax signs at the end of the project or upon the Engineer's request. [delete for non-Measure Y or G]~~

~~Refer to Project-Specific Specification section 013300 Submittal Procedures for restrictions on project substitutions.~~

7 LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC

Add to Section 7-1.03B Traffic Control Plan

~~Work hours are restricted to 00 a.m. to 00 p.m. on X Street. [Discuss with Traffic]~~

~~Provide traffic control plan and traffic control application at or before the preconstruction meeting. Traffic control plan must be drawn to scale. Traffic control application may be obtained on the City's website:~~

SPECIAL PROVISIONS

www.slocity.org/government/department-directory/public-works/documents-online/construction-documents

Upon approval of the traffic control plan, the City will issue a no-fee Encroachment Permit. Permittee is responsible to comply with all conditions of the traffic control plan. Complete work using due diligence to restore free flowing of traffic.

8 PROSECUTION AND PROGRESS

Section 8-1.02A Schedule

Provide a Level 1 schedule for this work.

Add to 8-1.04B (for accelerated start)

Contract time will start on the first Monday after preconstruction meeting.

DIVISION II GENERAL CONSTRUCTION

13 WATER POLLUTION CONTROL

Retain Section 13-2.03 CONSTRUCTION

Sections applicable only for road construction do not apply.

14 ENVIRONMENTAL STEWARDSHIP

Retain Section 14-9 AIR QUALITY

Retain Section 14-10 SOLID WASTE DISPOSAL AND RECYCLING

Retain Section 14-11 HAZARDOUS WASTE AND CONTAMINATION

Add to Section 14-9.02A

The City has obtained an annual permit for construction from the Air Pollution Control District (APCD). The annual APCD permit and construction log files are located on the City's website:

<http://www.slocity.org/government/department-directory/public-works/documents-online/construction-documents>

You are required to comply with the APCD permit including all notification and construction logs using the appropriate equipment. Provide training to all workers in the construction area.

SPECIAL PROVISIONS

You must comply with section 77-1 of the standard specifications.

Add to Section 14-9.02C

Where contamination is encountered, you are responsible to:

1. monitor
2. record
3. report

H2S and Hydrocarbon FID readings taken every hour during work in the contamination zone or as directed by the Engineer.

Appropriate Personal Protective Equipment (PPE) must be used.

Add to Section 14-9.02D

Full compensation for APCD compliance and applicable engineering standards is included in the payment for other bid items unless a bid item of work is shown on the bid list item.

Add to Section 14-11.01

14-11.01A(1) Contamination Site Information

[Attempt to determine if the work area is likely to encounter contaminated soil. If so, use the following language identifying the contaminate and confirming with the owner where the material is to be disposed of.]

There is a potential of soil contamination in the work area. Known areas of soil and groundwater contamination as identified by the County Department of Health are:

Site Location	Prior or Current Use

Listed below are the highest known contamination and type of contamination.

Site Location	Contaminate

14-11.02B(1) Disposal Location

The owners of the contaminated soil have been put on notice and have requested the material for their site be delivered to the following locations. Once delivered, the material is site owner's property.

SPECIAL PROVISIONS

Site	Disposal Site

The City reserves the right to use other forces for exploratory work to identify and determine the extent of contaminated material and for removing contaminated material.

15 EXISTING FACILITIES

Refer to Project-Specific Specification section 011000 Summary of Work for project-specific restrictions on use of existing facilities, coordination with occupants and work restrictions.

Refer to Project-Specific Specification section 017700 Closeout Procedures for requirements linked to completion of the project including final cleaning and any repair of existing conditions.

16 TEMPORARY FACILITIES

Refer Project-Specific Specification section 99-015000 Temporary Facilities for project-specific temporary facility requirements.

99 BUILDING CONSTRUCTION

Refer Project-Specific Specifications in APPENDIX B.

APPENDIX A

APPENDIX A - FORM OF AGREEMENT

THIS AGREEMENT, made on this _____ day of _____, 20____, by and between the City of San Luis Obispo, a municipal corporation and charter city, San Luis Obispo County, California (hereinafter called the Owner) and **COMPANY NAME** (hereinafter called the Contractor).

WITNESSETH:

That the Owner and the Contractor for the consideration stated herein agree as follows:

ARTICLE 1, SCOPE OF WORK: The Contractor shall perform everything required to be performed, shall provide and furnish all of the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required to complete all the work of construction of

NAME OF PROJECT, SPEC NO.

in strict compliance with the plans and specifications therefor, including any and all Addenda, adopted by the Owner, in strict compliance with the Contract Documents hereinafter enumerated.

It is agreed that said labor, materials, tools, equipment, and services shall be furnished and said work performed and completed under the direction and supervision and subject to the approval of the Owner or its authorized representatives.

ARTICLE II, CONTRACT PRICE: The Owner shall pay the Contractor as full consideration for the faithful performance of this Contract, subject to any additions or deductions as provided in the Contract Documents, the contract prices as follows:

Item No.	Item	Unit of Measure	Estimated Quantity	Item Price (in figures)	Total (in figures)
1.					
2.					
3.					

BID TOTAL: \$ _____ **.00**

Payments are to be made to the Contractor in compliance with and subject to the provisions embodied in the documents made a part of this Contract.

Should any dispute arise respecting the true value of any work omitted, or of any extra work which the Contractor may be required to do, or respecting the size of any payment to the Contractor, during the performance of this Contract, said dispute shall be decided by the Owner and its decision shall be final, and conclusive.

ARTICLE III, COMPONENT PARTS OF THIS CONTRACT: The Contract consists of the following documents, all of which are as fully a part thereof as if herein set out in full, and if not attached, as if hereto attached:

1. Notice to Bidders and Information for Bidders
2. Standard Specifications and Engineering Standards
3. Special Provisions, any Addenda, Plans and Contract Change Orders
4. Caltrans Standard Specifications and Standard Plans 2018
5. Accepted Bid and Bid Bond
6. List of Subcontractors
7. Public Contract Code Sections 10285.1 Statement
8. Public Contract Code Section 10162 Questionnaire
9. Public Contract Code Section 10232 Statement
10. Labor Code Section 1725.5 Statements
11. Bidder Acknowledgements
12. Qualifications
13. Non-collusion Declaration
14. Agreement and Bonds
15. Insurance Requirements and Forms

ARTICLE IV INDEMNIFICATION: The Contractor shall indemnify, defend with legal counsel approved by City, and hold harmless City, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with the Contractor's negligence, recklessness or willful misconduct in the performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole or active negligence or willful misconduct of the City. Should conflict of interest principles preclude a single legal counsel from representing both the City and the Contractor, or should the City otherwise find the Contractor's legal counsel unacceptable, then the Contractor shall reimburse the City its costs of defense, including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation. The Contractor shall promptly pay any final judgment rendered against the City (and its officers, officials, employees and volunteers) with respect to claims determined by a trier of fact to have been the result of the Contractor's negligent, reckless or wrongful performance. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

The Contractor obligations under this section apply regardless of whether such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnitee. However, without affecting the rights of the City under any provision of this agreement, the Contractor shall not be required to indemnify and hold harmless the City for liability attributable to the active negligence of AGENCY, provided such active negligence is

APPENDIX A

determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where the City is shown to have been actively negligent and where the City's active negligence accounts for only a percentage of the liability involved, the obligation of the Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of the City.

ARTICLE V. It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the bid of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said bid conflicting herewith.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands this year and date first above written.

CITY OF SAN LUIS OBISPO
A Municipal Corporation

Derek Johnson, City Manager

APPROVED AS TO FORM

CONTRACTOR:

Name of Company

J. Christine Dietrick
City Attorney

By: _____
Name of CAO/President
Its: CAO/PRESIDENT



Council Agenda Report

Item 5h

Department: Administration
Cost Center: 1006 & 1007
For Agenda of: 7/6/2021
Placement: Consent
Estimated Time: N/A

FROM: Greg Hermann, Deputy City Manager
Prepared By: Molly Cano, Tourism Manager

SUBJECT: ADOPTION OF FY 2021-22 COMMUNITY PROMOTIONS PROGRAM -
TBID & PCC

RECOMMENDATION

As recommended by the Tourism Business Improvement District (TBID) Board and the Promotional Coordinating Committee (PCC):

1. Authorize the City Manager to enter into various contracts and program expenditures for the TBID not to exceed the 2021-22 program budget of \$1,215,000 (excludes staffing costs), based on the recommendations by the TBID Board and the adopted TBID Fund revenue projections as part of the 2021-23 Financial Plan and approved 2021-22 budget; and
2. Authorize the City Manager to enter into contracts utilizing the TBID Fund un-appropriated fund balance from the 2020-21 fiscal year, following the completion of the City's audit and approved annual comprehensive financial statements, for tourism marketing expenditures in 2021-22 based on the recommendations by the TBID Board; and
3. Authorize the City Manager to use the TBID Fund Reserve of \$100,000 for tourism marketing expenditures in 2021-22 in accordance with the TBID reserve policy; and
4. Authorize the City Manager to enter into various contracts and program expenditures for Community Promotions not to exceed the 2021-22 program budget of \$367,000 (excludes staffing costs) based on the recommendations by the PCC.

REPORT-IN-BRIEF

The City's Community Promotions program is comprised of the Tourism Business Improvement District (TBID) and the Promotional Coordinating Committee (PCC). While these advisory bodies have separate program functions and budgets, together they both work to promote San Luis Obispo locally, regionally, nationally, and internationally.

Tourism Business Improvement District

After thorough review and consideration, the TBID Board has identified the following program priorities and budget allocations for the focus of the TBID marketing efforts in fiscal year 2021-22.

1. Tourism Marketing Services: the TBID will maintain the largest budget allocation (approximately 52%) towards their marketing service agreement with the contracted agency-of-record Noble Studios. This the second year of the current two-year agreement, with an opportunity to extend for an additional two-year term.
2. Content Marketing Services: in order to efficiently manage the ShareSLO channels, the TBID will be retaining local content marketing services for the strategy and management of the ShareSLO program. The vendor will be selected through an RFP process in accordance with the City's purchasing policies.
3. Chamber of Commerce Contract Services: the renewal of agreements with the San Luis Obispo Chamber of Commerce for Guest Services and Public Relations through contracted work efforts.
4. Sustainability Promotion: the TBID will allocate 1% of TBID revenue for a sustainability initiative aimed at offsetting the carbon impact of visitors in the community.
5. Membership in Industry Associations & Programs: including the Central Coast Tourism Council, the California Travel Association, California Hotel and Lodging Association and the annual membership for the TBID with SLO Coast Wine Collective.
6. Research & Program Development: the TBID has earmarked up to \$80,000 or 5.5% of the budget for research and program development in alignment with the 2019-24 TBID Strategic Plan. This budget area is slated to include projects like a Tourism Economic Impact Study, Destination Stewardship Assessment and Plan, and the development of a TBID Sales Strategy.
7. Contingency Fund: the TBID has allocated an operating program contingency fund of \$41,000 for the funding of opportunity projects that may arise including event sponsorships or other marketing expenses.

Promotional Coordinating Committee

As stated in the advisory body bylaws:

"The purpose of the PCC is to advise the Council in working to improve the quality of life for all City residents and our visitors. The Committee recommends projects to help promote the City as a regional trade, recreation, and tourist center, consistent with community goals."

As the City advances in the recovery work from the impacts of COVID-19, the PCC has identified allocations of its program budget to support that effort along with other project to advance community promotions. The following program priorities and budget allocations are the focus of the community promotions efforts in fiscal year 2021-22:

1. Chamber of Commerce Contract Services: the renewal of three agreements with the San Luis Obispo Chamber of Commerce for the two-year agreements for Visitor Center operations; the shared Public Relations services in partnership with the TBID; GIA Promotional Support; and the production & distribution of the City tear-off maps.

2. Community Placemaking & Recovery Projects: funds available for the development of new projects to enhance the quality of life in San Luis Obispo through strategic placemaking or recovery investments in alignment with the adopted 2021-23 Major City Goal work efforts and other projects to support community promotion.
3. Modified GIA program: based on the success of the 2020-21 Modified GIA program, the PCC will be continuing the modified program in FY 2021-22 while the events in the community recover and return following the COVID-19 restrictions. The program is funded at \$100,000 total for the fiscal year and will provide to 25 grants annually at \$4,000 each. Applications will be reviewed monthly until the all the available grants have been awarded.

DISCUSSION

Background

With the adoption of the 2021-23 Financial Plan, the City Council approved the program budget and defined the work program for the Community Promotions program and the TBID. Both programs are overseen and administered by advisory bodies to the City Council. The PCC makes recommendations regarding the use of Community Promotions funding and the TBID Board recommends the use of the TBID assessment. Both advisory bodies established recommendations for use of funding in FY 2021-22 with respective contract considerations.

Tourism Business Improvement District

The TBID began the program development and budget allocation process in March 2021 by discussing the goals, priorities, and direction for the 2021-22 TBID program. During this process, the TBID Board communicated the importance of continuing to align the budget direction, program priorities and funding commitments with the implementation of the TBID's strategic clarity plan imperatives which had been revised in January 2021 in response to the changed tourism environment due to COVID-19. (Attachment A- 2019-24 Revised TBID Strategic Plan)

The revised TBID strategic initiatives are to:

1. Elevate the SLO Brand and Experience
2. Deliver Smart Growth
3. Build Meaningful Partnerships
4. Ensure Organizational Excellence
5. Foster Destination Resilience – *new addition*

The revised plan amplified the focus on destination recovery and management through the efforts of resiliency, stewardship and the integration of the City's priorities into the TBID's marketing efforts.

In the budget deliberation, the TBID Board - with the recommendation from the Management Committee - considered all activity and program commitments including strategic partnerships and contracts, marketing and advertising, events promotions, tradeshow, tourism organization and research, and support.

Marketing Services Contracts

The TBID is currently in a two-year agreement with Noble Studios for marketing services as a result of a successful RFP process in the Spring of 2020. Initially the TBID published the RFP for marketing services at \$1 million per fiscal year, however due to COVID-19 budget impacts, the awarded contract was reduced by half. This resulted in a base contract amount with the selected vendor Noble Studios at \$500,000, which includes the account management scope of work and the paid media investment.

As the TBID plans for recovery, the marketing services and paid media for the TBID are of top priority. In FY 2021-22 the TBID Board recommends amending the current agreement in the amount of \$263,000 to provide additional funding to Noble Studios to account for increase in media spend and agency support in the recovery year.

In addition, the TBID has published an RFP for Content Marketing Services related to the management and curation of the social media channels for #ShareSLO. The vendor will be selected through an RFP process in accordance with the City's purchasing policies with the contract commencing September 2021.

In May, the TBID Board received a proposal presentation from the SLO Chamber of Commerce for the continuation of various contract partnerships. Based on the content of the proposals and the recommendation from the Management Committee, the TBID Board recommends that Council authorize the City Manager to enter into separate contracts with the SLO Chamber of Commerce for the specified programs (Attachment B, June 9, 2021 TBID Minutes DRAFT; Attachment C, 2021-23 SLO Chamber TBID Proposal):

1. Public Relations: The Board recommends funding the Public Relations contract (shared with the PCC) in the TBID amount of \$45,000 for a two-year agreement.
2. Guest Services: The Board recommends full funding of the proposal for Guest Services in the amount of \$47,500 which includes the continuation of the phone & availability service and the special promotions support service.

Research, Development and Special Promotions

In FY 21-22 the TBID will be making a significant investment in Research and Development including special promotions. This emphasis and investment are intended to support the advancement of the initiatives outlined in the revised strategic plan for projects like a Tourism Economic Impact Study, Destination Stewardship Assessment and Plan, and the development of a TBID Sales Strategy. These programs will be developed throughout the year in alignment with the project timeline established for the strategic plan implementation.

In addition, the TBID will be partnering with the Office of Sustainability on the development of an initiative aimed at offsetting the carbon impact of visitors in San Luis Obispo. The TBID has allocated 1% of the 2021-22 projected revenue to this new program.

Industry Associations & Programs

The Board also considered membership and programs with the following industry associations within California:

1. Central Coast Tourism Council (CCTC): The Board recommends maintaining membership with the CCTC in the amount up to \$1000.
2. California Travel Association (CalTravel): The Board recommends membership with the CalTravel organization in the amount up to \$1000.
3. SLO Coast Wine Collective: The Board recommends membership with the SLO Coast Wine Collective in the amount up to \$5,000.
4. California Hotel and Lodging Association (CHLA): The Board recommends the investment in the TBID constituent membership in the amount of \$27,286.

The remaining TBID program funds are allocated to program expenses including cooperative marketing opportunities with organizations like Visit SLO CAL or CCTC, attendance at industry conferences and additional partnerships, Smith Travel Reports, and marketing and promotional initiatives. (Attachment D– 2021-22 TBID Line-Item Budget)

Any un-appropriated fund balance from 2020-21 will be used for marketing programs in 2021-22. These expenditures will be reviewed and approved by the TBID Board.

Promotional Coordinating Committee

The purpose of the PCC is to enhance the quality of life for residents of San Luis Obispo and to enhance the quality of experience for visitors to San Luis Obispo. This mission was the guiding force behind the budget consideration for the PCC. During the June 9, 2021 meeting, the PCC finalized the 2021-22 budget allocations including the continuation of Visitor Services and Public Relations efforts, strategic initiative investment for community placemaking and recovery efforts, and the funding of the GIA program. (Attachment E – 2021-22 PCC Line-Item Budget; Attachment F– June 9, 2021 PCC Minutes DRAFT)

Chamber of Commerce Contract Services

During the May 2021 meeting, the PCC received a presentation from the Chamber of Commerce for the proposed on-going contract services, which include Visitor Center Operations, shared Public Relations services in partnership with the TBID, marketing and public relations support of the GIA recipients, and the production of the City tear-off-maps. The Chamber requested an increase in contract funding for Public Relations but maintained the same funding level for Visitor Center Operations, marketing and public relations support of GIA recipients, and the production of the City tear-off-maps. The proposal (Attachment G) also included the request for two-year agreements for Visitor Center Operations, GIA Support, and Public Relations.

During deliberations at the May meeting, the Committee determined that it was of high priority to maintain contract services with the Chamber of Commerce and decided to fully fund and authorize all the proposals for the 2021-22 fiscal year including the establishment of two-year agreements for the Visitor Center Operations, GIA Support, and Public Relations contingent on second-year budget appropriations. (Attachment H – Minutes May 12, 2021, PCC Minutes)

Grants-In-Aid (GIA)

The PCC has been offering Cultural GIA funding for decades. Local non-profit organizations utilize the funding to provide cultural, recreational, or social activities in our community. In FY 2020-21 due to COVID-19 and the restrictions on large group gatherings, the PCC modified the regular Cultural GIA application process and established a modified program that met the needs of the community. Based on the success of the program, the PCC has decided to maintain the modified process through FY 2021-22. The Modified GIA program will continue to be available throughout the year on a monthly consideration process. While the full program will be allocated at \$100,000, the funding for individual non-profit applicants will be set at \$4,000 available for up to twenty-five organizations and the program will be discontinued once the funding has been exhausted. Additionally, if not all FY 2021-22 grant funding is awarded then the PCC will request the ability to carry forward the remaining funds to the second year of the financial plan for use in the 2022-23 GIA program.

The remaining Community Promotions program funds are allocated to program expenses including attendance at industry conferences, additional partnerships, and marketing and promotional initiatives. (Attachment E– 2021-22 PCC Line-Item Budget).

Previous Advisory Body Action

The following advisory body actions were taken to support these recommendations:

- TBID approval of the line-item budget and contract terms on June 9, 2021, and recommended to City Council for approval. (Attachment B - June 9, 2021, TBID Minutes DRAFT)
- PCC approval of the line-item budget on June 9, 2021, and contract terms on May 12, 2021 and recommended to City Council for approval. (Attachment F –June 9, 2021 PCC Minutes DRAFT; Attachment H –May 12, 2021 PCC Minutes)

Policy Context

As referenced in the City's Municipal Code, Section 12.42.030 (Authorized Use), TBID revenue is used for the promotion of tourism.¹

¹ 12.42.030 – Authorized Use: A. The general promotion of tourism within the district is to include costs as specified in the business plan to be adopted annually by the city council.

Public Engagement

The public engagement was adequately done in order to prepare these recommendations to City Council. All Advisory Body Meetings for the TBID and PCC were noticed in accordance with Brown Act standards.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to the recommended action in this report, because the action does not constitute a “project” under CEQA Guidelines sec. 15378.

FISCAL IMPACT

Budgeted: Yes (Pg. 139 and 362 of the 2021-23 Financial Plan) Budget Year: 2021-22
Funding Identified: Yes

Fiscal Analysis:

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
General Fund	\$ 405,085	\$ 405,085	\$0	\$0
State				
Federal				
Fees				
Other: TBID	\$1,444,000	\$1,444,000	\$0	\$0
Total	\$1,849,085	\$1,849,085	\$0	\$0

The FY 2021-22 budget projected TBID revenue based upon 20% of budgeted Transient Occupancy Tax revenue at \$1,444,000 as can be referenced on page 362 of the City Financial Plan. Staff recommends that the Council fully appropriate the TBID budget for various contracts and program expenditures as outlined in this report and at the recommendation of the TBID Board. It is the fiscal responsibility of the TBID to utilize the maximum amount of revenue each year to further the marketing reach through the district’s promotional efforts. In the event that TBID revenues do not reach budget projections, staff recommends that the Council authorize the City Manager to utilize funds in the TBID Fund Reserve to offset those revenues.

The total FY 2021-22 program budget for Community Promotions (PCC) is \$405,085, as can be referenced on page 139 of the City’s adopted 2021-23 Financial Plan.

ALTERNATIVES









The Council could choose to fund the contracts at different levels or modify the scope of services. The advisory bodies and staff do not recommend adjustments, as the proposed expenditures are the result of careful review, discussion, and negotiations between the parties.

ATTACHMENTS

- A – Revised SLO TBID 2019-24 Strategic Plan
- B – June 9, 2021 TBID Minutes DRAFT
- C – 2021-23 TBID Chamber Proposal
- D – 2021-22 TBID Line-Item Budget
- E – 2021-22 PCC Line-Item Budget
- F – June 9, 2021 PCC Minutes DRAFT
- G – 2021-23 PCC Chamber Proposal
- H – May 12, 2021 PCC Minutes

San Luis Obispo TBID

Strategic Direction 2019—2024

VISION	MISSION	VALUES	REPUTATION	POSITION
 <p>A welcoming community with a vibrant economy that enriches the lives of visitors and residents alike</p>	 <p>We share the abundance of SLO, driving the lodging economy and serving as the voice of our stakeholders</p>	 <ul style="list-style-type: none">• Service• Leadership• Adaptability• Collaboration	 <ul style="list-style-type: none">• Essential• Approachable• Strategic• Driven• Effective	 <p>The SLO TBID stewards the brand of San Luis Obispo and represents its lodging partners, driving overnight stays by:</p> <ul style="list-style-type: none">• Telling the San Luis Obispo story via targeted marketing content and activities• Serving as a convener and subject matter expert for tourism conversations impacting the destination• Advancing strategic partnerships that extend the reach and influence of the SLO TBID
IMPERATIVES	OBJECTIVES		INITIATIVES	
 <p>Elevate the SLO Brand and Experience</p>	 <ul style="list-style-type: none">• Increase visitor awareness in target markets• Increase positive visitor perception		 <ul style="list-style-type: none">• Integrate the City's priorities into the execution of the TBID's marketing strategies• Identify the core SLO identity and develop a plan to market it• Develop a TBID Destination Stewardship approach• Identify opportunities to influence community placemaking and destination management efforts	
<p>Deliver Smart Growth</p>	<ul style="list-style-type: none">• Exceed California's RevPAR growth over FY21 baseline• Year-over-year growth in ratio of weekday to weekend occupancy		<ul style="list-style-type: none">• Develop an approach to monitoring local sentiment related to tourism• Influence the SLO conference center development plan and effort• Identify structure & budget allocation for mid-week and group business• Develop a local business travel program to drive visitation	
<p>Build Meaningful Partnerships</p>	<ul style="list-style-type: none">• Increase average Earned Partnership Value score over 2022 baseline• Grow economic impact of tourism in SLO by 2024, over 2017 baseline		<ul style="list-style-type: none">• Identify and develop BOLD partnerships that generate overnight stays• Create a partnership management plan using measurable goals that are in line with our TBID Mission	
<p>Ensure Organizational Excellence</p>	<ul style="list-style-type: none">• Growth in member newsletter open rates• Growth in stakeholder satisfaction score on survey		<ul style="list-style-type: none">• Establish and document a process to execute, evaluate and track strategic plan• Identify opportunities to streamline governance and leverage constituency of TBID	
<p>Foster Destination Resilience</p>	<ul style="list-style-type: none">• Year-over-year growth in TOT over FY21 baseline		<ul style="list-style-type: none">• Implement COVID-19 Response Plan• Document lessons learned from COVID era to feed resilience assessment• Perform a destination resilience assessment	

KEY:
Priority 1 | Priority 2 | Priority 3



TOURISM BUSINESS IMPROVEMENT DISTRICT BOARD

Minutes - DRAFT

Wednesday, June 9, 2021
Regular Meeting of the Tourism Business Improvement District Board

CALL TO ORDER

The regular teleconference meeting of the San Luis Obispo Tourism Business Improvement District Board was called to order on June 9, 2021 at 10:02 a.m. held via teleconference by Chair John Conner.

ROLL CALL

Present: Chair John Conner, Vice Chair LeBren Harris and members, Pragna Patel-Mueller (*arrived 10:17 a.m.*), David Smith (*arrived at 10:13 a.m.*) Natalie Ward, Stephanie Bolles and Matt Wilkins

Absent: none.

Staff: Tourism Manager Molly Cano and Tourism Coordinator Chantal Stewart

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

--End of Public Comment--

CONSENT ITEMS

ACTION: MOTION BY BOARD MEMBER HARRIS SECONDED BY BOARD VICE CHAIR BOLLES, CARRIED 5-0-2 (SMITH AND PATEL-MUELLER ABSENT) TO APPROVE THE CONSENT AGENDA ITEMS 1 THRU 9.

- C.1 Minutes of Meeting on Wednesday, May 12, 2021
- C.2 Minutes of Special Meeting on Thursday, May 13, 2021
- C.3 Smith Travel Report
- C.4 Transient Occupancy Tax (TOT) Report
- C.5 Chamber Public Relations Monthly Report
- C.6 Chamber Guest Services Monthly Report
- C.7 Noble Studios & DCI Marketing Monthly Report
- C.8 Marketing Committee: Co-Op Program Commitments Report
- C.9 SLO TBID Resilience Assessment Report

BUSINESS ITEMS

1. SLO CAL EVENTS AND FESTIVALS STRATEGY

Melissa Murray, Destination Management Project Manager from Visit SLO CAL presented the Experience SLO CAL 2050 Events and Festivals Strategy project scope. Highlighted components included the development and implementation of a county-wide event calendar with a plug-in to VisitSLO.com with work planned to begin in October 2021. The Board had no questions or discussion on a recommendation for City's support and participation in the process.

Public Comment

None.

--End of Public Comment--

ACTION: MOTION BY BOARD MEMBER YOUNG-HARRIS SECONDED BY BOARD MEMBER BOLLES, CARRIED 7-0-0 to move forward with supporting the Visit SLO CAL Events and Festival Strategy MOU as a recommendation to City for support and participation in the process.

2. SLO TBID BRAND ASSET PRODUCTION

Tourism Manager Cano presented the recommendation from the Marketing Committee to allocate up to \$50k from the FY 20-21 contingency budget for SLO TBID photography and videography production through Noble Studios. The Board had no questions or discussion.

Public Comment

None.

--End of Public Comment--

ACTION: MOTION BY BOARD MEMBER WILKINS SECONDED BY BOARD MEMBER WARD, CARRIED 7-0-0 to move forward with the Marketing Committee recommendation as is to allocate up to \$50K from the FY 2020-21 contingency budget line item for photography and videography production managed by Noble Studios.

3. FY 2021-22 TBID PROGRAM BUDGET

Tourism Manager Cano presented the recommended FY 2021-22 TBID program operating budget allocations for Board approval and recommendation to City Council. Highlighted changes to the 21-22 budget as recommended by the Management Committee are the agency contract increasing from \$500K to \$650K (\$275K towards the media spend and \$375K for standard agency fees) and the development of a sales strategy pulled from the research and program development line item. Board members discussed the option of increasing the paid media amount up to \$375 to be pulled from this FY 2020-21 contingency line item to prepay for some services and contracts. By consensus, members agreed that it makes sense to free up budget for the summer months and that it could be useful to have additional paid media budget available as and if needed.

Public Comment

None.

--End of Public Comment--

ACTION: MOTION BY BOARD MEMBER HARRIS SECONDED BY BOARD MEMBER BOLLES, CARRIED 7-0-0 to increase the proposed paid media budget by \$100K for a total of up to \$375K increasing the overall agency contract to \$750K for the FY 2021-22 and to prepay the Cal Poly Athletics Contract, Media Monitoring Services and CrowdRiff renewal from the current contingency budget line item.

ACTION: MOTION BY BOARD MEMBER SMITH SECONDED BY BOARD MEMBER HARRIS, CARRIED 7-0-0 to approve the FY 2021-22 TBID program budget as recommended with the discussed budget adjustments and to recommend to City Council for approval.

4. TBID CONTRACT CONSIDERATIONS

Tourism Manager Cano presented the recommended TBID contract commitments to Cal Poly Athletics for a two-year term, the amendment to the second year of the two-year contract with Noble Studios to \$750K and the Chamber of Commerce's Public Relations and Guest Services contracts as presented for Board approval.

Public Comment

None.

--End of Public Comment--

ACTION: MOTION BY BOARD MEMBER WILKINS SECONDED BY BOARD MEMBER SMITH, CARRIED 6-0-1 (HARRIS RECUSED FROM Cal Poly Athletics and Chamber of Commerce contract recommendations due to conflicts of interest) to move forward with the contracts as recommended by the Management Committee.

5. CONTENT MARKETING SERVICES RFP

Staff presented the draft RFP for Content Marketing Services for Board discussion and recommendation to City Council. There were no suggested edits to the presented RFP or timeline. Board members formed a taskforce including members Smith, Ward and Patel-Mueller to review proposals and to recommend suggested contractors to the TBID Board for final interviews.

Public Comment

None.

--End of Public Comment--

ACTION: MOTION BY BOARD MEMBER WARD SECONDED BY BOARD MEMBER SMITH, CARRIED 7-0-0 to move forward with the Content Marketing Services RFP as presented.

6. BRAND EQUITY RESEARCH CONSIDERATION

The Board received additional information and clarification from marketing members and agency representatives on the proposed Brand Equity research. The Marketing Committee recommended the proposed project for up to \$65K and to be funded from the FY 20-21 contingency budget.

Public Comment

None.

--End of Public Comment--

ACTION: MOTION BY BOARD MEMBER WILKINS SECONDED BY BOARD MEMBER SMITH, CARRIED 7-0-0 to move forward with the proposed Brand Equity Research for up to \$65K and to be funded from the FY 20-21 contingency budget line item.

TBID LIAISON REPORTS AND COMMUNICATION

1. HOTELIER UPDATE –

- a. Dusty Colyer-Worth reported that most properties are sold out for graduation weekend. Conner reported that many current visitors are trying to reserve not knowing that it is graduation weekend and Harris reported that she is receiving bookings for next year's CP graduation.
- b. Harris reported meeting with Sandy Wirick the new Area Director of Sales & Marketing for Embassy Suites

2. MARKETING COMMITTEE UPDATE – None.

3. MANAGEMENT COMMITTEE UPDATE – None.

4. PCC UPDATE – Chair Conner reported on activities such as banners, neighborhood map and contractor proposals.

5. **VISIT SLO CAL UPDATE** – Tourism Manager Cano reported and highlighted that Cathy Tull is the new COO and will be relocating to SLO CAL and is leading the efforts for the month of July while Chuck Davison will be on sabbatical. Additionally, VSC has started a hospitality jobs board.
6. **TOURISM PROGRAM UPDATE** – Staff reported and highlighted the below:
 - a. COVID-19 update – San Luis Obispo County is now in the yellow tier as of this morning
 - b. Google Destination Co-op continues and Tourism Coordinator Stewart has seen positive progress in the destination’s google photos. Collectively the TBID has over seven million views on uploaded photos and will be participating in the VSC photo shoot on June 21st, 2021 due to completing priority buy-in items.
 - c. Dates to remember –
 - i. July 6, 2021 is the Council Meeting where the TBID budget will be reviewed
 - ii. July 7, 2021 10 am Marketing Meeting
 - iii. July Management Meeting is cancelled
 - iv. July 14, 2021 10 am Board Meeting

ADJOURNMENT

The meeting was adjourned at 11:39 a.m. The next Tourism Business Improvement District Board meeting will be a special meetin and is scheduled for Thursday, July 14, 2021 at 10:00 a.m. held remotely and via teleconference.

APPROVED BY THE TOURISM BUSINESS IMPROVEMENT DISTRICT BOARD: XX/XX/XXXX



Proposal to the City of San Luis Obispo
Tourism Business Improvement District
May 2021

Guest Services and Public Relations

Purpose: Build on the partnership between the San Luis Obispo Chamber of Commerce and the City of San Luis Obispo's Tourism Business Improvement District to strengthen San Luis Obispo as an unforgettable place where visitors engage in a unique lifestyle they aspire to live, become emotionally attached and return to for renewal.

Expertise: The San Luis Obispo Chamber of Commerce looks forward to building on our existing strengths including a successful track record of promoting San Luis Obispo, strong relationships throughout the community as well as extensive experience providing public relations and visitor services.

Looking forward: For more than 50 years, the Chamber has worked with the City of San Luis Obispo to improve the quality of life and economic vitality of our community. We continue to seek new opportunities to deepen our partnership and further the understanding of San Luis Obispo as an exceptional community to live in and visit.

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Qualifications

The San Luis Obispo Chamber of Commerce offers a distinctive and powerful combination of strengths to assist the Tourism Business Improvement District in fulfilling its mission and strategic direction.

- Direct **relationships with more than 1,300 local businesses** that represent nearly 39,000 employees throughout the county. These long-term relationships allow us to work cohesively with local businesses to execute promotions, projects and media visits.
- Constant interaction with visitors in our **downtown Visitor Center. More than 60,000 visitors** were personally greeted and assisted in 2020 and we engaged with thousands more over the phone and digitally. The center, which is open seven days a week, is staffed by visitor information professionals who are trained to answer questions and accommodate requests of locals, visitors and travel writers.
- Productive **relationships with the media**, rooted in our 40+ years of work in San Luis Obispo public relations. We are the go-to resource for travel writers due to the strength of the “chamber of commerce” brand and the strong relationships we have built through the years.
- We have a **nimble, responsive PR team**, which is well informed about what is happening in the city and can capture the attention of as well as respond to journalists with timely information, photography and contacts.
- Long-term **strategic alliances** with local organizations and events that attract visitors and enhance the overall experience for tourists, including Hearst Castle, SLO Coast Wine Collective, Cal Poly, Festival Mozaic, Downtown SLO, the PAC and the SLO Film Festival.
- Access to a library of **more than 50,000 current and historical images** of San Luis Obispo and the surrounding area. The award-winning images have appeared in publications such as *National Geographic Traveler*, *Los Angeles Times*, *Outside Magazine*, *San Francisco Chronicle* and many more.
- The SLO Chamber continues to **stay on top of the trends in tourism promotions**, working with regional, statewide, national & international partners to identify and act on emerging trends and best practices.

Project Team

The SLO Chamber has an **experienced, professional staff** who work together to execute projects to completion with a track record of success. The key team members who will lead the work for the Tourism Business Improvement District include:



Dusty Colyer-Worth
Visitor Center Manager

Dusty Colyer-Worth has been leading the Visitor Center and its team of customer service professionals since February 2016. Dusty utilizes his background in community relations, marketing, customer service and retail management to lead the SLO Chamber's guest services efforts. Dusty also served on the City of SLO's Diversity, Equity, and Inclusion Task Force,



Jacqui Clark-Charlesworth
Director of Communications

Jacqui Clark-Charlesworth has been with the SLO Chamber since 2018, and brings to the team a strong background in marketing, brand development & public relations. In this role Jacqui works to share "why" San Luis Obispo is a wonderful place to vacation, live, work and generally enjoy life.



Keri Forsberg
Lead Communications & Social Media Strategist

Joining the SLO Chamber staff in 2015, Lead Communications & Social Media Strategist Keri Forsberg has a degree in Recreation, Parks and Tourism Planning and Management from Cal Poly and specializes in social media trends and marketing, as well as connecting community members and businesses, to enhance the region's tourism promotion efforts.



Jim Dantona
President / CEO

Jim Dantona's focus is on helping local businesses prosper. He brings his professional experience in government and personal passion in economic development to assisting on the contracts with the TBID and PCC. In addition, Jim comes with more than 20 years of experience in the public and private sector helping communities thrive.

Proposals

Guest Services

The SLO Chamber's Visitor Center is in a unique position to provide the San Luis Obispo guest with a friendly and informative experience before their arrival. This not only entices visitors to San Luis Obispo but plays a pivotal role in the overall guest experience, encouraging travelers to stay in and return to SLO. Through relationships developed with each of the TBID constituents we are able to capitalize on the Visitor Center's significant face-to-face, phone and email traffic to encourage travelers to stay in San Luis Obispo and match the right guest with the right property. To this end, we are proposing to continue the current services we provide to the TBID.

The Chamber provides a **hotel availability service** that is currently exclusive to the TBID. Visitor Center staff contact every TBID property each week, on behalf of the TBID, and maintain a record of which hotels are sold out and which have availability for each Thursday, Friday and Saturday as well as impacted weekdays throughout the year. This helps guests, who would otherwise need to call each property on their own, easily find a room in the city. This service also allows for TBID properties to refer their clients directly to the Visitor Center for centralized guest services. Since July 2020, the Chamber has been able to utilize this availability information to refer TBID properties more than **13,000** times. During the COVID-19 pandemic, this service also acted as a vital connection point to relay and gather important information and data, and will continue to do so as we move forward with recovery.

In addition, Visitor Center staff answer each call made to the TBID's 1-877-SLO-TOWN phone number, which serves as a **response tool to the TBID's advertising efforts and digital presence**. This creates the option for a 'real person' to assist in trip planning, ensuring that travelers seeking personal guidance have a friendly, live voice to shape their experience of San Luis Obispo before even arriving. The telephone dedicated TBID 1-877-SLO-TOWN line includes voicemail for after-hours in which calls are returned during the next day's hours of operation. In 2021-22, the Visitor Center will be open seven days a week, Sunday-Wednesday, 9:30 a.m. – 5 p.m., and Thursday-Saturday, 9:30 a.m. – 6 p.m. for a total of **55.5 hours a week** with additional hours added on seasonally.

This year we are also proposing the continued use of the live chat service on VisitSLO.com that was activated mid-March 2020 to maintain additional communication avenues. As more and more interactions are taking place in a digital arena, this provides yet another way to capture guests' interest in San Luis Obispo.

Promotions - Sales Support - Fulfillment

The Visitor Center also serves as a fulfillment location and customer service lead for TBID special promotions. We look forward to collaboration on the development of promotions, serving as the customer service outlet for guest inquiries in regards to advertised promotions, and the delivery of promotional materials to guests upon their arrival in San Luis Obispo. We propose to continue this partnership, but as the needs and tactics of the TBID change and adapt, we also expand this offering to include active support of the TBID's sales objectives and follow up and fulfillment of information requests about San Luis Obispo that come in from other sources.

Scope of work

The scope of work within this proposal includes:

- Tracking room availability Thursday – Saturday through:
 - Weekly email and phone calls to all constituents as well as additional tracking for impacted weeks throughout the year (i.e. Cal Poly Week of Welcome, Cal Poly Family Weekend)
 - Availability information for impacted times will be provided to TBID properties in order to help maintain guest within the city
 - Tracking will be extended to TBID Homestay properties that opt in to the service
 - SLO hotel contact information included in advertising on exterior facing monitor after Visitor Center hours on weekends
- Guest service and booking assistance for guests that call the customer service line seeking tourist information on 1-877-SLO-TOWN
- Guest service and information assistance via the live chat widget on VisitSLO.com
- Site visits by Visitor Center staff to each hotel to build understanding of each property's unique offerings and their individual needs to ensure that the Visitor Center is making informed and educated referrals
 - Up to 6 activations per year
- Site visits to TBID strategic partners (ie: SLO Coast Wine properties) to deliver TBID marketing and promotional materials
 - Up to 2 activations per year
- Assisting guests in the Visitor Center with booking a SLO city hotel room
- Up to 4 activations per year of Visitor Center on-the-road service to assist in tourism promotion at off-site or virtual events such as: trade shows, brand activations, or at in-county TBID sponsored events, that fall upon mutually agreed dates. Lodging expenses as needed would be covered by the city, similar to past years.
- Up to 4 activations per year of Visitor Center involvement in special promotions, sales support, and information fulfillment including:
 - Utilization of the Visitor Center as a fulfillment location for guest pick-up and delivery of promotion
 - Utilization of Visitor Center staff to respond to phone and email inquiries regarding those promotions
 - Involvement of Visitor Center manager in planning strategy and execution to ensure seamless fulfillment
 - Active support of TBID sales efforts (ie: follow up and auditing leads lists from Visit SLOCAL and pushing information to TBID properties)
 - Information request fulfillment to those that have expressed interest in San Luis Obispo (ie: Visit CA lists)
 - Mail TBID brochure and other agreed open materials

\$47,500 a year for the next two years

Public Relations

Overview of 2020-21

Since 2014, the SLO Chamber has led tourism public relations for the City of San Luis Obispo through a partnership between the *Promotional Coordinating Committee* and the *Tourism Business Improvement District*. In this role, the SLO Chamber has managed the responsive and proactive public relations efforts to showcase the best of San Luis Obispo and entice visitors and locals to explore our city.

In 2020, the SLO Chamber began a new partnership with TBID's public relations agency DCI. Over the past year, we have developed a strong working relationship to promote SLO, where we act as the boots-on-the-ground local expert supporting DCI's national pitching and media relationships. Serving both the TBID and the PCC's goals, our proactive work this past year has mainly focused on economic recovery and resiliency, supporting our local businesses to ensure a thriving community continues to exist for visitors and locals alike.

As part of this focus, contract elements include pitching story ideas, inviting writers and influencers to experience the destination and coordinating those trips, sending out media releases, responding to media inquiries, use of the SLO Chamber's photography library for editorial requests and developing customized media kits. We do all this public relations work for just one client – San Luis Obispo.

This focused effort is paying off; even in this past year we contributed to dozens of media placements that highlight San Luis Obispo including those in *Forbes*, *Thrillest*, *Reader's Digest*, *HuffPost*, *TripSavvy*, *MSN* & *Fodor's*.

2021-23 Strategy

Since March 2020, San Luis Obispo, like so many cities reliant on tourism, has been greatly affected by the COVID-19 pandemic. As restrictions begin to ease and leisure travel resurges, San Luis Obispo will be facing a new normal in tourism and in our community. Now more than ever, it will be imperative to communicate the vitality and character of our community and showcase San Luis Obispo as a safe, friendly and thriving city where people want to live and visitors want to vacation.

The public relations program will share the story of the unique offerings San Luis Obispo has for both residents and visitors by highlighting the character of the community and why locals love to call SLO home. This includes the promotion of community initiatives and the sharing of distinctive experiences which set the San Luis Obispo community apart from other destinations.

Objectives:

- a) Promote San Luis Obispo as a destination to live, play and stay driving visitation and delivering economic impact.

- b) Build consumer awareness serving as the voice of SLO by amplifying the destination brand and reaching audiences locally, regionally and nationally.
- c) Communicate the vitality and character of San Luis Obispo and the community.

Target audiences:

Our promotional efforts will target two audience groups:

- 1) Potential visitors ranging from millennials to baby boomers, in defined key drive markets (Los Angeles, San Francisco, San Diego), as well as those with special interests such as food and wine, outdoor activities or arts and culture.
- 2) Central Coast residents looking to rediscover what is in their backyard or within their community.

Strategies to reach target audiences:

Specific to the Tourism Business Improvement District

Telling the right story in the right place

As our community bounces back, we will continue telling unique stories within our community to promote businesses and the faces behind them, supporting SLO's economic recovery. The tourism industry is a vital part of San Luis Obispo and in our partnership with the TBID's new marketing team, we will amplify our voice and reach, operating as the boots-on-the-ground local expert. We will work together to position San Luis Obispo as the ideal destination for visitors, taking into consideration how the city fits into wider travel trends.

Press visits & FAMs

There is no substitute for experiencing San Luis Obispo firsthand. Press trips play a major role in generating editorial placements that tell the San Luis Obispo story and showcase our key messages. These placements inspire travel and educate consumers on the destination. This year we will be:

- working with key partners to host individual and FAM visits based on existing relationships and responsive leads
- additionally hosting visits as a result of DCI proactive outreach

Digital Influencer Hosting

As the digital influencer-sphere is growing, we have dedicated more attention to these content creators. In our past work as lead on the digital influencer strategy, we have found success in authentic relationship building and will continue to work with DCI to grow this program. We will support partnerships with digital influencers that are relevant to the SLO brand, resonate with our target audience and have a desired reach on their platform(s). This year we will be:

- working with key partners to host visits based on existing relationships and responsive leads
- additionally hosting visits as a result of DCI proactive outreach

*Specific to the Promotional Coordinating Committee***Championing a vibrant economy**

Small businesses are the lifeblood of our community and help shape the diverse economy in San Luis Obispo. There are many unique and unearthed stories to be shared within the community. As cities across the globe fight to regain their economic footing, highlighting the character and the faces of San Luis Obispo will be an important piece of our success. The stories of creativity and innovation among families, students, small business owners and professionals are waiting to be told, and sharing these stories will encourage further connection amongst neighbors and enhance the intrinsic feeling of joy felt when entering our community.

Uniquely SLO

Every inch of San Luis Obispo has its own unique history, and innovation and creativity is brimming around every corner. Economic recovery continues to be at the forefront, and we will build upon this past year's work to amplify this message to the community through continued strategic partnerships, working with local and regional media, and promoting community programs and campaigns.

Building back better

Our world shifted in many ways this past year. Beyond economic recovery and resiliency, we will put a more focused effort on representing diverse voices through our work. Additionally, we will continue to soldier on with our sustainability focus — not only a booming trend in travel tourism, but a core pillar of SLO's identity.

Foster Key Relationships:

It continues to be vital to work with our community partners to strengthen our collective message. With less resources and more obstacles as we look to encourage people to explore our city, the SLO Chamber will proactively work with other organizations to cross market through public relations initiatives as well as grow strategic alliances. In the upcoming year we are excited to further deepen our collaboration with strategic partners that contribute to the region's cultural vibrancy.

Visit California: We will leverage the large international megaphone that belongs to Visit California by participating in its PR programs. Key opportunities include submitting content to Visit California's editorial board, participating in Visit California-led press trips, sharing content on Visit California's social media channels and potentially attending domestic media marketplaces.

Central Coast Tourism Council: We will leverage the Central Coast Tourism Council's growing reach by participating in its PR efforts and positioning the destination as the heart of the Central Coast.

Visit SLO CAL: We will leverage the national and international reach of Visit SLO CAL by partnering closely with their PR team and participating in their programs. As the hub of SLO CAL,

SLO is poised to lead Visit SLO CAL-led press trips and ensure that SLO CAL understands our key messages and the city as a productive partner in promoting our region.

SLO Coast Wine Collective: Understanding that the budding wine region is a flourishing aspect of our destination, SLO will work with SLO Coast Wine's team on telling that story and publicizing the destination together.

Cal Poly: Cal Poly is not only one of the community's largest economic drivers, but also a huge draw for visitors whether they be families of students or those seeking the university's many cultural offerings. Through our built-in relationship with Cal Poly, we are able to work with them to get in front of additional audiences like alumni, staff recruits and other key stakeholders in the university.

Mindbody: The SLO Chamber's great relationship with Mindbody has continued to strengthen. Our shared interest in representing San Luis Obispo as a wellness destination, in addition to highlighting our community as one where start-ups such as Mindbody thrive, is an excellent example of the SLO Chamber's ability to bring together non-traditional tourism partnerships.

SLO Lodging Properties: We will work with the city's lodging partners and any PR teams to lead the destination portion of any hosted media or FAMS. As there is a shared interest for success in both promoting the hotels and the destination, this partnership is natural but also tactical in its approach.

Scope of work:

The scope of work within this proposal includes:

- In partnership with DCI agency:
 - Developing the 2020-21 PR strategy and editorial calendar
 - Sourcing ideas and content for responsive leads
 - Building custom itineraries and hosting travel writers on individual and FAM trips throughout the year
 - Building custom itineraries and hosting digital influencers
 - Maintaining VisitSLO.com media center
 - Participation in and pitching of TBID coordinated special promotions such as *Money for a Rainy Day*
 - Working in coordination on the comprehensive marketing plan to increase brand awareness across all platforms
- Continued independently:
 - Fulfilling all media requests
 - Tying in with *Visit California*, *Visit SLO CAL* & *CCTC*'s public relations efforts to enhance visibility and sync messaging
 - Partnering with neighboring destinations on tourism initiatives
 - Working with community partners on additional hosting opportunities
 - Sourcing, building custom itineraries and hosting travel writers on individual and FAM trips throughout the year with key partners
 - Sourcing, building custom itineraries and hosting digital influencers with key partners

- o Participation in and pitching of City coordinated campaigns such as *Support Local* to regional media and influencers
- o Participating in potential out-of-area promotional trips including preparation, media coordination and staff travel

\$90,000 a year for PR Services for the next two years, jointly funded by the TBID and PCC

In 2020-21, the TBID and the PCC funded the contract 50/50

Media Monitoring

In 2021-22, we propose a continuation of the media monitoring contract with *Cision* which allows the TBID & PCC to see the impact of public relations work, gives our PR team access to contact information for outlets, freelancers and influencers, and allows for whitelisted distribution of media releases. This is a pass-through contract, and because of the Chamber's nonprofit status, the service is available at a significant discount. This year, we propose the TBID and PCC once again, jointly fund the media monitoring service to ensure the SLO Chamber has the tools they need to complete their work and measure results.

\$7,425 a year jointly funded by the TBID and PCC

Summary

Guest Services for 2021-23	\$47,500 a year
Public Relations Services for 2021-23	\$90,000 a year*
<i>*180,000, jointly funded by the TBID and PCC</i>	
Media Monitoring Service 2021-22	\$7,425 a year*
<i>*7,053.75 with early signing, proposing joint funding by the TBID and PCC</i>	

TBID Budget Planning 2021-22

Income Source	21-22 Projection
TOT Revenue Assumption	\$ 7,213,000
Adjusted TOT Revenue Assumptions	
TBID Assessment (20% of TOT Revenue)	\$ 1,442,600
Carryover	
TBID Program Budget	\$ 1,442,600
Fund Reserve	\$ 100,000

Expenditure

	TBID Board Recommendation	% of Total Budget	
Expenditure (section in gray)	21-22		TBID Budget Allocation Detail
Operations/Staffing	\$ 256,852	17.8%	
Administration Overhead (2% of TBID Assessment)	\$ 28,852	2.0%	
Staffing (FTE & .75 FTE)	\$ 228,000	15.8%	
Contracts	\$ 972,500	67.4%	
Noble + DCI Marketing Contract	\$ 763,500	52.9%	\$375k to agency fees; \$375k to paid media spend ; \$13,500 for Q1 social management
Chamber of Commerce - PR	\$ 45,000	3.1%	2-year contract; shared 50/50 w PCC
Chamber of Commerce - Guest Services	\$ 47,500	3.3%	2-year contract
Chamber of Commerce - Media Monitoring Service Fee		0.0%	2-year contract; shared 50/50 w PCC; \$3527 prepaid from 20-21
Co-op Marketing Program Funding	\$ 30,000	2.1%	Earmark \$10k for VSC video distribution
Content Marketing Services	\$ 86,500	6.0%	RFP for contracted services
Partnerships	\$ 5,000	0.3%	
Cal Poly Athletics		0.0%	Modified from proposal to a 2-year contract; \$62,000 prepaid from 20-21
SLO Coast Wine Collective Membership	\$ 5,000	0.3%	Annual membership
Events & Promotions	\$ 15,000	1.0%	
Sustainability Initiative	\$ 15,000	1.0%	Pilot program; contribution of 1% of TBID revenue
Tradeshows	\$ 23,000	1.6%	
Tradeshows	\$ 15,000	1.0%	22' IPW co-op with Visit SLO CAL
Tourism Conferences	\$ 8,000	0.6%	Outlook Forum, CCTC Fall + Spring Workshops, others as determined by staff
Tourism Organizations/Research	\$ 112,786	7.8%	
CCTC Dues	\$ 1,000	0.1%	Annual membership
Smith Travel Report Contract	\$ 3,500	0.2%	Annual contract
CalTravel Membership	\$ 1,000	0.1%	Annual membership
California Hotel & Lodging Association	\$ 27,286	1.9%	Constituent membership
Research + Program Development	\$ 80,000	5.5%	Economic Impact (co-op), Sustainability/Destination Stewardship, Sales Strategy Development
STR Forecast Report	\$ -	0.0%	Annual report
Support/ Meetings	\$ 56,940	3.9%	
Tourism Program Expenses	\$ 5,000	0.3%	Program expenses
FAM Trip Hosting	\$ 5,000	0.3%	Media hosting via strategic partners
Contingency	\$ 41,440	2.9%	Event Sponsorship, Misc. Marketing Opportunities
Services/Online Tools/Fulfillment (Dropbox, Crowdriff, Survey Monkey)	\$ 5,500	0.4%	\$6000 for crwdriff prepaid from 20-21
		100%	

Subtotal \$ 1,442,078
 Budget Remaining \$ 522

Community Promotions Budget Worksheet

Budget Preparation	2021-22
Budget	\$ 405,150
Carryover	
Total Budget	\$ 405,150

Expenditure

	2021-22	
Expenditure		Notes
Grants-in-Aid Funding	\$ 100,000	\$100k for GIA funding; up to 25 organizations at \$4k each
Grants-in-Aid Marketing Support Contract	\$ 30,000	2-year agreement with SLO Chamber
Community Placemaking & Recovery Projects	\$ 52,000	
General Contract Services	\$ 6,400	
Visitor Center Operations	\$ 119,600	2-year agreement with SLO Chamber
PR Contract	\$ 45,000	2-year agreement with SLO Chamber for PR & Media Monitoring Services
Downtown Maps	\$ 9,000	
Support Cost	\$ 5,000	
Administration (Staffing)	\$ 38,150	
Total	\$ 405,150	

Remaining Budget

\$ -



PROMOTIONAL COORDINATING COMMITTEE

Minutes - DRAFT

Wednesday, June 9, 2021
Regular Meeting of the Promotional Coordinating Committee

CALL TO ORDER

A Regular Meeting of the San Luis Obispo Promotional Coordinating Committee was called to order on Wednesday, June 9, 2021 at 5:31 p.m., by Chair Thomas via teleconference.

ROLL CALL

Present: Chair John Thomas, Vice Chair Samantha Welch, Committee Members John Conner, Maureen Forsberg, Ryan Heath, Lori Lerian, and Robin Wolf

Absent: None

Staff: Tourism Manager Molly Cano and Deputy City Clerk Kevin Christian

PUBLIC COMMENT ITEMS NOT ON THE AGENDA

Dana Matteson

--End of Public Comment--

CONSENT ITEMS

ACTION: UPON MOTION BY COMMITTEE MEMBER LERIAN, SECONDED BY COMMITTEE MEMBER WOLF, CARRIED 7-0 to approve the Consent Agenda items 1 thru 6.

C.1 Minutes of the Meeting on May 12, 2021

C.2 2020-21 Community Promotions Budget Report

C.3 SLO Chamber Monthly Public Relations Report

C.4 SLO Chamber Visitor Center Report

C.5 SLO Chamber Modified GIA Marketing Support Report

C.6 TOT Report

PRESENTATIONS

1. PUBLIC RELATIONS, MONTHLY REPORT

SLO Chamber of Commerce representative, Jacqui Clark-Charlesworth presented highlights from the public relations report for the month and responded to committee questions.

Public Comment

None.

--End of Public Comment--

No action was taken on this item.

BUSINESS ITEMS

1. SERIES 4 BANNER CONCEPTS

Katy McGrath from Badger Branding presented two versions of the series 4 banner design concepts for final committee consideration.

Public Comment

Dusty Colyer-Worth

Dana Matteson

Jacqui Clark-Charlesworth

--End of Public Comment--

ACTION: UPON MOTION BY COMMITTEE MEMBER HEATH, SECONDED BY VICE CHAIR WELCH, CARRIED 6-1 (Committee Member Conner Opposed) to approve the simple icon design, with modifications as discussed to be approved by Tourism Manager Cano.

2. FY 20-21 PROGRAM BUDGET STATUS

Tourism Manager Cano presented the status of the FY 20-21 budget and responded to committee questions.

Public Comment

None.

--End of Public Comment--

ACTION: UPON MOTION BY COMMITTEE MEMBER CONNER, SECONDED BY VICE CHAIR WELCH, CARRIED 7-0 to allocate \$3,527 to prepay for FY 21-22 Media Monitoring Services.

ACTION: UPON MOTION BY COMMITTEE MEMBER LERIAN, SECONDED BY COMMITTEE MEMBER FORSBERG, CARRIED 7-0 to extend the dates of the GIA program from end of Fiscal Year 20-21, through to end of the calendar year 2021.

3. FY 21-22 MODIFIED GIA PROGRAM

Chair Thomas reviewed the COVID-19 induced recommended modifications to the GIA program for FY 21-22, and responded to committee questions. Tourism Manager Cano reviewed the timeline.

Public Comment

Dana Matteson

--End of Public Comment--

ACTION: UPON MOTION BY VICE CHAIR WELCH, SECONDED BY COMMITTEE MEMBER WOLK, CARRIED 7-0 to approve the Modified GIA Program as presented.

4. FY 21-22 COMMUNITY PROMOTIONS PROGRAM BUDGET

Tourism Manager Cano presented the outline of the FY 21-22 budget considerations and responded to committee questions.

Public Comment

Katy McGrath

Dusty Colyer-Worth

--End of Public Comment--

ACTION: UPON MOTION BY COMMITTEE MEMBER WOLF, SECONDED BY COMMITTEE MEMBER CONNER, CARRIED 7-0 to approve the FY 21-22 Community Promotions budget allocations and recommend to City Council.

PCC LIAISON REPORTS AND COMMUNICATION

1. GIA LIAISON REPORT

Vice Chair Welch reported on Restorative Partners Grill Cheese Festival.

2. COMMITTEE OUTREACH UPDATE -

Committee Member Forsberg reported on SLO Chamber of Commerce ribbon cutting events.

3. TBID BOARD REPORT – TBID Meeting Minutes: May 12, 2021

John Conner provided a brief overview of the TBID Board Meeting.

4. TOURISM PROGRAM UPDATE

Tourism Manager Cano provided a brief Tourism Program update, highlighting the Buy Local Bonus program.

ADJOURNMENT

The meeting was adjourned at 6:46 p.m. The next Regular Promotional Coordinating Committee meeting is scheduled for Wednesday, July 14, 2021 at 5:30 p.m. The location in person or via teleconference will be announced when the agenda is posted, based on COVID-19 re-opening protocol.

APPROVED BY THE PROMOTIONAL COORDINATING COMMITTEE: XX/XX/2021



Proposal to the City of San Luis Obispo
Promotional Coordinating Committee
May 2021

Visitor Center & Promotional Services

Purpose: Build on the partnership between the San Luis Obispo Chamber of Commerce and the City of San Luis Obispo's Promotional Coordinating Committee to enhance and enrich the resident and visitor experience in San Luis Obispo, create a central hub of community and visitor information, and promote the region to potential visitors.

Expertise: The San Luis Obispo Chamber of Commerce looks forward to building on our existing strengths including a successful track record of promoting San Luis Obispo, strong relationships throughout the community as well as extensive experience providing public relations and visitor services.

Looking forward: For more than 50 years, the Chamber has worked with the City of San Luis Obispo's Promotional Coordinating Committee to create new programs and utilize existing Chamber assets to improve the quality of life and economic vitality of the community we live in; we continue to seek new opportunities to deepen our partnership and further the understanding of San Luis Obispo as an exceptional place to live and visit.

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Qualifications

The San Luis Obispo Chamber of Commerce offers a distinctive and powerful combination of strengths to assist the Tourism Business Improvement District in fulfilling its mission and strategic direction.

- Direct **relationships with more than 1,300 local businesses** that represent nearly 39,000 employees throughout the county. These long-term relationships allow us to work cohesively with local businesses to execute promotions, projects and media visits.
- Constant interaction with visitors in our **downtown Visitor Center. More than 60,000 visitors** were personally greeted and assisted in 2020 and we engaged with thousands more over the phone and digitally. The center, which is open seven days a week, is staffed by visitor information professionals who are trained to answer questions and accommodate requests of locals, visitors and travel writers.
- Productive **relationships with the media**, rooted in our 40+ years of work in San Luis Obispo public relations. We are the go-to resource for travel writers due to the strength of the “chamber of commerce” brand and the strong relationships we have built through the years.
- We have a **nimble, responsive PR team**, which is well informed about what is happening in the city and can capture the attention of as well as respond to journalists with timely information, photography and contacts.
- Long-term **strategic alliances** with local organizations and events that attract visitors and enhance the overall experience for tourists, including Hearst Castle, SLO Coast Wine Collective, Cal Poly, Festival Mozaic, Downtown SLO, the PAC and the SLO Film Festival.
- Access to a library of **more than 50,000 current and historical images** of San Luis Obispo and the surrounding area. The award-winning images have appeared in publications such as *National Geographic Traveler*, *Los Angeles Times*, *Outside Magazine*, *San Francisco Chronicle* and many more.
- The SLO Chamber continues to **stay on top of the trends in tourism promotions**, working with regional, statewide, national & international partners to identify and act on emerging trends and best practices.

Project Team

The SLO Chamber has an **experienced, professional staff** who work together to execute projects with a track record of success. The key team members who will lead the proposed work for the Promotional Coordinating Committee include:



Dusty Colyer-Worth
Visitor Center Manager

Dusty Colyer-Worth has been leading the Visitor Center and its team of six customer service professionals since February 2016. Dusty utilizes his background in community relations, marketing, customer service and retail management to lead the Chamber's guest services efforts. Dusty also recently served on the City of SLO's Diversity, Equity, and Inclusion Task Force.



Jacqui Clark-Charlesworth
Director of Communications

Jacqui Clark-Charlesworth has been with the Chamber since 2018, and brings to the team a strong background in marketing, brand development & public relations. In this role Jacqui works to share "why" San Luis Obispo is a wonderful place to vacation, live, work and generally enjoy life.



Keri Forsberg
Lead Communications & Social Media Strategist

Joining the Chamber staff in 2015, Lead Communications & Social Media Strategist Keri Forsberg has a degree in Recreation, Parks and Tourism Planning and Management from Cal Poly and specializes in social media trends and marketing as well as connecting community members and businesses, to enhance the region's tourism promotion efforts.



Jim Dantona
President / CEO

Jim Dantona's focus is on helping local businesses prosper. He brings his professional experience in government and personal passion in economic development to assisting on the contracts with the TBID and PCC. In addition, Jim comes with more than 20 years of experience in the public and private sector helping communities thrive.

Visitor Center

Overview of 2019-21

The San Luis Obispo Chamber of Commerce Visitor Center is a professionally staffed visitor center open every day of the week, serving community members and tourists that are walking in, calling and emailing with questions. During the two-year contract period of 2019-20 and 2020-21 we will have personally assisted more than 111,000 individuals face-to-face, and more than 38,000 via phone, email, and digitally on behalf of the city. The traffic far exceeds any other city/chamber visitor center in the county.

During the unprecedented period of the Covid-19 pandemic, the Visitor Center served as a vital hub in support of our community - reopening as soon as possible to accommodate locals and visitors, helping them navigate the ever changing landscape and regulations. Additionally, supported the recovery efforts of the City with programs to keep our small businesses operating during trying times.

2021 – 23 Proposal

As the Visitor Center continues to be an information and community support hub for both tourists and locals, and as we also continue to advance pandemic recovery efforts, we look forward to maintaining a spirit of nimbleness and responsiveness to the changing needs of our community. The SLO Chamber is committed to our partnership and support of the Promotional Coordinating Committee and looks forward to growing our efforts as we navigate recovery and beyond together.

We are open to new thoughts and ideas as the PCC moves forward in it's vital work in making our community vibrant and thriving. When new strategies and possible work scopes develop, we are ready and willing to jump in, help out, and come to the table with how we can expand our long-standing partnership further.

Additionally, as the Promotional Coordinating Committee continues to establish their strategic initiatives, such as the banner program, neighborhood placemaking, and advancement of the City's Diversity, Equity, and Inclusion major City goal — the Visitor Center can serve as an informational, physical location to help tell the story of the PCC's work to enhance San Luis Obispo for all.

To continue to meet the needs of the visitors and residents seeking support, we propose maintaining the current Visitor Center hours of being open seven days a week, Sunday-Wednesday 9:30 a.m. – 5 p.m., and Thursday-Saturday, 9:30 a.m. – 6 p.m. for a weekly operation of 55.5 hours.

The Chamber proposes that the City continue its historic support of the SLO Visitor Center for a contract value of \$119,600.

\$119,600 a year for 2021-22 and 2022-23 fiscal years

San Luis Obispo City Maps

The tear-off, tableted city maps are the most utilized visitor resource in our Visitor Center as well as throughout San Luis Obispo. Maps are distributed quarterly and on-demand to all San Luis Obispo city hotels as well as hospitality partners including *Amtrak*, wineries and local museums. The last update and reprint was in Spring 2019, the supply of which can be supplementary to the Visitor Center but will not be sufficient for additional partners. We propose another print run of 150,000 to keep up with the demand for distribution of approximately 37,500 maps each quarter.

\$9,000 for 150,000 maps with minor updates

GIA Marketing Support

Over the last nine years, the Chamber has provided event promotion and public relations support to the *Promotional Coordinating Committee's* Grants-In-Aid recipients. This partnership has been aimed at driving attendance and support by residents and visitors to events in the city.

This past year our support for the modified program included all previous services with the addition of planning and executing two inspirational and informational events, offering 1:1 tech consultations and creating a “how-to” guide for launching an online event. In March of 2021 we further pivoted our services to support the pilot Plaza Pop-Ups, a second modification to the program. We propose a continuation of the modified GIA support with the option to host additional events as part of the Think Differently series if there is a need. Additionally, we will continue to work with the PCC to adjust our services based on the ongoing needs of the program.

\$30,000 a year

Public Relations

Overview of 2020-21

Since 2014, the SLO Chamber has led tourism public relations for the City of San Luis Obispo through a partnership between the *Promotional Coordinating Committee* and the *Tourism Business Improvement District*. In this role, the SLO Chamber has managed the responsive and proactive public relations efforts to showcase the best of San Luis Obispo and entice visitors and locals to explore our city.

In 2020, the SLO Chamber began a new partnership with TBID's public relations agency DCI. Over the past year, we have developed a strong working relationship to promote SLO, where we act as the boots-on-the-ground local expert supporting DCI's national pitching and media relationships. Serving both the TBID and the PCC's goals, our proactive work this past year has mainly focused on economic recovery and resiliency, supporting our local businesses to ensure a thriving community continues to exist for visitors and locals alike.

As part of this focus, contract elements include pitching story ideas, inviting writers and influencers to experience the destination and coordinating those trips, sending out media releases, responding to media inquiries, use of the SLO Chamber's photography library for editorial requests and developing customized media kits. We do all this public relations work for just one client – San Luis Obispo.

This focused effort is paying off; even in this past year we contributed to dozens of media placements that highlight San Luis Obispo including those in *Forbes*, *Thrillest*, *Reader's Digest*, *HuffPost*, *TripSavvy*, *MSN* & *Fodor's*.

2021-23 Strategy

Since March 2020, San Luis Obispo, like so many cities reliant on tourism, has been greatly affected by the COVID-19 pandemic. As restrictions begin to ease and leisure travel resurges, San Luis Obispo will be facing a new normal in tourism and in our community. Now more than ever, it will be imperative to communicate the vitality and character of our community and showcase San Luis Obispo as a safe, friendly and thriving city where people want to live and visitors want to vacation.

The public relations program will share the story of the unique offerings San Luis Obispo has for both residents and visitors by highlighting the character of the community and why locals love to call SLO home. This includes the promotion of community initiatives and the sharing of distinctive experiences which set the San Luis Obispo community apart from other destinations.

Objectives:

- a) Promote San Luis Obispo as a destination to live, play and stay driving visitation and delivering economic impact.
- b) Build consumer awareness serving as the voice of SLO by amplifying the destination brand and reaching audiences locally, regionally and nationally.
- c) Communicate the vitality and character of San Luis Obispo and the community.

Target audiences:

Our promotional efforts will target two audience groups:

- 1) Potential visitors ranging from millennials to baby boomers, in defined key drive markets (Los Angeles, San Francisco, San Diego), as well as those with special interests such as food and wine, outdoor activities or arts and culture.
- 2) Central Coast residents looking to rediscover what is in their backyard or within their community.

Strategies to reach target audiences:

Specific to the Tourism Business Improvement District

Telling the right story in the right place

As our community bounces back, we will continue telling unique stories within our community to promote businesses and the faces behind them, supporting SLO's economic recovery. The

tourism industry is a vital part of San Luis Obispo and in our partnership with the TBID's new marketing team, we will amplify our voice and reach, operating as the boots-on-the-ground local expert. We will work together to position San Luis Obispo as the ideal destination for visitors, taking into consideration how the city fits into wider travel trends.

Press visits & FAMs

There is no substitute for experiencing San Luis Obispo firsthand. Press trips play a major role in generating editorial placements that tell the San Luis Obispo story and showcase our key messages. These placements inspire travel and educate consumers on the destination. This year we will be:

- working with key partners to host individual and FAM visits based on existing relationships and responsive leads
- additionally hosting visits as a result of DCI proactive outreach

Digital Influencer Hosting

As the digital influencer-sphere is growing, we have dedicated more attention to these content creators. In our past work as lead on the digital influencer strategy, we have found success in authentic relationship building and will continue to work with DCI to grow this program. We will support partnerships with digital influencers that are relevant to the SLO brand, resonate with our target audience and have a desired reach on their platform(s). This year we will be:

- working with key partners to host visits based on existing relationships and responsive leads
- additionally hosting visits as a result of DCI proactive outreach

Specific to the Promotional Coordinating Committee

Championing a vibrant economy

Small businesses are the lifeblood of our community and help shape the diverse economy in San Luis Obispo. There are many unique and unearthed stories to be shared within the community. As cities across the globe fight to regain their economic footing, highlighting the character and the faces of San Luis Obispo will be an important piece of our success. The stories of creativity and innovation among families, students, small business owners and professionals are waiting to be told, and sharing these stories will encourage further connection amongst neighbors and enhance the intrinsic feeling of joy felt when entering our community.

Uniquely SLO

Every inch of San Luis Obispo has its own unique history, and innovation and creativity is brimming around every corner. Economic recovery continues to be at the forefront, and we will build upon this past year's work to amplify this message to the community through continued strategic partnerships, working with local and regional media, and promoting community programs and campaigns.

Building back better

Our world shifted in many ways this past year. Beyond economic recovery and resiliency, we will put a more focused effort on representing diverse voices through our work. Additionally, we will continue to soldier on with our sustainability focus — not only a booming trend in travel tourism, but a core pillar of SLO’s identity.

Foster Key Relationships:

It continues to be vital to work with our community partners to strengthen our collective message. With less resources and more obstacles as we look to encourage people to explore our city, the SLO Chamber will proactively work with other organizations to cross market through public relations initiatives as well as grow strategic alliances. In the upcoming year we are excited to further deepen our collaboration with strategic partners that contribute to the region’s cultural vibrancy.

Visit California: We will leverage the large international megaphone that belongs to Visit California by participating in its PR programs. Key opportunities include submitting content to Visit California’s editorial board, participating in Visit California-led press trips, sharing content on Visit California’s social media channels and potentially attending domestic media marketplaces.

Central Coast Tourism Council: We will leverage the Central Coast Tourism Council’s growing reach by participating in its PR efforts and positioning the destination as the heart of the Central Coast.

Visit SLO CAL: We will leverage the national and international reach of Visit SLO CAL by partnering closely with their PR team and participating in their programs. As the hub of SLO CAL, SLO is poised to lead Visit SLO CAL-led press trips and ensure that SLO CAL understands our key messages and the city as a productive partner in promoting our region.

SLO Coast Wine Collective: Understanding that the budding wine region is a flourishing aspect of our destination, SLO will work with SLO Coast Wine’s team on telling that story and publicizing the destination together.

Cal Poly: Cal Poly is not only one of the community’s largest economic drivers, but also a huge draw for visitors whether they be families of students or those seeking the university’s many cultural offerings. Through our built-in relationship with Cal Poly, we are able to work with them to get in front of additional audiences like alumni, staff recruits and other key stakeholders in the university.

Mindbody: The SLO Chamber’s great relationship with Mindbody has continued to strengthen. Our shared interest in representing San Luis Obispo as a wellness destination, in addition to highlighting our community as one where start-ups such as Mindbody thrive, is an excellent example of the SLO Chamber’s ability to bring together non-traditional tourism partnerships.

SLO Lodging Properties: We will work with the city’s lodging partners and any PR teams to lead the destination portion of any hosted media or FAMS. As there is a shared interest for success in

both promoting the hotels and the destination, this partnership is natural but also tactical in its approach.

Scope of work:

The scope of work within this proposal includes:

- In partnership with DCI agency:
 - Developing the 2020-21 PR strategy and editorial calendar
 - Sourcing ideas and content for responsive leads
 - Building custom itineraries and hosting travel writers on individual and FAM trips throughout the year
 - Building custom itineraries and hosting digital influencers
 - Maintaining VisitSLO.com media center
 - Participation in and pitching of TBID coordinated special promotions such as *Money for a Rainy Day*
 - Working in coordination on the comprehensive marketing plan to increase brand awareness across all platforms
- Continued independently:
 - Fulfilling all media requests
 - Tying in with *Visit California*, *Visit SLO CAL* & *CCTC*'s public relations efforts to enhance visibility and sync messaging
 - Partnering with neighboring destinations on tourism initiatives
 - Working with community partners on additional hosting opportunities
 - Sourcing, building custom itineraries and hosting travel writers on individual and FAM trips throughout the year with key partners
 - Sourcing, building custom itineraries and hosting digital influencers with key partners
 - Participation in and pitching of City coordinated campaigns such as *Support Local* to regional media and influencers
 - Participating in potential out-of-area promotional trips including preparation, media coordination and staff travel

\$90,000 a year for PR Services for the next two years, jointly funded by the TBID and PCC
In 2020-21, the TBID and the PCC funded the contract 50/50

Media Monitoring

In 2021-22, we propose a continuation of the media monitoring contract with *Cision* which allows the TBID & PCC to see the impact of public relations work, gives our PR team access to contact information for outlets, freelancers and influencers, and allows for whitelisted distribution of media releases. This is a pass-through contract, and because of the Chamber's nonprofit status, the service is available at a significant discount. This year, we propose the TBID and PCC once again, jointly fund the media monitoring service to ensure the SLO Chamber has the tools they need to complete their work and measure results.

\$7,425 a year jointly funded by the TBID and PCC

Summary

San Luis Obispo City Tear-Off Maps	\$9,000
GIA Marketing Support	\$30,000 a year
Public Relations Services for 2021-23 <i>*180,000, jointly funded by the TBID and PCC</i>	\$90,000 a year*
Media Monitoring Service 2021-22 <i>*7,053.75 with early signing, proposing joint funding by the TBID and PCC</i>	\$7,425 a year*



PROMOTIONAL COORDINATING COMMITTEE

Minutes - DRAFT

Wednesday, May 12, 2021
Regular Meeting of the Promotional Coordinating Committee

CALL TO ORDER

A Regular Meeting of the San Luis Obispo Promotional Coordinating Committee was called to order on Wednesday, May 12, 2021 at 5:31 p.m., by Chair Thomas via teleconference.

Chair Thomas opened the meeting with a moment of silence in honor of Officer Luca Benedetti.

ROLL CALL

Present: Chair John Thomas, Vice Chair Samantha Welch, John Conner, Maureen Forsberg, Ryan Heath, Lori Lorian, and Robin Wolf

Absent: None

Staff: Tourism Manager Molly Cano and City Clerk Teresa Purrington

PUBLIC COMMENT ITEMS NOT ON THE AGENDA

None

--End of Public Comment--

CONSENT ITEMS

ACTION: UPON MOTION BY VICE CHAIR WELCH, SECONDED BY COMMITTEE MEMBER LERIAN, CARRIED 7-0 to approve the Consent Agenda items 1 thru 7.

C.1 Minutes of the Meeting on April 14, 2021

C.2 2020-21 Community Promotions Budget Report

C.3 SLO Chamber Monthly Public Relations Report

C.4 SLO Chamber Visitor Center Report

C.5 SLO Chamber Modified GIA Marketing Support Report

C.6 TOT Report

C.7 Modified GIA Program: Grant + Plaza Partnership Recommendation Report

PRESENTATIONS

1. PUBLIC RELATIONS, MONTHLY REPORT

SLO Chamber of Commerce representative, Jacqui Clark-Charlesworth provided a PowerPoint presentation and responded to Committee inquiries.

Public Comment

None.

--End of Public Comment--

No action was taken on this item.

BUSINESS ITEMS

1. SERIES 4 BANNER CONCEPTS

Katy McGrath from Badger Branding presented the series 4 banner design concepts.

Public Comment

Dusty Colyer-Worth

Jacqui Clark-Charlesworth

--End of Public Comment--

ACTION: By consensus the Committee directed to move forward with Design 3 with the color pallet and shadowing of Design 1 and come back at the next meeting with refined designs.

2. NEIGHBORHOOD MAP PROJECT

Jacqui Clark-Charlesworth, SLO Chamber presented a project proposal for the development of maps for select Downtown adjacent neighborhoods and/or business districts.

Public Comment

None.

--End of Public Comment--

ACTION: UPON MOTION BY COMMITTEE MEMBER WOLF, SECONDED BY COMMITTEE MEMBER FORSBERG, CARRIED 7-0 to use the leftover funds to produce the new maps as presented at the meeting.

3. SLO CHAMBER CONTRACT PROPOSALS

Jim Dantona, Dusty Colyer-Worth and Jacqui Clark-Charlesworth, SLO Chamber presented a contract proposal for Public Relations Support, Visitor Services and GIA Support.

Public Comment

None.

--End of Public Comment--

ACTION: UPON MOTION BY VICE CHAIR WELCH, SECONDED BY COMMITTEE MEMBER CONNER, CARRIED 7-0 to contract proposal for Public Relations Support, Visitor Services and GIA support as presented.

1. FY 21-22 BUDGET DIRECTION & CONTRACT EVALUATIONS

Tourism Manager Molly Cano presented the Committee's budget for FY 21-22.

Public Comment

None.

--End of Public Comment--

No Action Taken on this item.

PCC LIAISON REPORTS AND COMMUNICATION

1. GIA LIAISON REPORT

Member Lerian reported on SLO Bike Coalition, RACE Matters combined event.
Chair Thomas announce SLO Pride events.
Member Welch reported on Restorative Partners Grill Cheese Festival.

2. COMMITTEE OUTREACH UPDATE -

provided an update on SLO Master Coral and Spokes events.

3. TBID BOARD REPORT – TBID Meeting Minutes: May 12, 2021

John Conner provided a brief overview of the TBID Board Meeting.

4. TOURISM PROGRAM UPDATE

Tourism Manager Cano provided a brief Tourism Program update.

ADJOURNMENT

The meeting was adjourned at 7:54 p.m. The next Regular Promotional Coordinating Committee meeting is scheduled for Wednesday, June 9, 2021 at 5:30 p.m., via teleconference.

APPROVED BY THE PROMOTIONAL COORDINATING COMMITTEE: XX/XX/2021



Department: Public Works
Cost Center: 5101
For Agenda of: 7/6/2021
Placement: Consent
Estimated Time: N/A

FROM: Matt Horn, Public Works Director
Prepared By: Alexander Fuchs, Parking Services Supervisor

SUBJECT: SECOND READING OF ORDINANCE NO. 1699 (2021 SERIES) AMENDING TITLE 10, CHAPTER 52, AND ORDINANCE NO. 1700 (2021 SERIES) AMENDING TITLE 10, CHAPTER 4, OF THE MUNICIPAL CODE

RECOMMENDATION

1. Adopt Ordinance No. 1699 (2021 Series) entitled, “An Ordinance of the City Council of the City of San Luis Obispo, California, Amending Title 10, Chapter 52 (Parking Meters), of the San Luis Obispo Municipal Code”; and
2. Adopt Ordinance No. 1700 (2021 Series) entitled, “An Ordinance of the City Council of the City of San Luis Obispo, California, Amending Title 10, Chapter 4 (Definitions), of the San Luis Obispo Municipal Code.”

DISCUSSION

On June 1, 2021, the City Council approved the introduction of Ordinance No. 1699 (2021 Series) amending Title 10 Chapter 52 of the Municipal Code to include the following:

Section 10.52.010 Parking meter zone – Rates.

- Removed language for paid parking on Slack Street;
- Added language for a rate increase in all rate zones effective July 1, 2021;
- Added language establishing tier-based parking rates; and
- Added language allowing the Public Works Director to adjust parking rates based on observed occupancy.

Section 10.52.020 Installation.

- Added language for the installation of display requirements for the new multi-space pay stations.

Section 10.52.030 Time of operation.

- Added language extending parking enforcement hours from 6:00 p.m. to 9:00 p.m.; and
- Added language referencing the new multi-space pay stations.

Section 10.52.040 Operational procedure to be followed.

- Added language for the operation of the new multi-space pay stations.

Section 10.52.050 Unlawful to allow vehicle to remain parked after expiration of time.

- Added language referencing the new multi-space pay stations.

Section 10.52.060 Unlawful to increase or extend parking time.

- Added language referencing parking rate zones and areas where tier-based parking rates have been established.

Section 10.52.070 Deposit of slugs—Tampering with or injury of.

- Added language referencing the new multi-space pay stations.

Section 10.52.080 Use of for certain purposes prohibited.

- Added language referencing the new multi-space pay stations.

Section 10.52.090 Rule of evidence.

- Added language regarding verification of active parking sessions using vehicles' license plates.

Section 10.52.110 Motorcycle spaces.

- Removed language discounting parking rates for motorcycle spaces.

The City Council also approved the introduction of Ordinance No. 1700 (2021 Series) amending Title 10 Chapter 4 of the Municipal Code to include a definition of "Parking Payment Center" meaning an electronic parking meter or pay station serving one or more parking spaces. This definition is consistent with the California Vehicle Code's language.

The language changes for Title 10 Chapter 52 are detailed in Attachment A and the language changes for Title 10 Chapter 4 are detailed in Attachment B.

Policy Context

California Vehicle Code (CVC) section 22508 requires local authorities to establish parking meter zones and rates of fees for those zones by Ordinance.

Public Engagement

Staff met with the Downtown SLO's Parking and Access Committee on two occasions to outline current and future needs of the Parking Fund and gain community feedback regarding proposed revenue enhancement strategies including the rate changes detailed in Ordinance No. 1699.

CONCURRENCE

The City Attorney's office has reviewed the ordinances and supports the modifications to the Municipal Code.

ENVIRONMENTAL REVIEW

These amendments to Title 10 Chapter 52 and Title 10 Chapter 4 of the City of San Luis Obispo Municipal Code do not constitute a “Project” under CEQA Guidelines Sec. 15378.

FISCAL IMPACT

Budgeted: Yes

Budget Year: On-going

Funding Identified: N/A

Fiscal Analysis:

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
Parking Fund	N/A	N/A	N/A	N/A
Total	N/A	N/A	N/A	N/A

As an enterprise fund, the Parking fund relies on its revenue to cover the cost for all its obligations from operating cost, capital improvements to infrastructure, as well as debt coverage. As such, the rate changes set forth will secure the needed revenue as documented within the 2021-23 Financial Plan and adopted 2021-22 budget. Costs to implement the changes described within the language of the ordinances will be funded through the Parking Fund’s annually appropriated Contracted Services and Miscellaneous Materials and Supplies budgets.

ALTERNATIVES

Do not adopt these ordinances at this time. Staff does not recommend this alternative because the City Council has already approved the introduction of the ordinances, the new multi-space pay stations have been installed, and the rate changes contained within the ordinance language are essential to the funding of the Palm-Nipomo parking structure.

ATTACHMENTS

A – Ordinance No. 1699 (2021 Series)

B – Ordinance No. 1700 (2021 Series)

ORDINANCE NO. 1699 (2021 SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, AMENDING TITLE 10, CHAPTER 52 (PARKING METERS), OF THE SAN LUIS OBISPO MUNICIPAL CODE

WHEREAS, California State law provides, in Vehicle Code Section 22508, that cities must establish parking meter rates by ordinance; and

WHEREAS, the parking program needs to continue to be self-sufficient for its financial commitments; and

WHEREAS, the City needs to continue to financially support the operation and debt service of the next City parking structure; and

WHEREAS, the Council considered the parking revenue enhancement strategies presented as part of the 2021-23 Financial Plan staff report and held a public meeting on the proposed changes to the parking structure rates.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of San Luis Obispo as follows:

SECTION 1. Chapter 10.52 (Parking Meters) of the San Luis Obispo Municipal Code is hereby amended as follows:

Chapter 10.52 PARKING METERS AND PARKING PAYMENT CENTERS

SECTION 2. Section 10.52.010 (Parking meter zone - Rates) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.010 Paid Parking zone – Rates.

- A. Within the area enclosed by a solid line on the parking rate zone map (Exhibit A) the parking of vehicles on streets or in municipal parking lots may be controlled and regulated with the aid of parking meters as defined in section 10.04.110 and/or parking payment centers as defined in section 10.04.120.
- B. Within the dotted area designated on the parking rate zones map (Exhibit A) the base rate for parking on streets or in municipal parking lots in the lower rate zone shall be one dollar and twenty-five cents per hour effective July 1, 2021.
- C. Within the cross-hatched area designated on the parking rate zones map (Exhibit A) the base rate for parking meters on streets or in municipal parking lots shall be one dollar and seventy-five cents per hour effective July 1, 2021.

- D. Within the grey-shaded area designated on the parking rate zones map (Exhibit A), the base rate for parking meters on streets or in municipal lots shall be two dollars per hour effective July 1, 2021.
- E. The tier-based parking rates, which allow a customer to extend their parking session beyond the posted number of hours, are as follows:
 - 1. Tier 1: The base hourly rate per rate zone
 - 2. Tier 2: The Tier 2 rate is effective for one additional hour beyond the Tier 1 time and is 50% above the Tier 1 rate rounded up or down to the nearest twenty-five cent increment whichever is closer
 - 3. Tier 3: The Tier 3 rate is effective after expiration of the Tier 2 hour(s) and is 50% above the Tier 2 rate rounded up or down to the nearest twenty-five cent increment whichever is closer.
- F. Signage for the tier-based parking rates reflects the number of hours a vehicle may park at the base hourly parking rate (Tier 1) before subsequent tiered rates take effect.
 - 1. 1+ parking rate: Parking up to one hour at the base hourly parking rate before Tier 2 is in effect.
 - 2. 2+ parking rate: Parking up to two hours at the base hourly parking rate before Tier 2 is in effect.
 - 3. 3+ parking rate: Parking up to three hours at the base hourly parking rate before Tier 2 is in effect.
 - 4. 4+ parking rate: Parking up to four hours at the base hourly parking rate before Tier 2 is in effect.
- G. The Public Works Director may periodically adjust the hourly parking rates on any block or set of blocks within the areas designated on the parking rate zones map (Exhibit A) during the time of operation as detailed in section 10.52.020 up to and including 120% of the effective hourly rate based on the observed occupancy. Hourly parking rates shall be adjusted not more than every 30 days.

(Ord. 1683 § 1 (Exhs. A, B), 2020: Ord. 1635 § 1 (Exhs. A, B), 2017: Ord. 1620 § 1 (Exh. A), 2015; Ord. 1568 § 1, 2011: Ord. 1552 § 2, 2010; Ord. 1532 § 2, 2009; Ord. 1492 § 1, 2006: Ord. 1233 § 1, 1993: Ord. 1194 § 1, 1991: Ord. 1099 § 1, 1987: prior code § 3213)

SECTION 3. Section 10.52.020 (Installation) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.020 Installation.

- A. The Public Works Director or their designee(s) may cause parking meters, parking payment centers, and/or mobile payment methods to be installed and maintained in all parking rate zones.

- B. Parking meters shall be installed upon the curb or sidewalk area immediately adjacent to each parking space. Each meter shall be placed in such manner as to show or display by a sign or signal that the parking space adjacent thereto is or is not legally in use.
- C. Each parking meter shall be set to display, after the operational procedure has been completed, a sign or signal indicating legal parking for that period of time conforming to the limit of parking time for the zone in which the parking meter is installed, and shall continue to operate from the time of the completion of the operational procedure until the expiration of the time fixed as the parking limit or a portion thereof for the part of the street upon which the meter is placed. Each meter shall also be so arranged that upon the expiration of the legal parking time, it will indicate by a mechanical operation and by proper signal that the lawful parking period has expired. (Ord. 1628 § 37, 2016; prior code § 3213.1)
- D. Parking payment centers shall be installed upon the sidewalk area within reasonable distance to the paid parking spaces to which the payment center manages.
- E. Each parking payment center shall be set to display the applicable parking rates and instructions on use of the payment center.

SECTION 4. Section 10.52.030 (Time of operation) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.030 Time of operation.

The provisions of this chapter relating to the operation of parking meters, parking payment centers, and/or mobile payment methods shall be effective between the hours of nine a.m. and nine p.m. every Monday to Saturday and one p.m. to nine p.m. every Sunday; provided, that for good cause and upon a finding that such action will not jeopardize parking revenues as a necessary source of revenue for payment of outstanding bonded indebtedness, the council by resolution may temporarily suspend the parking meter and parking payment center operating provisions of this chapter for any or all of the city's parking rate zones. (Ord. 1566 § 1, 2011; Ord. 1099 § 2, 1987; prior code § 3213.2)

SECTION 5. Section 10.52.040 (Operational procedure to be followed) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.040 Operational procedure to be followed.

- A. No person shall cause, allow or permit any vehicle, occupied or unoccupied, to remain stopped or parked in any metered parking space unless a sign or signal indicating that meter fees have been paid is displayed by the adjacent parking meter. (Ord. 1655 § 10, 2018; prior code § 3213.4)

- B. No person shall cause, allow or permit any vehicle, occupied or unoccupied, to remain stopped or parked in any space within a parking rate zone unless an active parking session is recorded and available for verification by City staff using the license plate number of the motor vehicle as entered into the payment center upon initiation of a parking session.

SECTION 6. Section 10.52.050 (Unlawful to allow vehicle to remain parked after expiration of time) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.050 Unlawful to allow vehicle to remain parked after expiration of time.

No operator of any motor vehicle shall permit the vehicle to remain parked in any paid parking space during any time that the meter is showing a sign or signal indicating that such space is illegally in use or during any time that an active parking session is not recorded and available for verification by city staff other than such time immediately after the original occupancy as is necessary to register a payment to show legal parking or as is necessary to operate the payment center to record an active parking session. (Ord. 1655 § 11, 2018: prior code § 3213.4)

SECTION 7. Section 10.52.060 (Unlawful to increase or extend parking time) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.060 Unlawful to increase or extend parking time.

No person shall follow the operational procedure or any part of the operational procedure for the purpose of increasing or extending the parking time of any vehicle beyond the legal parking time which has been established for the parking rate zone in which the motor vehicle is standing or parked. This section does not apply to areas where tier-based parking rates have been established. (Prior code § 3213.5)

SECTION 8. Section 10.52.070 (Deposit of slugs – Tampering with or injury of) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.070 Deposit of slugs – Tampering with or injury of.

No person shall deposit or cause to be deposited in any parking meter or parking payment center any defaced or bent coin, or any slug, device or metallic substitute for a coin of the United States, or deface, injure, tamper with, open or willfully break, destroy or impair the usefulness of any parking meter or parking payment center. (Prior code § 3213.6)

SECTION 9. Section 10.52.080 (Use of for certain purposes prohibited) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.080 Use of for certain purposes prohibited.

No person shall attach any unauthorized thing to or allow a bicycle, news-rack or any other article or thing to lean against a parking meter, parking meter standard, or parking payment center. (Prior code § 3213.7)

SECTION 10. Section 10.52.090 (Rule of evidence) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.090 Rule of evidence.

The parking or standing of any motor vehicle in a parking space, at which space the parking meter displays the sign or signal indicating illegal parking or at which space no active parking session can be verified by City staff using the license plate number of the vehicle, shall constitute a prima facie presumption that the vehicle has been parked or allowed to stand in such space for a period longer than permitted by this chapter. (Prior code § 3213.8)

SECTION 11. Section 10.52.110 (Motorcycle spaces) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.52.110 Motorcycle spaces.

The Public Works Director or their designee(s) may designate and cause to be installed and maintained parking spaces for the exclusive use of motorcycles, motorized bicycles, and motor driven cycles. (Ord. 1628 § 38, 2016: Ord. 936 § 1, 1982: prior code § 3213.11)

SECTION 12. Severability. If any subdivision, paragraph, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforcement of the remaining portions of this ordinance, or any other provisions of the city' s rules and regulations. It is the city' s express intent that each remaining portion would have been adopted irrespective of the fact that any one or more subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid or unenforceable.

SECTION 13. These amendments to Title 10 Chapter 52 of the City of San Luis Obispo Municipal Code do not constitute a "Project" under CEQA Guidelines Sec. 15378.

SECTION 14. A summary of this ordinance, together with the names of Council members voting for and against, shall be published at least five (5) days prior to its final passage, in The New Times, a newspaper published and circulated in this City. This ordinance shall go into effect at the expiration of thirty (30) days after its final passage.

INTRODUCED on the 1st day of June, 2021, **AND FINALLY ADOPTED** by the Council of the City of San Luis Obispo on ____ day of ____, 2021, on the following vote:

AYES:

NOES:

ABSENT:

Mayor Heidi Harmon

ATTEST:

Teresa Purrington
City Clerk

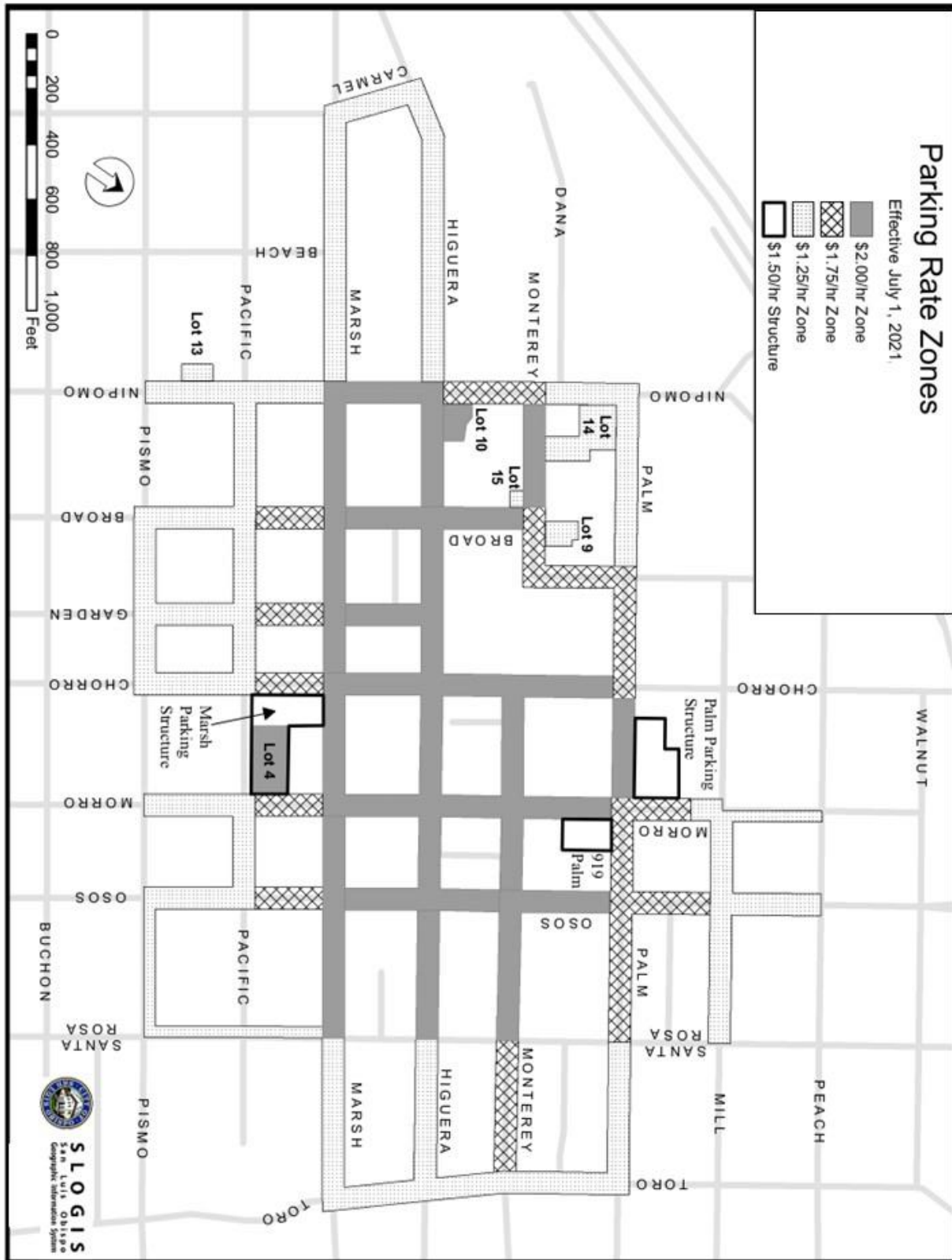
APPROVED AS TO FORM:

J. Christine Dietrick
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on _____.

Teresa Purrington
City Clerk

Exhibit A



ORDINANCE NO. 1700 (2021 SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, AMENDING TITLE 10, CHAPTER 04 (DEFINITIONS), OF THE SAN LUIS OBISPO MUNICIPAL CODE

WHEREAS, Title 10 Chapter 4 of the City's Municipal Code provides definitions of words and phrases used throughout Title 10; and

WHEREAS, the City Council of the City of San Luis Obispo recently approved the purchase and installation of parking payment centers throughout the downtown area; and

WHEREAS, the parking payment centers are a new technology for the City of San Luis Obispo that need to be defined within the City's Municipal Code to ensure that it is consistent with the State of California's Vehicle Code.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of San Luis Obispo as follows:

SECTION 1. Section 10.04.120 (Parkway) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.04.120 Parking payment center.

"Parking payment center" means an electronic parking meter or pay station serving one or more parking spaces

SECTION 2. Section 10.04.130 (Passenger loading zone) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.04.130 Parkway.

"Parkway" means that portion of a street other than a roadway or a sidewalk. (Prior code § 3200 (part))

SECTION 3. Section 10.04.140 (Pedestrian) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.04.140 Passenger loading zone.

"Passenger loading zone" means the space adjacent to a curb reserved for the exclusive use of vehicles during the loading or unloading of passengers. (Prior code § 3200 (part))

SECTION 4. Section 10.04.150 (Police department employee) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.04.150 Pedestrian.

"Pedestrian" means any person afoot or who is using a means of conveyance propelled by human power other than a bicycle. (Prior code § 3200 (part))

SECTION 5. Section 10.04.160 (Police officer) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.04.160 Police department employee.

“Police employee” means persons other than police officers who are authorized and trained to enforce traffic regulations. (Prior code § 3200 (part))

SECTION 6. Section 10.04.170 (Skateboard) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.04.170 Police officer.

“Police officer” means every officer of the police department of this city or any employee authorized to direct or regulate traffic or to make arrests for violation of traffic regulations. (Prior code § 3200 (part))

SECTION 7. Section 10.04.180 (Stop) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.04.180 Skateboard.

“Skateboard” means a wheeled object as defined in Section 10.76.010. (Prior code § 3200 (part))

SECTION 8. Section 10.04.190 (Stop or stand) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.04.190 Stop.

“Stop,” when required, means complete cessation of movement. (Prior code § 3200 (part))

SECTION 9. Section 10.04.200 (Vehicle code) of the San Luis Obispo Municipal Code is hereby amended as follows:

10.04.200 Stop or stand.

“Stop or stand,” when prohibited, means any stopping or standing of a vehicle, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic-control device. (Prior code § 3200 (part))

SECTION 10. Section 10.04.210 (Vehicle code) of the San Luis Obispo Municipal Code is hereby established as follows:

10.04.210 Vehicle code.

“Vehicle Code” means the Vehicle Code of the state of California. (Prior code § 3200 (part))

SECTION 11. Severability. If any subdivision, paragraph, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforcement of the remaining portions of this ordinance, or any other provisions of the city's rules and regulations. It is the city's express intent that each remaining portion would have been adopted irrespective of the fact that any one or more subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid or unenforceable.

SECTION 12. These amendments to Title 10 Chapter 04 of the City of San Luis Obispo Municipal Code do not constitute a "Project" under CEQA Guidelines Sec. 15378.

SECTION 13. A summary of this ordinance, together with the names of Council members voting for and against, shall be published at least five (5) days prior to its final passage, in The New Times, a newspaper published and circulated in this City. This ordinance shall go into effect at the expiration of thirty (30) days after its final passage.

INTRODUCED on the 1st day of June, 2021, **AND FINALLY ADOPTED** by the Council of the City of San Luis Obispo on the 6th day of July, 2021, on the following vote:

AYES:

NOES:

ABSENT:

Mayor Heidi Harmon

ATTEST:

Teresa Purrington
City Clerk

APPROVED AS TO FORM:

J. Christine Dietrick
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on _____.

Teresa Purrington, City Clerk

O 1700



Council Agenda Report

Item 6a

Department: Parks and Recreation
Cost Center: 7001
For Agenda of: 7/6/2021
Placement: Public Hearing
Estimated Time: 60 Minutes

FROM: Greg Avakian, Parks & Recreation Director
Prepared By: Shawna Scott, Senior Planner

SUBJECT: APPROVAL OF THE 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

RECOMMENDATION

As recommended by the Planning Commission, Parks and Recreation Commission, and Active Transportation Committee:

1. Adopt a Resolution entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, approving the Parks and Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) and adopting the associated Initial Study/Negative Declaration (GENP-1942-2018, EID-0150-2021; Citywide);" and
2. Adopt an Initial Study/Negative Declaration;
3. Approve the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update); and
4. Authorize the Parks and Recreation Director or their designee to approve future administrative revisions to Chapters 1, 2, 3, and 5 of the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan) as necessary, so long as the revisions do not alter the vision and themes of the Plan, project recommendations, and substantive content of the document, and any such revisions are documented in writing, evaluated for consistency with the adopted Initial Study/Negative Declaration, and provided to the City Clerk for record keeping.

REPORT-IN-BRIEF

The City Parks and Recreation Department has prepared the 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 facilities and programs 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 Plan Update incorporates the comments and direction received during public input sessions on the draft Plan Update from the Active Transportation Committee (ATC), the Parks and Recreation Commission (PRC), and the City Council Study Session on the Public Draft Plan Update. No modifications were recommended by the Planning Commission. All specific edits incorporated into the Plan Update following release of the February 2021 Public Draft Plan are identified in Attachment D (Public Draft Plan Revisions) for reference. All advisory bodies unanimously recommended adoption of the Plan Update.

The Initial Study/Negative Declaration and Plan Update are provided as Attachments B and C, and the 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>

DISCUSSION

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**.

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

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.

Specific revisions that have been incorporated into the Plan Update following review by the Active Transportation Committee (ATC) on March 18, 2021, the City Council Study Session held on May 3, 2021, and Parks and Recreation Commission (PRC) review on May 12, 2021 are incorporated into the Plan Update (Attachment C) and specifically identified in Attachment D (Public Draft Plan Revisions). No amendments to the Draft Plan were recommended by the Planning Commission following their review on May 26, 2021.

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.

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](#)

Chapter 4 consists of the Parks and Recreation Element of the General Plan and 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.

In addition to the numerous policies identified under each of these goals, this chapter also identifies standards for future parkland and amenities in the City. The Plan Update carries forward the current parkland standard of 10 acres per 1,000 residents, and includes a new standard for the provision of amenities with the City based on both the resident and daytime (service) population (refer to *Key City Council Study Session Comments for Discussion*, below, for additional discussion regarding the City Council's comments related to parkland and amenity standards and staff's recommendation).

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, 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 Citywide, the Plan Update assessed needs based on identified sub-areas within the City that contain multiple neighborhoods, population density within residential neighborhoods, and 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 C, 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 1. Amenity Inventory and Current and Future Needs*.

Table 1. 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	N/A
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

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 Plan Update (Attachment C).

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 barriers⁵ 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 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.

Previous Council or Advisory Body Action

Planning Commission, May 26, 2021. The Planning Commission considered the Plan Update, and moved to recommend the City Council adopt the Initial Study/Negative Declaration for the project, and approve the Draft Plan as presented in the May 26, 2021 agenda report package.

Parks and Recreation Commission (2018-2021). Over the past three years, the PRC has provided valuable input on the Plan Update. The PRC held a meeting on May 12, 2021 to receive public comment, consider Council comments during the May 3, 2021 Study Session, review staff-recommended revisions to the Public Draft Plan, and provide a recommendation for consideration by the Planning Commission and City Council.

⁵ 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.

The PRC unanimously recommended adoption of the Plan Update with noted clarifications by staff. In addition, the PRC recognized that the Plan Update is aspirational, 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 (amendments to Figure 4-2: Sub-Area Map), and supported additional City Council Study Session comments.

City Council Study Session, May 4, 2021. During the City Council Study Session on the Public Draft Plan Update,⁶ the City 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. All amendments to the Public Draft Plan are identified in Attachment D, and include all the specific changes including numerous edits to provide clear distinctions related to Open Space, open public spaces/places, and urban trails and replacement of references to "picnic areas" with gathering and seating areas.

Table 2. City Council Study Session Comments

CITY COUNCIL STUDY SESSION COMMENTS	HOW ADDRESSED
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 standard, and use of the daytime population to determine future amenities.

⁶ 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

CITY COUNCIL STUDY SESSION COMMENTS	HOW ADDRESSED
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. Specific edits are identified in Attachment D (Public Draft Plan Revisions).
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> <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>
Consider dividing the Meadow/Sinsheimer sub-area into two sub areas.	Staff reviewed this comment and discussed with the PRC for further direction. No changes to the sub-area

CITY COUNCIL STUDY SESSION COMMENTS	HOW ADDRESSED
	<p>delineations are proposed or recommended by the PRC; however, Figure 4-2 has been 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 (refer to Attachment C, Draft Plan and Attachment D, Public Draft Plan Revisions). 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.</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> <p><u>+ Provide Improved cultural expression and educational opportunities</u></p> <p><u>+ Maintain cultural significance of original design”</u></p>
<p>Clarify if multi-generational center would also be a multi-cultural center.</p>	<p>No changes to the Plan Update are proposed. In recreational terms, a multi-generational center focuses on activities for all ages and abilities and likely would</p>

CITY COUNCIL STUDY SESSION COMMENTS	HOW ADDRESSED
	<p>not focus solely on cultural activities. As part of the 2021-23 Major City Goal work program for Diversity, Equity, and Inclusion there is a task to support a feasibility study for a multi-cultural center via staff and/or City Liaison support. Programming will be incorporated at Parks and Recreation facilities to support Diversity, Equity, and Inclusion goals.</p>
<p>Clearly explain and clarify community engagement results summarized in the document.</p>	<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</p>

CITY COUNCIL STUDY SESSION COMMENTS	HOW ADDRESSED
	<p>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> <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.	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 as well as operational and financial resources.
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</u></p>

CITY COUNCIL STUDY SESSION COMMENTS	HOW ADDRESSED
	<u>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>
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</u></p>

CITY COUNCIL STUDY SESSION COMMENTS	HOW ADDRESSED
	<u>Preservation Program Guidelines.</u> <u>Increase the City's financial and staff investment in the SLO Senior Center."</u>
<p>Research deed for 1445 Santa Rosa (SLO Senior Center), specific to use requirements or limitations for the building.</p>	<p>In November 1962, a Quitclaim Deed was executed between the San Luis Obispo School District and City of San Luis Obispo for Mitchell Park. At that time, the building located at 1445 Santa Rosa was not managed by the City and was not operated as a senior center. In 1971, the City Council turned the building over to the Parks and Recreation Department for use as a senior center.</p> <p>A Notice of Assurances to the State of California of the Use of Property and/or the State of California's Right of Recapture (San Luis Obispo County Document No. 33982) was executed February 1991 and filed with the County of San Luis Obispo Clerk Recorders Office June 1991.</p> <p>This notice was required to be filed due to the award of \$50,000 from Senior Center Bond Act Funds for renovation of the facility at 1445 Santa Rosa. As result of receipt of these funds, the facility was required to be used as a senior center for a period of five years (September 1989 to September 1994) or the State of California would be entitled to recapture funding. As this period has expired, no additional use restrictions or limitations are required.</p>

Key City Council Study Session Comments for Discussion

A majority of comments received from the City Council during the Study Session have been incorporated into the Plan Update. There are two topics that warrant a more detailed response from staff, which are discussed below.

Council Comment: *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.*

Staff Recommendation. The Parks and Recreation Commission considered the parkland standard following the City Council Study Session, and unanimously supported maintaining proposed parkland standards. The Planning Commission did not identify or recommend any policy modifications, and staff recommends:

- Maintaining the **parkland** standard, applicable to the **residential population**, consistent with the current standard (10 acres per 1,000 residents), which is aspirational but provides a goal to strive for through future Specific Plans, General Plan Amendments, Annexations and other methods (land dedication or acquisition within the City); and
- Identifying **amenity** needs based on the **daytime (service) population**, based on the recognition that both residents and the daytime (service) population use park and facility amenities.

Discussion. According to the 2021 National Recreation and Park Association (NRPA) Agency Review, the typical park and recreation agency manages 9.9 acres of parkland for every 1,000 residents in its jurisdiction.⁷

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.

Current and 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 C, Plan Update, Policy 1.2 Park Acreage Standards).⁸ This current standard has been applied to Specific Plan and annexed areas and was addressed by either provision of parkland based on the 10 acres of parkland per 1,000 residents, or a combination of provided parkland, improved parkland, and fees, as approved by the City Council. This Plan Update would carry forward this same standard, and this standard would continue to be applied to any new Specific Plans or annexations, which is close to NRPA statistics (9.9 acres of parkland per 1,000 residents).

The City's parkland acreage inventory only includes parks and recreational facilities that are owned and operated by the City. Recreational opportunities such as Cal Poly facilities, school properties (subject to joint-use agreements for youth recreation), and El Chorro Regional Park fields (subject to a joint use agreement with the County) are not included in the parkland acreage calculations.

As shown in Table 3 (Existing Parkland Inventory and Current and Future Parkland Need), an additional 220 acres of parkland is needed today to serve the current (2017) population of 46,724 residents. Looking ahead, the City would need an additional 361 acres of parkland to meet this 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 C, Appendix C, *Community Needs Assessment Table 2-6, San Luis Obispo Park Acreage Standards and Level of Service*).

⁷ 2021 NRPA Agency Review available online: https://www.nrpa.org/siteassets/2021-agency-performance-review_final.pdf

⁸ Proposed Policy 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.*

Implementation of currently approved parks within adopted Specific and Development Plans (Avila Ranch, Orcutt Area, Froom Ranch, and San Luis Ranch) would provide 54 acres of parkland⁹ and several new amenities. This will contribute to the total acreage of parkland in the City, resulting in total park acreage of 260, with a remaining gap of **307 acres** needed to serve the estimated resident population in 2035. Eventual build-out of the Margarita Area Specific Plan, which is contingent on submittal of a development proposal by the private landowner(s), would provide a 10-acre Neighborhood Park and a 16-acre improved sports field site.

Table 3. Existing Parkland Inventory and Current and Future Parkland Need

Resident Population	City Parkland Type and Standard	Requirement (total acreage to meet standard)	Existing parkland acreage	New approved Parkland	Additional Need
46,724 (2017)	Overall: 10 acres/1,000 residents	467 acres	206 acres	54 acres	207 acres
	Neighborhood Parks: 5 acres/1,000 residents	234 acres	35 acres	23 acres	176 acres
56,686 (2035)	Overall: 10 acres/1,000 residents	567	206 acres	54 acres	307 acres
	Neighborhood Parks: 5 acres/1,000 residents	283 acres	35 acres	23 acres	225 acres

In 2018, a *Capital Facilities Development Impact Fee Nexus Study* was prepared to provide the necessary technical documentation to support the adoption of updated impact fees ensuring that new development pays its fair share of the park facilities needed to serve it. The City collects two types of parkland fees, parkland in-lieu fees (pursuant to the Quimby Act) and park development impact fees (pursuant to the Mitigation Fee Act). Under the Quimby Act, all cities can establish parkland in-lieu fees up to a maximum of 5.0 acres per 1,000 residents. Park in-lieu fee estimates are based on the existing (2018) standard for the resident population, which is 4.18 acres per 1,000 residents.

⁹ The acreage of approved parkland has been updated to include the Orcutt Area Specific Plan Neighborhood Park.

Prior to the 2018 Nexus Study and subsequent adoption of the Master Fee Schedule by the City Council, the City only collected parkland in-lieu fees (Quimby Act), which apply only to single-family and multi-family condominium developments.

The City's current park development impact fees are based on the existing (2018) standard for the service population, which is 2.69 park acres per 1,000 service population, because both residents and non-residents use City parks. As a part of the Nexus Study, park development impact fees were calculated for multi-family apartments and for commercial development at the 2.69 acres per 1,000 service population rate. While the Nexus Study identified a park development impact fee for both residential and non-residential development, the City Council adopted the impact fee for multi-family developments only (based on the 2.69 acres per 1,000 service population rate), but not for commercial development because of the overall fee burden already carried by commercial development. The maximum park development impact fees must align with the current standard (at the time of the Nexus Study) and cannot be raised to address existing deficiencies (as identified per a policy standard or objective).

Similar to the Nexus Study, 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 88,286¹⁰ (Attachment C, Plan Update, *Policy 1.5 Park Amenity Standards*).¹¹ Staff's recommendation is discussed below for the Council's consideration.

Council Comment: *Consider dividing the Meadow/Sinsheimer sub-area into two sub areas.*

Staff Recommendation. As use of the sub-areas would not be the only factor considered when the City is identifying the locations for future amenities, staff recommends no changes to the sub-area delineations; however, an amendment to *Figure 4-2 San Luis Obispo Sub-Areas and Park Access Gaps* is warranted. The proposed revised *Figure 4-2: San Luis Obispo Sub-Areas and Park Access Gaps* shows not only the sub-area delineation, but also population density, access gaps, and areas where additional parkland is needed to meet policy objectives (refer to Figure 1 on the following page and Attachment C, Plan Update and Attachment D, Public Draft Plan Revisions).

¹⁰ Daytime (service) population identified in the Capital Facilities Development Impact Fee Nexus Study, 2018)

¹¹ Proposed Policy 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.*

The PRC did not recommend revising the delineation of the sub-areas, and supported the staff recommendation to revise the map to accurately show all the factors that will be considered when considering future amenities. The Planning Commission reviewed the revised Figure 4.2, and did not identify any modifications.

Discussion. In addition to identifying overall need for parkland and amenities Citywide, the Plan Update assessed needs based on identified sub-areas within the City that contain multiple neighborhoods, population density within residential neighborhoods, and 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 C, Plan Update, *Policy 1.3 Park Access Standards* and *Policy 1.6 Park Amenities Per Area Standard*). Staff reviewed this recommendation, and brought forward this comment for further consideration by the PRC. Staff's recommendation is discussed below for the Council's consideration.

Figure 4-2
SAN LUIS OBISPO SUB-AREAS AND PARK ACCESS GAPS

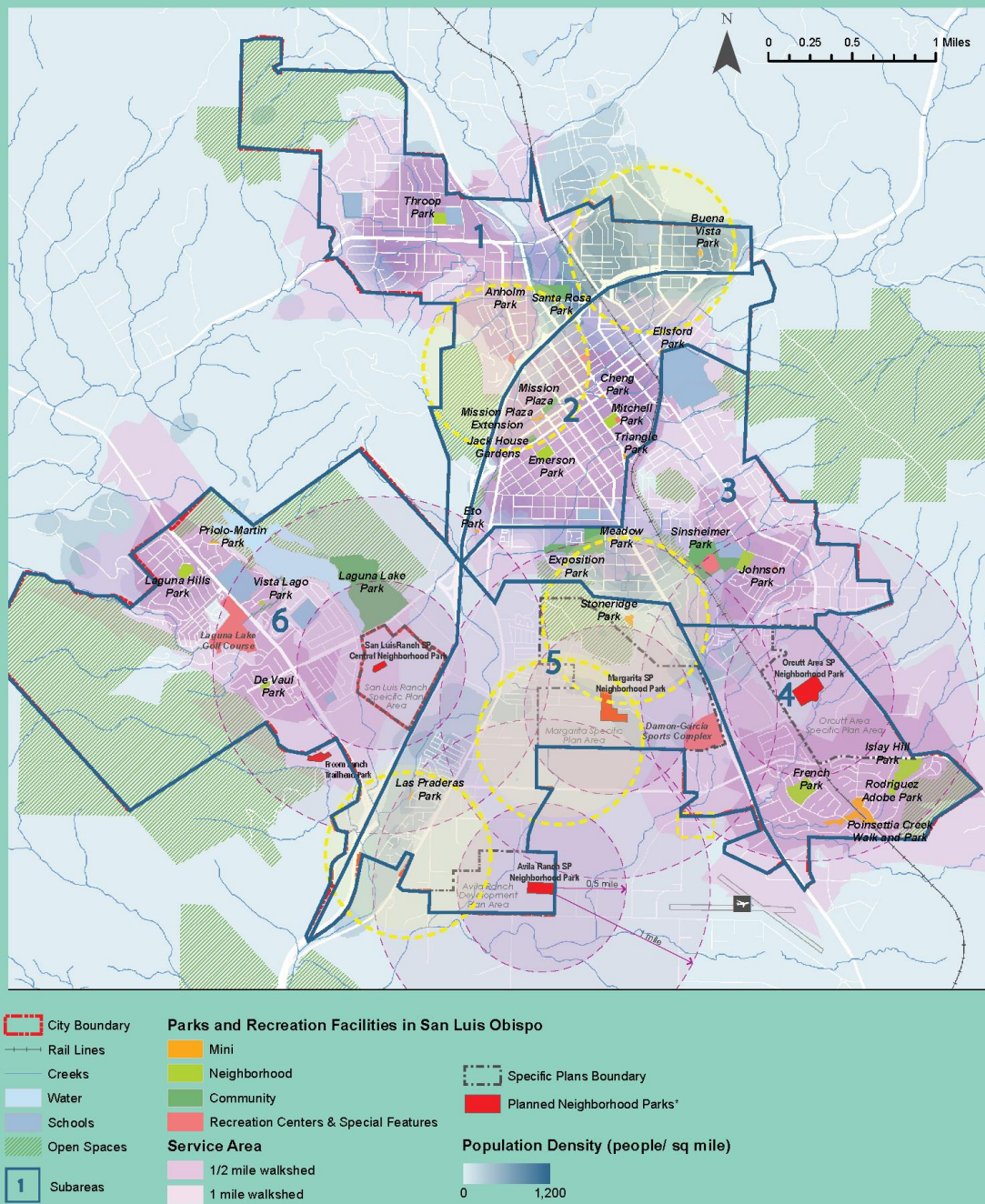


Figure 1. Revised Figure 4-2: San Luis Obispo Sub-Areas and Park Access Gaps

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 in addition to staff's response to requested amendments. These edits are also specifically identified in Attachment D (Public Draft Plan Revisions).

Table 3. Active Transportation Commission Recommendations

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATIONS	HOW ADDRESSED
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>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>

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATIONS	HOW ADDRESSED
	<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 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.</p>	<p>Page 114: <i>Bike/<u>Roller</u> Pump Tracks</i></p>

ACTIVE TRANSPORTATION COMMITTEE RECOMMENDATIONS	HOW ADDRESSED
tracks where it can be accessed via bicycle.	<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 bicycle or roll, and along routes to schools.</u>”</p>

Policy Context

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*).

Public 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 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 (507 respondents).

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.¹² 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 PRC, ATC, Planning Commission, and Study Session with the City Council. Recommendations and direction from the PRC, ATC, and the City Council Study Session, and review by the Planning Commission, have informed the current version of the Plan Update under consideration by the City Council.

¹² Parks and Recreation Commission agenda report, dated April 5, 2021, [available here](#).

CONCURRENCE

The Administrative Draft Plan Update was provided for internal review by several City departments, including Community Development, Public Works, City Administration, and 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.

ENVIRONMENTAL REVIEW

An Initial Study / Negative Declaration has been prepared for the Plan (Attachment B). 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/documents-online/environmental-review-documents/-folder-2154>.

FISCAL IMPACT

Budgeted: Yes
 Funding Identified: \$160,000

Budget Year: 2017-19

Fiscal Analysis:

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
General Fund	\$160,000	\$ n/a	\$	\$
State				
Federal				
Fees				
Other:				
Total	\$	\$	\$	\$

The fiscal impact associated with fully implementing the Plan Update is significant and will extend over twenty years, requiring substantial funding commitments over multiple financial plans as well as exploration of grants, development fees and other outside funding sources. Since the Plan Update is a programmatic document, it provides only a planning level assessment of project costs, with estimates provided for line-item amenity features (i.e., seating, turf area, nets, etc.). Any larger scale projects identified in the programmatic document such as a multi-generational community center or additional aquatics center would require specific feasibility and financial assessments to determine cost based on a variety of factors such as location, size, and other specific features. Ultimately, each individual project and program expenditure would be considered and prioritized by the City Council as part of the City's two-year financial planning process.

The Council included \$160,000 in the 2017-2019 Financial Plan for the Plan Update. \$145,000 was allocated for Contract Services, which includes \$135,000 for consultant assistance with the Community Needs Assessment and Plan Update, and a \$10,000 contingency. \$131,622.54 has been spent on consultant services to date. \$10,000 was also allocated for City operating expenditures, such as meeting notifications, outreach direct costs and document production. \$5,000 was assigned for an intern to assist with the facility needs assessment.

ALTERNATIVES

1. Continue review of the Plan Update 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

- A – Draft Resolution approving the Parks & Recreation Blueprint for the Future: 2021-2041
- B – Initial Study/Negative Declaration
- Ca – Draft Plan Update
- Cb – Draft Plan Update Appendices
- D – Public Draft Plan Revisions
- E – Planning Commission Resolution No. PC-1040-21 (2021 Series)

RESOLUTION NO. _____ (2021 SERIES)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, APPROVING THE PARKS AND RECREATION BLUEPRINT FOR THE FUTURE: 2021-2041 (PARKS AND RECREATION PLAN AND GENERAL PLAN ELEMENT UPDATE) AND ADOPTING THE ASSOCIATED INITIAL STUDY/NEGATIVE DECLARATION (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, the Planning Commission of the City of San Luis Obispo conducted a virtual public hearing in webinar format on May 26, 2021 and recommended 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) (4:0:3); and

WHEREAS, the City Council of the City of San Luis Obispo conducted a public hearing on July 6, 2021 in the City Council Chambers located at 990 Palm Street, San Luis Obispo, for the purpose of considering GENP-1942-2018 and EID-0150-2021, which include the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update) and associated Initial Study/Negative Declaration consistent with the Planning Commission recommendation of May 26, 2021; and

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

WHEREAS, the City Council 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 Council of the City of San Luis Obispo to 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). This resolution is based on the following findings:

SECTION 1. CEQA Findings. Based upon all the evidence, the City Council makes the following California Environmental Quality Act (CEQA) findings in support of the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update).

1. The Initial Study/Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, adequately addressing potential environmental impacts associated with the project.
2. No significant adverse impacts would occur as a result of the project, and no mitigation measures are required.
3. As a policy document, the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element 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 Initial Study/Negative Declaration evaluates program-level actions that describe planned park and recreation facilities and programs and focuses primarily on the Plan'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 CEQA and the State CEQA Guidelines.

SECTION 2. Project Approval with Findings. The City Council does hereby adopt the Initial Study/Negative Declaration and approve the project, inclusive of applications GENP-1942-2018 and EID-0150-2021, consisting of the Parks + Recreation Blueprint for the Future: 2021-2041 (Parks and Recreation Plan and General Plan Element Update and associated Initial Study/Negative Declaration, based on the following findings:

Findings:

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

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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).

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

AYES:

NOES:

ABSENT:

The foregoing resolution was adopted this _____ day of _____ 2021.

Mayor Heidi Harmon

ATTEST:

Teresa Purrington
City Clerk

APPROVED AS TO FORM:

J. Christine Dietrick
City Attorney

R _____

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on _____.

Teresa Purrington
City Clerk



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.					
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.					
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

T 805.781.7176

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Community Development

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

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
919 Palm Street, San Luis Obispo, CA 93401-3218
E sscott@slocity.org
T 805.781.7176

SAN LUIS OBISPO

Parks + Recreation Blueprint for the Future: 2021-2041

Parks and Recreation Plan and
General Plan Element Update



May 2021





May 2021



pros
consulting



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)

Kari Applegate	Adam Stowe
Rick Blair	Rodney Thurman
Susan Olson	Andrew Webber
Keri Schwab	Jeff Whitener
Robert Spector	
Shay Stewart	

City Management

Derek Johnson, City Manager
Shelly Stanwyck, Assistant City Manager, Community Services
Greg Hermann, Deputy City Manager

City Staff

Greg Avakian	Brian Nelson
Aleah Bergam	Chris Read
Greg Cruce	Shawna Scott
Sahvanna Ettestad	Lindsey Stephenson
Adam Fukushima	and many others
Robert Hill	
Devin Hyfield	

Agencies, Organizations and Companies

Arts Obispo

AYSO

Cal Poly (special thanks to NR 418 class, 2018)

Central Coast Concerned Mountain Bikers

Central Coast Soccer

Cultural Heritage Committee

Dog park advocates

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

Swimming advocates

TenOver Studio

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.



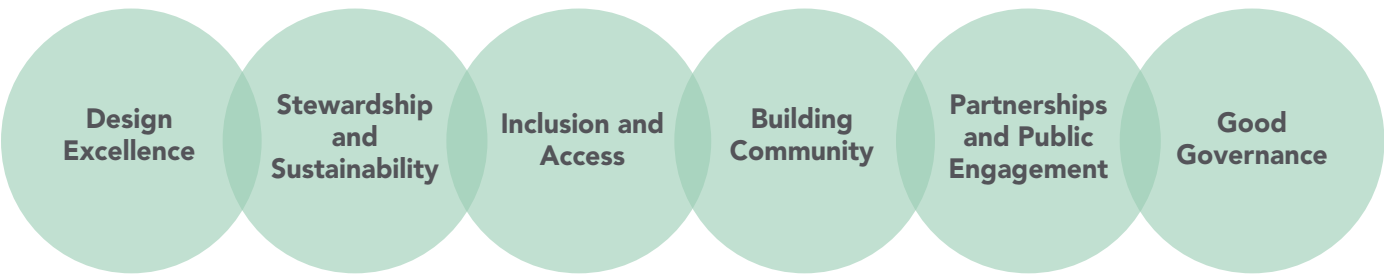
PREAMBLE

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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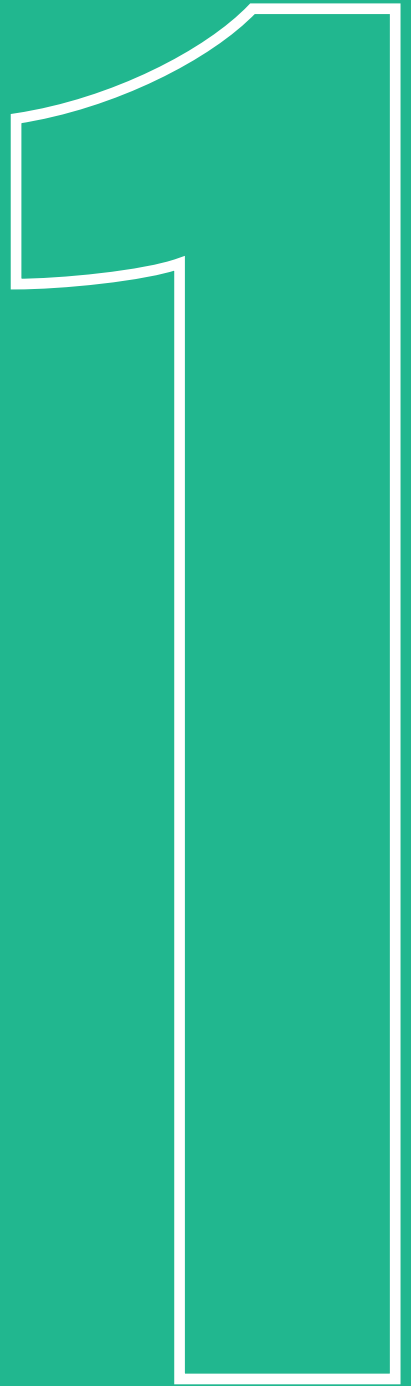
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INTRODUCTION

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

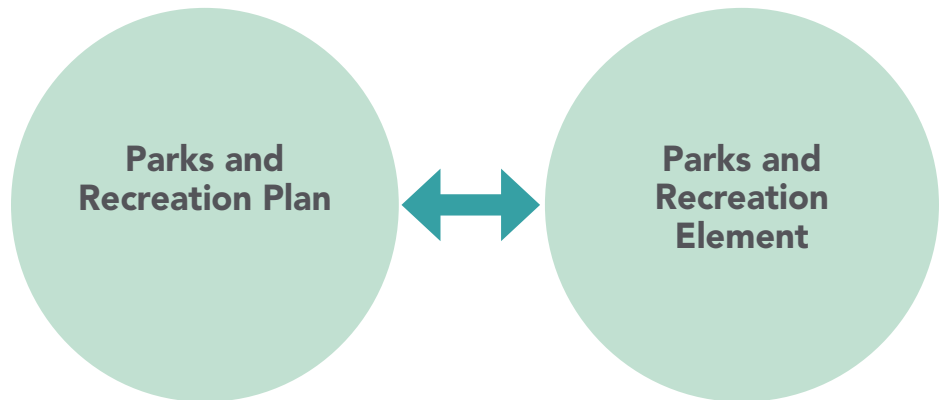
- + Does San Luis Obispo have the right amount and type of parks?
- + Given the condition of San Luis Obispo's parks what if any changes and improvements are needed?
- + Does San Luis Obispo have the amount and type of indoor and outdoor facilities for organized recreation activities to meet the community's 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.

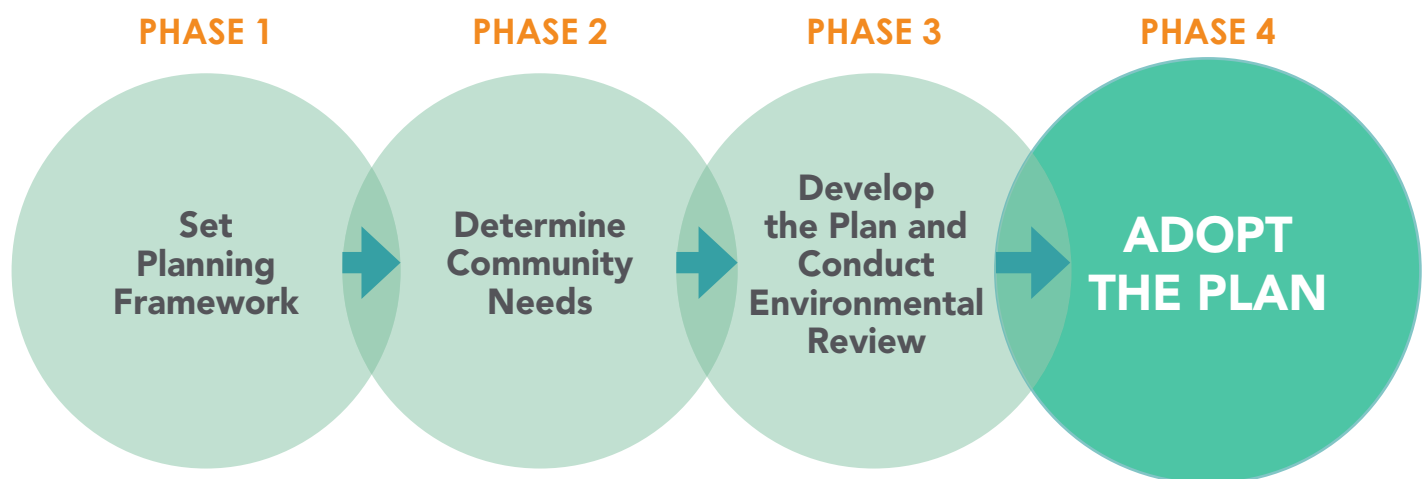
PHASE 3

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.





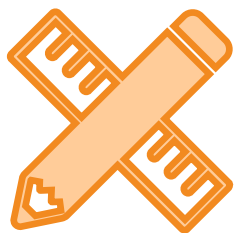
THE VALUE OF PARKS

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.



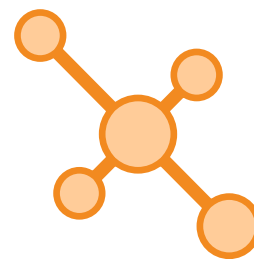
DESIGN EXCELLENCE

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.



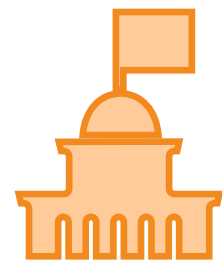
BUILDING COMMUNITY

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

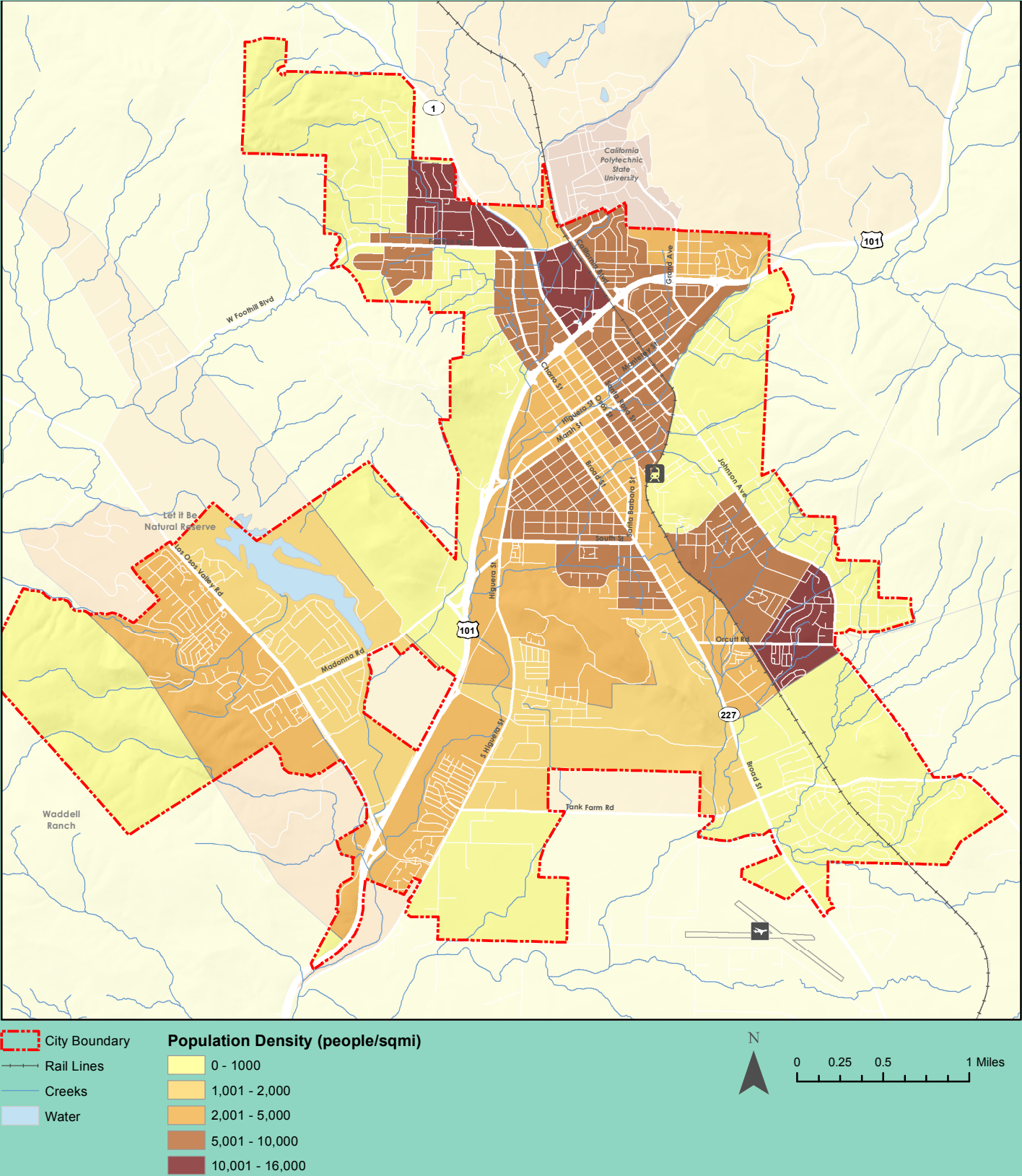
San Luis Obispo has a population density of approximately 3,500 persons per square mile Citywide. Three census tracts—two in the northern part of the City and one centered on Orcutt Road in the southeast—feature some higher-density housing and have over 10,000 people per square mile. In general, neighborhoods 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



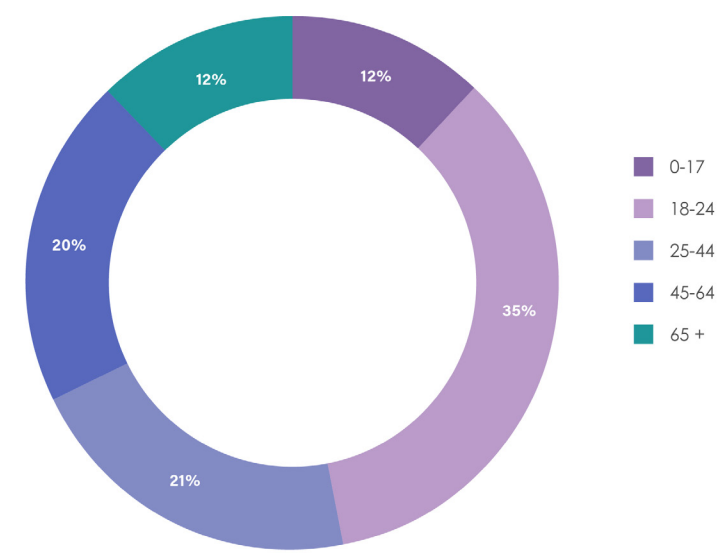
POPULATION BY AGE

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.

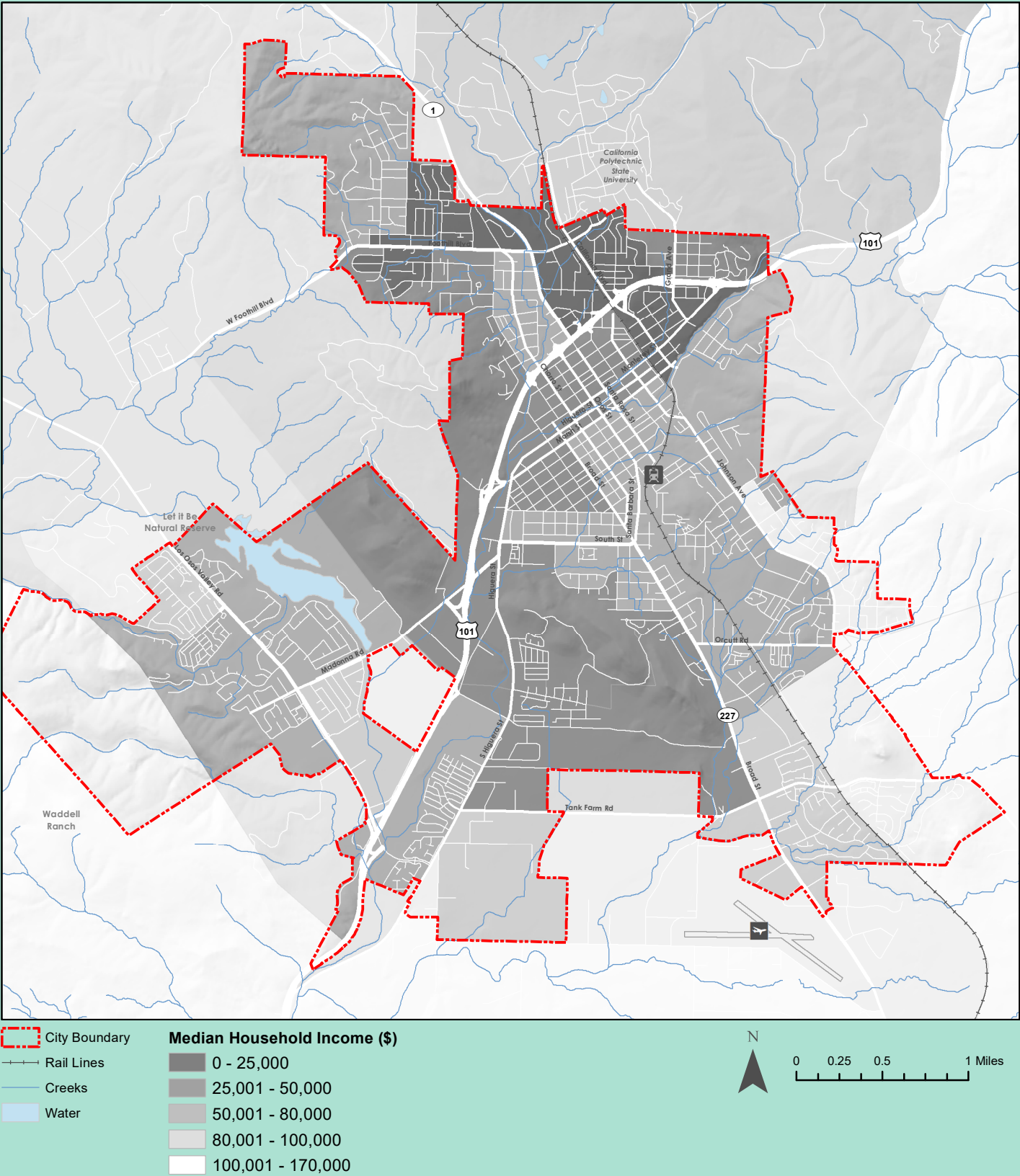
Figure 2-3
SAN LUIS OBISPO COUNTY RACIAL AND ETHNIC COMPOSITION



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

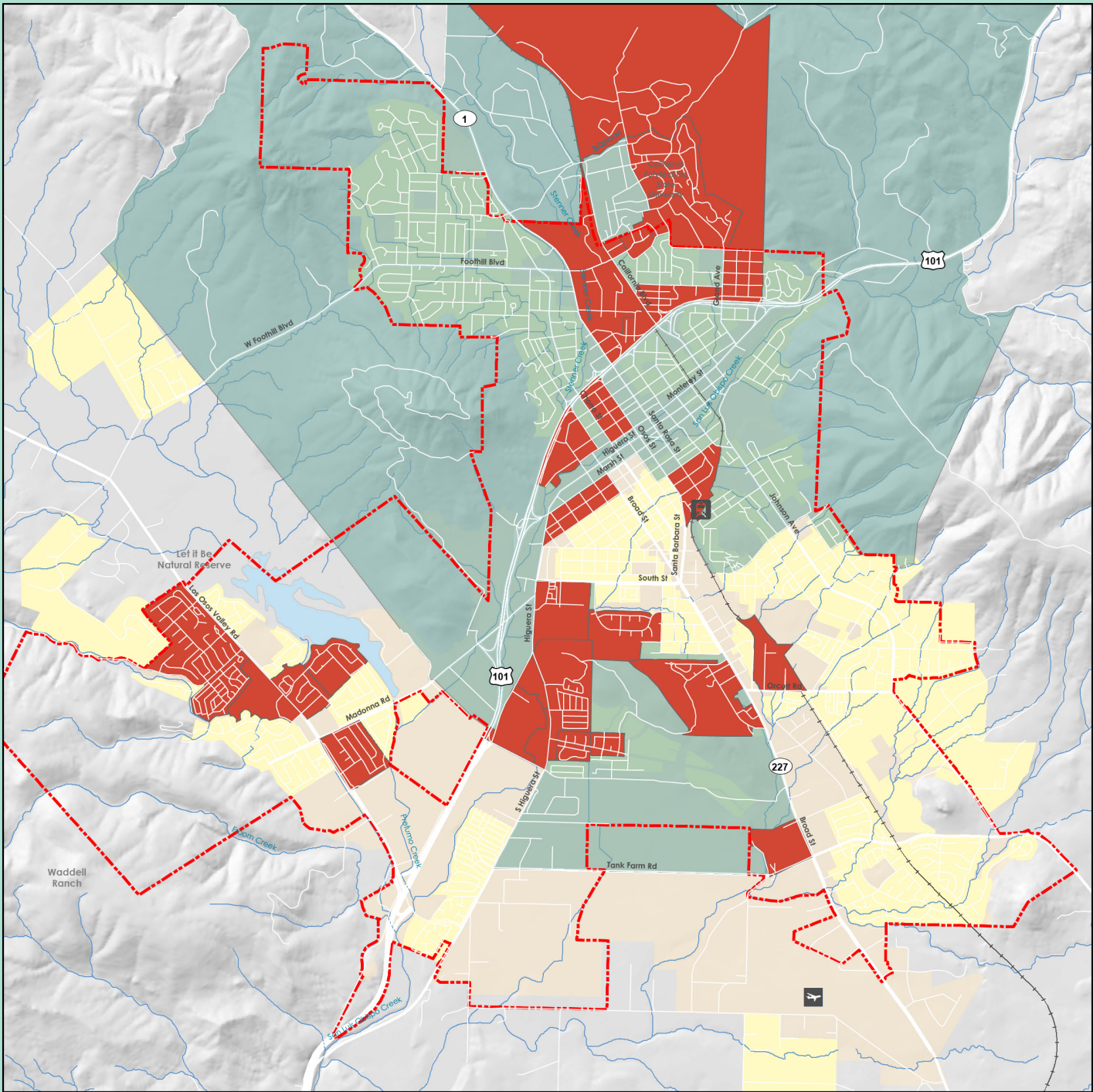
In 2010, median household income in the City was \$42,461, while the County's median household income was \$56,967. Median household income in both the City and County increased significantly between 2000-2010. One-third of City households qualify as extremely low income, earning less than \$24,999 annually, 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?

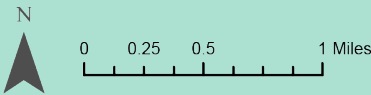
Parks and recreation facilities are important, low-cost resources that provides psychological, social, and physical health benefits for users. This is especially the case in areas that have lower median household incomes, where their private spaces often do not provide those amenities, therefore amplifying 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
- 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

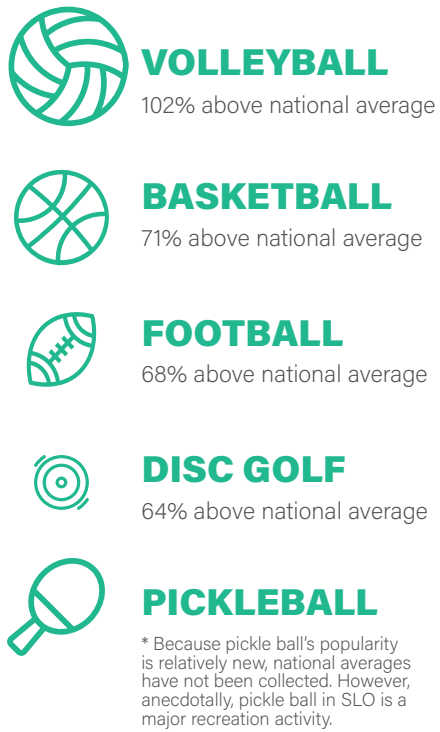
Tastes around recreations change and this is especially true from 2001 to today. Sports such as pickleball and disc golf have risen in popularity across the nation but were relatively unknown 17 years ago. Therefore, understanding the market potential in San Luis Obispo specifically is important for 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

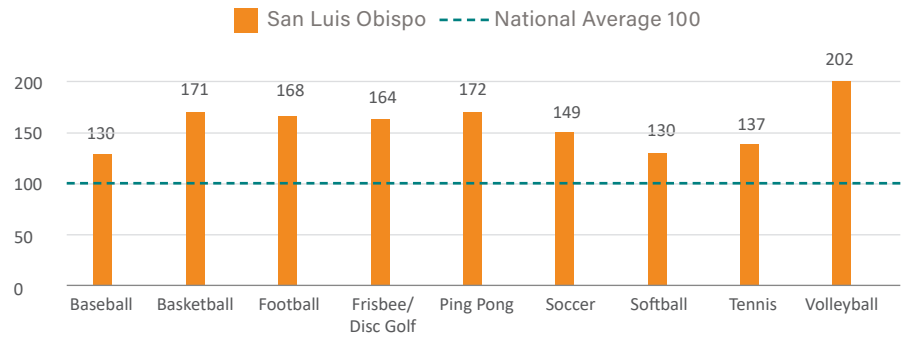


Figure 2-7

MARKET POTENTIAL INDEX FOR FITNESS

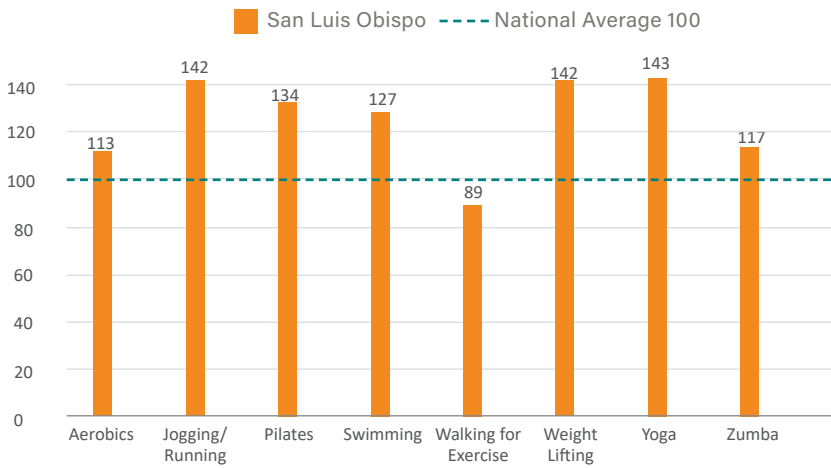
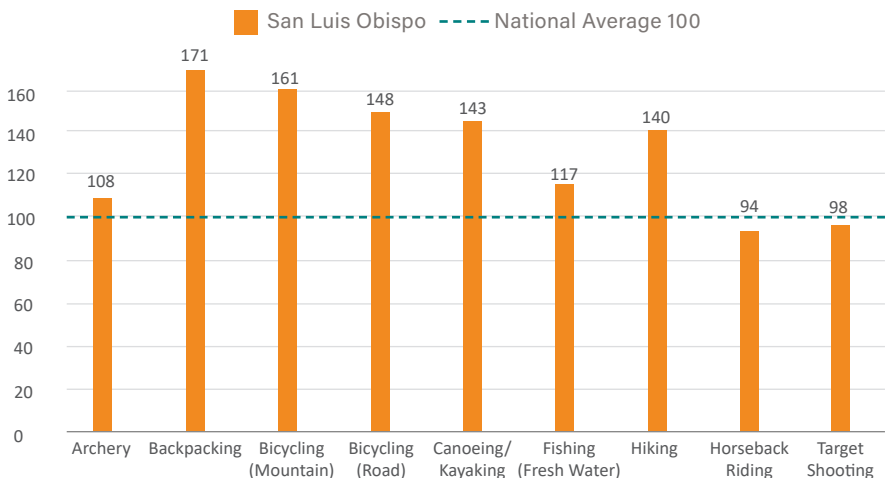


Figure 2-8

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 Vaul 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.

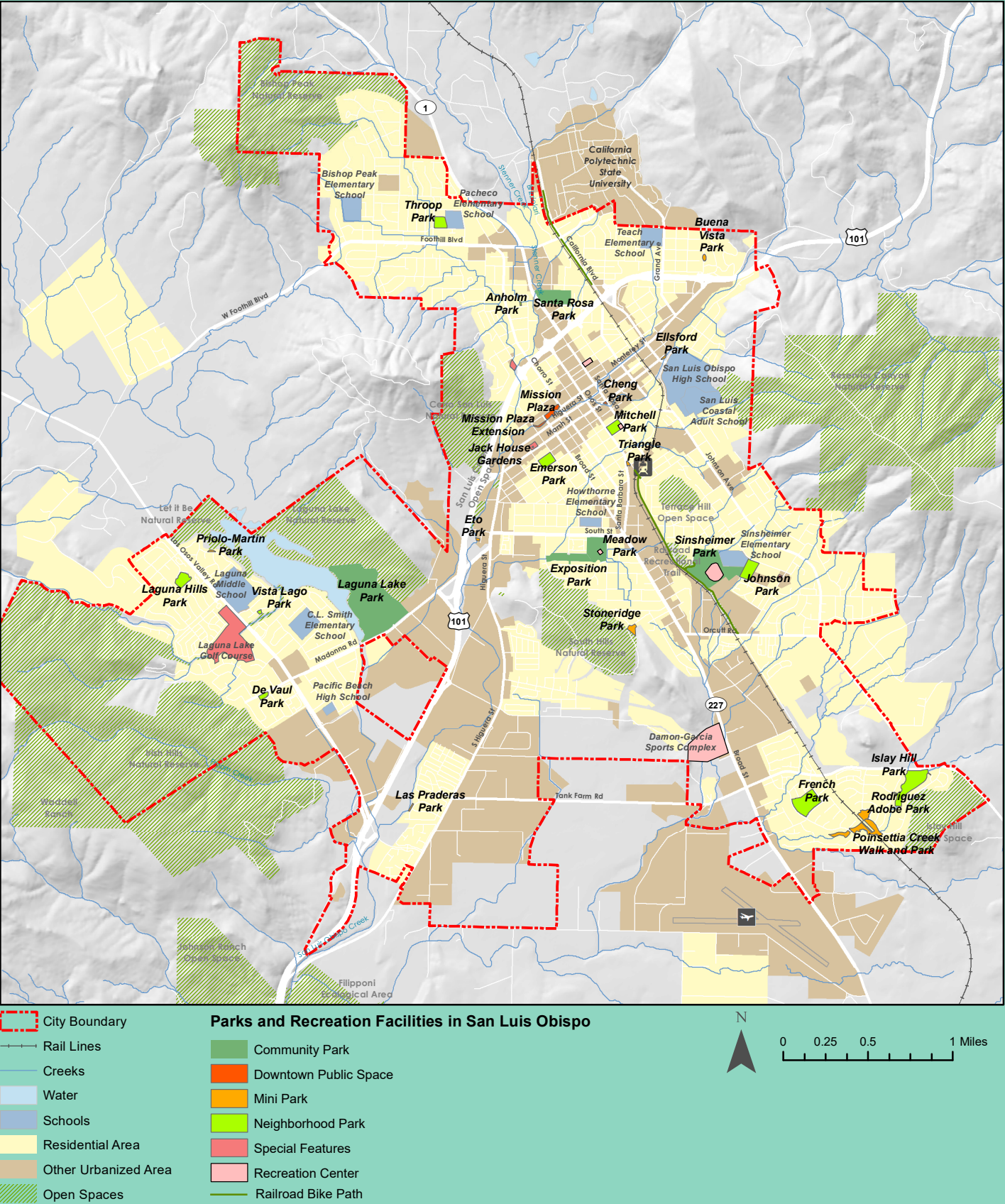
Table 2-2

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.



PLAY AREAS AND CHILD LOTS

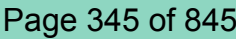
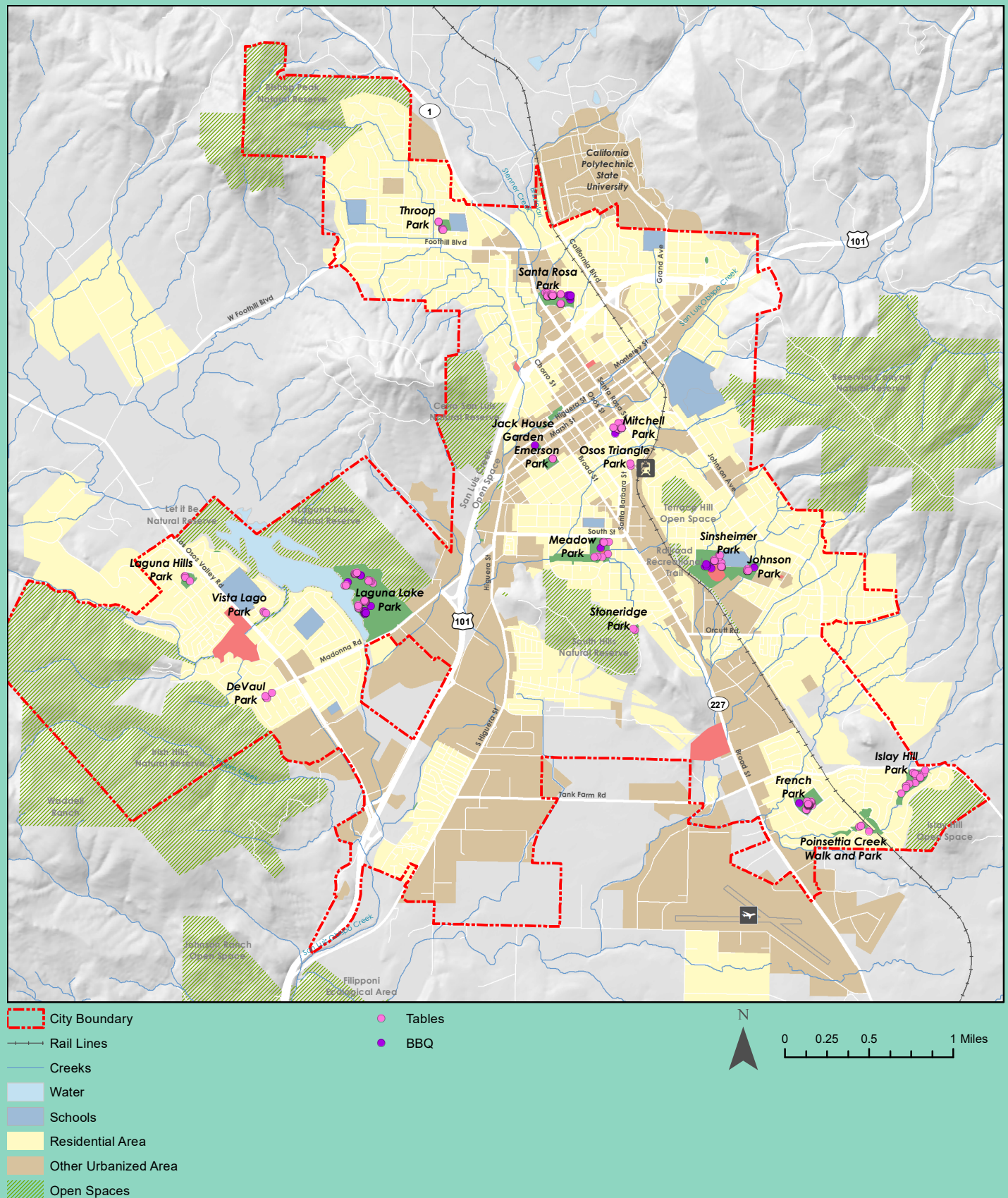


Figure 2-11

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

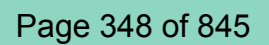
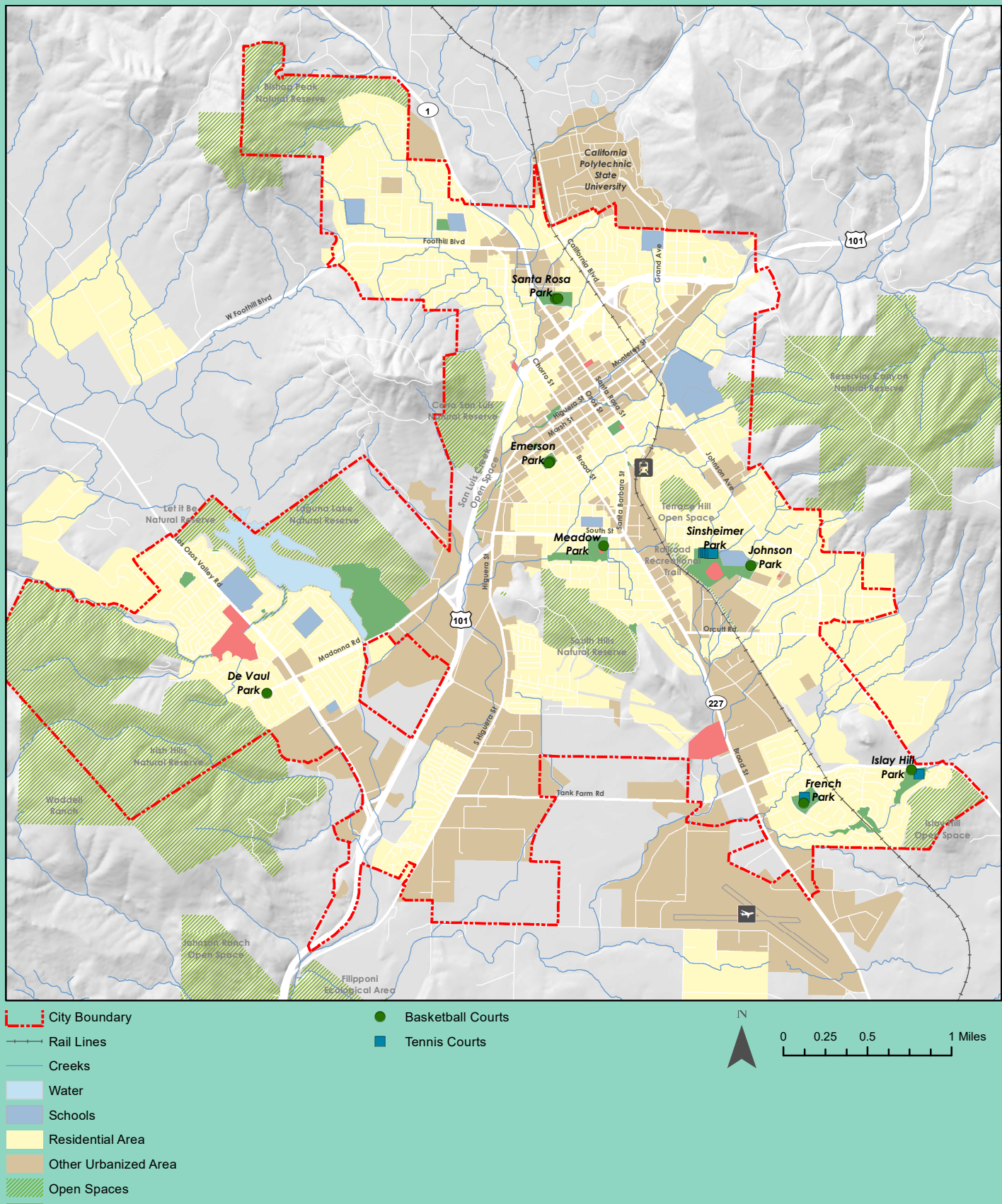


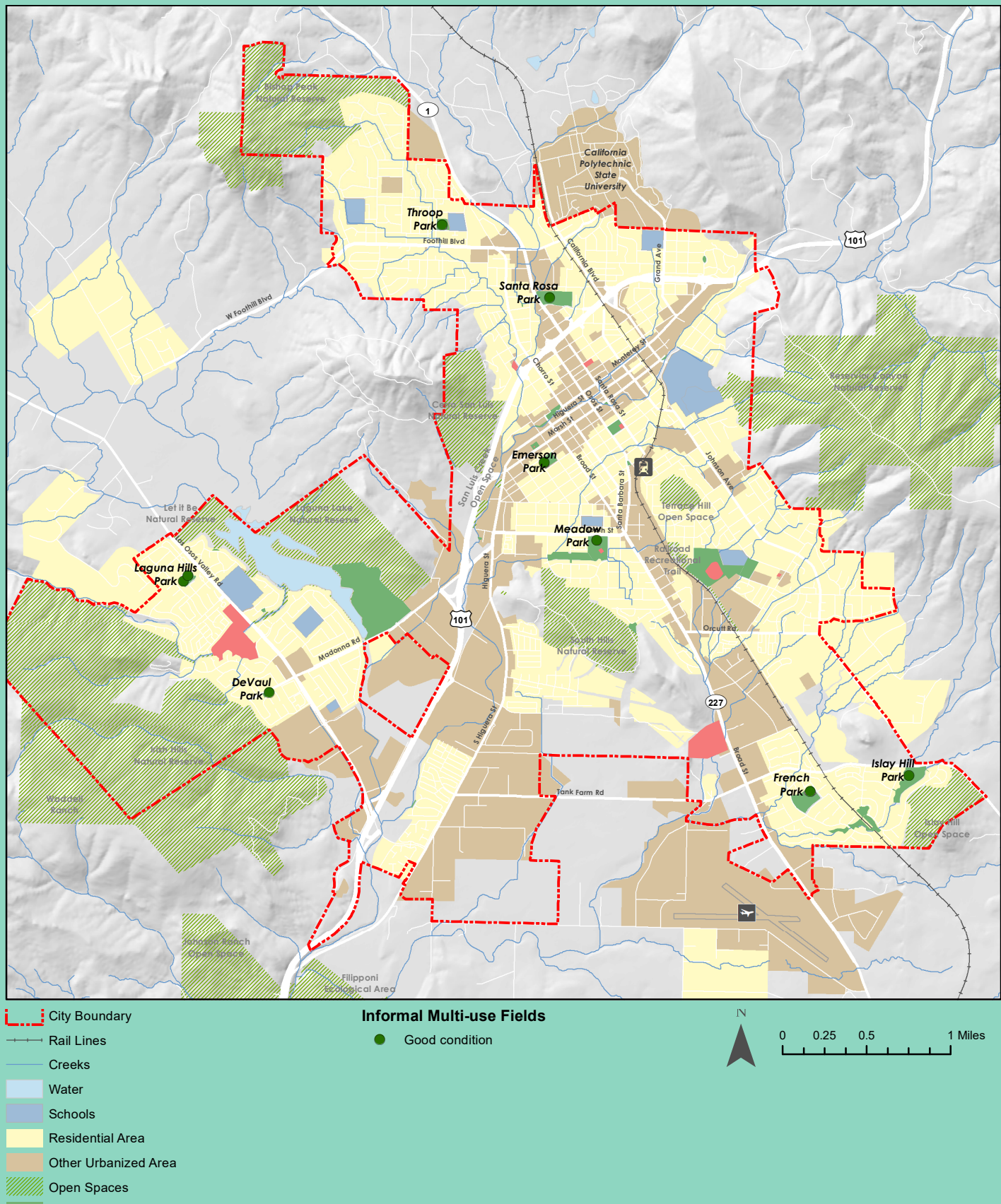
Figure 2-13
BASKETBALL AND TENNIS COURTS



OTHER RECREATIONAL FACILITIES



Figure 2-15
INFORMAL MULTI-USE FIELDS



DOG AREAS

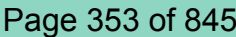
San Luis Obispo has one off-leash dog area located at Laguna Lake Park. El Chorro Regional Park features a dog park, operated by the County for use of all County residents.

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.



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

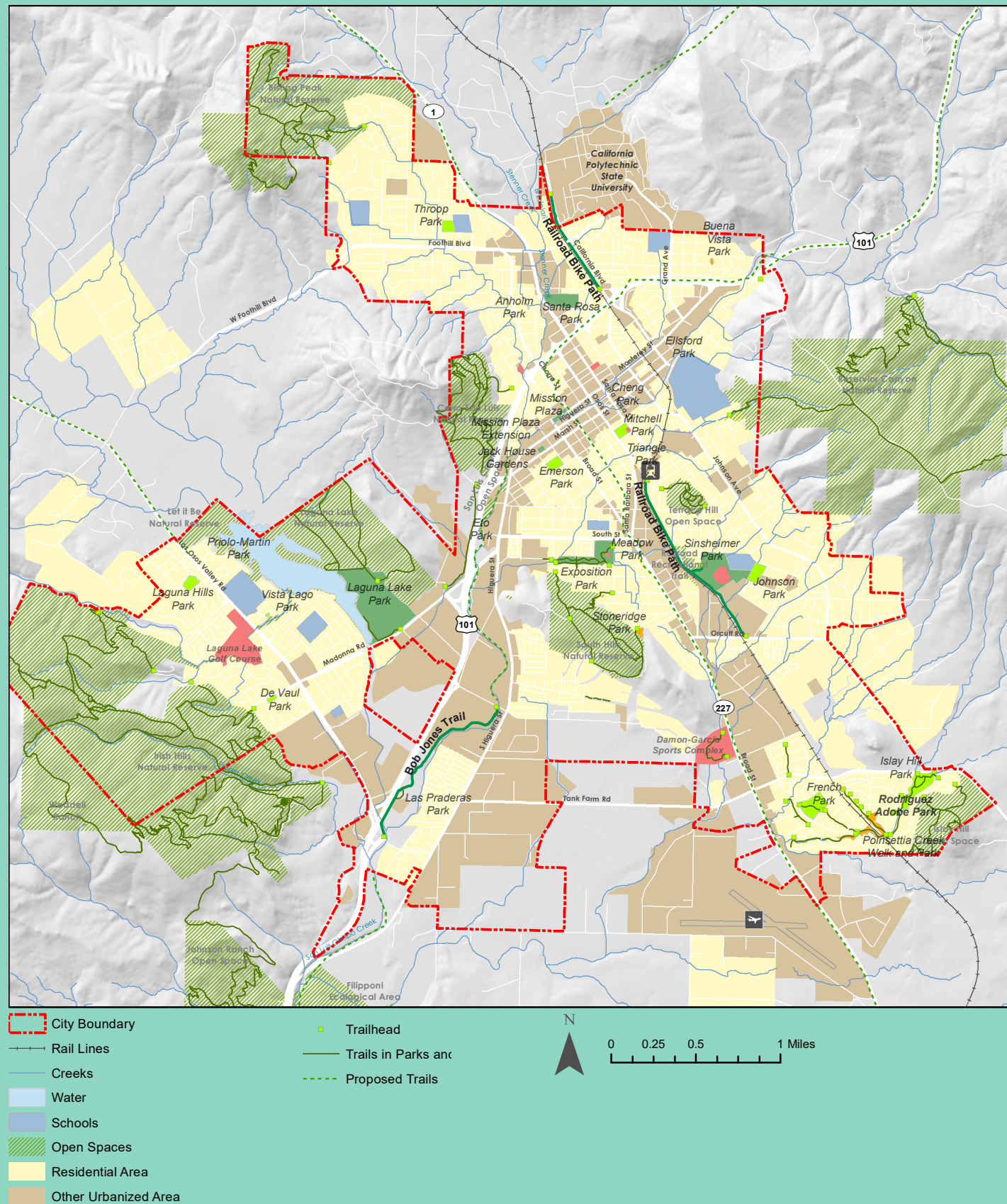
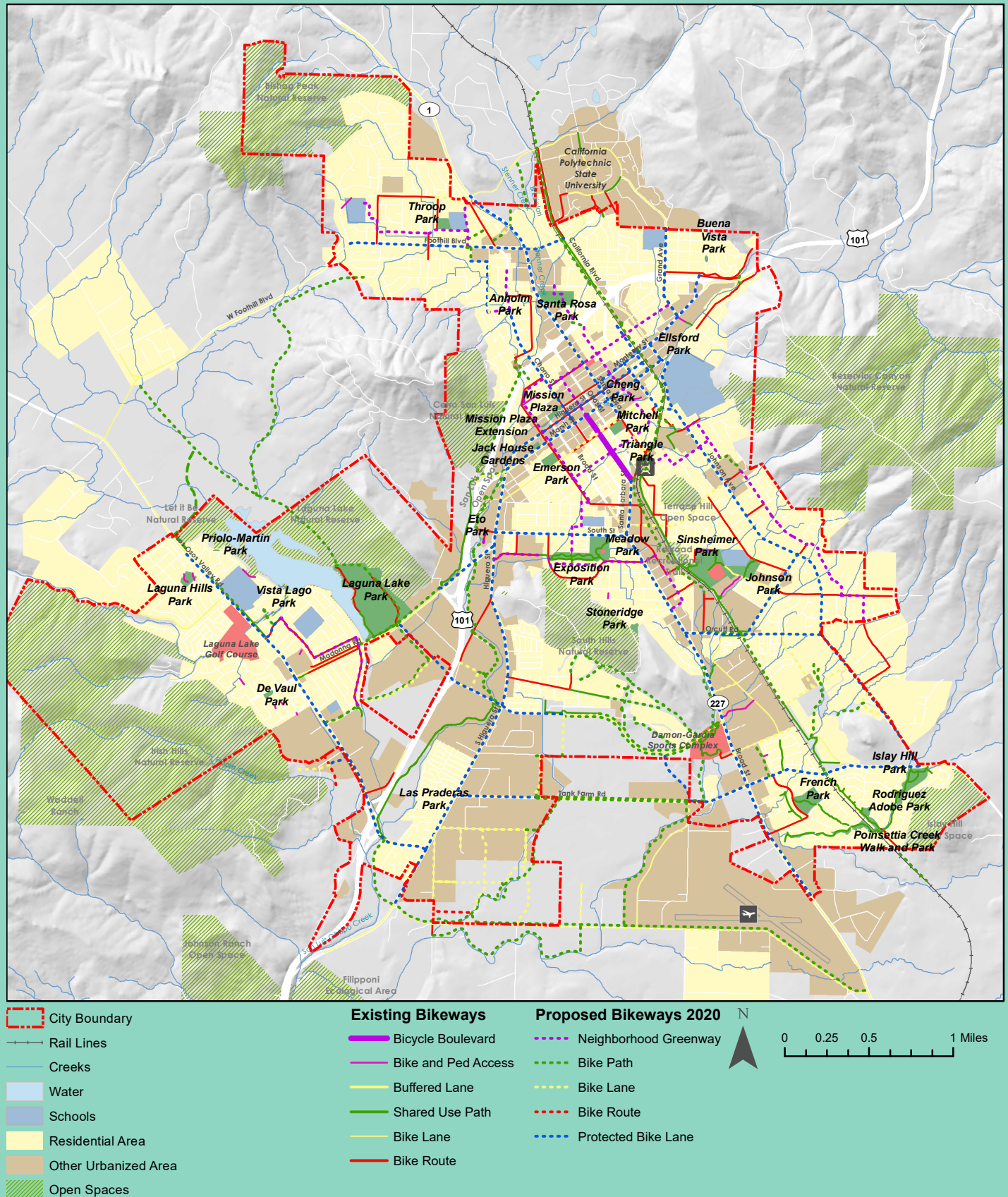


Figure 2-18
ACTIVE TRANSPORTATION NETWORK





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

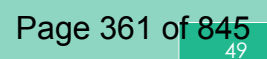
Neighborhood Park, Pocket Park and Trail Junction Park: The Orcutt Area Specific Plan features a neighborhood park, several pocket parks, a linear park and bicycle/pedestrian paths. The neighborhood park will serve as a community gathering place for casual recreation

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.

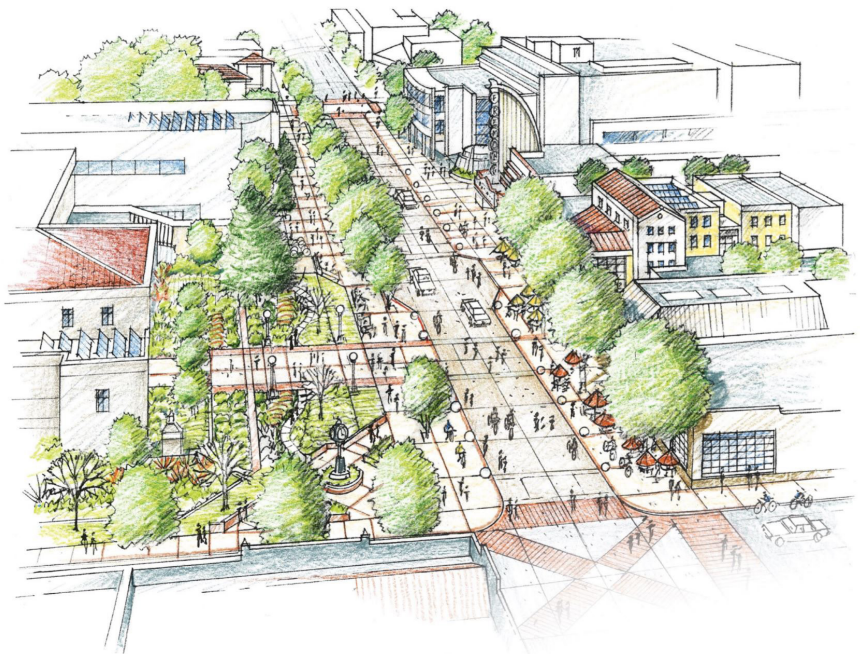
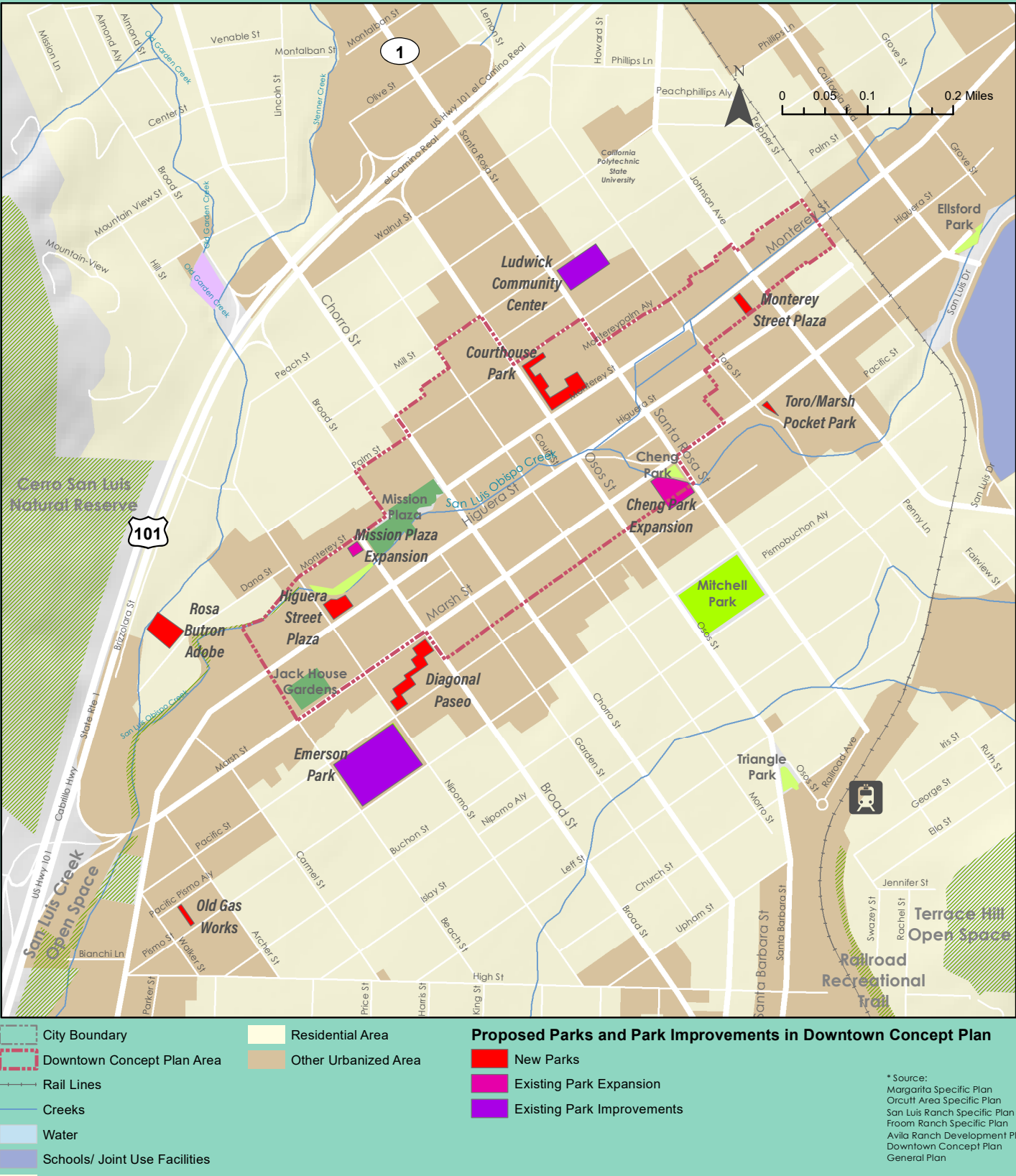


Figure 2-20
DOWNTOWN PARKS AND OPEN SPACES, EXISTING AND PROPOSED



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.

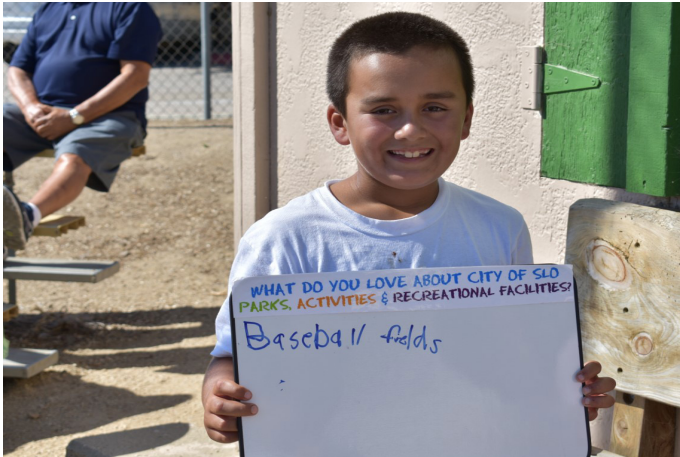
What Do You Love About SLO Parks, Activities and Recreational Facilities?

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

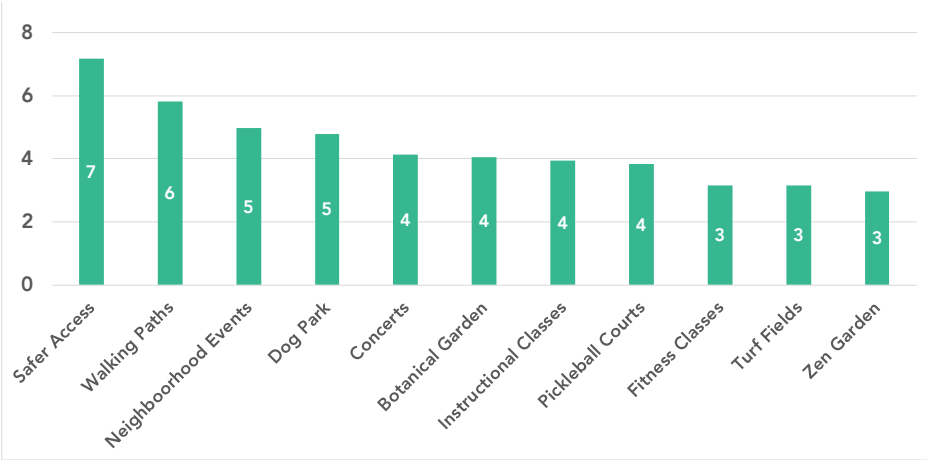


Figure 3-2
RANKED IMPROVEMENTS FOR LAGUNA LAKE PARK

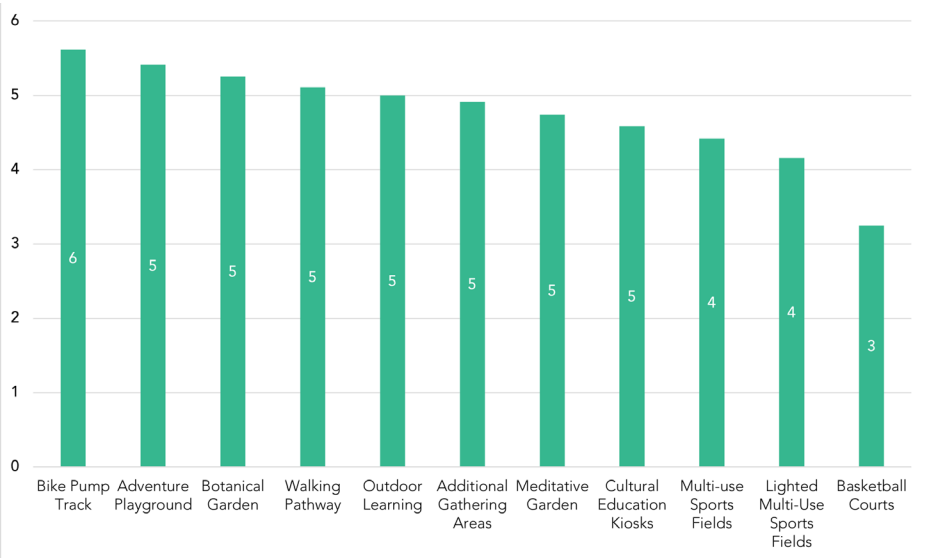
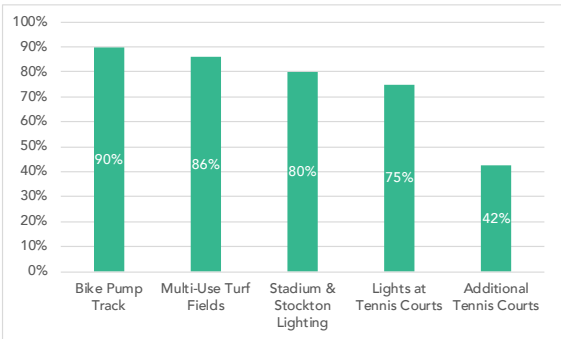


Figure 3-3
SUPPORT FOR IMPROVEMENTS AT SINSHEIMER PARK



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

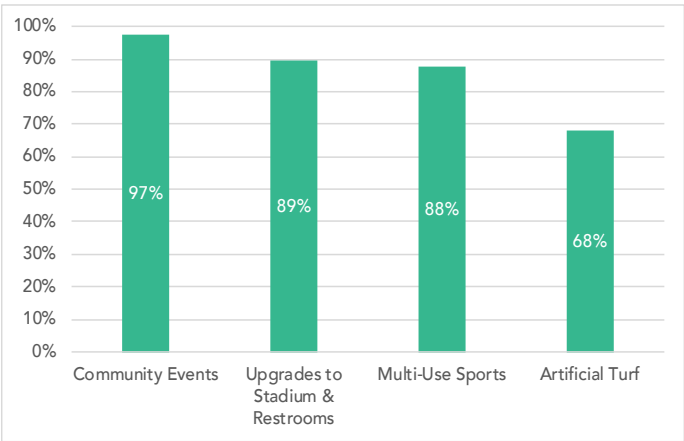


Figure 3-5
RANKED IMPROVEMENTS AT SLO SWIM CENTER

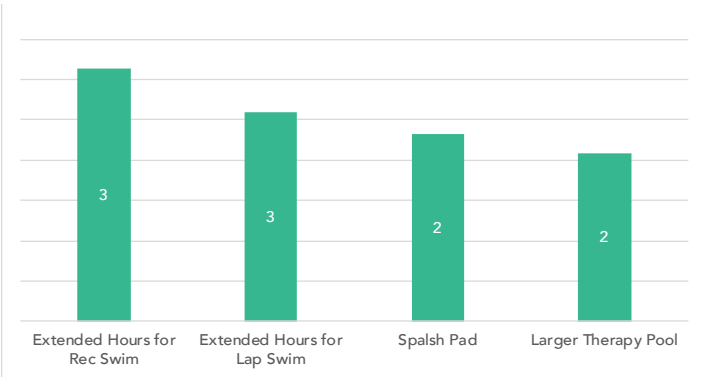
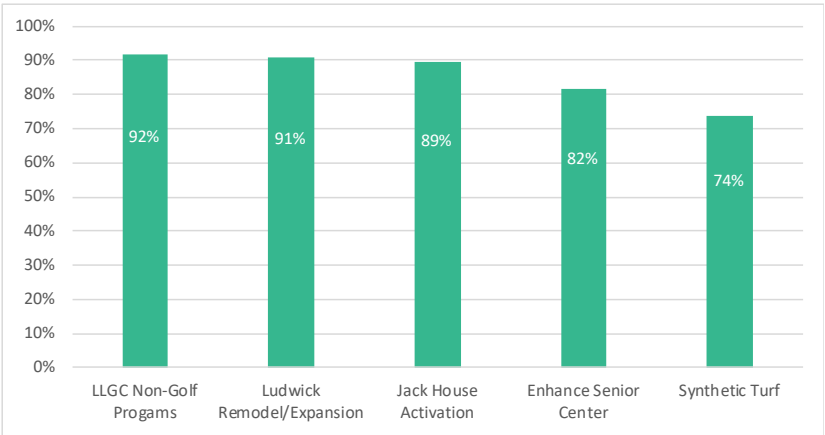


Figure 3-6
SUPPORT FOR OTHER FIELD AND FACILITY IMPROVEMENTS



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

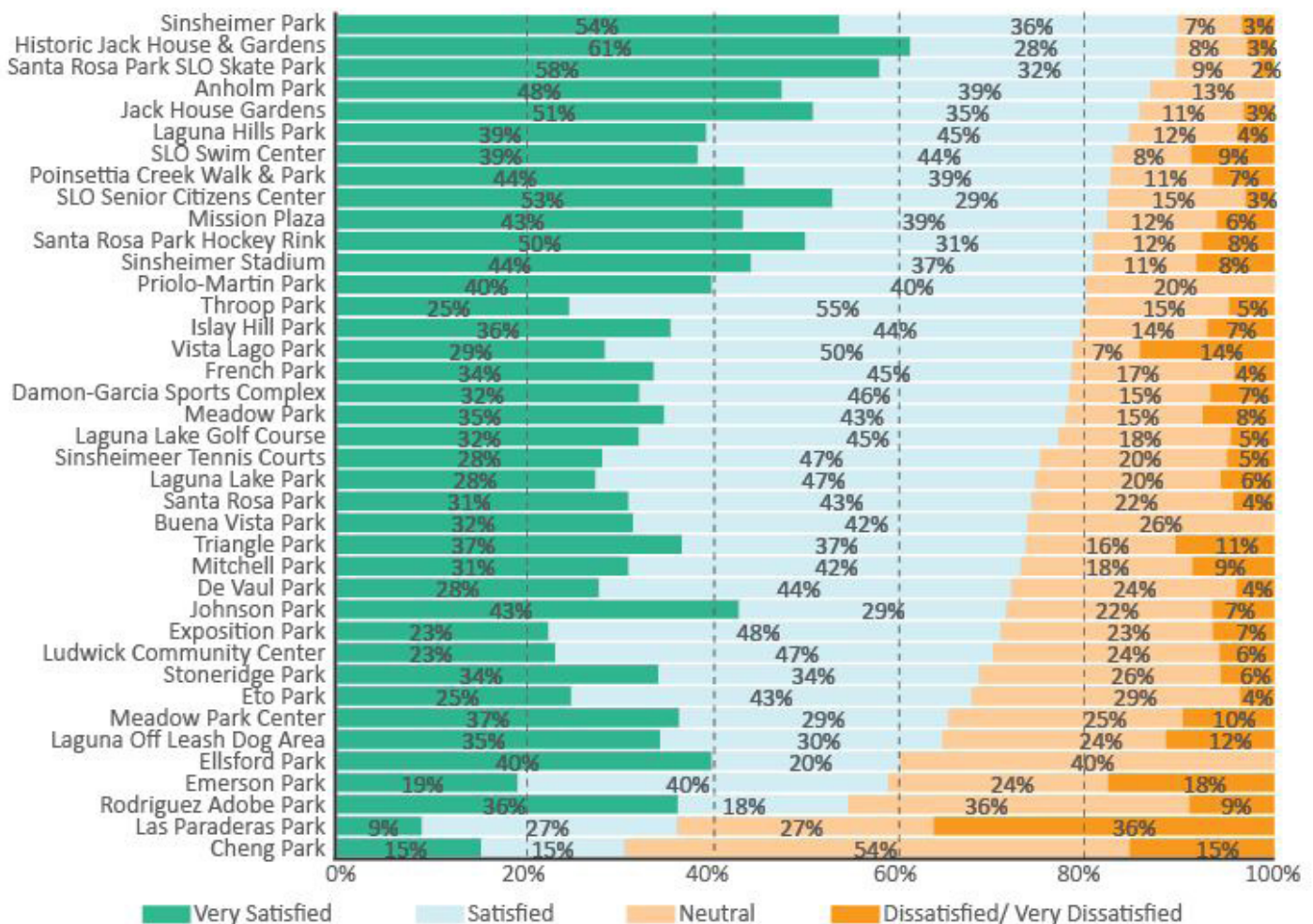


Figure 3-8

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

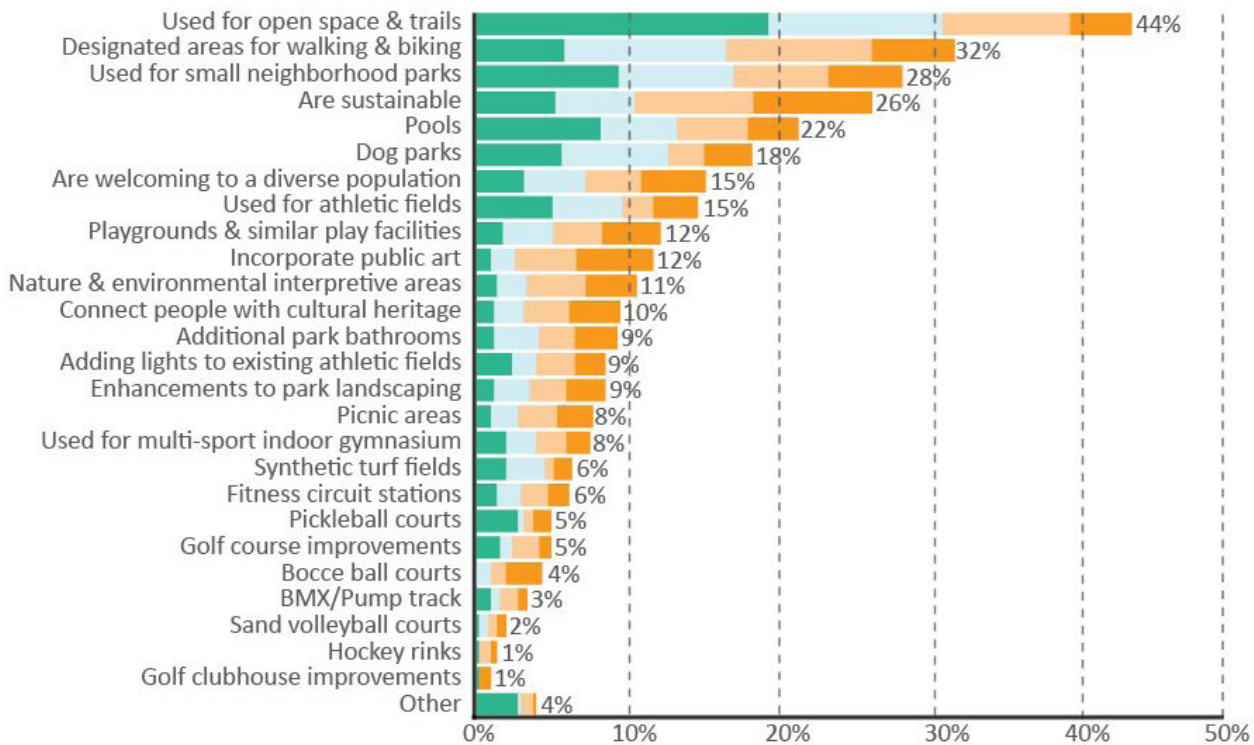
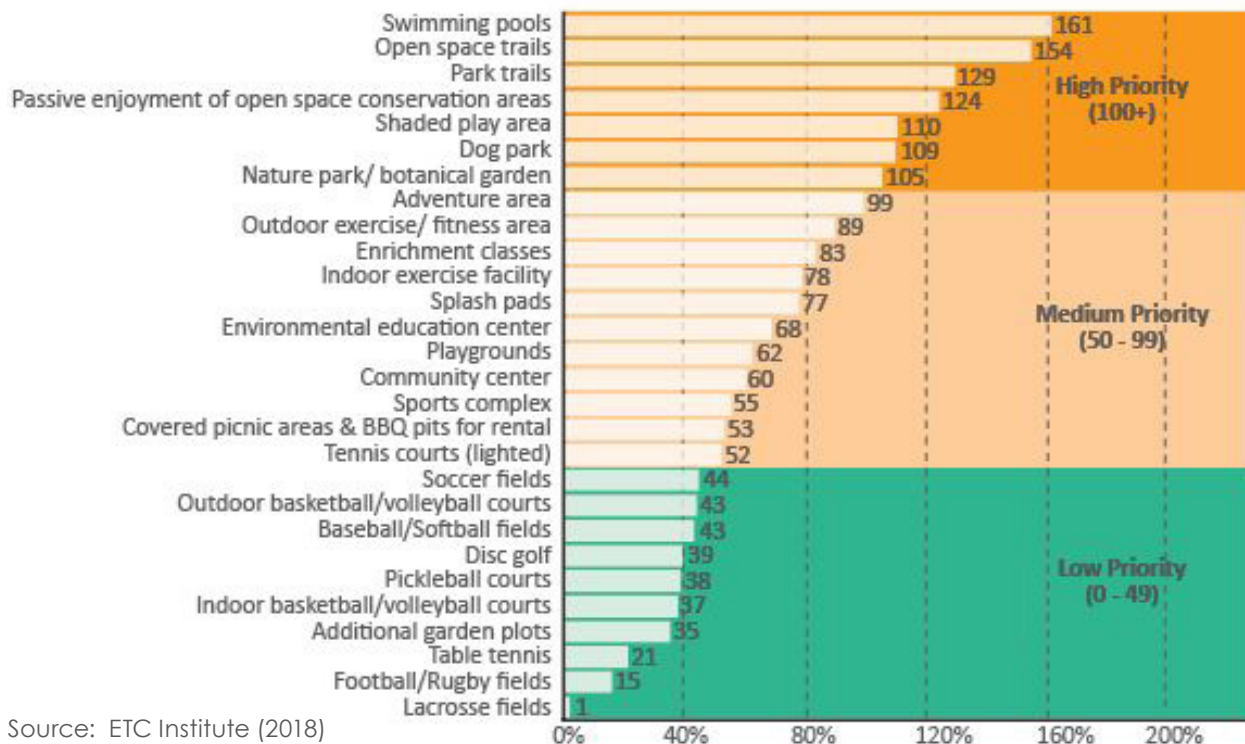


Figure 3-9

PRIORITIES FOR INVESTMENT IN RECREATION AMENITIES

based on the Priority Investment Rating



Source: ETC Institute (2018)

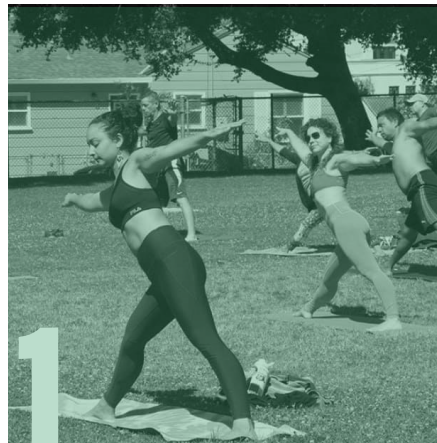




GOALS & POLICIES

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

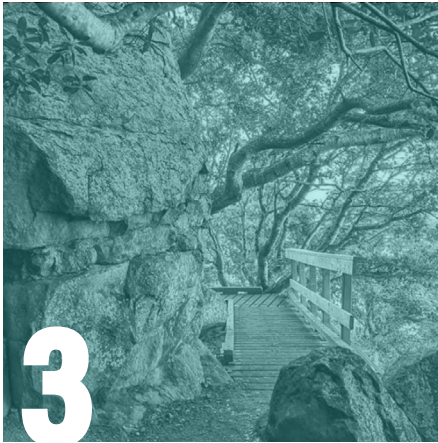
Building Community and Neighborhoods

Meet Changing Needs of the Community

Sustainability

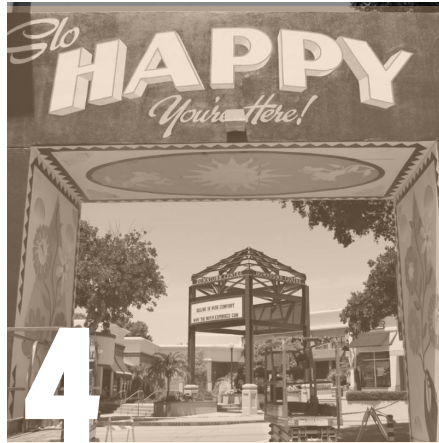
Maximize Resources

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.

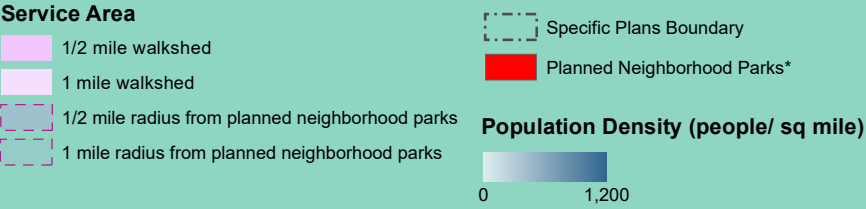
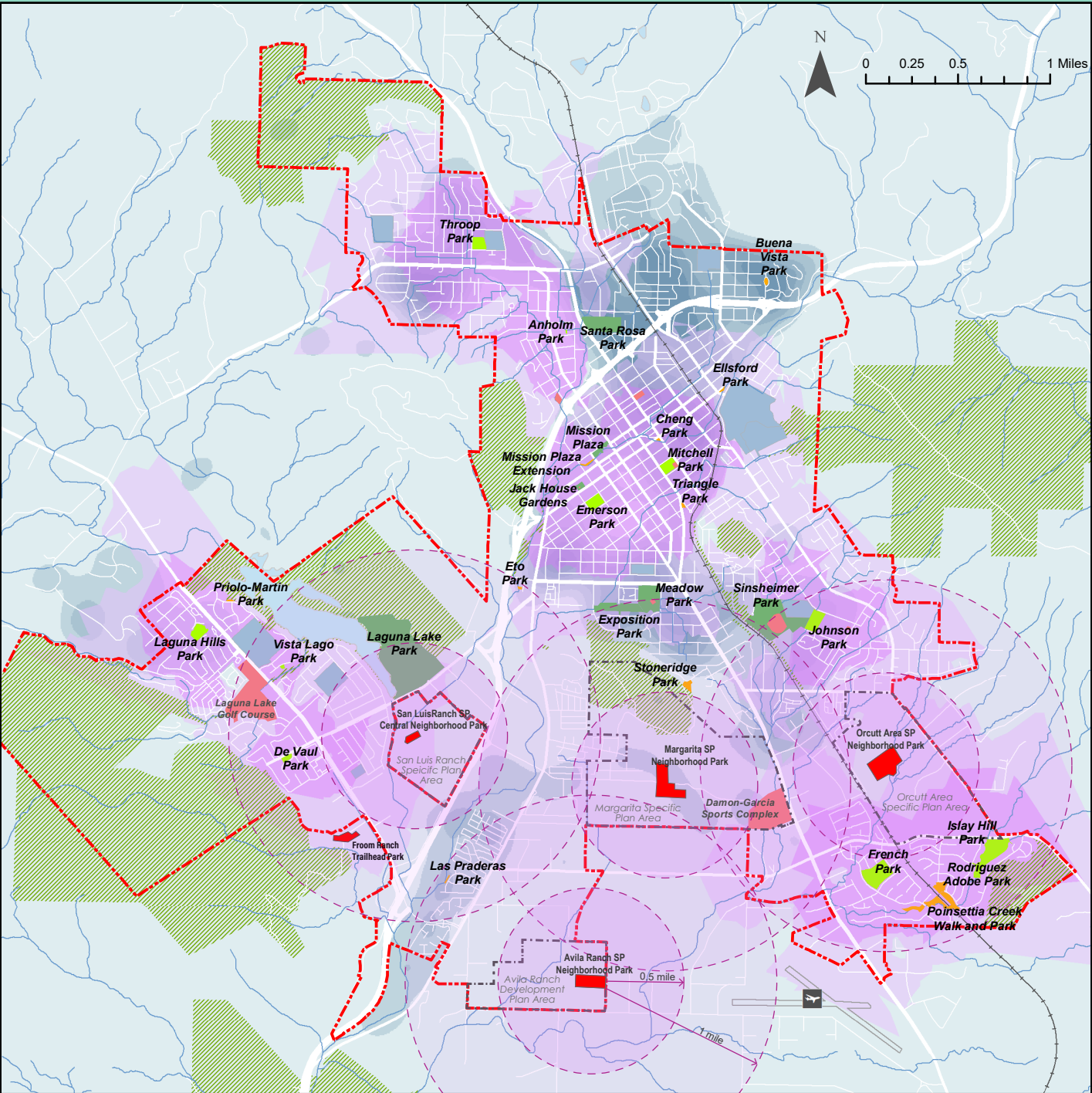
The City shall seek to provide a neighborhood or community park within a half-mile, or ten minute, walk of all residents along streets and paths. In park-deficient areas where providing a new neighborhood park is not feasible, access improvements to existing parks and the creation of mini parks will 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

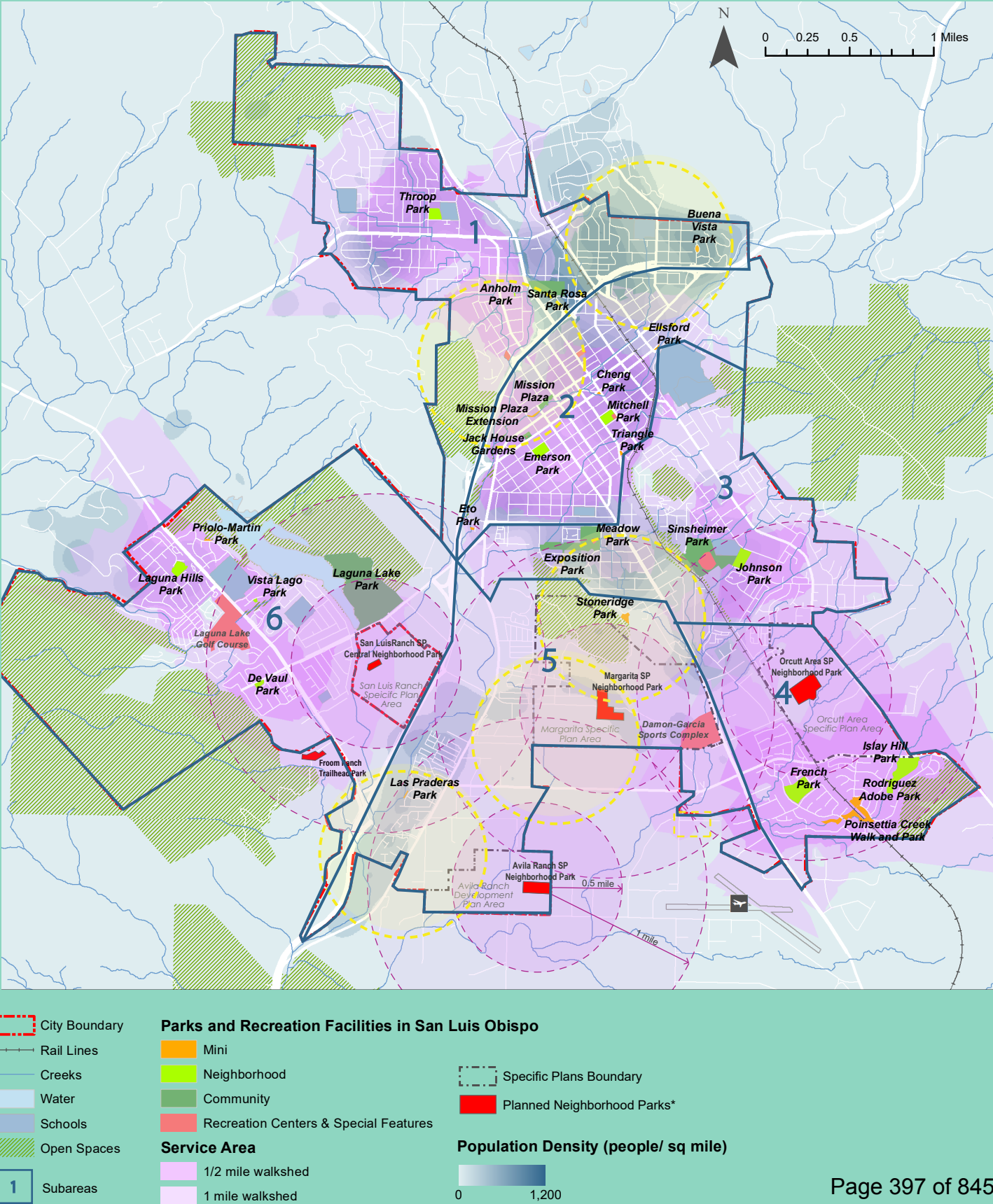
PARK AMENITY STANDARDS

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).

Figure 4-2
SAN LUIS OBISPO SUB-AREAS AND PARK ACCESS GAPS



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.

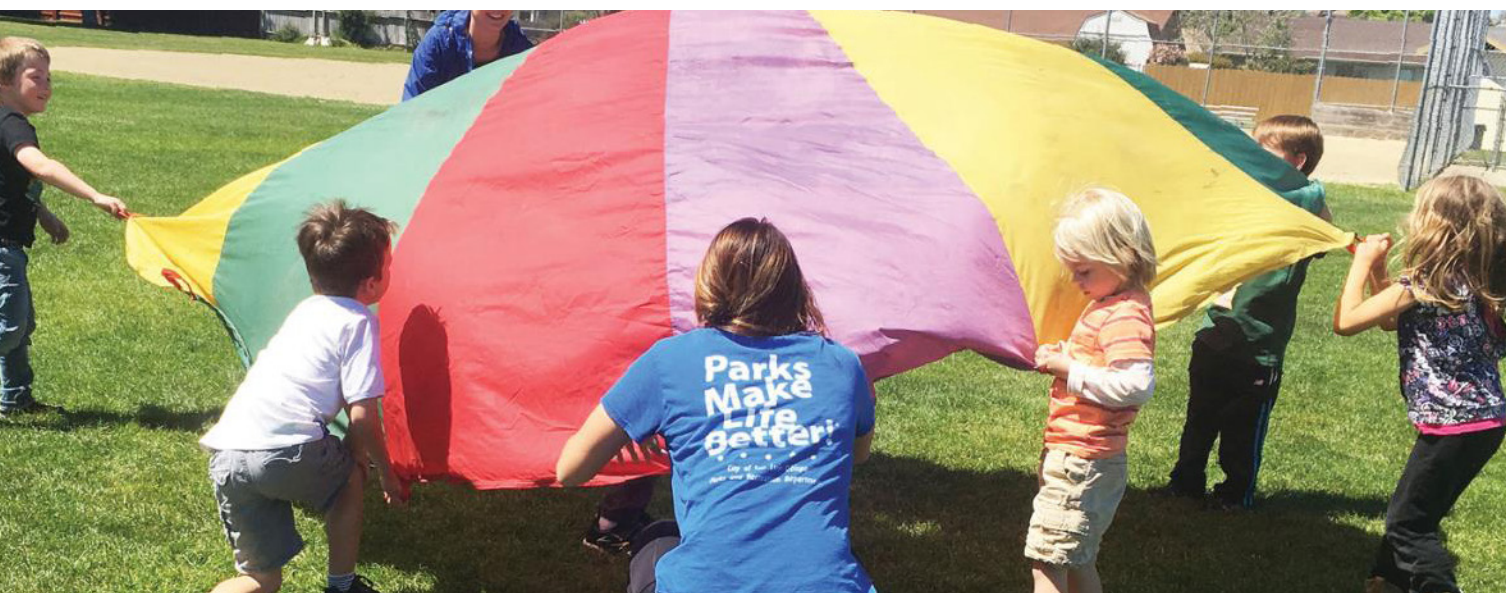
2.10 Continue to Support Community based Enrichment Childcare.

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.







5

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.

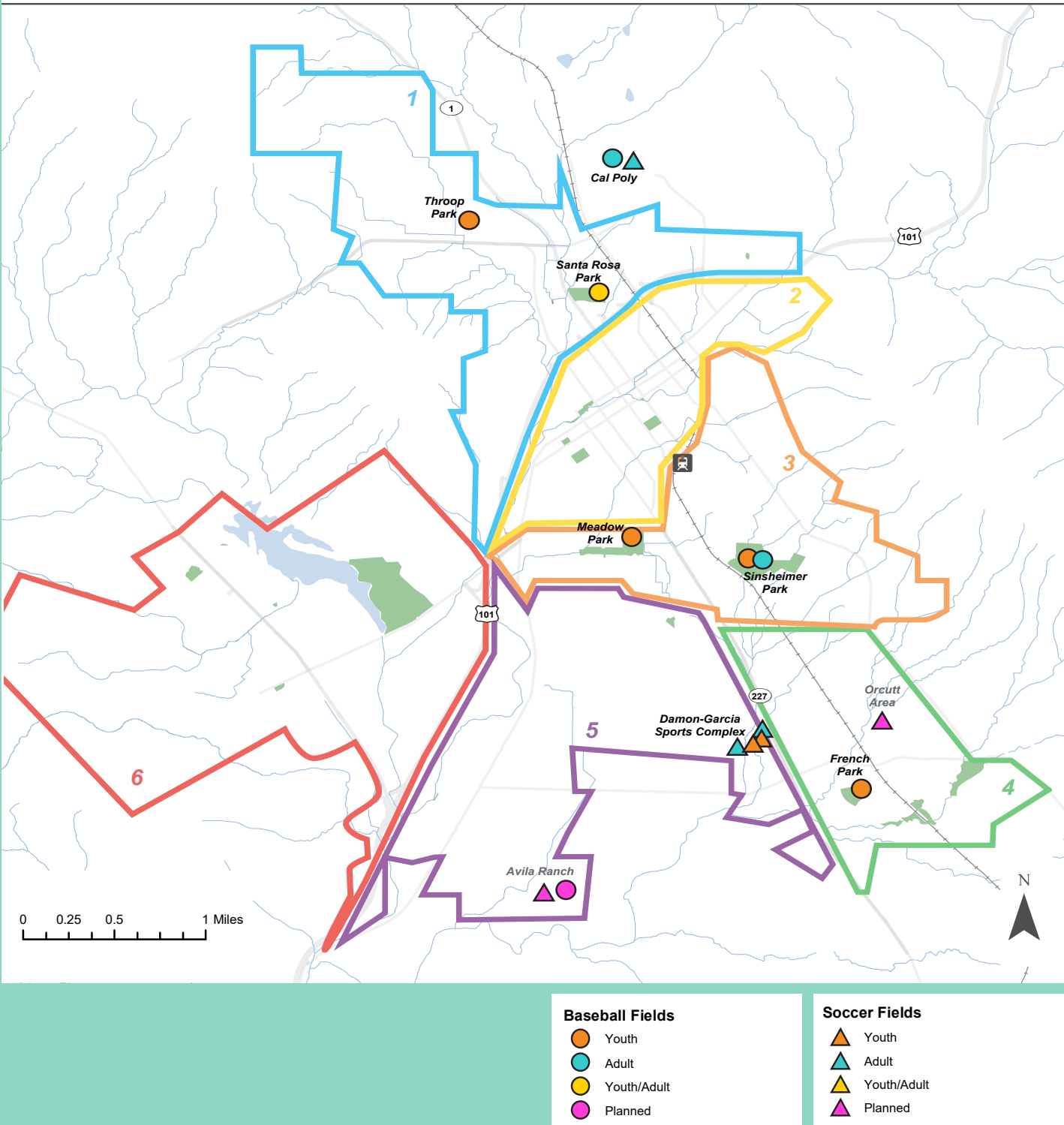
Access Gaps

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

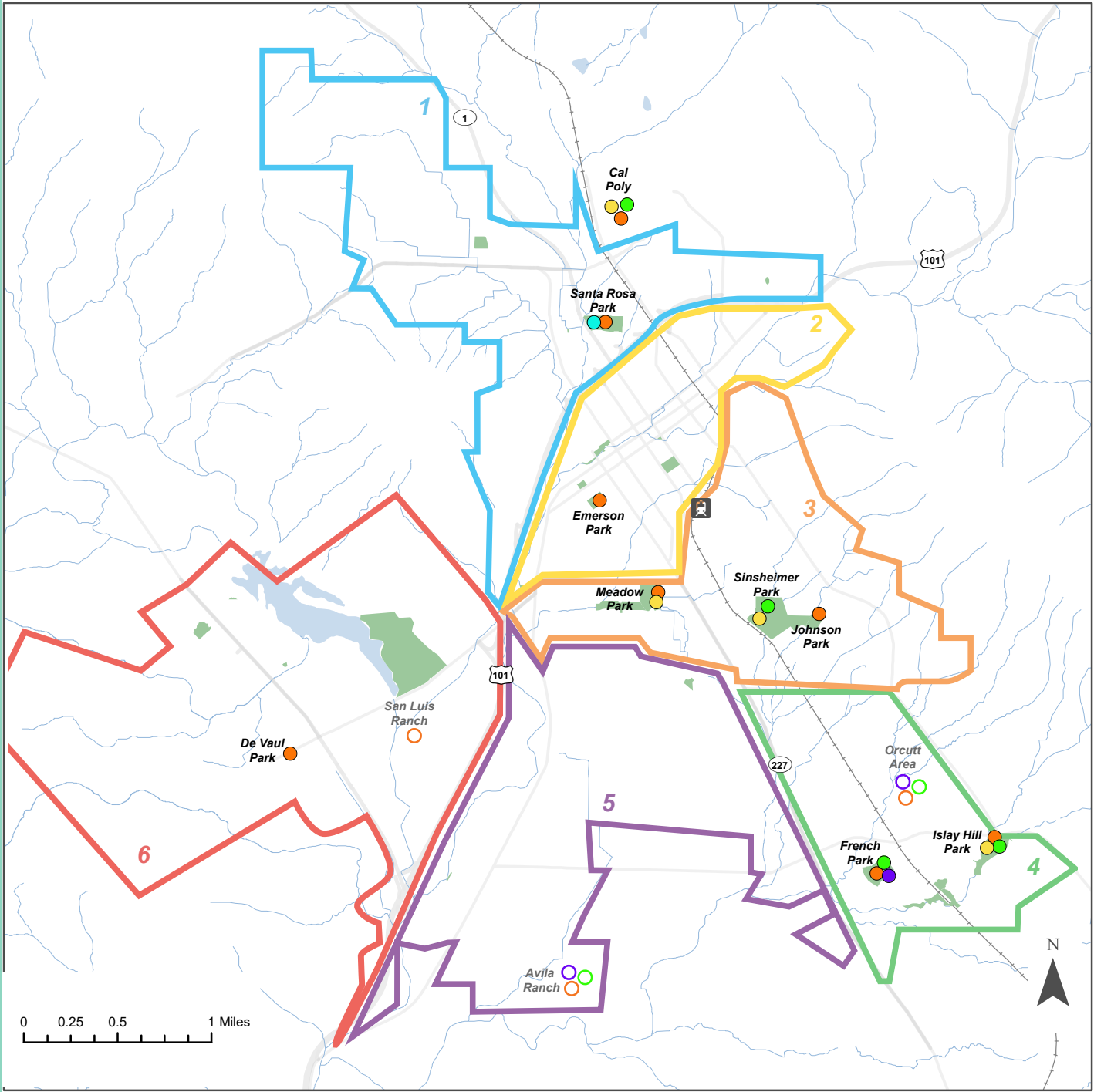
Inventory

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

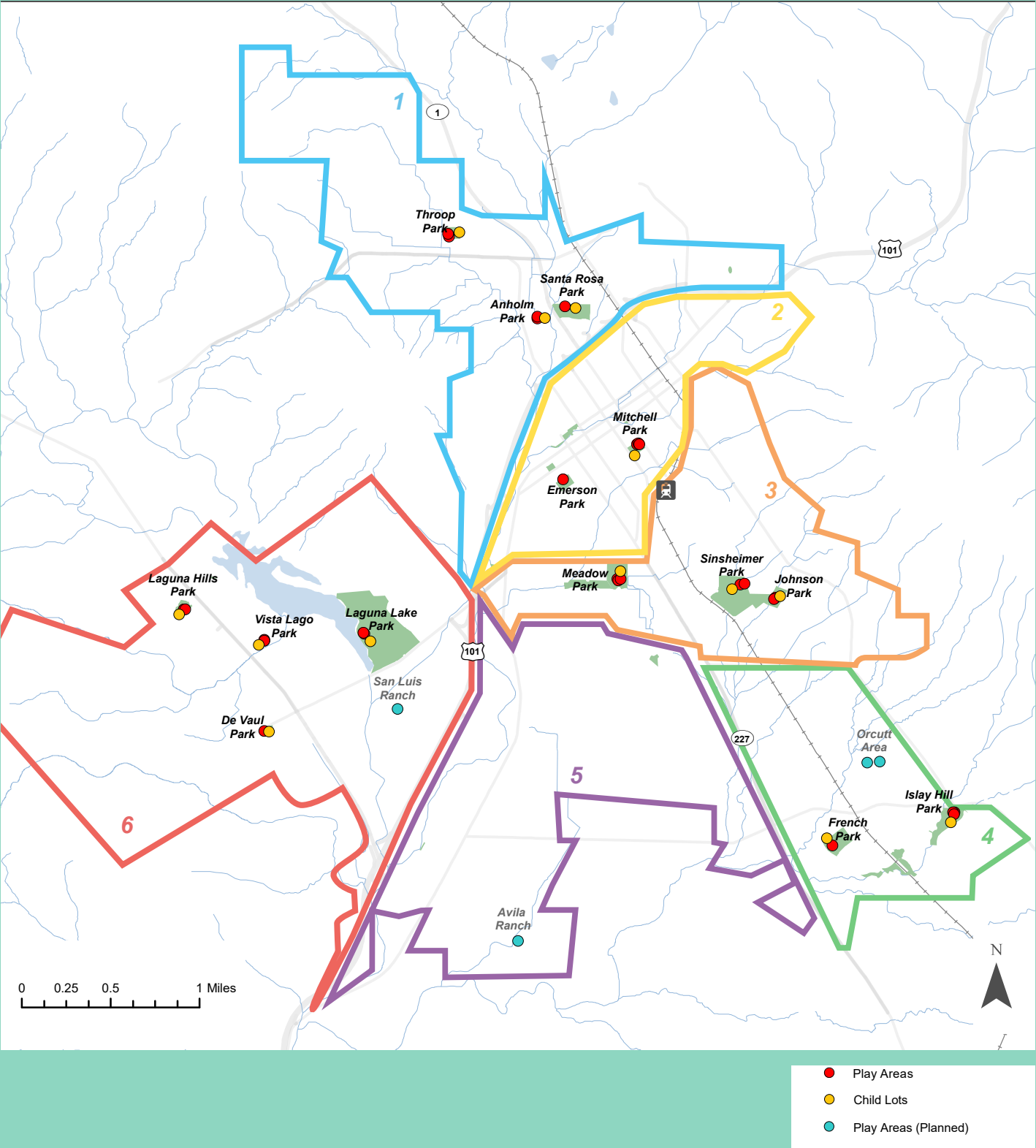
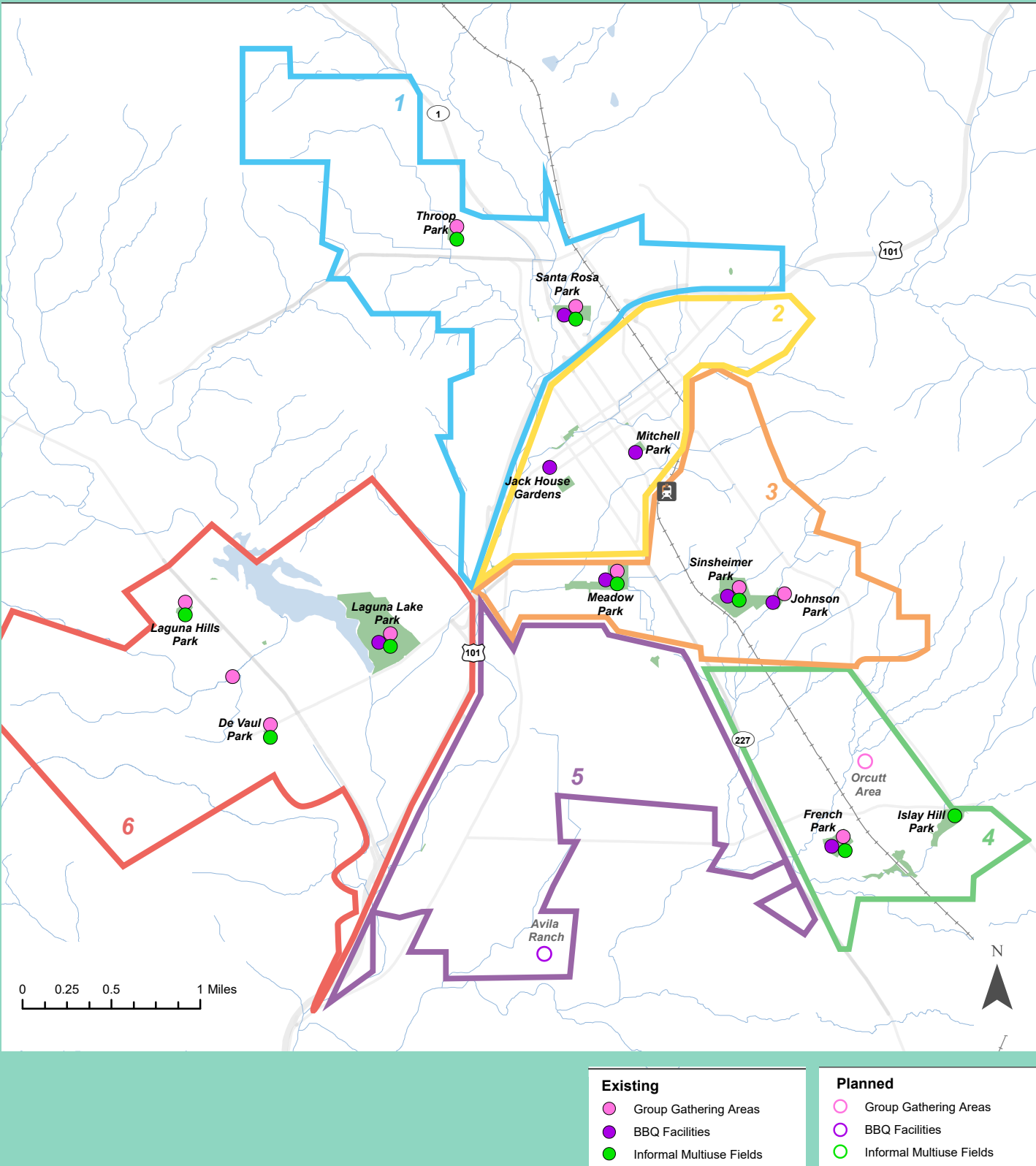


Figure 5-4
DISTRIBUTION OF EXISTING AND PLANNED OUTDOOR GATHERING AREAS



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.

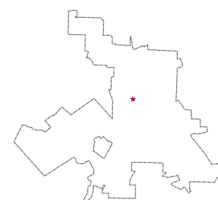
Mid-Term (5 to 10 Years)

- + 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

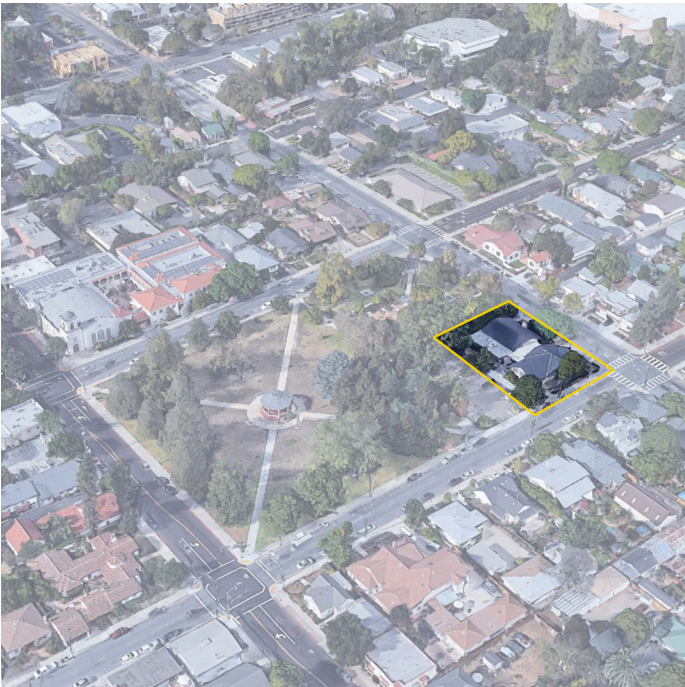
Mid-Term (5-10 Years)

- + 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).

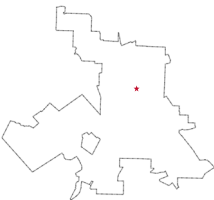
Long-Term (10 to 20 Years)

- + 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.

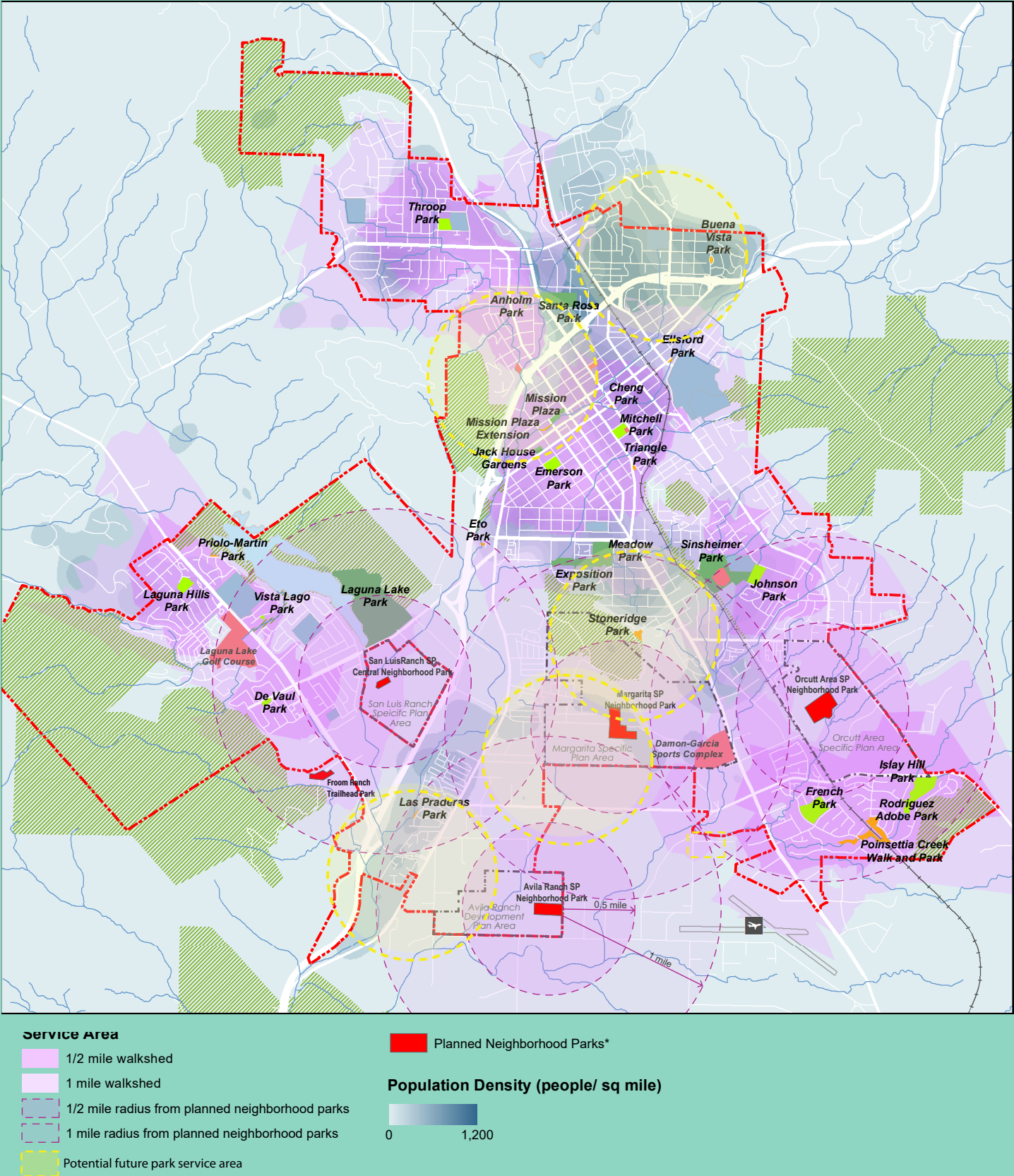
Future park opportunities should be sought, in particular:

- + 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

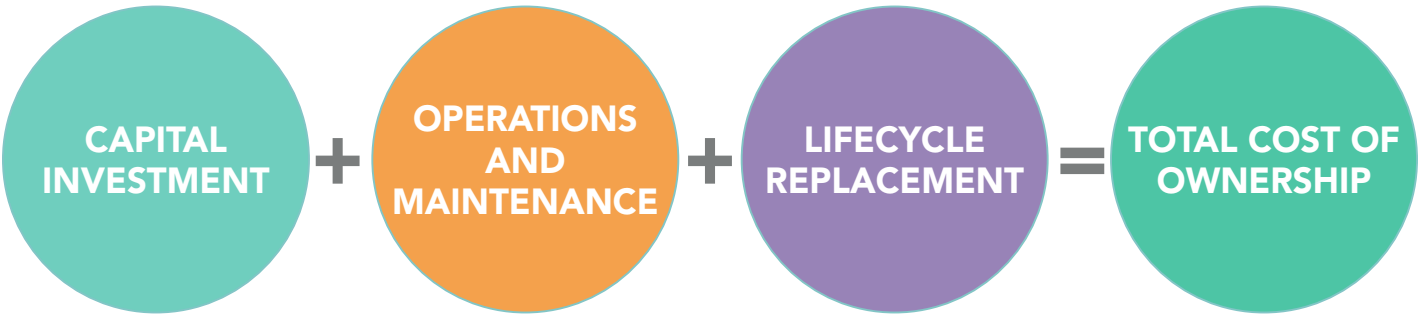
- + Special Use Parks: Costs varies dependent upon amenities
- + Recreation Corridors/Trails: \$5-\$5,500 per acre
- + Regional Parks: Costs varies dependent upon amenities

*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





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)

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.

Figure 3b shows this dirt accumulation in the drained body. The natural areas are sparsely vegetated and appear to receive little maintenance.



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 of 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

stops 0.2 miles away from the entrance to the park. This bus route also goes to the San Luis



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



Figure16g. 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.

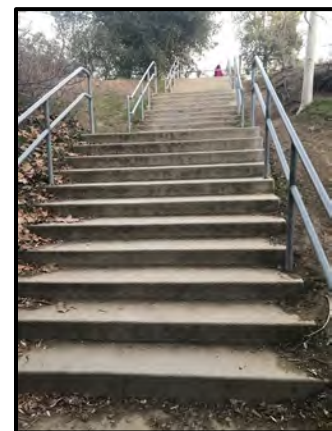


Figure 20b. Stairs leading sidewalk to tunnel

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

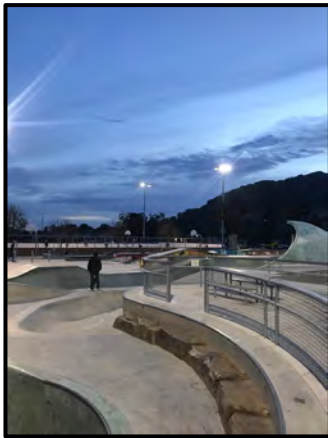


Figure 23a. Skate Park

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

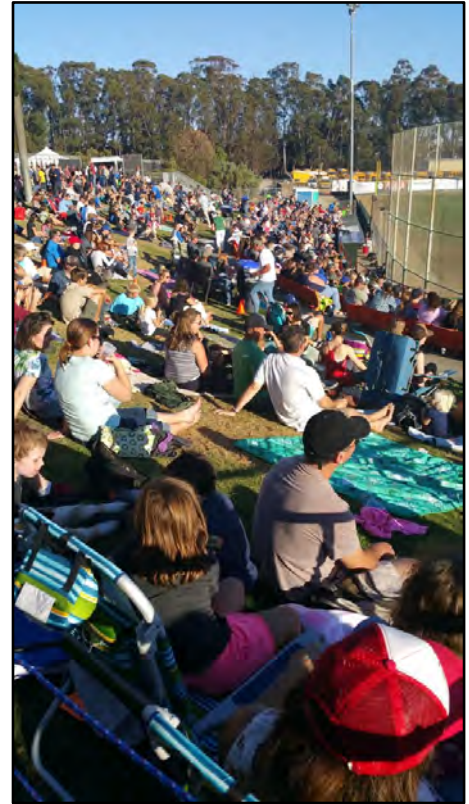


Figure 24h. View of the lawn area of the stadium on a busy game day



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 to be 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



June 2019

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SAN LUIS OBISPO PARKS + RECREATION MASTER PLAN

Community Needs Assessment

June 2019



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EXECUTIVE SUMMARY

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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

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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

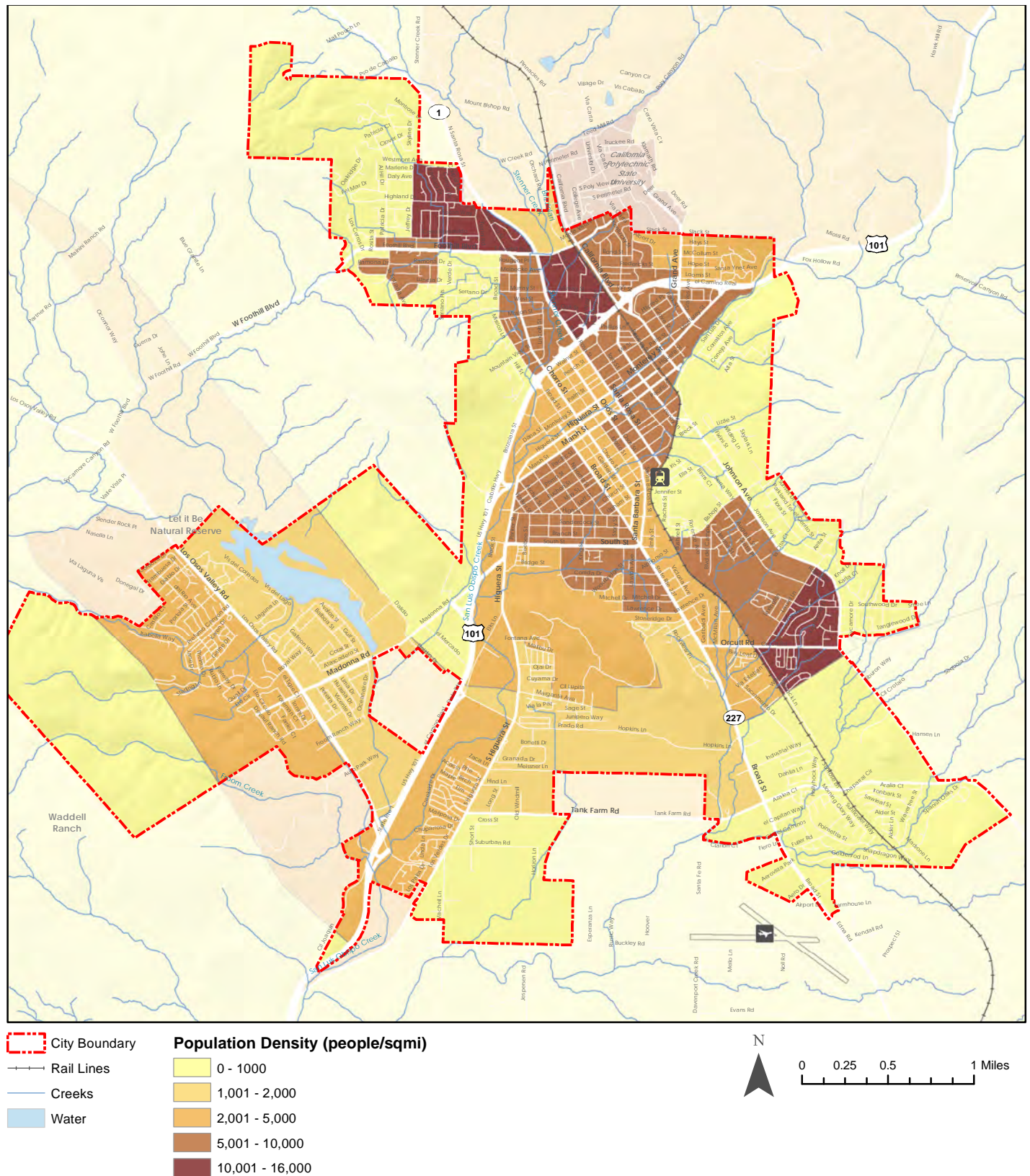
SAN LUIS OBISPO POPULATION TRENDS

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.

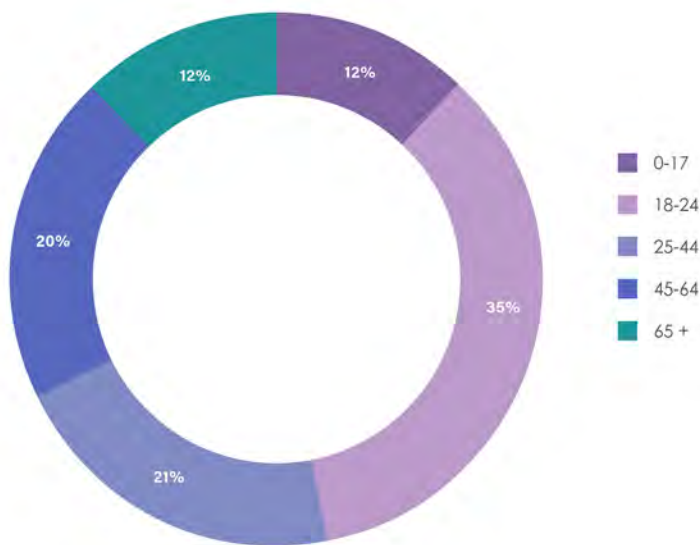
This demographic analysis is based on US Census data, as well as California Department of Finance (2010) projections and the 2018 San Luis Obispo Community and Economic Profile produced by the San Luis Obispo Chamber of Commerce. It should be noted that the most detailed demographic data available dates 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

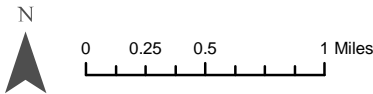
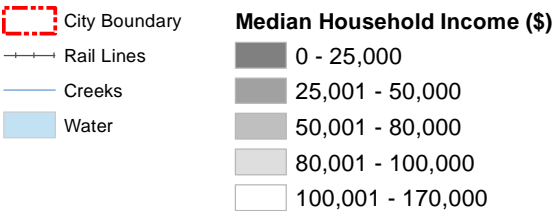
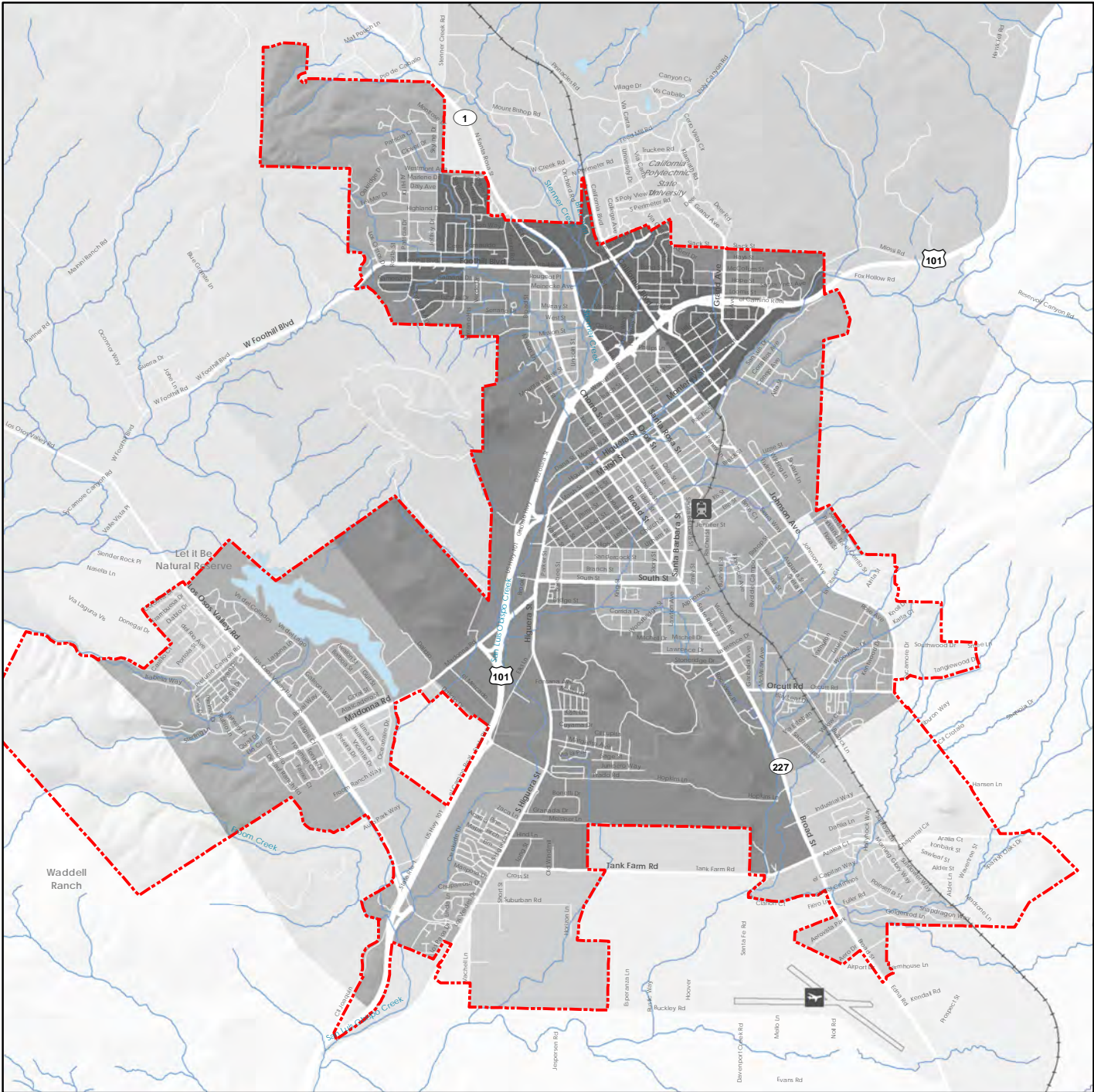
SAN LUIS OBISPO COUNTY RACIAL AND ETHNIC COMPOSITION, PROJECTED, 2025



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.

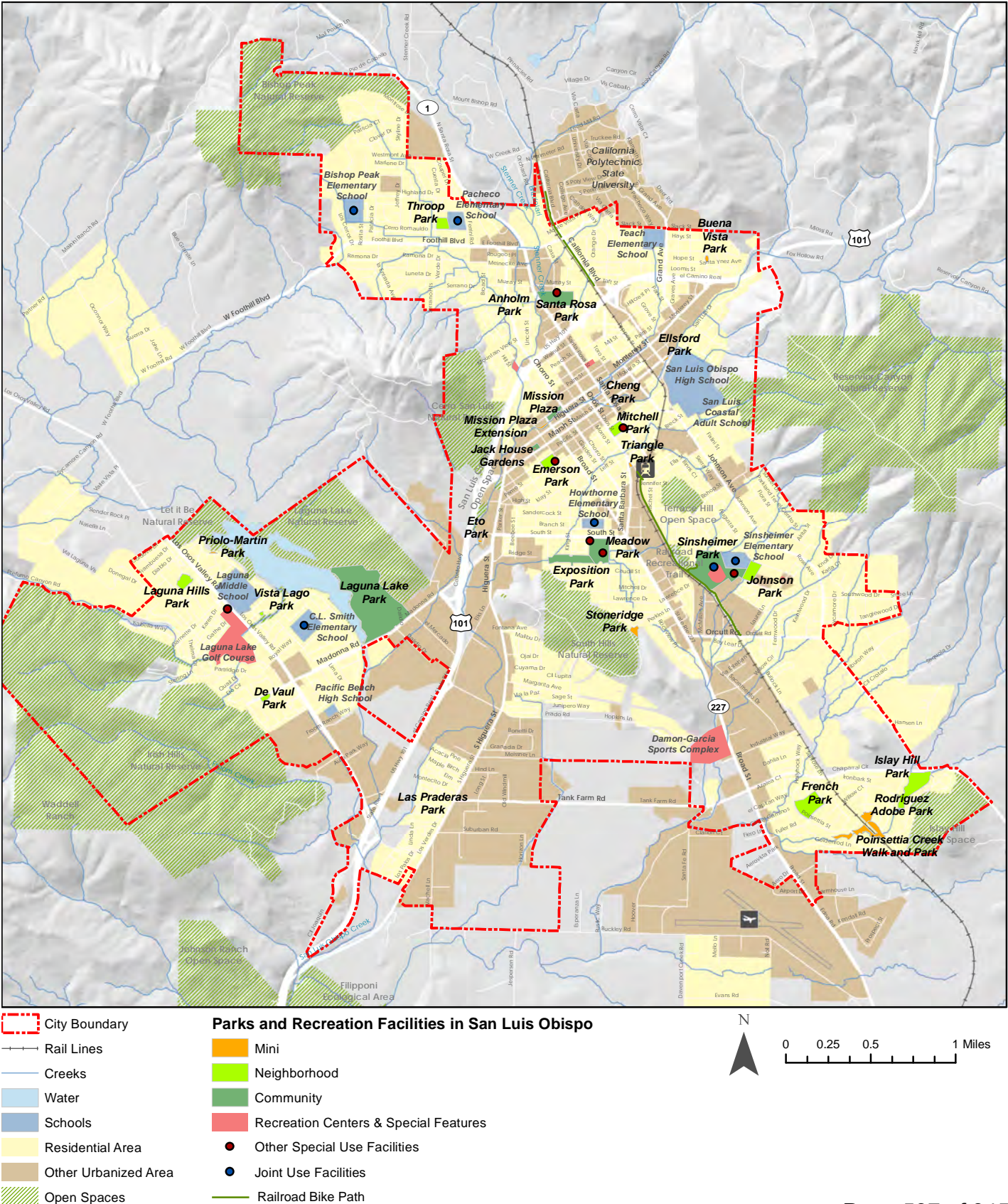
2. Sinsheimer and Throop Parks are owned by San Luis Coastal Unified School District (SLCUSD) and subject to a Joint Use Agreement for park and recreational facilities developed and managed by the City.

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



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.

PLAY AREAS AND CHILD LOTS

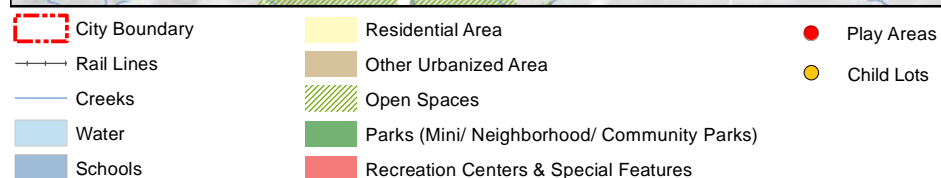


Figure 2-3

PICNIC TABLES AND BBQ

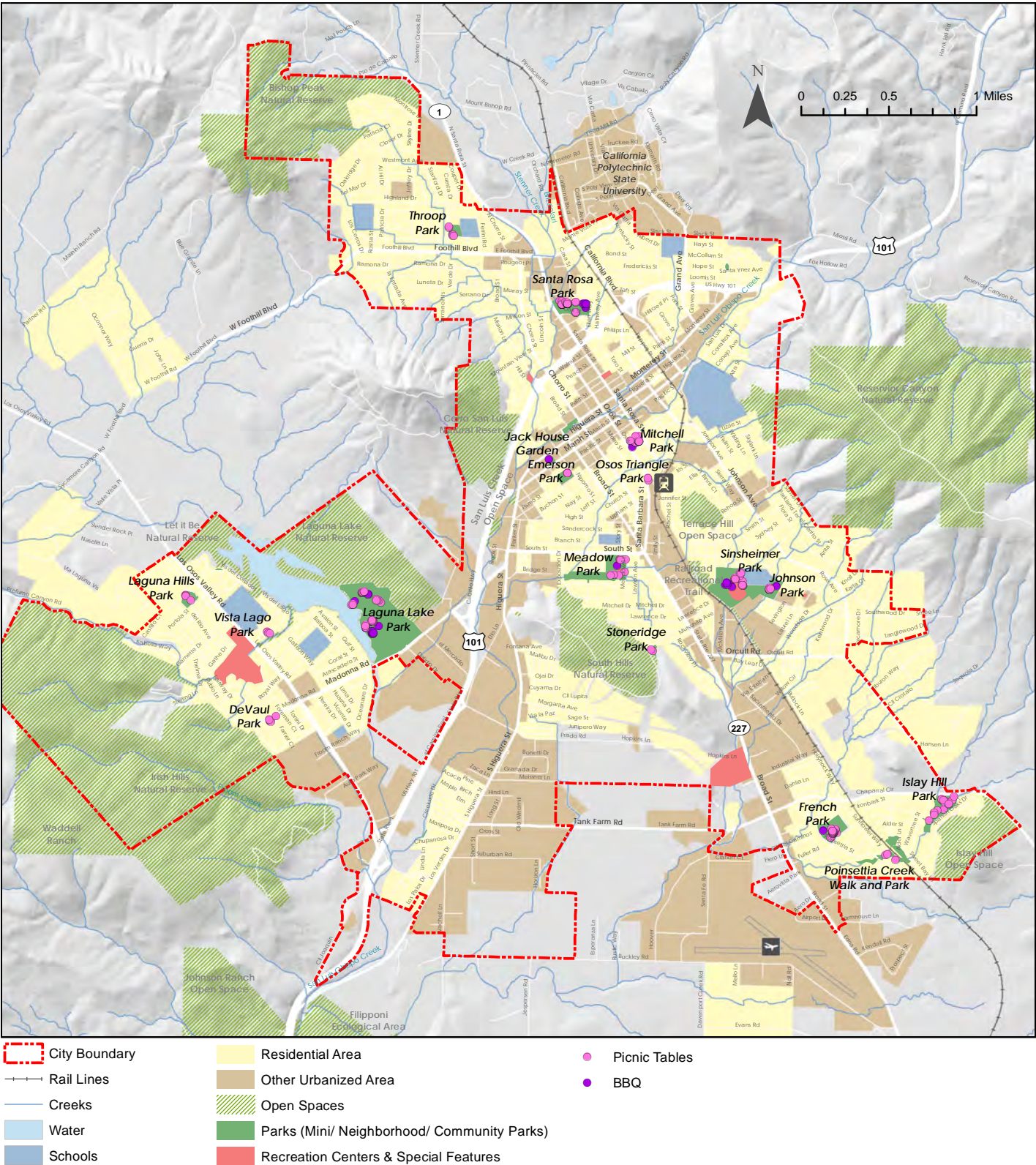


Figure 2-4

BASEBALL AND SOCCER FIELDS

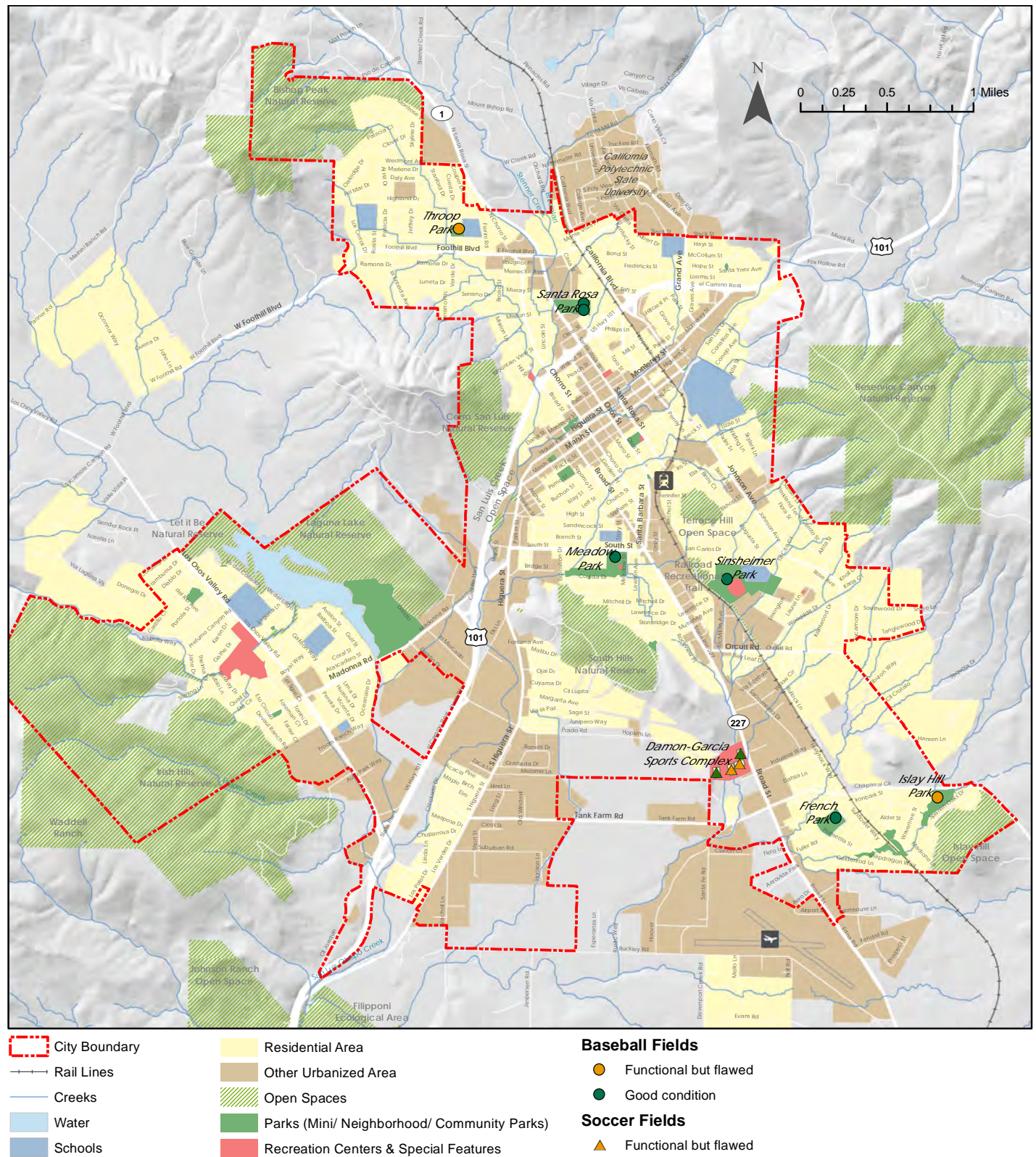
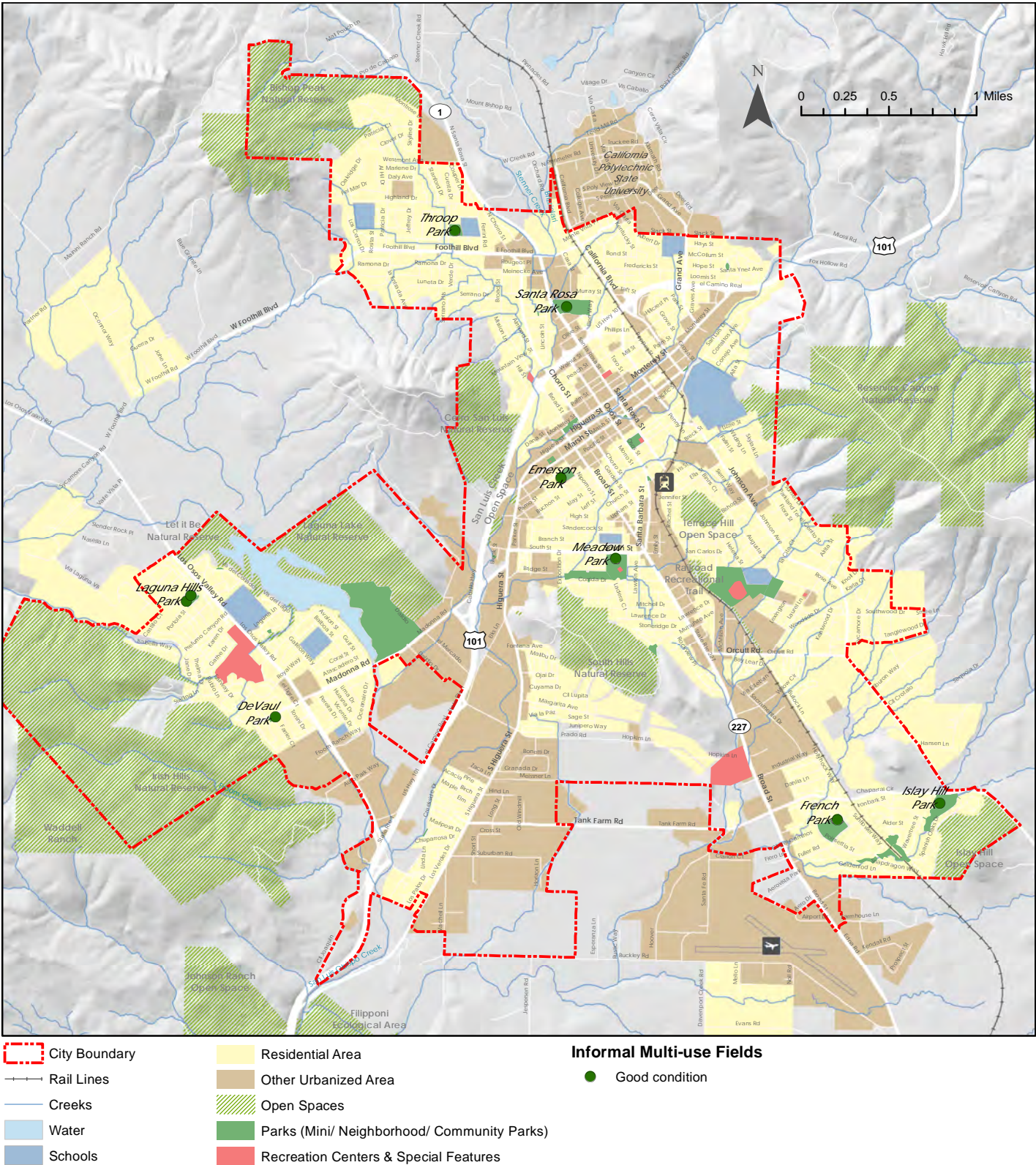


Figure 2-5
INFORMAL MULTI-USE FIELDS



BASKETBALL AND TENNIS COURTS



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

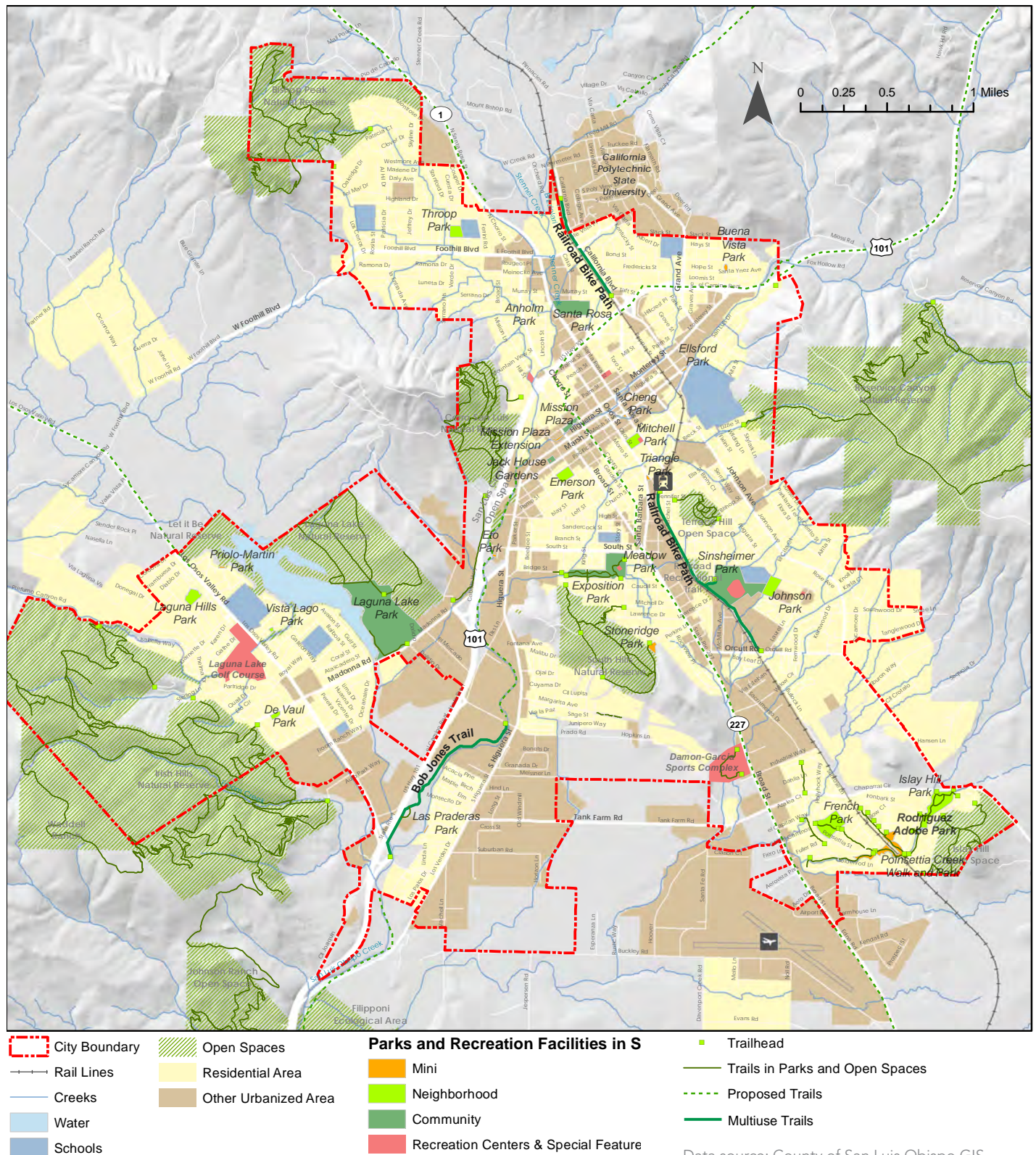
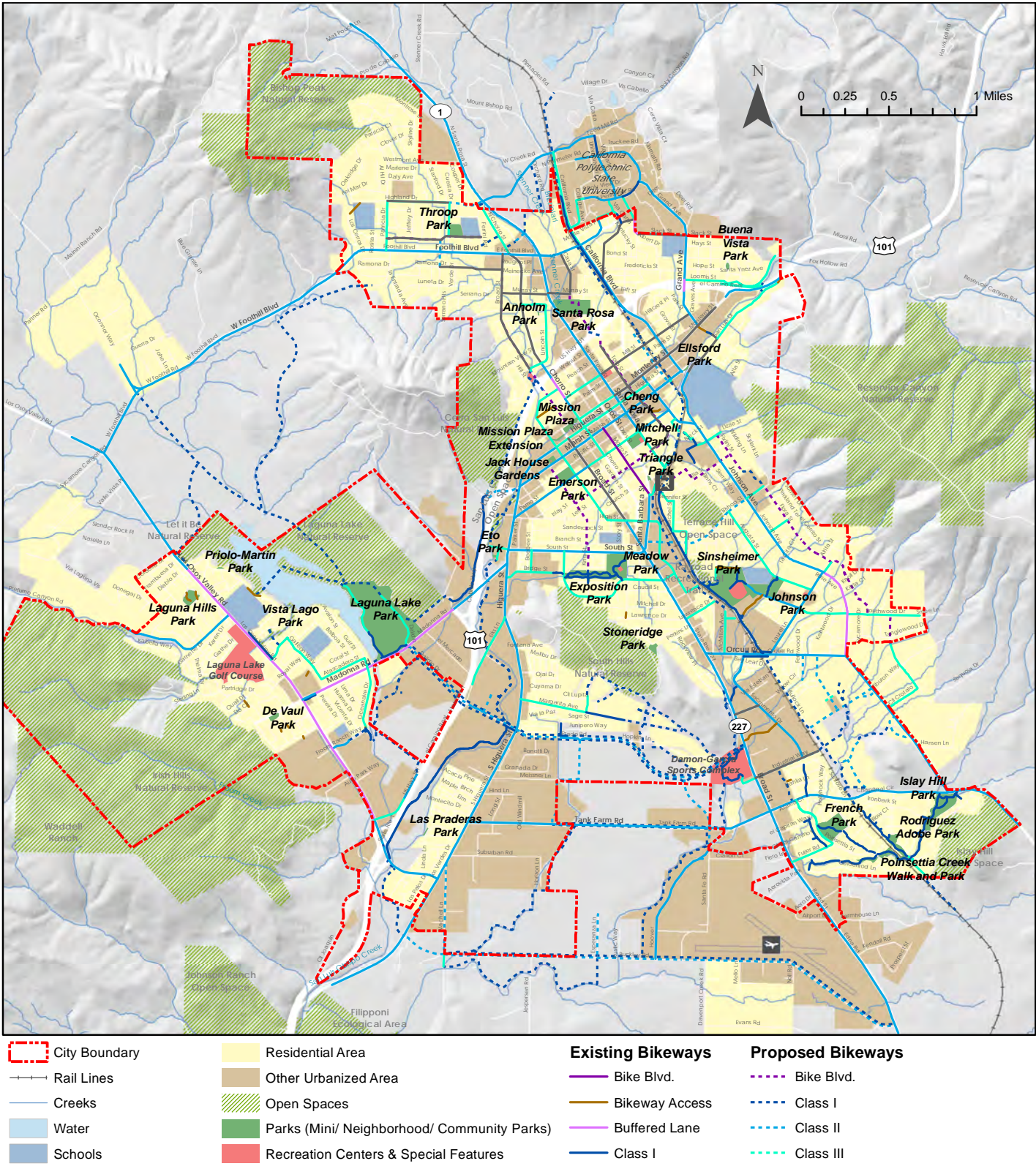


Figure 2-10
BIKE NETWORK



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.

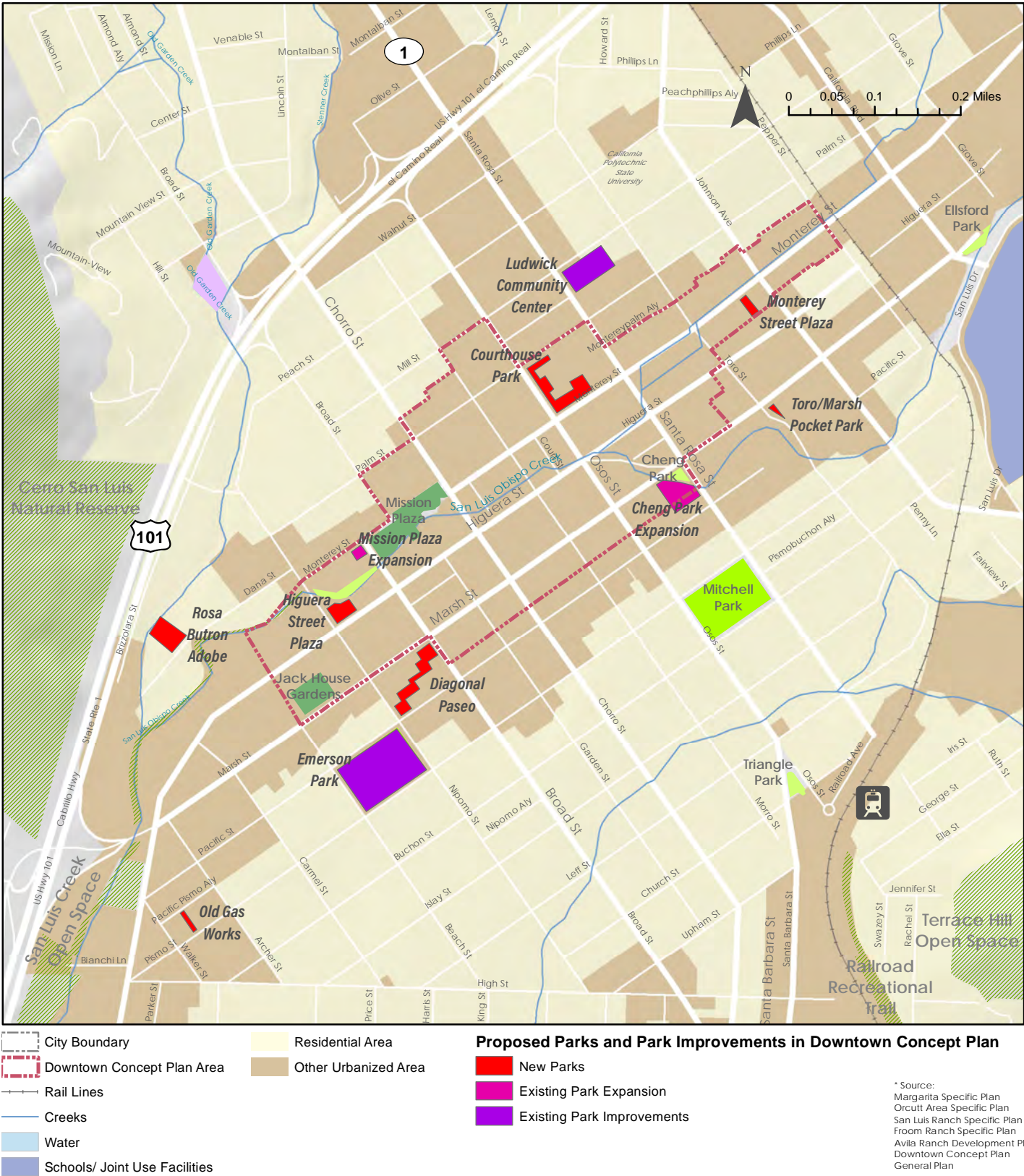
Rosa Butron Adobe. The City-owned Rosa Butron Adobe property would be opened to the public and managed as a park. A new connection from Dana Street is shown crossing San Luis Creek.

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.

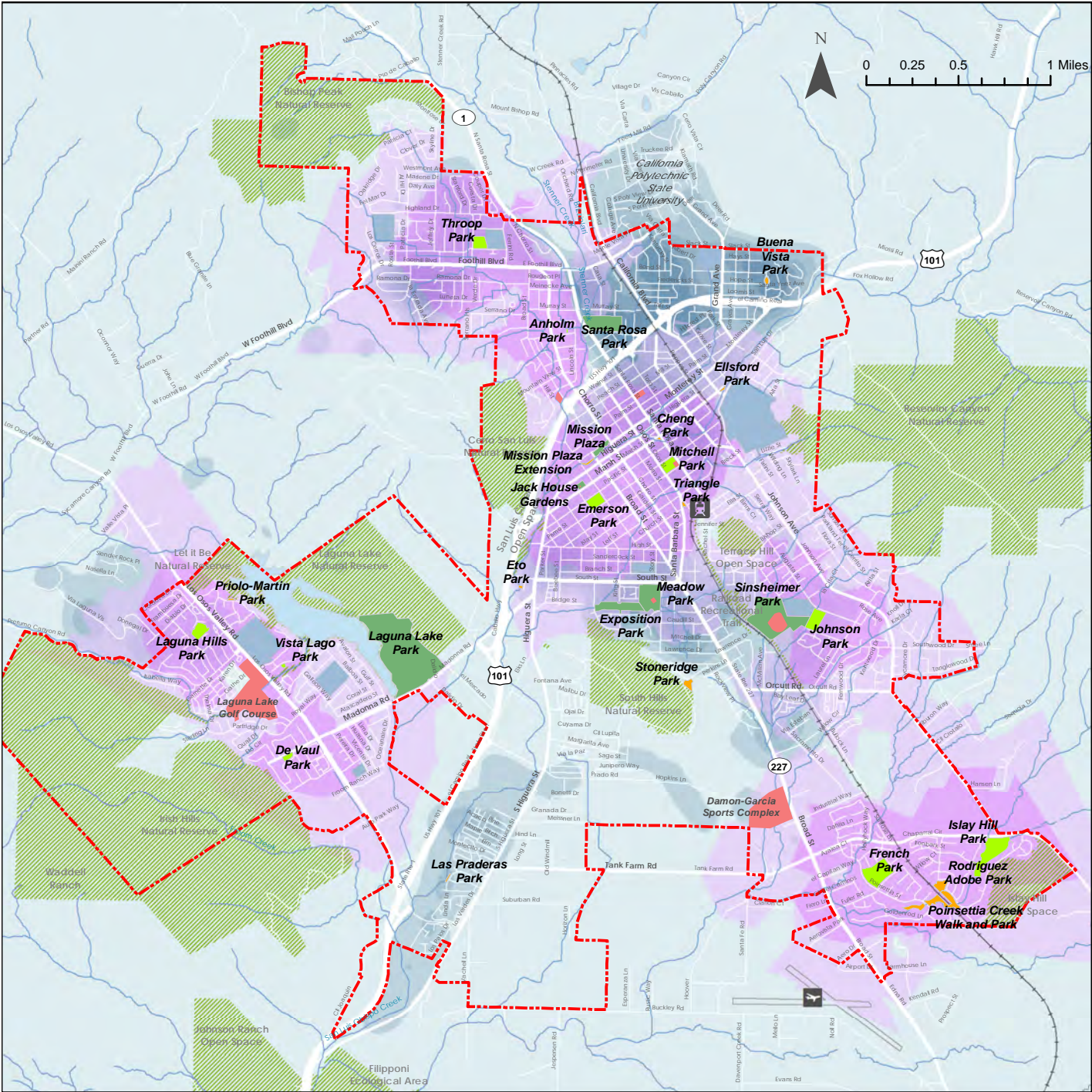
GAPS IN PARK ACCESS

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**
- City Boundary
- Rail Lines**
- Rail Lines
- Creeks**
- Creeks
- Water**
- Water
- Schools**
- Schools
- Open Spaces**
- 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

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%)
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*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)

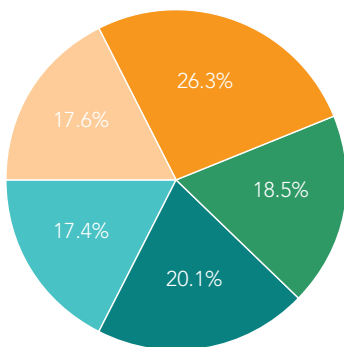
were the least active generation, with an inactive rate of 33.3%. This age group tends to participate in less intensive activities. Approximately 34% claimed to engage in casual & low/med calorie (4.3%) or low/med calorie (29.6%) burning activities.

Figure 3-1

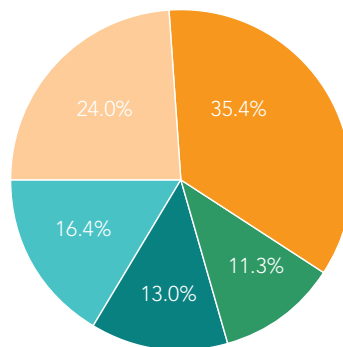
2017 PARTICIPATION RATES BY GENERATION

US Population, Aged 6+

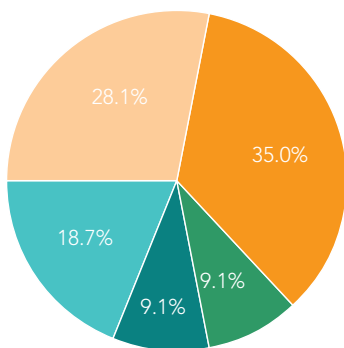
Generation Z (2000+)



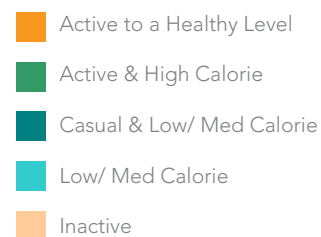
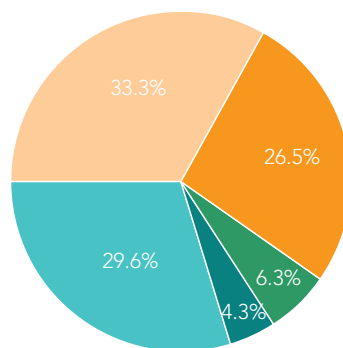
Millennials (1980 - 1999)



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.

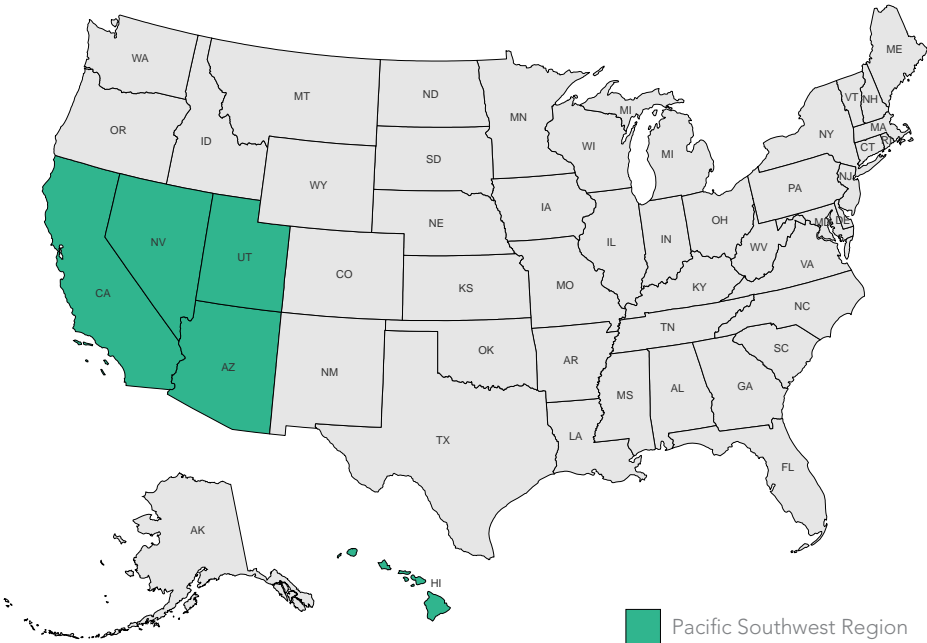


Table 3-6
TOP 5 MOST OFFERED CORE PROGRAM AREAS
(Offered by Parks and Recreation Agencies)

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%)

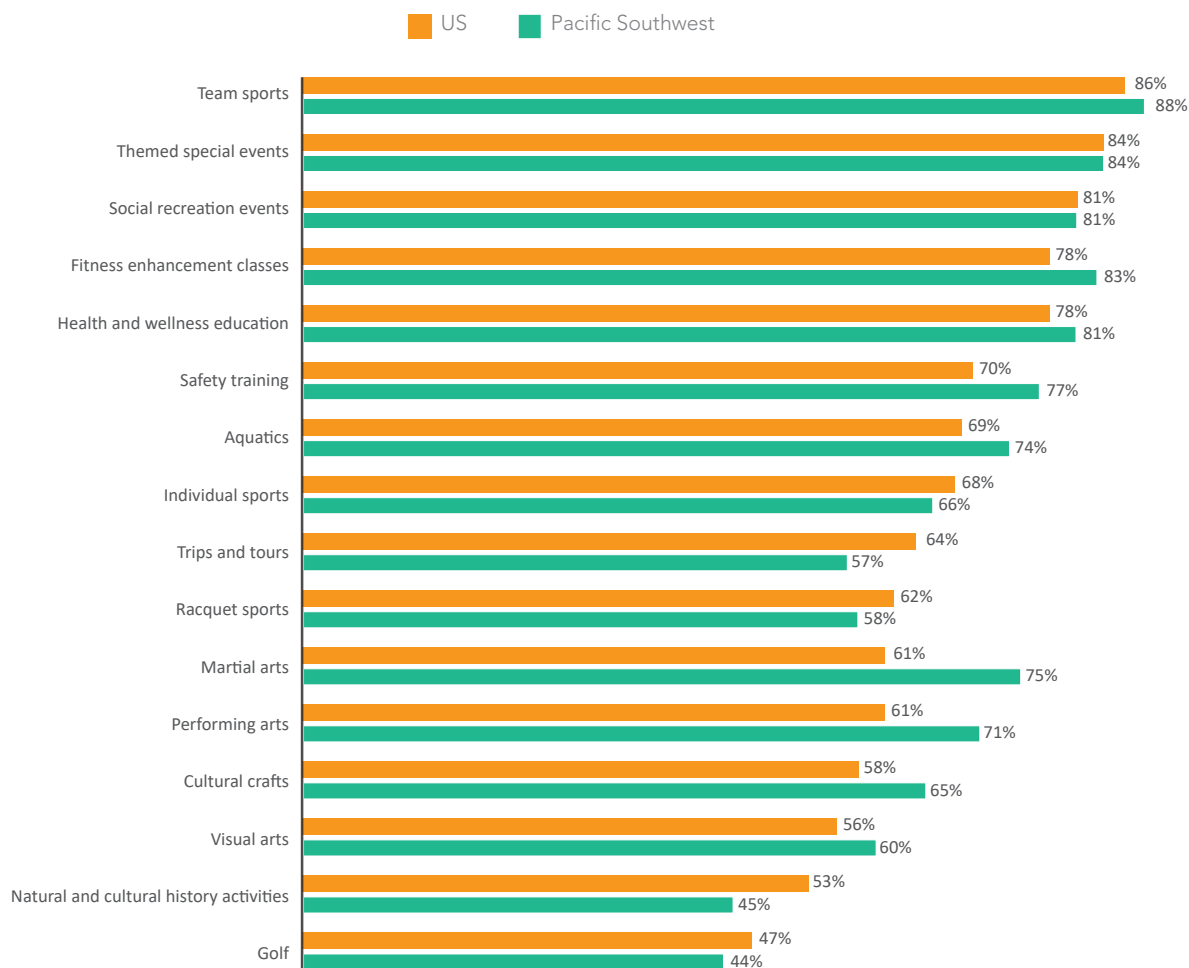
In general, Pacific Southwest park and recreation agencies offered programs at a slightly higher rate than the national average. Based on a discrepancy threshold of 5% or more, Pacific Southwest agencies are offering fitness enhancement classes, safety training, aquatics, martial arts, performing arts, 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.

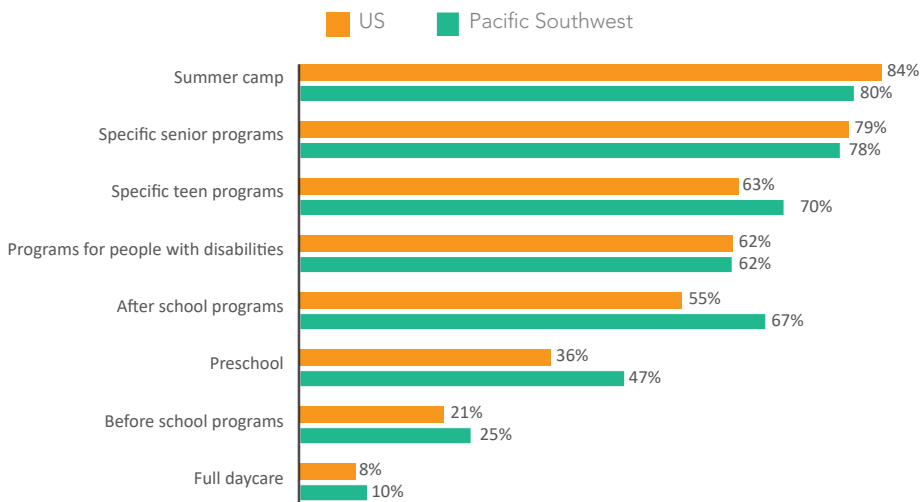
Based on information reported to the NRPA, the top three activities that target children, seniors, and/or people with disabilities most frequently offered by park and recreation agencies are described in the table below.

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

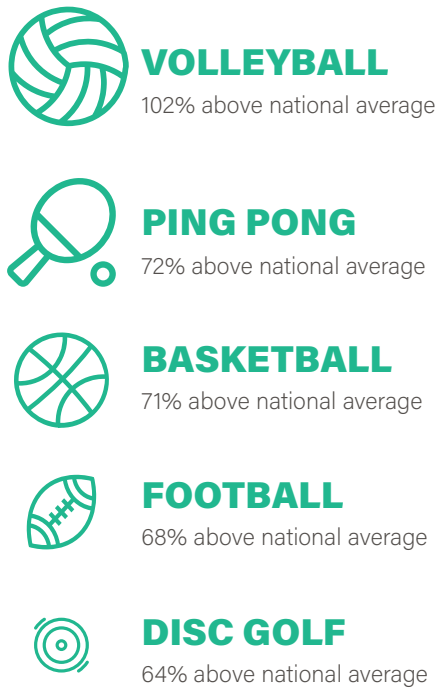
The following charts show sport and leisure market potential data from ESRI. A Market Potential Data (MPI) measures the probable demand for a product or service within the City and its surrounding service area. The MPI shows the likelihood that an adult resident of the target area will participate in 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

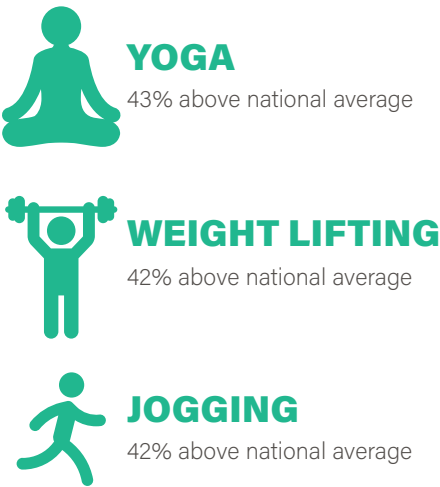
scores below the national averages, the majority of the activities' MPI scores fall well above 100+. These overall MPI scores show that San Luis Obispo has relatively strong participation rates when it comes to almost all recreational activities. This becomes significant for when the City considers building 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

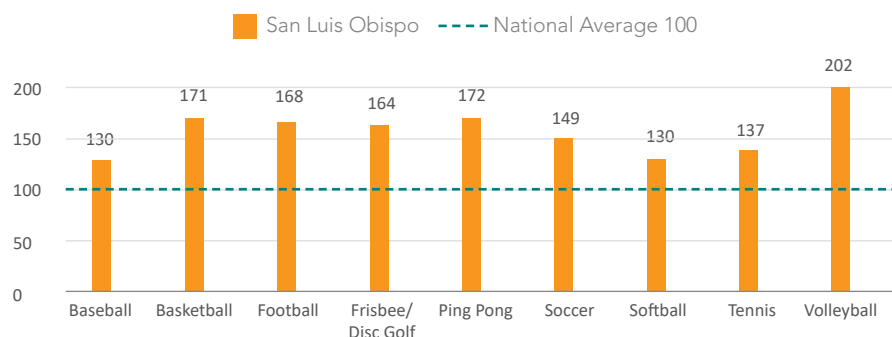


Figure 3-5

MARKET POTENTIAL INDEX FOR FITNESS

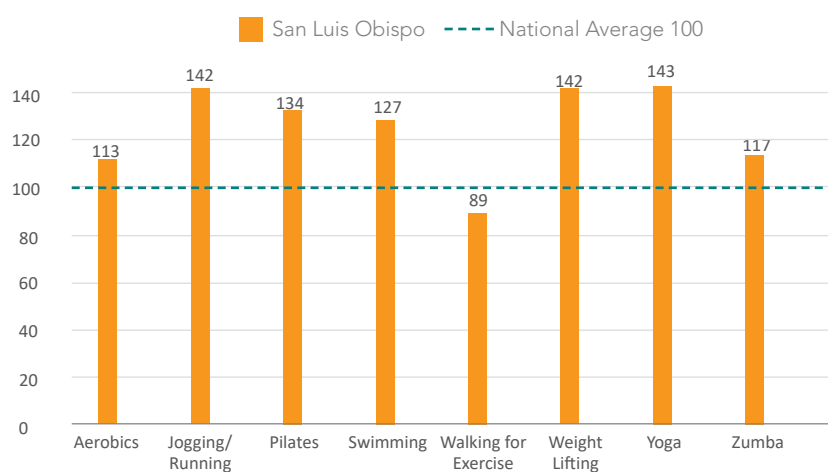
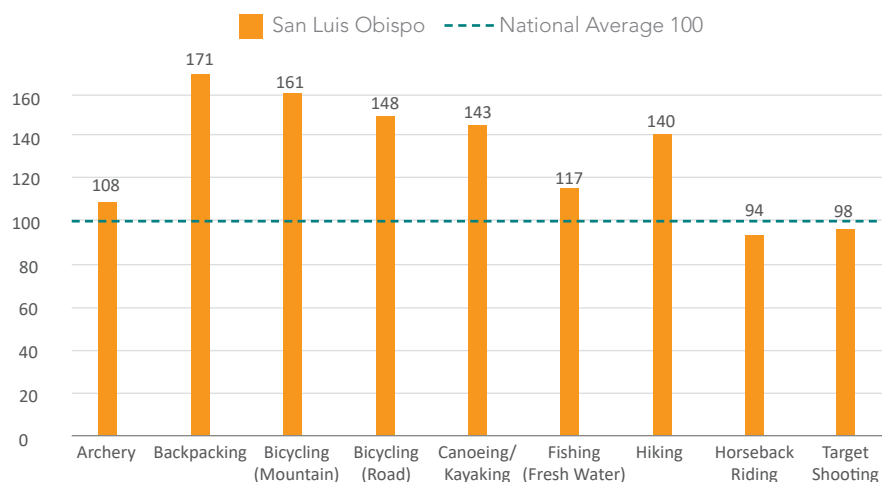


Figure 3-6

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

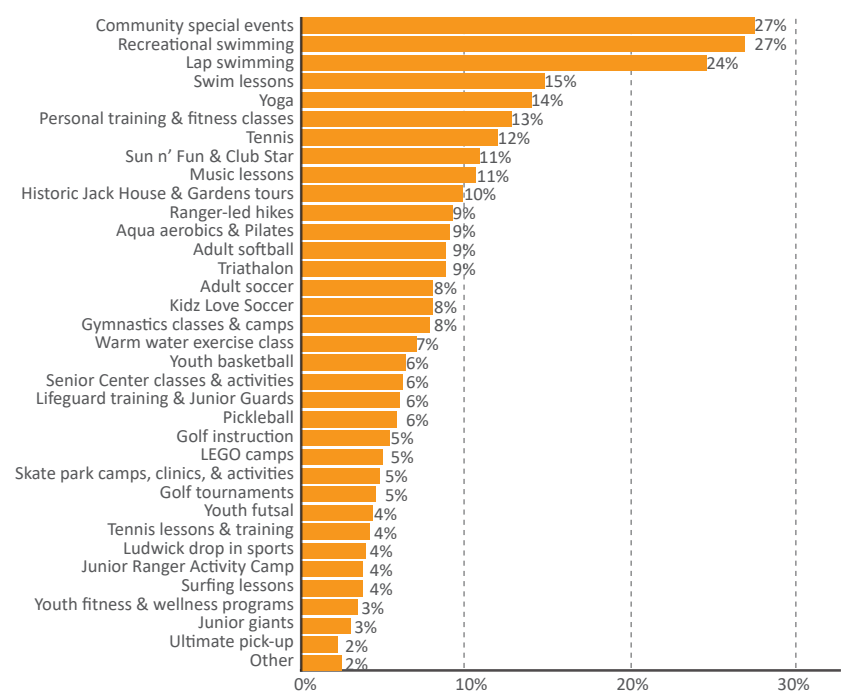
As part of the process for developing a Park and Recreation Master Plan, ETC conducted a statistically valid citizen survey to identify satisfaction with park and recreation facilities, identify needed park and recreation facilities and programs, and gain input from citizens that will assist City officials 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 DUSTRIBUTION	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.



A photograph of a skatepark with a large orange diagonal overlay on the right side. In the background, a person is standing near a tree, and a child is on a skateboard. The skatepark features a large bowl and a ramp.

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
	Category E	Service Level 2	Landscape Only	Marsh Street Parking Garage	0.03
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.

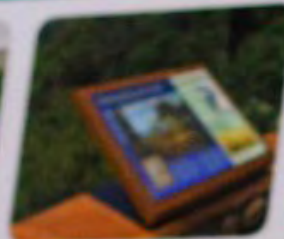
- **Select Low-Allergen Trees.** The selection of trees that produce less airborne pollen will allow allergy-sensitive families to better enjoy City parks. One local resource for guidance on tree species may be found at <https://selecttree.calpoly.edu/search-trees-by-characteristics>.



SAN LUIS OBISPO PARKS & RECREATION MASTER PLAN AND GENERAL PLAN ELEMENT



PLAYGROUNDS



CULTURAL
INTERPRETATIONS

INTERPRETACIONES CULTURALES



HISTORIC
HISTORICO



AMPHIBIOUS SPORTS

DEPORTE AMFIBIO



SWIMMING

NADANDO



WALKING TRAILS

SENDERO



TURF

DEPORTE



DOG PARK

PARQUE PARA PERROS

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.

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

Children at the workshop were enthusiastic about new and improved play equipment, and features like ziplines, foam pits, climbing trees, and giant chess sets.



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%)

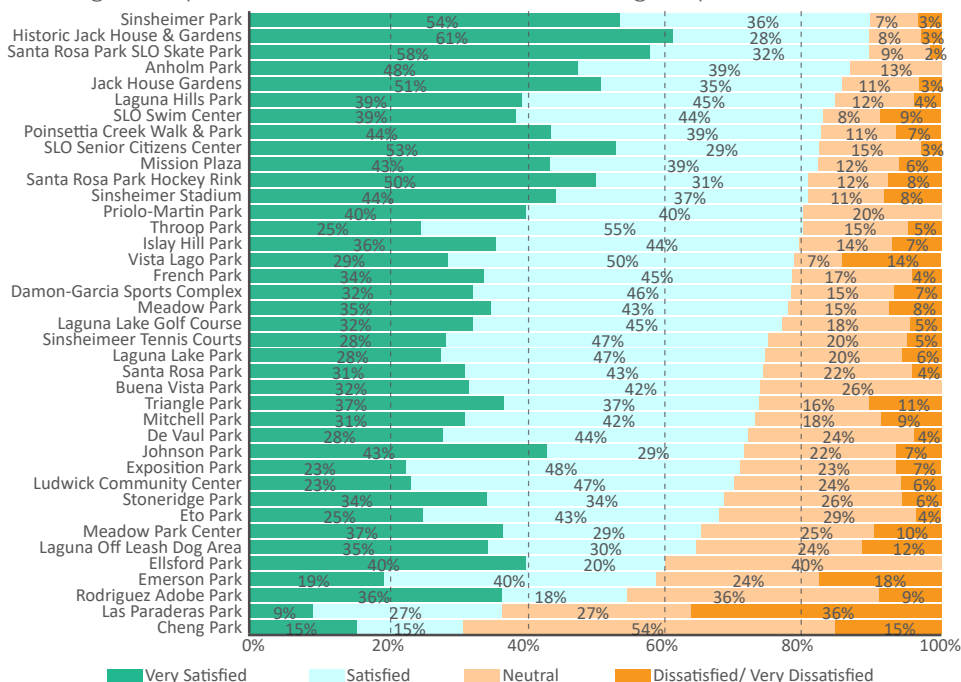
From the list of 39 parks/facilities, respondents were then asked to rate which four parks/facilities are the most important to their household. Based on the sum of their top four choices, the parks/facilities that households rated as the most important are:

- 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)

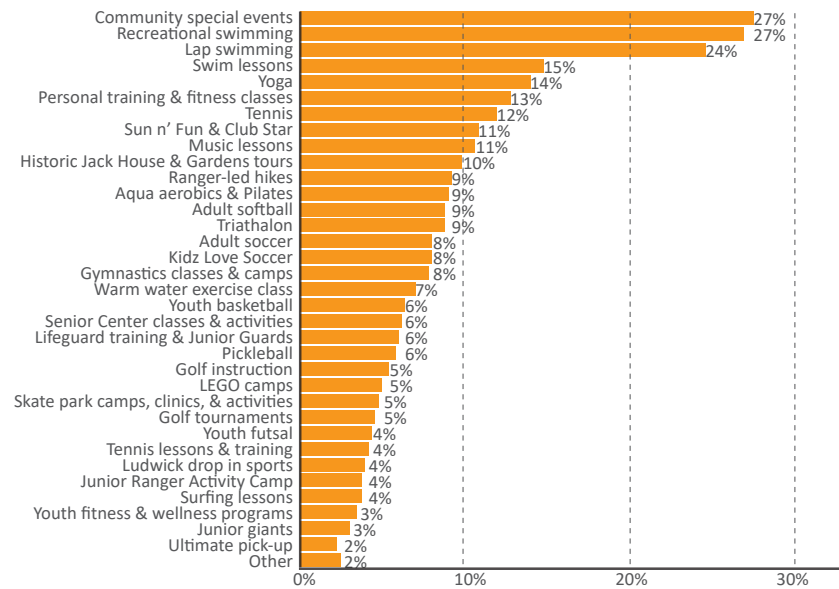
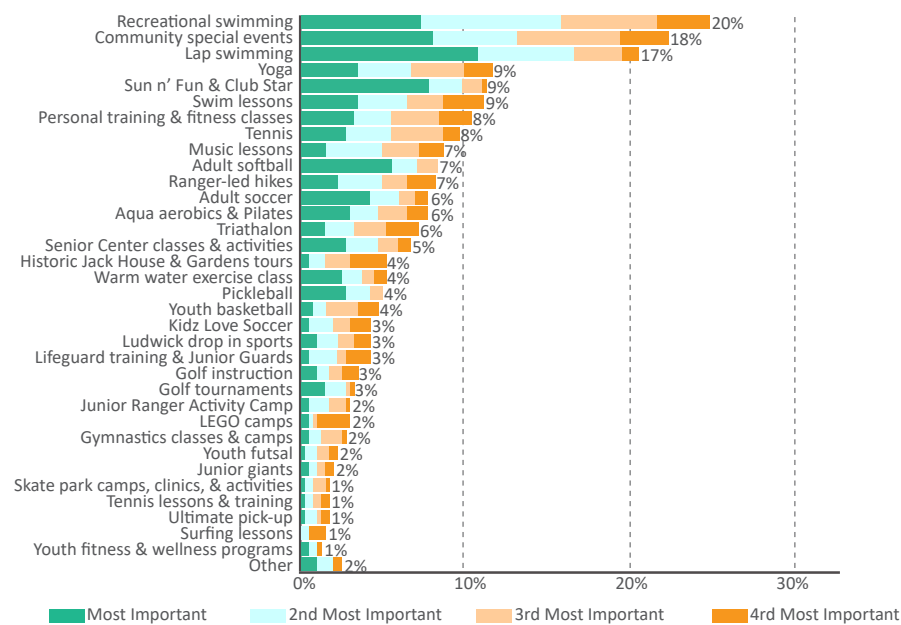


Figure 5-3
PROGRAMS THAT ARE MOST IMPORTANT TO HOUSEHOLDS
by percentage of respondents who selected the items as one of their four choices



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)

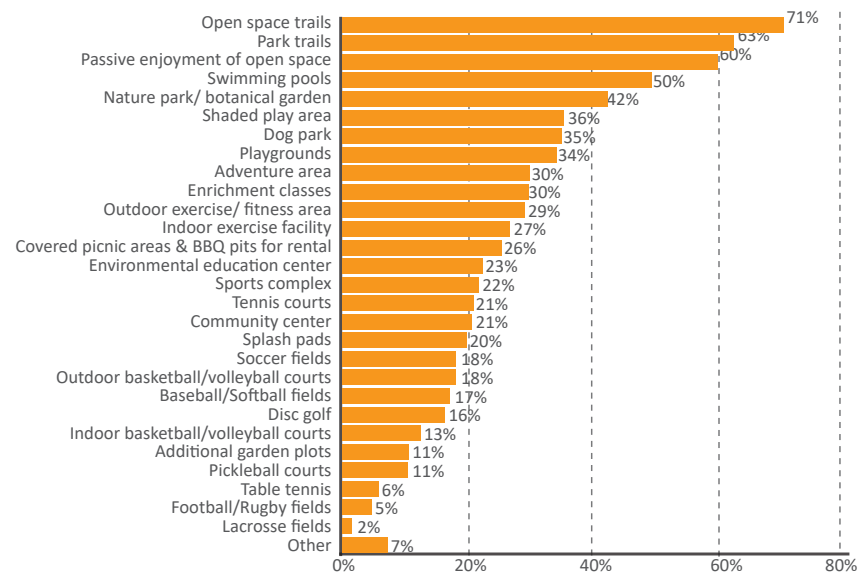
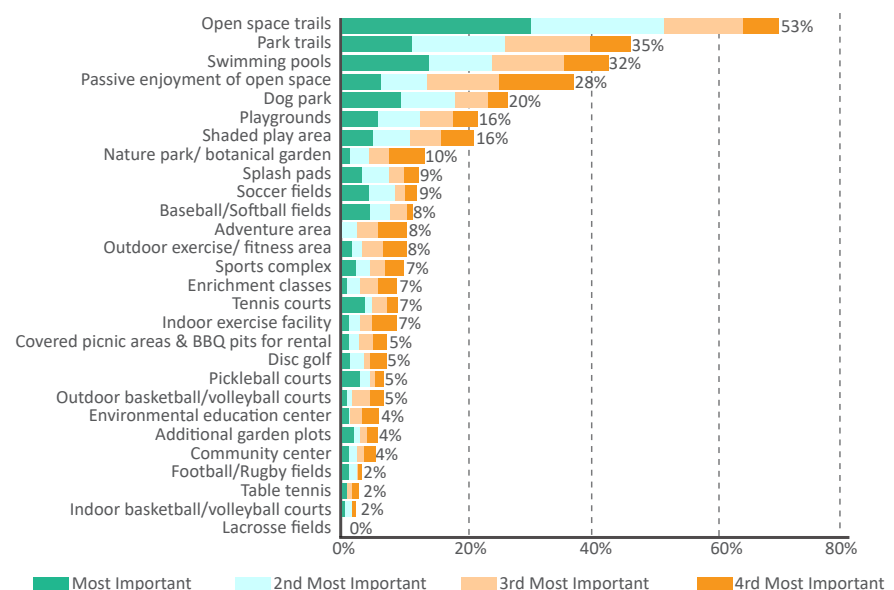


Figure 5-5

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.

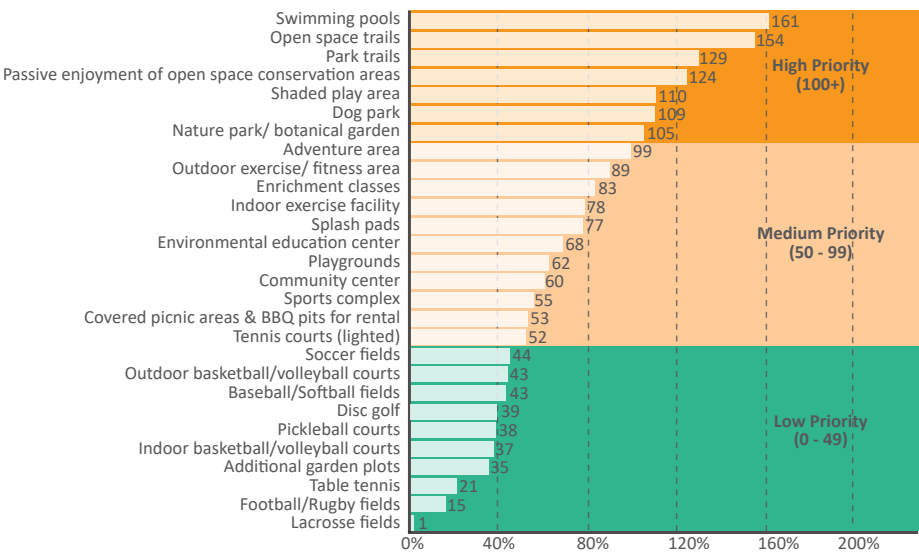
Based on the PIR, the following seven facilities were rated as high priorities for investment:

- 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)

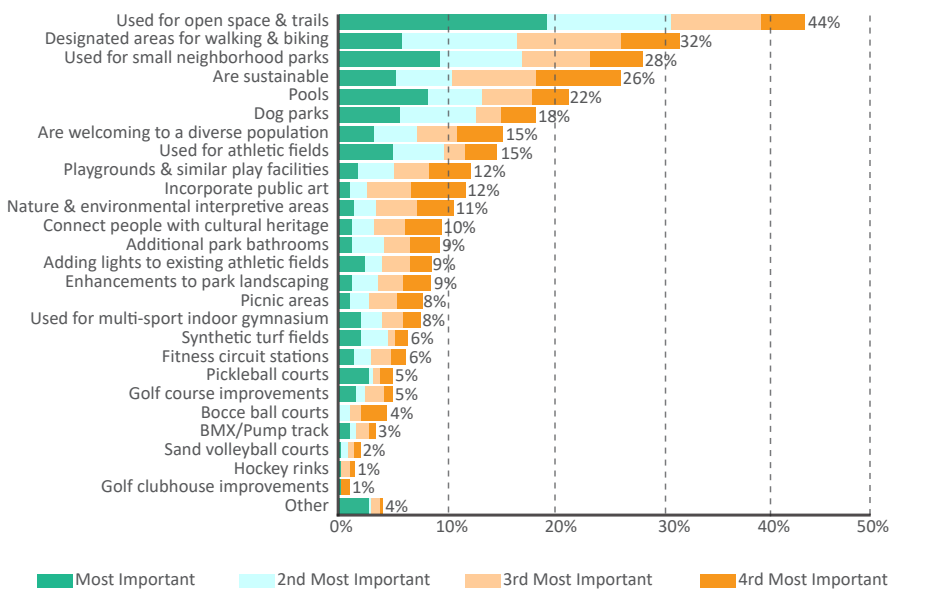
PARKS AND FACILITIES THAT COULD BE IMPROVED, REPURPOSED, OR EXPANDED

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:

- Existing land to be used for open space & trails (44%)
- Designated areas for walking & biking (32%)
- Existing land to be used for small neighborhood parks (28%)
- Park design, materials and programs that are sustainable (26%)
- 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



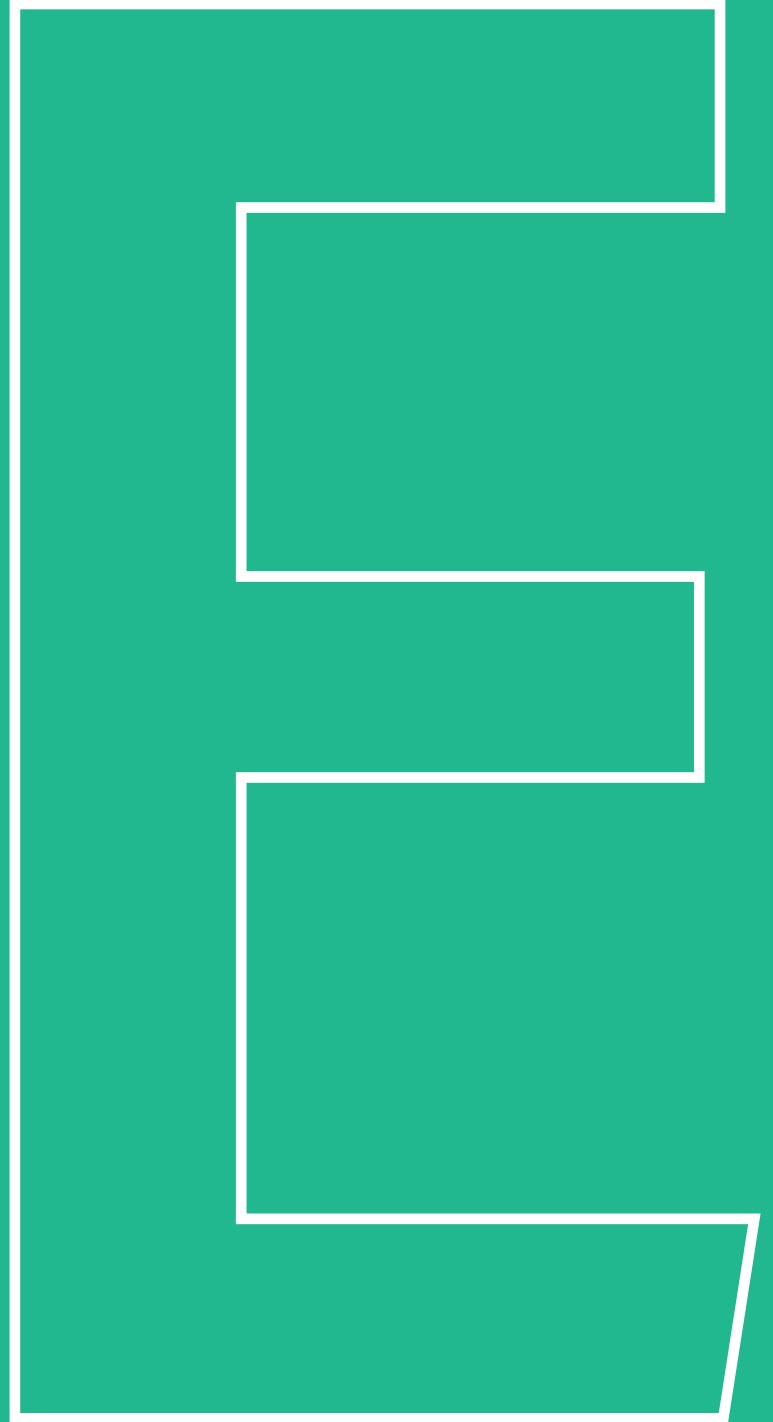
PARK AMENITY NEEDS

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	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.	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)

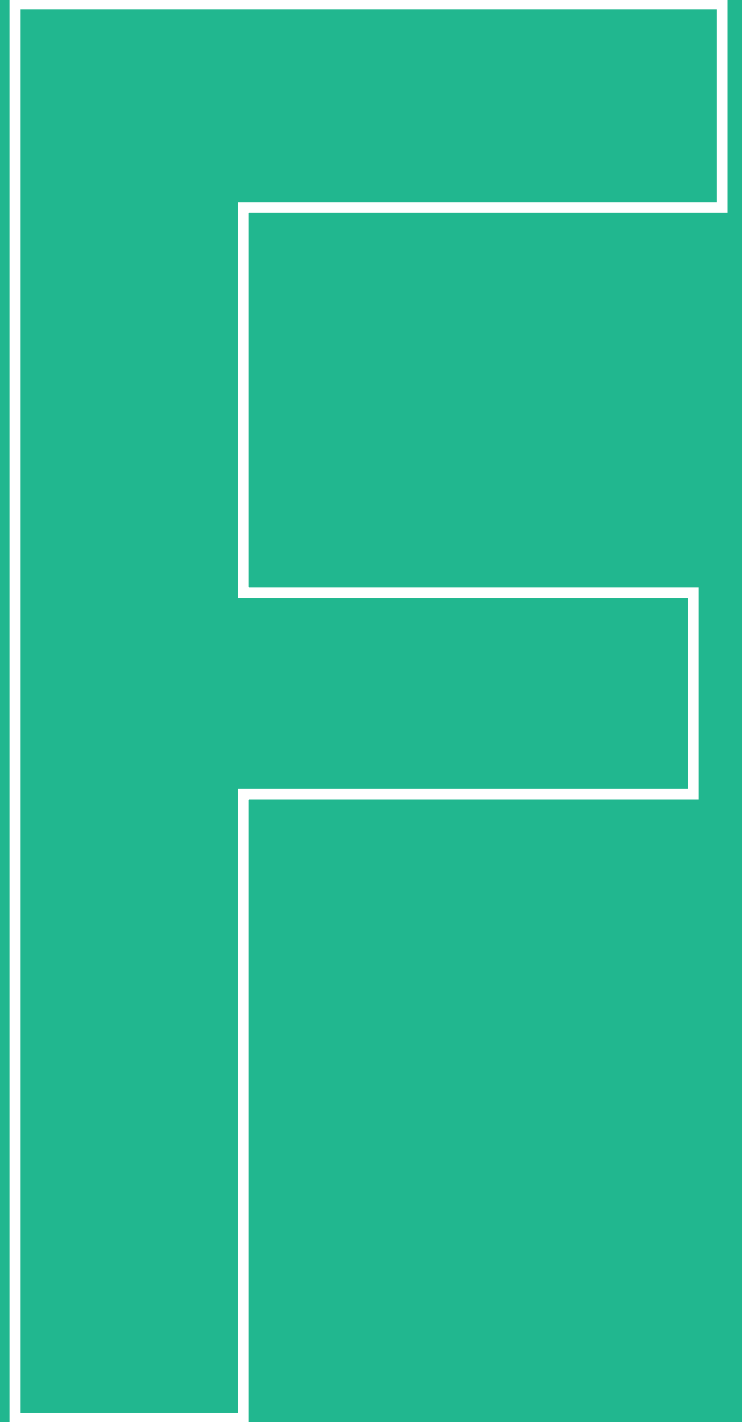
SLO Swim Center	NA	Good	<p>Conduct Plan and SLO Swim Center redesign, in concert with Planning process for Sinsheimer Park</p> <p>Address parking needs (see Sinsheimer Park)</p> <p>Implement Phase 1 SLO Swim Center redesign/expansion, which may include:</p> <ul style="list-style-type: none"> • Deck replacement • 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.

Parks and Recreation Blueprint: Edits incorporated into document following the Public Review Draft (February 2021)

Edits are indicated as follows: deletions with ~~strike-through~~ and additions underlined.

Page Number	Plan Revisions
Before TOC	Add preamble (see end of this document)
TOC	“Figure 2-11: Picnic Tables and BBQ”
2	<p><i>VISION</i></p> <p>The Parks and Recreation Plan and General Plan Element Update will serve as a blueprint, guiding the City in priority setting and resource allocation <u>to achieve the Parks and Recreation Department’s mission</u>. to inspire happiness by creating community through people, parks, programs and open space.</p>
2	<p><i>Add a statement on the page below the vision statement:</i> “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.</p>
7	<p>Under “Evaluate Recreation Programs and Services” sixth line “classes; aquatics; open space preservation <u>trail maintenance</u>, and educational opportunities...”</p>
9	<p>Under “<i>The Value of Parks</i>”:</p> <p>“<u>At the time of adoption of this Blueprint (2021)</u>, 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.’ <u>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.</u> 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.”</p>
13	<p><i>Overarching Philosophy, first paragraph:</i></p> <p>“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. <u>The Conservation and Open Space Element of the General Plan sets programs and policies for the City’s Open Space.</u> The Update should support and facilitate this.....”</p>
28	<p><i>In paragraph under sub-heading “Neighborhood Parks”:</i></p> <p>“Basic elements typically include a turf playfield, playground equipment, and landscaped picnic seating area.”</p>

Page Number	Plan Revisions
28	Put in bold font the last sentence of the first paragraph: <u>“Finally, as of 2021, 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.”</u>
32	<p><i>Sub-heading and paragraphs below:</i> “Playgrounds and Picnie <u>Gathering</u> Areas</p> <p>The city has approximately 189 picnie tables distributed among 16 parks.</p> <p>SLO’s parks have nine group picnie <u>gathering</u> 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.”</p>
34	<p>“Figure 2-11 Picnie Tables and BBQ”</p> <p>[also delete the word “Picnic” from the legend]</p>
42	<p><i>last paragraph, last sentence:</i></p> <p>“Existing and planned trail and bike networks are shown on Figures 2-16 and 2-17 <u>2-17 and 2-18.</u>”</p>
46	<p><i>Second paragraph under the sub-heading “Findings”:</i></p> <p>“Meanwhile, horseshoe pits, picnie tables and drinking fountains were found to be in the worst condition: only 60 percent of drinking fountains, 66 percent of picnie tables, and 25 percent of horseshoe pits were rated 3, with nearly two-thirds of horseshoe pits given a rating of 1.”</p>
46	<p><i>Second bullet under the subheading “Findings”:</i></p> <p>“+ Park furnishings (benches, picnie 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.”</p>
48	<p><i>first paragraph under “Margarita Area Specific Plan”:</i></p> <p>“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, picnie 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 onsite parking.</p> <p>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.”</p>

Page Number	Plan Revisions
50	Header: “Parks and Urban Open Spaces <u>Public Areas</u> in the Downtown Concept Plan”
71	<i>second paragraph under sub-heading “Events in Parks”:</i> “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 <u>gatherings</u> and barbeques, among others (see Table 5-3 Ideas for Events in Parks).”
74	<i>Park Improvement Priorities Workshop, Your Neighborhood:</i> “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> ”
74	<i>first paragraph under sub-heading “Community Parks”:</i> “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 <u>gathering/seating</u> 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> ””
74	<i>Figure 3-2:</i> “Additional picnic <u>gathering</u> areas”
75	<i>Park Improvement Priorities Workshop, Fields and Facilities:</i> “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> ”
76	<i>last paragraph fourth sentence:</i> “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 (<u>where environmentally permissible</u> ”, shaded play areas, dog parks, and nature park/botanical gardens.
84	<i>Table 4-2 Park Amenity Standards:</i> Replace “bike pump track” with <u>“bike/roller pump track”</u>

Page Number	Plan Revisions
84	<p><i>Table 4-2 Park Amenity Standards:</i></p> <p>“Group Pienie Gathering Areas”</p>
84	<p><i>Table 4-2 Park Amenity Standards</i>, do not identify a second golf course.</p>
84	<p>Update <i>Table 4-2 Park Amenity Standards</i> by deleting “Meets Standard/Needs Exist” column and replacing it with the number of additional amenities needed to serve the future daytime population.</p> <p>Edit footnote by identifying the future daytime population:</p> <p>“Assumes 2035 daytime population of 88,300”</p>
86	<p><i>Policy 1.6 Park Amenities Per Area Standard (see edits below):</i></p> <p>“The City shall seek to provide the six identified sub-areas of San Luis Obispo a common set of recreational amenities within accessible walking distance of <u>neighborhoods located amongst the six identified sub-areas</u> including:</p> <ul style="list-style-type: none"> • Basketball Courts (Lighted/Non-Lighted) • Pickleball Courts (Lighted/Non-Lighted) • Tennis Court (Lighted/Non-Lighted) • Sand Volleyball Courts • Roller Sports Court or Facility • Turf Fields (Diamond, Rectangular, Lighted/Nonlighted) • Dog Parks • Outdoor Gathering and Pienie Areas <u>for small and medium-sized groups</u> (Shaded/Unshaded), including neighborhood-based gathering areas (i.e. gazebo/stage) • Playgrounds (Shaded/Unshaded), inclusive of both natural and engineered shade <p><u>Amenities should be considered for multi-use, and be all-inclusive and all-ability.</u></p> <p>See Figure 4-2 for sub-areas.”</p>
86	<p><i>1.6 Park Amenities Per Area Standard, eighth bullet:</i></p> <p>“Outdoor Gathering and Pienie Areas <u>for small and medium-sized groups</u> (Shaded/ Unshaded), including neighborhood-based gathering areas (i.e., gazebo/stage)”</p>

Page Number	Plan Revisions
88	<p><i>Policy 1.15:</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>
88	<p><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 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>
90	<p><i>first paragraph under 2.1 Meeting Demand for Facilities and Amenities:</i></p> <p>“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 picnic <u>gathering</u> areas and BBQ pits; and lighted tennis courts.”</p>
90	<p><i>2.4 Laguna Lake Park:</i></p> <p>“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 open space <u>natural preserve where environmentally permissible</u>. These should be detailed through a Plan process. See Chapter 5 for more detail.”</p>

Page Number	Plan Revisions
90/91	<p><i>2.6 Accessing and Evaluating the Golf Course:</i></p> <p>“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 and picnics for specified days and hours.”</p>
93	<p><i>2.12 Inclusive and Accessible Parks, add bullet:</i></p> <p><u>> Encourage inclusion through posted rules and etiquette, and continue to emphasize these characteristics as requirements in all City-sponsored programs.</u></p>
94	<p><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>
95/96	<p><i>3.8 Tree Selection (edit as noted below):</i></p> <p>“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.</p> <p><u>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.</u></p> <p><u>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.</u> Trees should also be selected for future climate conditions. and for maximum carbon sequestration.</p> <p>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 (<i>Lagerstroemia indica</i>), Paradox walnut (<i>Juglans x paradox</i>), Evergreen ash (<i>Fraxinus uhdei</i>), Camphor tree, Allee Chinese elm (<i>Ulmus parvifolia</i> ‘Allee’), and Catalina ironwood (<i>Lyonothamnus floribundus</i> subsp. <i>Aspleniifolius</i>).</p>

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	Additional care must be taken to determine the appropriate tree for a particular park and planting condition.”
97	<p><i>4.3 Park Activation:</i></p> <p>“Parks and facilities should accommodate a variety of potential programming ideas. The Department will activate parks with food truck pods, community picnics <u>gatherings</u>, 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.”</p>
103	<p><i>Fourth paragraph:</i></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>
104	<p><i>Second paragraph:</i></p> <p>“Priority and location characteristics for each amenity are also outlined. All <u>identified</u> active recreation amenities would be located within urban areas, and shall <u>would not</u> be located within City Open Space....”</p>

Page Number	Plan Revisions
111	<p><i>Sub-heading and discussion:</i></p> <p>“Outdoor Gathering and Picnic Areas</p> <p>Inventory</p> <p>Today, SLO has nine group picnic 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 picnic area is planned for the Orcutt Area, while BBQ facilities are planned at future parks at Avila Ranch.</p> <p>There are nine informal/multiuse fields located in eight San Luis Obispo parks.</p> <p>Additional Need</p> <p>Six additional group picnic <u>gathering</u> 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.</p> <p>Access Gaps</p> <p>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.</p> <p>Priority</p> <p>Consideration of amenities for families and small children and community-based park activation are considered near-term (0-5 year) priorities. Outdoor gathering and picnic <u>seating</u> areas will be part of park development at all stages of plan implementation, <u>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.”</u></p>
113	<p><i>Figure 5-4, legend, Existing and Planned:</i></p> <p>“Group Picnic <u>Gathering</u> Areas”</p>

Page Number	Plan Revisions
114	<p><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> <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. <u>An additional golf course is not a priority for the City.”</u></p>
114	<p>Bike/<u>Roller</u> Pump Tracks: <i>edit sub-heading and all references under “Inventory”, “Additional Need”, and “Priority”</i></p>
114	<p>“Bike/<u>Roller</u> Pump Tracks</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 bicycle or roll, and along routes to schools.”</u></p>
120	<p><i>Laguna Lake Park, fourth bullet:</i></p> <p>“+ Some amenities (barbecue, picnic tables) are in need of repair”</p>
121	<p><i>Laguna Lake Park, under “Near-Term”, fourth bullet:</i></p> <p>Replace “bike pump track” with “<u>bike/roller</u> pump track”</p>
121	<p><i>Laguna Lake Park, Planned Improvements, Near-Term, first bullet:</i></p> <p>Near-Term (0 to 5 Years)</p> <p>“+ Complete a comprehensive update to the Laguna Lake Plan <u>based on focused community outreach and input to determine the appropriate balance of active and passive uses within the park.</u> Plan will <u>revitalize the connection to the aquatic environment of the lake,</u> identify enhancements to natural aquatic and upland functions; add <u>explore the potential of adding</u> sports fields and other active and <u>informal play</u> 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.”</p>

Page Number	Plan Revisions
121	<p><i>Laguna Lake Park, Planned Improvements, Near-Term, add bullet:</i></p> <p><u>“+ Amenities should be considered for multi-use, and be all-inclusive and all-ability.”</u></p>
122	<p><i>Meadow Park and Meadow Park Center</i></p> <p>Change “Mid-Term (5 to 10 years)” to “Near-Term (0 to 5 years)”</p>
122	<p><i>Meadow Park and Meadow Park Center, Planned Improvements, first bullet:</i></p> <p>“+ Complete a comprehensive Plan. Plan should expand field use by extensive programming and/or installing synthetic turf (softball and soccer); reconfigure multiuse 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 picnic <u>community rental</u>, 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>
122	<p><i>Meadow Park and Meadow Park Center, Planned Improvements, second bullet:</i></p> <p>“+ Implement Phase 1 of comprehensive Plan. This should include reprogramming and rebuild areas around the Meadow Park Center. <u>Amenities should be considered for multi-use, and be all-inclusive and all-ability.”</u></p>
123	<p><i>Sinsheimer Park, under “Near-Term”, first and second bullets:</i></p> <p>Replace “bike pump track” with “<u>bike/roller</u> pump track”</p>
123	<p><i>Sinsheimer Park, Planned Improvements, Near-Term (0 to 5 Years):</i></p> <p>Add 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>
123	<p><i>Sinsheimer Park, Planned Improvements, Near-Term, add bullet:</i></p> <p><u>“+ Amenities should be considered for multi-use, and be all-inclusive and all-ability.”</u></p>

Page Number	Plan Revisions
125	<i>Mitchell Park, Planned Improvements, Mid-Term, add bullet:</i> <u>“+ Amenities should be considered for multi-use, and be all-inclusive and all-ability.”</u>
126	<i>Cheng Park, Planned Improvements</i> Add the following two bullets: “+ Provide Improved cultural expression and educational opportunities + Maintain cultural significance of original design”
128	<i>Ludwick Community Center, second bullet:</i> “+ Consider renovation for staff offices, <u>or relocation of staff offices,</u> and/or relocation of the Senior Center <u>inclusive and accessible services and programs for the City’s diverse senior population.”</u>
130	<i>SLO Senior Center Mid-Term (5 to 10 Years), first bullet:</i> “+ 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. Increase the City’s financial and staff investment in the SLO Senior Center.”</u>
130	<i>SLO Senior Center, Planned Improvements, Long-Term (10 to 20 years)</i> “Long-Term (10 to 20 Years) + Renovate <u>consistent with the City’s Historic Preservation Ordinance and Historic Preservation Program Guidelines, and/or relocate or replace services and programs</u> to achieve multi-generational use of facility and accommodate diverse programming. <u>Consider creating an additional accessible center for seniors.”</u>
136	<i>Table 5-1, Meadow Park +Meadow Park Center:</i> move “Park Plan” and “Phase I improvements, focused around Meadow Park Center” to the “Near-Term (0 -5 Years) column
136	<i>Table 5-1, Railroad Safety Trail row:</i> Replace “bike pump track” with “ <u>bike/roller</u> pump track”
136	<i>Table 5-1, Sinsheimer Park row:</i> Replace “bike pump track” with “ <u>bike/roller</u> pump track”

Page Number	Plan Revisions
137	<i>Table 5-1, Railroad Safety Trail, under “Near-Term”, first and second bullet:</i> Replace “bike pump track” with “ <u>bike/roller</u> pump track”
142	<i>Funding Strategy, second paragraph:</i> “The City funding sources for parks and recreation include development impact fees, the general fund, grants, revenues from services provided, and picnic <u>gathering area</u> and facility rentals.”

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, and include:



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.

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.

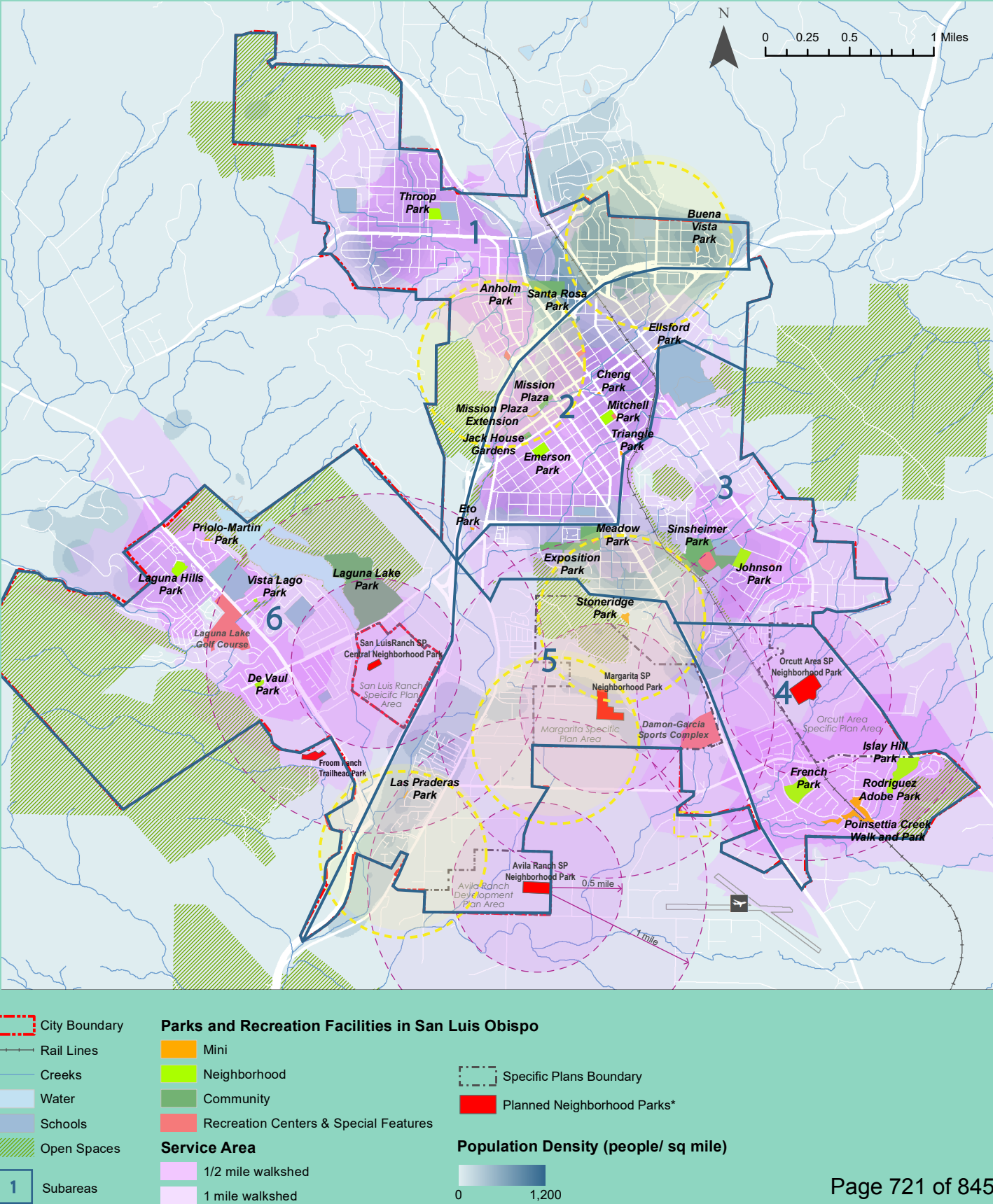
Chapter 4 provides the detailed policies that flow from five system-wide goals, which include:

- ❖ **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.

Figure 4-2
SAN LUIS OBISPO SUB-AREAS AND PARK ACCESS GAPS



RESOLUTION NO. PC-1040-21

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.

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).

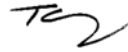
SECTION 2. Environmental Review. The Planning Commission finds that the project's programmatic Initial Study/Negative Declaration adequately evaluates potential environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA).

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).

On motion by Commissioner Dandekar, seconded by Commissioner Wulkan, and on the following roll call vote:

AYES:	Commissioners Dandekar, Wulkan, Vice-Chair Quincey and Chair Jorgensen
NOES:	None
REFRAIN:	None
ABSENT:	Commissioners Hopkins, Kahn, and Shoresman

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



Tyler Corey, Secretary
Planning Commission



Department: Administration
Cost Center: 1005
For Agenda of: 7/6/2021
Placement: Public Hearing
Estimated Time: 60 minutes

FROM: Greg Hermann, Deputy City Manager
Prepared By: Shannon Pressler, CivicSpark Fellow; Bob Hill, Sustainability and Natural Resources Official; Chris Read, Sustainability Manager

SUBJECT: LEAD BY EXAMPLE: A PLAN FOR CARBON NEUTRAL CITY OPERATIONS

RECOMMENDATION

Adopt a Resolution entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, approving Lead by Example: A Plan for Carbon Neutral City Operations.”

REPORT-IN-BRIEF

Lead by Example: A Plan for Carbon Neutral City Operations (*Lead by Example*) establishes a pathway to reduce greenhouse gas (GHG) emissions across City operations to achieve the Council-adopted goal of carbon neutral City operations by 2030.

Lead by Example builds on the City’s long standing tradition of operational sustainability and commitment to excellence. Consistent with the foundation set by the Climate Action Plan for Community Recovery (2020), *Lead by Example* establishes a trajectory towards carbon neutral City operations through seven emissions sectors each with a long-term goal, set of measurable objectives, and actions to be initiated in the 2021-23 Financial Plan, 2023-25 Financial Plan, and 2025-27/2027-29 Financial Plans. *Lead by Example* places a special focus on actions to be initiated in the 2021-23 Financial Plan.

The long-term sector specific goals are as follows:

1. No fossil fuels are used to power City buildings and facilities.
2. The City eliminates fossil fuel use in vehicle and equipment fleet.
3. City employee commute is aligned with and substantially exceeds General Plan Mode Split Objectives by 2030.
4. City buildings, facilities, and operations are zero waste as defined by the Zero Waste International Alliance (ZWIA).
5. Direct emissions from the provision of wastewater are minimized to the maximum extent feasible.

6. Carbon sequestration within the City's Greenbelt and Urban Forest system is optimized.
7. The City's procurement, budget, investment, and finance processes support and accelerate achieving the City's carbon neutrality goal.

At full implementation, *Lead by Example* objectives (not taking into account emissions offsets from carbon sequestration activities) will contribute substantial progress towards the operational carbon neutrality goal and achieve GHG reductions of 54 percent below "business as usual" scenario emissions in 2025 and 84 percent below "business as usual" scenario emissions in 2030. With GHG emissions offsets from carbon sequestration initiatives included, the City is expected to achieve its carbon neutrality target.¹

DISCUSSION

Background

In August 2020, the City of San Luis Obispo City Council adopted the Climate Action Plan for Community Recovery (CAP) via Resolution R-11159 (2020 Series). The CAP establishes a trajectory to carbon neutrality through six decarbonization pillars and 27 foundational actions. Throughout the CAP development and adoption progress, the City heard from Council, the community, and key stakeholders that the City should play a highly visible leadership role in demonstrating the viability of low carbon operations.

In response to this feedback, the first pillar of the CAP, titled "*Lead by Example*", is focused on eliminating emissions from City operations while sharing successes and lessons learned with the community. The goal for the pillar is to achieve carbon neutral City operations by 2030, and foundational action "Leadership 1.1" calls for the City to adopt a municipal carbon neutrality plan in summer 2021.

Like many organizations, the City operates buildings, facilities, and a vehicle fleet, generates office and landscape waste, and has employees that commute to work. All of these activities, collectively referred to as "City operations," generate greenhouse gas emissions.

For decades, the City has invested in organizational sustainability and over the last decade has made substantial investments in clean energy, energy efficiency, and clean fleet initiatives. Figure 1 shows a list of key climate and sustainability initiatives completed by the City before and during *Lead by Example*. These incremental improvements have established a foundation for the transformational actions required to achieve the Council's goal of carbon neutral municipal operations by 2030.

¹ Emissions offset estimates related to carbon sequestration initiatives currently have high levels of uncertainty and are called out separately from the other emissions reductions sectors for transparency. This issue is described in more detail in the body of the Council Agenda Report.

The plan to achieve these transformational actions, referred to as “Lead by Example: A Plan for Carbon Neutral City Operations” is included as Attachment A and provides the strategic framework and roadmap to achieve operational carbon neutrality while also helping the organization to thrive in a rapidly changing world.

Figure 1. Previous Municipal Climate Action and Sustainability Initiatives



Lead by Example: A Plan for Carbon Neutral City Operations

Lead by Example provides goals, objectives, and actions for each emissions sector will allow the City to accomplish Council's goal of carbon neutrality by 2030. It also lays the foundation for further strategic planning over the next nine years as new best practices emerge and market conditions change to support actions that are currently infeasible. While the plan is centered around reducing operational greenhouse gas emissions from the City, it also focuses on using resources more effectively, orienting the organization to thrive and provide excellent community services in a rapidly changing climate, accessing funding opportunities, and improving employee well-being.

This section describes the emissions sectors included in *Lead by Example*, the organization of the planning document, the approach staff took to develop *Lead by Example*, the greenhouse gas emissions reductions estimates associated with *Lead by Example* implementation, and areas for improvement for future *Lead by Example* updates.

Greenhouse Gas Emissions Sectors

Lead by Example is organized around a total of seven emissions sectors. The sectors broadly encompass the daily business activities undertaken by the City to carry out regular functions. Each sector is described below:

1. *Building & Facility Energy* – this sector focuses on emissions from energy (electricity and natural gas) used to power buildings, facilities, and equipment owned and operated by the City.
2. *Fleet* – this sector focuses on emissions from fossil fuel (gasoline and diesel) used in fleet vehicles owned and operated by the City, including maintenance vehicles, buses, fire trucks, and police vehicles.
3. *Employee Commute* – this sector estimates emissions from vehicle miles traveled (VMT) by employees traveling to and from work.
4. *Solid Waste* – This sector focuses on emissions from landfilled solid waste, including the paper and food products disposed in offices and landscape maintenance waste.
5. *Wastewater* – This sector focuses on direct emissions from wastewater treatment processes, specifically methane (CH₄) from incomplete combustion of digester gas. Informational GHG emission estimates for Wastewater are included in Attachment C: Greenhouse Gas Emission Inventory and Forecast Report. but are not included in the total GHG emissions for the baseline, inventoried, or forecast year(s). Energy use from wastewater treatment processes is included in the Building & Facility Energy sector.
6. *Natural Solutions* – This sector focuses on emissions offsets from carbon sequestration activities, including tree planting and carbon farming. The Natural Solutions sector is not included in the GHG emissions inventory for baseline year 2005 or inventory year 2019 because it is not considered an emissions source and sequestration activities
7. are to be initiated after *Lead by Example* adoption. However, estimates for offsets are included in the *Lead by Example* GHG emissions forecast.
8. *Procurement, Budget, and Finance* – This sector is not directly associated with an emissions source. This sector focuses on aligning City financial processes with Council's adopted goal. While purchasing, investments, and other financial activities are associated with indirect GHG emissions, they are not currently quantified in *Lead by Example* consistent with local government emissions reporting protocols.

Lead by Example Organization

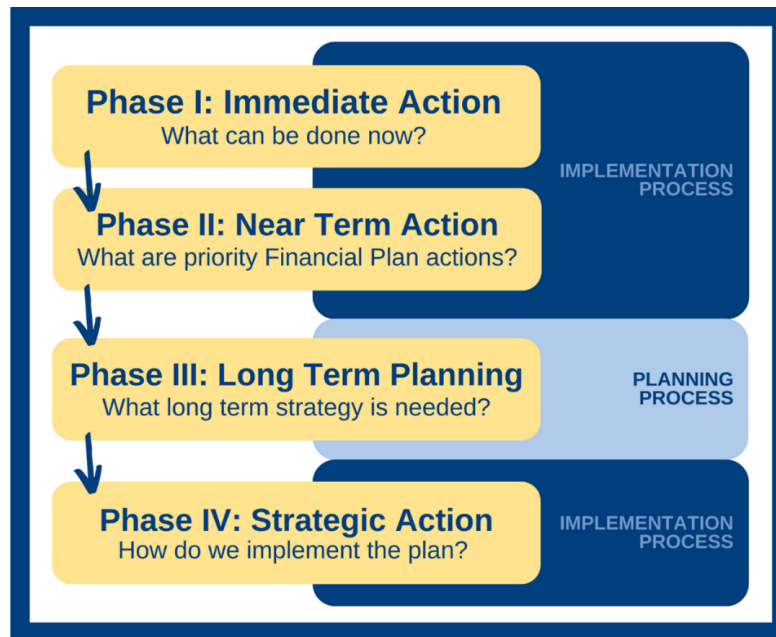
Lead by Example: A Plan for Carbon Neutral City Operations contains four chapters:

1. *Chapter 1: Introduction* includes highlights of past climate actions and sustainability initiatives completed by the City; reviews Council's goal and its context in the Climate Action Plan for Community Recovery; provides an overview of staff's approach to the *Lead by Example* initiative; summarizes the 2005 baseline and 2019 Municipal Greenhouse Gas Emissions Inventories; describes the role of the Green Team; and discusses diversity, equity, and inclusion considerations.
2. *Chapter 2: The Path to Carbon Neutrality* provides an overview of the City's approach to achieving municipal carbon neutrality.
3. *Chapter 3: Carbon Neutral City Operations* provides the objectives and actions for each of the seven emissions sectors and includes information about each sector's strategy, goal and objectives, emerging challenges and opportunities, GHG reduction actions grouped by Financial Plan period(s), and a summary of forecasted emissions if the individual sector's actions are implemented.
4. *Chapter 4: Achieving Our Goals* includes a list of administrative actions to be completed by staff to ensure active and effective implementation of *Lead by Example* and an implementation matrix that includes all GHG reduction actions for each sector, an extended action description, the department(s) primarily responsible for implementation, and the planned initiation period by Financial Plan(s).

Lead by Example Development Process

The planning and implementation of *Lead by Example* occurred over three main phases outlined in Figure 2. As opposed to following the traditional project development approach of planning followed by implementation, staff began by identifying and supporting immediate actions. For example, the Office of Sustainability supported the Fleet Replacement Policy update to include guidance on electric vehicles, initiated conversations with PG&E to explore on-bill financing retrofit opportunities, and helped edit the *Lead by Example* portions of the Active Transportation Plan concurrent with the development of *Lead by Example*.

Figure 2. Lead by Example Planning and Implementation Process



As staff were implementing immediate actions, Phase II was initiated. Staff recognized the importance of integrating *Lead by Example* work into the 2021-23 Financial Plan to properly allocate staff time and resources, and the Green Team worked together over roughly three workshops to identify priority actions to include in the 2021-23 FP. Staff narrowed actions to those that were considered to be foundational and essential for scaling long-term emission reductions over the next nine years. A combination of capital projects and programs were proposed, including the installation of electric vehicle chargers and solar panels across key facilities and a Building and Facility Energy and Decarbonization Study.

Phase III is the final phase of *Lead by Example* pre-adoption. Following Phase II, the Green Team convened another series of workshops to brainstorm a sector-specific long-term strategy to achieve Council's goal that builds upon actions identified for the 2021-23 Financial Plan. Staff developed a list of actions to be implemented in the 2023-25, 2025-27, and 2027-29 Financial Plans. Leaving room for uncertainty in market developments and future *Lead by Example* planning updates as opportunities emerge, the long-term actions create a bridge between now and the 2030 goal and focus on emissions reduction steps that will likely be feasible in the next five to ten years.

Lastly, Phase IV is focused on implementing the strategic *Lead by Example* plan and will be initiated upon adoption. In Phase IV, the Green Team will continue to collaborate around action implementation throughout the 2021-23 Financial Plan period. Ahead of the next Financial Plan period in 2023, staff intend to revisit Phases II through IV with the Green Team to re-align the trajectory towards carbon neutral City operations with emerging best practices and market developments.

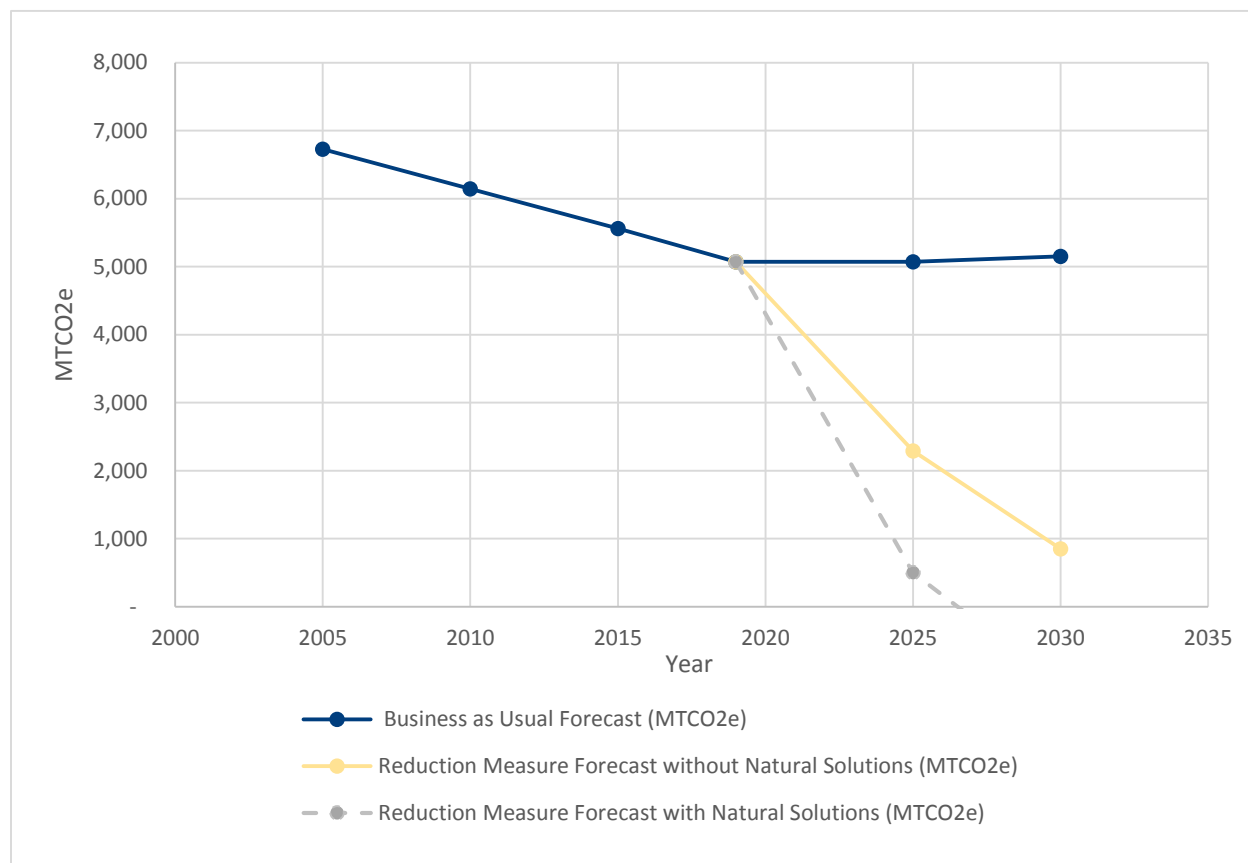
Greenhouse Gas Emissions Reduction Estimates

Lead by Example: A Plan for Carbon Neutral City Operations provides GHG reduction estimates as a result of achieving each sector's objectives. Figure 3 shows forecasted municipal operations GHG emissions across three scenarios: business as usual, *Lead by Example* implementation, and *Lead by Example* implementation including emissions offsets from the Natural Solutions sector. The *Lead by Example* GHG reduction quantifications are a result of an exhaustive work effort completed by staff to model expected emissions outcomes following implementation.

If objectives are achieved and assumptions that underscore quantification methodology are accurate, full *Lead by Example* implementation (not taking into account emissions offsets from carbon sequestration activities) will contribute substantial progress towards the operational carbon neutrality goal and achieve GHG reductions of 54 percent below "business as usual" scenario emissions in 2025 and 84 percent below "business as usual" scenario emissions in 2030. The reductions will result in estimated annual remaining GHG emissions of 2,290 MTCO₂e in 2025 and 850 MTCO₂e in 2030.

When taking GHG emissions offsets from carbon sequestration activities in the Natural Solutions sector into account, operational emissions reach net-zero in 2027. While the estimated emissions offsets from the Natural Solutions sector allow the City to technically achieve and surpass carbon neutral City operations ahead of Council's 2030 goal, staff recognize uncertainties surrounding the quantification methodology of carbon sequestration activities. Staff used best available modeling, but local and site-specific conditions can cause actual offset results to vary from estimates.

Based on these uncertainties and on Council's intention for the City to lead by example to community partners and peer cities, it is important for the City to continue innovating, learning, and refining its approach in order to lower annual operational GHG emissions to as close to zero as possible.

Figure 3. Forecasted Municipal Operations GHG Emissions

Administrative Actions

In addition to actions aimed at reducing operational greenhouse gas emissions, *Lead by Example* also includes a series of administrative actions:

1. *Administrative Action 1: Lead by Example Update.* The City will update *Lead by Example* every four years (concurrent with every other Financial Plan). The City will synch the update with the Community Plan so that each plan is updated in an alternating fashion concurrent with every Financial Plan.
2. *Administrative Action 2: Plan Monitoring and Reporting.* The City will monitor and report implementation to City Council on a regular basis.

Previous Council or Advisory Body Action

City Council adopted the Climate Action Plan for Community Recovery (CAP) in August of 2020. The CAP includes the goal of carbon neutral municipal operations by 2030 and direction to develop a plan by summer of 2021 to achieve this goal.

Public Engagement

Staff facilitated a variety of engagement activities and events both internally and externally. This section provides an overview of the main outreach conducted by staff to support *Lead by Example*.

Green Team

The Green Team is a cross-departmental collaborative body of staff that have been re-convened to help guide the City's approach to achieving carbon neutral City operations. Originally formed during the 2017-19 Financial Plan, the group was recommitted to in the 2021-23 Financial Plan to support the development and implementation of Lead by Example. The intent of the updated Green Team was to ensure staff from each department participated in the planning and implementation of emissions reduction measures to achieve a truly all-City approach to municipal carbon neutrality. The Green Team was further divided into individual working groups based on each emissions sector. The objectives of the Green Team are to:

1. Cultivate an educated core group of staff that understand how their department's operations contribute to the City's overall GHG emissions and, in turn, recognize opportunities for emission reductions
2. Build capacity within the organization to lead by example by developing and implementing emissions reduction measures and supporting key technical tasks
3. Maximize opportunities for partnership between departments to share responsibilities and take action
4. Establish a foundation for ongoing employee education and outreach on municipal carbon neutrality

In September 2020, Office of Sustainability Staff coordinated with the Department Head Leadership Team to identify staff that would participate in the Green Team. It was critical that staff whose primary duties and workplans directly involve or relate to the emissions sectors joined, and that each working group represented the diverse array of relevant departments within the agency. The following is a list of participants broken down by Green Team working group:

1. Building and Facility Energy – Greg Cruce, Alejandro Hernandez, and Brian Lindsey (Public Works); Jennifer Metz and Cori Burnett (Utilities); Devin Hyfield (Parks and Recreation)
2. Fleet – Chris Felt, Gamaliel Anguiano, Gaven Hussey (Public Works)
3. Employee Commute – Adam Fukushima (Public Works); Sharon Seitz (Human Resources)
4. Solid Waste – Jordan Lane and Jennifer Metz (Utilities); Greg Cruce (Public Works)
5. Wastewater – Jennifer Metz and Cori Burnett (Utilities); Greg Cruce and Brian Lindsey (Public Works)
6. Procurement, Budget, and Finance – Dan Clancy and Natalie Harnett (Finance); Miguel Guardado (Information Technology)

Staff have convened four full Green Team meetings and 24 working group meetings, three for each working group. During each full-team and working group meeting, staff aimed to maximize the opportunity to collaborate and do work. To prepare, staff utilized pre-meeting questionnaires and created activities to ensure each meeting was an effective use of time.

During these activities, participants were able to articulate current departmental priorities, identify relevant and current work efforts in need of immediate support, and brainstorm pathways to carbon neutral City operations. Outside of meetings, Green Team facilitators would execute on identified priority tasks, summarize and refine ideas generated within the meetings, and engage in technical work for *Lead by Example* to maintain forward progress. Following *Lead by Example* adoption, staff intend to continue utilizing the Green Team to collaborate around equity and resilience in implementation.

Diversity, Equity, and Inclusion Committee

On Monday, May 3, 2021, Staff facilitated a presentation and interactive discussion with the City's Internal Diversity, Equity, and Inclusion (DEI) Committee. Staff framed the presentation and discussion around the way DEI was currently integrated and reflected in *Lead by Example*, the present equity nexus between DEI and the substantive aspects of pursuing carbon neutral City operations, and opportunities for staff to pursue a more equitable planning process in the future.

Through the discussion, staff were able to collect thoughtful feedback from the committee to develop the following set of DEI-related actions staff are committed to taking throughout the implementation of *Lead by Example* and future planning updates:

1. Staff will develop an employee outreach and education program to share accessible information about *Lead by Example* and Council's operational carbon neutrality goal to staff outside of the Green Team.
2. Staff will facilitate employee feedback sessions to continue exploring opportunities and challenges in integrating and addressing diversity, equity, and inclusion through the work.
3. A DEI committee member will be invited to join Green Team meetings quarterly to facilitate collaboration around diversity, equity, and inclusion in *Lead by Example* implementation.
4. Staff will integrate diversity, equity, and inclusion at the initial stages of the next *Lead by Example* update in 2023 and intend to collaborate with the DEI committee throughout the planning process.

SLO Climate Coalition

On Thursday, May 20, 2021, staff facilitated a presentation and interactive discussion with the San Luis Obispo Climate Coalition. Staff framed the presentation and discussion around the City's approach to reducing greenhouse gas emissions across operational activities and how the City can engage the community on the initiative throughout implementation. Attendants of the presentation provided valuable feedback on opportunities to connect with peer organizations in the community that staff will consider when moving into post-adoption engagement.

Chamber of Commerce

On Tuesday, May 25, 2021, staff facilitated a presentation and interactive discussion with the San Luis Obispo Chamber of Commerce Business and Economic Council. Staff framed the presentation and discussion around the City's approach to reducing greenhouse gas emissions across operational activities, how and in what circumstances that approach is applicable to local businesses, and the kinds of steps businesses can take to reduce emissions, advance sustainability, and be a community leader in the climate action space. Attendants of the presentation provided valuable feedback on opportunities to connect with local businesses that staff will consider when moving into post-adoption engagement.

CONCURRENCE

There is concurrence from the Utilities Department, Public Works Department, Parks and Recreation Department, Information Technology Department, Human Resources Department, and Community Services in the approach to achieving Council's carbon neutral City operations goal outlined in *Lead by Example*.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the City prepared, circulated for public review, and on August 19, 2020 adopted an Initial Study-Negative Declaration (IS/ND) of environmental impact (EID-0275-2020) that addressed the environmental impacts of implementing the City of San Luis Obispo 2020 update to the Climate Action Plan and titled Climate Action Plan for Community Recovery that established a community-wide target of carbon neutrality by 2035, adopted sector specific goals, and provided foundational actions to establish a trajectory towards achieving those goals. The Climate Action Plan for Community Recovery is a Qualified GHG Emissions Reduction Plan to reduce GHG emissions within its jurisdictional boundary to meet and exceed state targets consistent with CEQA Guidelines Section 15183.5 for year 2030 and includes CEQA Greenhouse Gas (GHG) Emissions Thresholds and Guidance.

The Lead by Example: Plan for Carbon Neutral City Operations is a measure and supportive action within the scope of the project covered by the already adopted IS/ND for the Climate Action Plan for Community Recovery and includes quantified actions to address emissions that were accounted for in the community inventory and forecast. On the basis of substantial evidence in the light of the whole record, the project does not trigger any of the conditions of CEQA Guidelines § 15162 (subsequent EIRs and negative declarations) as outlined below, no new significant impact on the environment would occur and no new mitigation measures are required, and no further environmental analysis is therefore required:

- No substantial changes are proposed in the project which will require major revisions of the previously adopted Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effect;
- No substantial changes will occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of an identified effect;
- No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows that the project will have one or more significant effects not discussed in the previous Negative Declaration or that any previously examined effect would be more severe than shown in the previous Negative Declaration.

FISCAL IMPACT

Budgeted: Yes

Budget Year: 2021-22

Funding Identified: Yes

Fiscal Analysis:

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
General Fund	\$	\$	\$	\$
State				
Federal				
Fees				
Other:				
Total	\$	\$	\$	\$

No funds are requested at this time. All tasks and work items described in this Council Agenda Report and Attachment A are supported by annual program budget appropriations and have been included in department budget requests for the 2021-23 Financial Plan and departmental work plans. Tasks and work items described in Attachment A that are to be initiated after the 2021-23 Financial Plan will be re-evaluated by staff and if feasible, will be proposed during future Financial Plan periods.

ALTERNATIVES

1. Council could request more information, suggest substantial changes, or otherwise request that Lead by Example: A Plan for Carbon Neutral City Operations be presented for adoption at a later date.
2. Council could take no action and direct staff to pursue other initiatives.

ATTACHMENTS

- A – Draft Resolution - Approving Lead by Example: A Plan for Carbon Neutral City Operations
- B – Lead by Example: A Plan for Carbon Neutral City Operations
- C – Lead by Example Appendix A – GHG Inventory and Forecast

RESOLUTION NO. _____ (2021 SERIES)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, APPROVING LEAD BY EXAMPLE: A PLAN FOR CARBON NEUTRAL CITY OPERATIONS

WHEREAS, greenhouse gas accumulation in the atmosphere as the result of human activity is the primary cause of the global climate crisis; and

WHEREAS, in California alone, the initial impacts of climate change have resulted in unrepresented disasters with tremendous human, economic, and environmental costs; and

WHEREAS, the Intergovernmental Panel on Climate Change estimates that global emissions need to be reduced by 45 percent from 2010 levels by 2030, and 100 percent by 2050 to prevent global catastrophe; and

WHEREAS, the State of California enacted Assembly Bill (AB) 32 to require greenhouse gas emissions to be reduced to 40 percent below 1990 levels by 2030 and Governor Brown issued Executive Order B-55-18 establishing a statewide target of carbon neutrality by 2045; and

WHEREAS, City of San Luis Obispo residents, businesses, and community partners have repeatedly identified climate action as a top priority; and

WHEREAS, in September 2020, the City of San Luis Obispo City Council adopted the Climate Action Plan for Community Recovery via Resolution [R-11159](#) (2020 Series) that, in addition to establishing a pathway to achieve community carbon neutrality by 2035, highlights the role the City can play in “leading by example” and includes a goal of carbon neutral government operations by 2030 and direction to complete a carbon neutral government operations plan by summer 2021; and

WHEREAS, the City intends to lead by example and reduce greenhouse gas emissions from municipal operations in order to model the actions needed to reduce community-wide emissions; and

WHEREAS, in pursuing a sustainability-oriented approach to achieving carbon neutral government operations by 2030, the City can also promote a more resilient, diverse, equitable, and inclusive City organization; and

WHEREAS, a carbon neutral government operations plan has been prepared and titled, Lead by Example: A Plan for Carbon Neutral City Operations (*Lead by Example*), that establishes sector specific 2030 goals and objectives, and provides actions to establish a trajectory towards achieving those goals and objectives; and

R _____

WHEREAS, the City is committed to sharing resources and lessons learned from *Lead by Example* implementation with local and regional community members, businesses, organizations, and peer cities; and

WHEREAS, *Lead by Example* is a measure and supportive action within the scope of the project covered by the already adopted Initial Study-Negative Declaration (IS/ND) prepared by the City pursuant to the California Environmental Quality Act (CEQA), circulated for public review, and adopted on August 19, 2020 (EID-0275-2020) that addressed the environmental impacts of implementing the City of San Luis Obispo 2020 update to the Climate Action Plan and titled Climate Action Plan for Community Recovery; and

WHEREAS, staff participating in the Green Team from the Public Works, Utilities, Finance, Human Resources, Information Technology, Parks and Recreation, and Administration departments co-created *Lead by Example*, including the sector goals, objectives, and actions; and

WHEREAS, the Green Team worked closely with the Leadership Team to ensure *Lead by Example* goals, objectives, and actions aligned closely with respective departmental priorities and that all near-term actions to be implemented between 2021-2023 are budgeted in the 2021-23 Financial Plan.

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

SECTION 1. Recitals. The recitals set forth above are here by adopted as the findings of the City.

SECTION 2. Environmental Review. The *Lead by Example: Plan for Carbon Neutral City Operations* is a measure and supportive action within the scope of the project covered by the already adopted IS/ND for the Climate Action Plan for Community Recovery (EID-0275-2020) and includes quantified actions to address emissions that were accounted for in the community inventory and forecast. On the basis of substantial evidence in the light of the whole record, the project does not trigger any of the conditions of CEQA Guidelines § 15162 (subsequent EIRs and negative declarations) as outlined below, no new significant impact on the environment would occur and no new mitigation measures are required, and no further environmental analysis is therefore required:

- **No substantial changes are proposed** in the project which will require major revisions of the previously adopted Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effect;

- **No substantial changes will occur** with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of an identified effect;
- **No new information of substantial importance**, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows that the project will have one or more significant effects not discussed in the previous Negative Declaration or that any previously examined effect would be more severe than shown in the previous Negative Declaration.

SECTION 3. Greenhouse Gas Emissions Reduction Targets. The City Council reaffirms carbon neutral government operations by 2030 or sooner as its municipal greenhouse gas emissions reduction target. The City Council also adopts the following 2030 sector specific goals:

1. No fossil fuels are used to power City buildings and facilities.
2. The City eliminates fossil fuel use in vehicle and equipment fleet.
3. City employee commute is aligned with and substantially exceeds General Plan Mode Split Objectives by 2030.
4. City buildings, facilities, and operations are zero waste as defined by the Zero Waste International Alliance (ZWIA).
5. Direct emissions from the provision of wastewater are minimized to the maximum extent feasible.
6. Carbon sequestration within the City's Greenbelt and Urban Forest system is optimized.
7. The City's procurement, budget, investment, and finance processes support and accelerate achieving the City's carbon neutrality goal.

SECTION 4. Lead By Example: A Plan for Carbon Neutral City Operations.

The City Council hereby approves Lead by Example: A Plan for Carbon Neutral City Operations including Technical Appendices.

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

AYES:

NOES:

ABSENT:

The foregoing resolution was adopted this _____ day of _____ 2021.

Mayor Heidi Harmon

ATTEST:

Teresa Purrington
City Clerk

APPROVED AS TO FORM:

J. Christine Dietrick
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on _____.

Teresa Purrington
City Clerk

R _____

CITY OF SAN LUIS OBISPO



Lead by Example

A Plan for Carbon
Neutral City Operations



July 2021

Acknowledgements

City Council

Mayor Heidi Harmon
Vice Mayor Erica A. Stewart
Council Member Carlyn Christianson
Council Member Jan Marx
Council Member Andy Pease

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A Note from the City Manager

The City of San Luis Obispo is proud to present Lead by Example: A Plan for Carbon Neutral City Operations. The City as an organization has a long tradition of promoting sustainability across operations and leading by example to community partners. Building on the overwhelming community support for the Climate Action Plan for Community Recovery, *Lead by Example* sets the City on a trajectory to achieving the ambitious climate target of carbon neutral government operations by 2030.

As a trusted community leader, the City has a key role to play in implementing innovative climate actions that reduce greenhouse gas emissions across City operations, create a more resilient and equitable City organization, and are highly replicable. It is important that the City “walk the walk” throughout the transition to a carbon neutral San Luis Obispo, and through the sharing of resources and lessons learned, demonstrate to the community that the City is doing its part. Our actions and commitments demonstrate action, importance, and the need for City leadership in our own operations.

Lead by Example was developed with input from staff across City departments and nearly nine months of research and technical work. Now that the City is preparing to implement *Lead by Example*, we will need to carry on the tradition of sustainability throughout the organization, invest in meaningful climate action while exploring emerging opportunities, and continue to amplify this work throughout the community.

As an organization, we boldly embrace this challenge and look forward to making progress alongside the community. I look forward to seeing our team and community come together to fight the climate crisis and our leadership can and will make a difference.



Derek Johnson
City Manager, City of San Luis Obispo

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1. INTRODUCTION

The City has a long history of supporting environmental stewardship through its operations, with actions ranging from solar panel installations to conserving open space; from cutting-edge energy and chemical management innovations at the Water Treatment Plant and Water Resource Recovery Facility to divesting from fossil fuel investments. A partial list of recent greenhouse gas (GHG) emissions reductions and sustainability actions include:

- Conserved over 3,000 acres of open space lands since 2005, and over 7,800 acres since the inception of the Greenbelt Protection Program
- Installed solar powered electric vehicle chargers at City Hall
- Purchased two electric buses
- Retrofitted streetlights with high-efficiency LED bulbs
- Retrofitted parking garage with high-efficiency LED bulbs
- Retrofitted the Water Resource Recovery Facility for energy efficiency and installing a digester gas cogeneration engine for energy capture
- Supported development of the regional anaerobic digester to generate clean power and compost from the City's green waste
- Established a Solid Waste and Recycling Section of the Utilities Department
- Established the Office of Sustainability in the Administration Department
- Purchased hybrid fleet vehicles, electric bicycles for fleet, and transitioning diesel fleet vehicles to renewable diesel
- Initiated energy efficiency and energy generation project at the Water Treatment Plant
- Identified Climate Action as a Major City Goal in each Financial Plan since 2017
- Contracted for new solar generating systems at three facilities

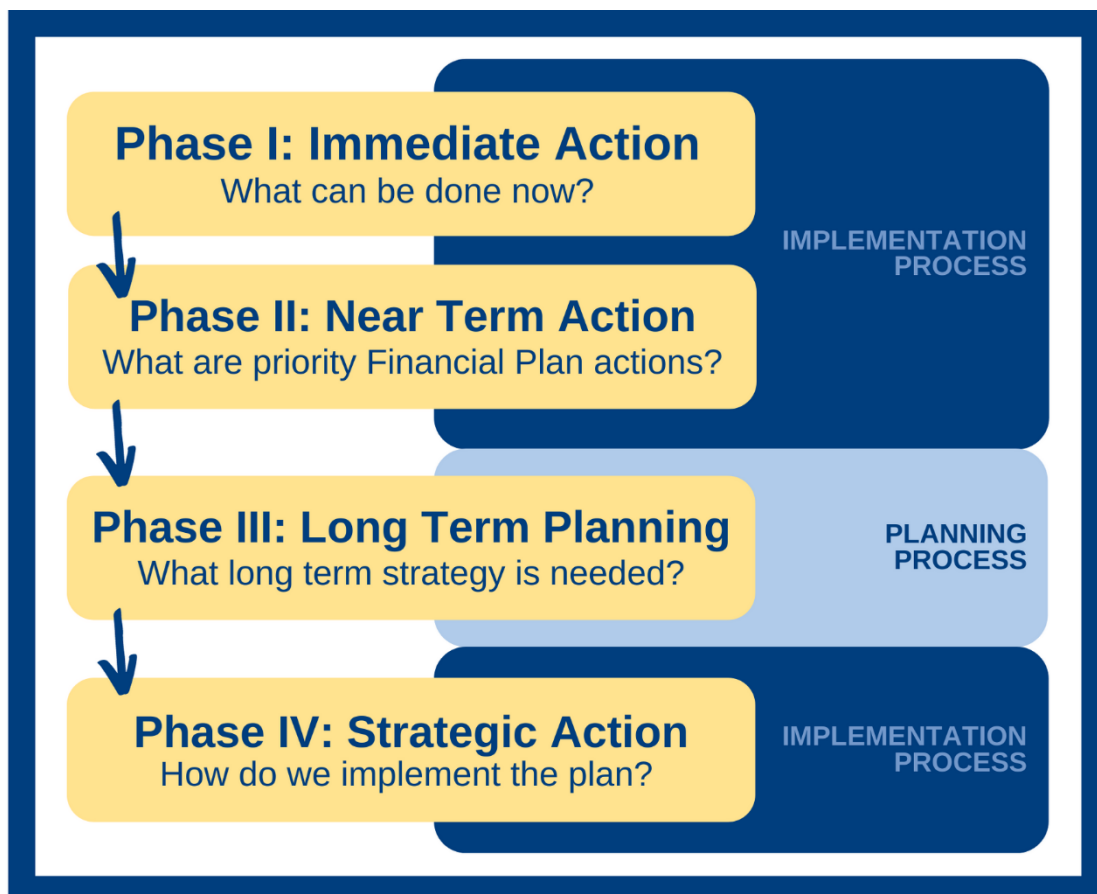
In August of 2020, the City of San Luis Obispo City Council adopted the Climate Action Plan for Community Recovery via Resolution [R-11159](#) (2020 Series). While the Climate Action Plan for Community Recovery is primarily focused on community emissions, it also highlights the role the City as an organization can play in “leading by example” and establishes a goal of carbon neutral municipal operations by 2030.

Lead by Example: A Plan for Carbon Neutral Municipal Operations (referred to in this document as “*Lead by Example*” or “Plan”) identifies an approach for achieving this goal. Carbon neutral municipal operations by 2030 is an achievable but ambitious goal that requires nearly all City policy and financial decisions to be aligned and oriented to a low carbon future. With this ambitious goal comes many challenges and opportunities. The City is excited to embrace these challenges and use this opportunity to reassess resource use, innovate to deliver core services that are low carbon, and integrate efforts with ongoing community climate and diversity, equity, and inclusion work, all while providing highly visible examples of this work to the community.

Lead by Example Process

The planning and implementation of *Lead by Example* has occurred over three main phases outlined in Figure 1.1. *Lead by Example* includes the greenhouse gas emissions inventory (summarized in this chapter and provided in full as Appendix A), establishes 2030 greenhouse gas emissions targets per sector, explains how the targets are achievable (summarized in this chapter and provided in full as Appendix B), and includes an action plan with identified actions (Chapter 3). Implementation is the fourth phase following the adoption of this plan, as described in Chapter 4.

Figure 1.1. Lead by Example Planning and Implementation Process.



Greenhouse Gas Emissions Inventory and Forecast

A greenhouse gas (GHG) inventory is an accounting of the GHG emissions that have occurred as the result of activity in a calendar year. For this plan, the GHG inventory measures emissions from activities that are directly related to City operations. The greenhouse gas emissions inventory and related emissions forecasts provide the foundational technical analysis for staff to understand baseline conditions and identify necessary actions to achieve Council's operational carbon neutrality goal. For *Lead by Example*, the City updated its 2005 municipal operations baseline inventory, completed a 2019 municipal operations inventory, and forecasted emissions for 2025 and 2030. Table 1. provides the emissions inventory and forecast years by emissions sector.

The municipal operations inventories and forecasts include emissions estimates for five sectors as outlined in Table 1.1 Each sector uses activity data from City operations to estimate or model GHG emissions:

- The Building & Facility Energy sector focuses on emissions from energy (electricity and natural gas) used to power buildings, facilities, and equipment owned and operated by the City.
- The Fleet sector focuses on emissions from fossil fuel use (gasoline and diesel) used in fleet vehicles owned and operated by the City, including maintenance vehicles, buses, fire trucks, and police vehicles.
- The Employee Commute sector estimates emissions from vehicle miles traveled (VMT) by employees traveling to and from work.
- The Solid Waste sector focuses on emissions from landfilled solid waste, including the paper and food products disposed in offices and landscape maintenance waste.
- The Wastewater sector focuses on direct emissions from wastewater treatment processes, specifically methane (CH₄) from incomplete combustion of digester gas. Informational GHG emission estimates for Wastewater are included in Appendix A. but are not included in the total GHG emissions for the baseline, inventoried, or forecast year(s) due to data and method uncertainty. Energy use from wastewater treatment processes is included in the Building & Facility Energy sector.

Table 1.1 Municipal Operations GHG Emissions Inventories and Business as Usual Forecast, 2005-2030 (MTCO₂e).

Sector	2005	2019	2025	2030	% change from baseline in 2030
Building & Facility Energy	3,550	2,130	2,110	2,290	-35.5%
Fleet	2,250	2,090	2,130	2,130	-5.3%
Employee Commute	810	730	710	610	-24.7%
Solid Waste	120	120	120	120	0.0%
TOTAL	6,730	5,070	5,070	5,150	-23.5%

Carbon Neutral by 2030

The term “carbon neutrality” refers to a state where the total emissions of the inventoried sectors reported in Table 1.1, above, minus emissions captured through carbon sequestration efforts are, at most, zero. To achieve carbon neutral municipal operations, the City will need to pursue all feasible pathways to decarbonize assets, reduce the emissions intensity of daily business activities and workspaces, and empower each department with the tools to operate more efficiently and sustainably. Achieving carbon neutrality is a challenge that will require the City to implement priority near-term actions now and continue to assess the feasibility of new emission reduction measures as they emerge. Achieving municipal carbon neutrality will require support from City Council and staff from all departments.

What are Municipal Operations?

While the Climate Action Plan for Community Recovery addresses greenhouse gas emissions from all actions that occur in the City limits, *Lead by Example* is focused on emissions caused by the day-to-day operations of the City of San Luis Obispo as an organization. In this context, the City organization can be thought of as a business that runs offices, employs staff, uses fleet vehicles, operates machinery, and maintains properties to carry out a variety of essential functions.

Green Team

The Green Team is a cross-departmental collaborative body of staff convened to help guide the City’s approach to achieving carbon neutral City operations. The Green Team allows staff from each department to participate in the planning and implementation of emissions reduction measures to achieve a truly all-City approach to municipal carbon neutrality. For *Lead by Example*, the Green Team was divided into individual working groups based on each emissions sector. The stated and ongoing objectives of the Green Team are to:

- Cultivate an educated core group of staff that understand how their department’s operations contribute to the City’s overall GHG emissions and, in turn, recognize opportunities for emission reductions.
- Build capacity within the organization to *Lead by Example* by developing and implementing emissions reduction measures and supporting key technical tasks.
- Maximize opportunities for partnership between departments to share responsibilities and take action.
- Establish a foundation for ongoing employee education and outreach on municipal carbon neutrality.

Lead by Example has been co-created by the Green Team and reflects the hard work of staff members from throughout different City departments.

Diversity, Equity, and Inclusion

Diversity, equity, and inclusion are core values for the City of San Luis Obispo. While *Lead by Example* focuses on GHG emissions and reduction actions related to emissions, opportunities exist to advance diversity, equity, and inclusion throughout the organization and the community. Staff have collaborated with the Green Team and the City’s internal Diversity, Equity, and

Inclusion (DEI) Committee to develop the following list of actions that staff are committed to throughout the implementation of Lead by Example and during future planning updates:

- Staff will develop an employee outreach and education program to share accessible information about Lead by Example and Council's operational carbon neutrality goal to staff outside of the Green Team.
- Staff will facilitate employee feedback sessions to continue exploring opportunities and challenges in integrating and addressing diversity, equity, and inclusion through the work.
- A DEI committee member will be invited to join Green Team meetings quarterly to facilitate collaboration around diversity, equity, and inclusion in Lead by Example implementation.
- Staff will integrate diversity, equity, and inclusion at the initial stages of the next Lead by Example update in 2023 and intend to collaborate with the DEI committee throughout the planning process.

Additional information about equity considerations for specific emissions sectors is included in Chapter 3: Carbon Neutral City Operations under "Emerging Issues and Opportunities".

2. THE PATH TO CARBON NEUTRALITY

The City's Approach to Municipal Carbon Neutrality

The City's approach to municipal carbon neutrality is based on the guiding principles and greenhouse gas (GHG) emission inventories and forecasts and staff engagement as described in Chapter 1. The City's approach to municipal carbon neutrality is organized into a total of seven sectors, as shown in figure 2.1, each with a long-term goal and objectives, as well as foundational actions to be initiated or completed by 2023.

The Municipal Operations GHG Inventory includes five emissions sectors as mentioned in Chapter 1. Two additional sectors are included in *Lead by Example* that are not associated with direct GHG emissions for the purposes of the inventory and forecast but play a critical supportive role in the achievement of the City's carbon neutrality goal. The two additional sectors are:

- *Natural Solutions*. This sector captures the GHG emission sequestration activities occurring on City-owned property that could partially offset operational emissions.
- *Procurement, Budget, and Finance*. This sector focuses on aligning the financial processes that are the foundations of City operations with climate action and sustainability..

Estimated Greenhouse Gas Emission Reductions

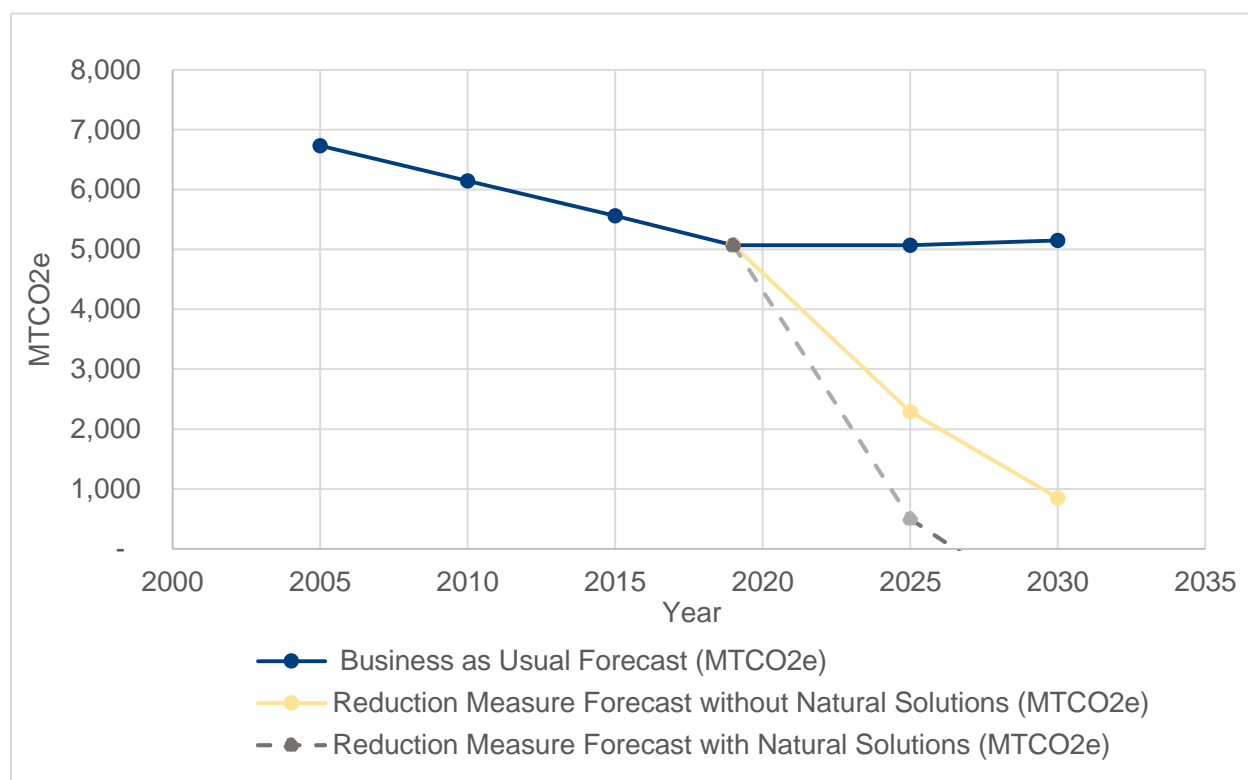
With the support of the Green Team, the City identified a pathway to achieve deep GHG reductions in municipal operations. The City conducted a robust work effort to model and estimate the emissions reductions occurring as the result of implementing *Lead by Example*. The resulting

GHG reduction estimates and underlying calculations show that the City can make significant progress toward achieving its goal of carbon neutral municipal operations by 2030.

The combined reductions from the *Lead by Example* sectors and their objectives (not including sequestered emissions from the Natural Solutions sector) are expected to result in a total reduction of 2,780 MTCO₂e in 2025, or 55 percent below the “business as usual” forecast and 4,300 MTCO₂e in 2030, or 84 percent below the business as usual forecast, as shown in Figure 2.2 and Table 2.1. In 2030, not including offset emissions from the Natural Solutions sector, a remaining gap of 850 MTCO₂e between forecast emissions and carbon neutrality is estimated. Considering offset emissions from the Natural Solutions sector, total emissions are estimated to reach net-zero in 2027 and surpass it thereafter.

Figure 2.1. Emission Sectors and Goals.



Figure 2.2. Municipal Operations GHG Emissions Forecast, 2005-2030.**Table 2.1 GHG Emissions Reduction and Offset Estimates (MTCO2e, 2025 and 2030)**

Sector	2025	2030
"Business as Usual" Emissions Forecast	5,070	5,150
Building and Facility Energy	-1,560	-1,950
Fleet	-930	-1,890
Employee Commute	-240	-350
Solid Waste	-50	-110
<i>Natural Solutions (offset)</i>	<i>-1,790</i>	<i>-2,000</i>
Total Emissions Reductions (without Natural Solutions)	-2,780	-4,300
Total Remaining Emissions (without Natural Solutions)	2,290	850

Getting to True Carbon Neutrality

Lead by Example's approach to reducing greenhouse gas emissions (not including sequestered emissions from the Natural Solutions sector) leaves approximately 850 MTCO2e in annual emissions in 2030 to reduce or offset to achieve true carbon neutrality. Considering the offset emissions from the Natural Solutions sector, the City is expected to achieve net-zero greenhouse gas emissions in 2027, three years before the City's goal year of 2030. While the estimated offsets

from the Natural Solutions sector technically allow the City to achieve its carbon neutrality goal ahead of schedule, it is necessary to emphasize the present uncertainty around the modeling methodology used to estimate Natural Solutions offsets and the importance of continued action to approach carbon neutrality without offsets.

To estimate emissions offsets associated with Natural Solutions, the City used commonly-accepted protocols and modeling equations to estimate offsets as a result of activities on City-owned properties. However, the City has not yet implemented pilot projects and do not yet have site-specific data.

The City is committed to fully implementing emissions reduction actions described in *Lead by Example* and pursuing opportunities for expansion and enhancement as supportive market conditions emerge to continue driving down operational emissions. Both in achieving Council's goal and leading in the community, it is important to continue making progress and engaging in emerging decarbonization activities. As emissions quantification protocols evolve over time and the City explores opportunities to further integrate Scope 3¹ indirect emissions into future inventories and operations plans, a continued commitment to scaling decarbonization programs and projects will be critical to achieve carbon neutral City operations.

¹ The operational activities and sectors that are covered in *Lead by Example* fall under Scope 1 and 2 emissions, with the exception of Employee Commute, which is considered to be Scope 3. Scope 3 emissions includes all other indirect emissions not covered in Scope 2, such as emissions resulting from the extraction and production of purchased materials and fuels, transport-related activities in vehicles not owned or controlled by the local government (i.e. Employee Commute), outsourced activities, waste disposal, and more. More information can be found at https://ww3.arb.ca.gov/cc/protocols/localgov/pubs/lgo_protocol_v1_1_2010-05-03.pdf.

3. CARBON NEUTRAL CITY OPERATIONS

Each sector's actions present critical next steps in pursuing carbon neutral City operations by 2030. As described in previous chapters, the Green Team has worked closely with departmental staff throughout the City to develop and refine each of the following actions to ensure consistency with Council objectives, feasibility, and equity considerations.

This chapter provides an overview of each sector and its goal and objectives, a description of the overall approach to reducing emissions, emerging challenges and opportunities that will guide staff's approach, the actions that will enable the City to achieve the goal and objectives, and an emissions quantification summary.

Following best practices, the actions are organized by the Financial Plan period when they are expected to be initiated. *Lead by Example* includes specific actions to be initiated during the 2021-23, 2023-25, 2025-27, and 2027-29 Financial Plan periods. Actions are grouped by Financial Plan periods in order to closely align *Lead by Example* projects and programs with budgeted resources. All actions identified for 2021-23 are included in the 2021-23 Financial Plan adopted on June 1, 2021 or are included in staff work programs.

It is important to note that for actions expected to be implemented beyond the 2021-23 Financial Plan, the timelines presented are a best estimate and may change as lessons are learned through *Lead by Example* implementation. Staff are committed to performing an ongoing re-assessment of the actions necessary to achieve each sector goal and objectives and may recommend new or updated actions and/or changes to the implementation timeline based on feasibility and emerging best practices.

Building & Facility Energy

Strategy Overview

City-owned buildings and facility energy use was the largest contributor to annual municipal greenhouse gas emissions in 2019, accounting for 40 percent of inventoried emissions. The City has historically pursued long-term cost-saving retrofit opportunities on an ad-hoc basis when funding or outside resources allow (e.g., the 2016 replacement of streetlights with high-efficiency LED bulbs).

Lead by Example includes a strategic pathway to identify priority retrofit projects across buildings and facilities, align projects with new and existing funding mechanisms and budget cycles, and initiate retrofits. Due to recent advances in electric high-efficiency appliances and equipment, coupled with the City joining Central Coast Community Energy (3CE), there is an opportunity to transition away from fossil fuels and decarbonize the City's new and existing buildings and facilities. This can be achieved through a two-pronged approach: (1) committing to constructing all-electric new buildings and facilities, and (2) laying out a path for building decarbonization, efficiency, and energy resilience retrofits in existing buildings.

GOAL: The City eliminates fossil fuel use in buildings and facilities.

OBJECTIVES:

1. Construct only all-electric new buildings and facilities.
2. Eliminate fossil fuel use to the maximum extent possible in existing buildings and facilities.

Emerging Challenges and Opportunities

With recent Public Safety Power Shut-offs (PSPS) experienced across California during the 2019 and 2020 wildfire seasons, it is critical that City buildings and facilities are able to operate in a rapidly changing climate. Additionally, as electric vehicles substantially increase load (and potentially provide mobile storage), electricity pricing shifts to time of use, and the City adds additional generation and storage assets, it will be increasingly complicated to manage onsite energy use for optimal operations, cost, and low emissions.

As rapidly decreasing costs in onsite renewable energy systems (like rooftop solar PV arrays) paired with battery storage, the City has an opportunity to gain greater energy independence and enhance the resilience of facilities. Staff commit to continue considering these emerging issues and integrating feasible solutions into this sector's long-term strategic approach.

GHG Reduction Actions

Table 3.1 shows the reduction measure actions developed by the Green Team for the Building and Facility Energy sector. The table includes immediate actions that were completed during Phase I of the Lead by Example planning and implementation process as well as those near and long-term actions collaboratively developed with the Green Team. All actions within the 2021-23 Financial Plan period are currently budgeted or scheduled and do not represent additional work tasks. Chapter 4 provides additional implementation information, including responsible departments.

Table 3.1. Building and Facility energy GHG reduction actions.

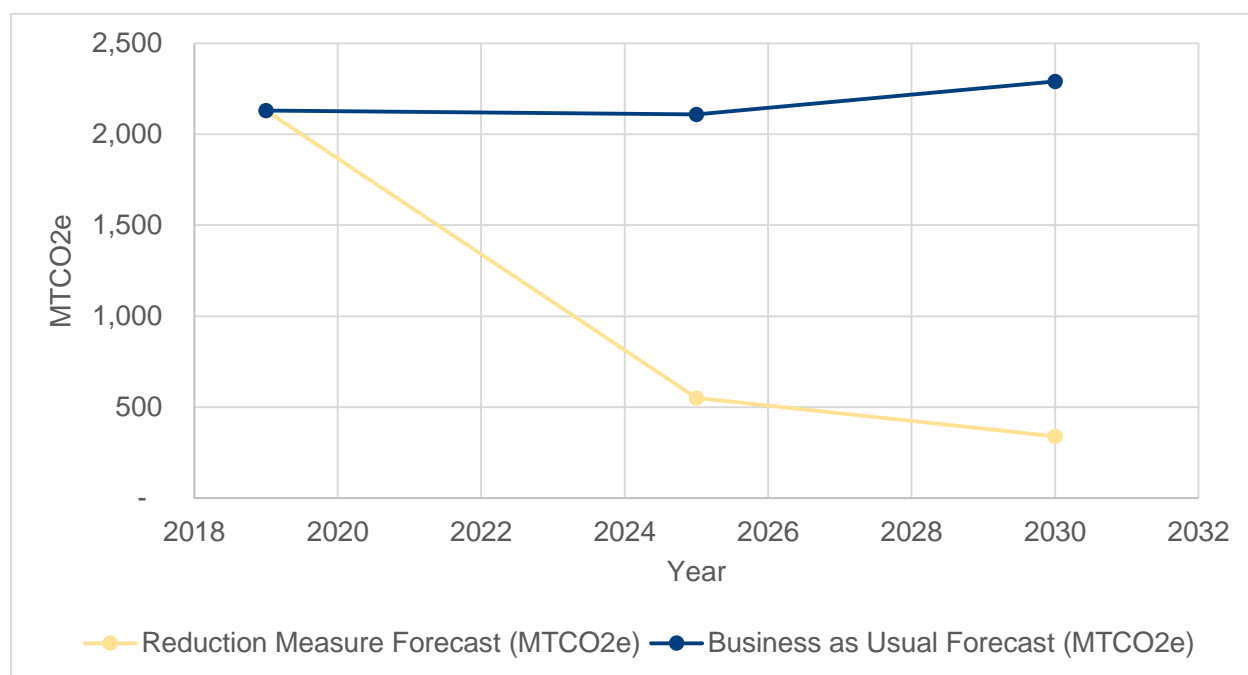
Status	GHG Reduction Action
Completed	<i>Energy Immediate Action 1</i> Initiate conversations with PG&E and The Energy Network to explore on-bill financing opportunities for City buildings and facilities.
	<i>Energy Immediate Action 2</i> Review and propose edits for lawn & garden Request for Proposals
2021-23 FP	Energy 1.1 Initiate and complete Energy Master Plan to develop the approach to decarbonization, comprehensive energy management, and efficiency across buildings and facilities.
	Energy 1.2 Complete On-Bill Financing Projects to retrofit buildings and facilities.
	Energy 1.3 Complete solar projects at SLO Swim Center, Transit Yard, and Fire Station 1 to offset energy use at key facilities.
	Energy 1.4 Complete battery storage project at the Water Treatment Plant to promote resilience against power failure.
	Energy 1.5 Continue ongoing and strategic efficiency improvements to advance the goal and objectives for the Energy sector.
	Energy 1.6 Develop and pilot an energy monitoring and management dashboard for Utilities Department to identify additional areas for efficiency improvements and quantify the impact of existing and future actions and consider scaling after pilot phase.
	Energy 1.7 Identify low or no cost energy efficiency improvements at the Wastewater Resource Recovery Facility (WRRF) through ongoing participation in energy efficiency studies with PG&E to reduce energy demand and emissions for one of the City's largest energy-consuming facilities.
2023-25 FP	Energy 2.1 Initiate implementation of Energy Master Plan, continue priority retrofits, and initiate hard-to-reach retrofits to advance decarbonization and energy management across buildings and facilities.
	Energy 2.2 Continue funding building retrofits and identifying and pursuing innovative funding and financing mechanisms such as on-bill financing.
	Energy 2.3 Procure and manage facility-wide energy management software and consider supportive staffing to target opportunities for retrofits and other energy efficiency measures.

Status	GHG Reduction Action
	Energy 2.4 "Opt-up" to Central Coast Community Energy (3CE) Prime to receive 100% renewable energy.
2025-27, 27-29 FP	Energy 3.1 Continue implementing Energy Master Plan and continue hard-to-reach retrofits to advance energy efficiency across buildings and facilities.
	Energy 3.2 Continue funding building retrofits and identifying and pursuing innovative funding and financing mechanisms such as on-bill financing.

Sector Emissions

The Building & Facility Energy sector focuses on emissions from energy (electricity and natural gas) used in buildings and facilities owned and operated by the City. Figure 3.1 shows the business as usual scenario for municipal building and facility energy emissions compared to forecasted emissions as a result of implementing the sector's emission reduction actions, described in the previous section. In 2025, Building and Facility Energy emissions are expected to decrease by 1,560 MTCO₂e relative to "business as usual", or approximately 74 percent. In 2030, emissions are expected to decrease by 1,950 MTCO₂e relative to "business as usual", or approximately 85 percent.

Figure 3.1. Building and Facility Energy forecasted emissions.



Fleet

Strategy Overview

Fleet is the second-largest contributor to annual municipal greenhouse gas emissions, creating approximately 39 percent of overall emissions. It is necessary for the City to pursue a phased transition to an electrified fleet (including transit) to achieve emissions reductions in this sector.

Lead by Example includes a strategic pathway to identify priority electrification opportunities across the City's fleet, align fleet replacement and purchase policies with the carbon neutrality goal, assess charging capacity and needs, and identify external funding opportunities to support the transition. By enhancing charging capacity across key City facilities via grants and partnerships, integrating EV-related objectives in procurement policies, accelerating and supporting the Transit Electrification Strategy, and exploring alternate modes for in-town travel, the City will be prepared to accommodate a growing EV fleet while driving down emissions across the sector.

GOAL: The City eliminates fossil fuel use in vehicle and equipment fleet.

OBJECTIVES:

1. Achieve 100% all-electric light duty vehicles, excluding long-range and certain public safety vehicles.
2. Achieve 50% zero emissions medium and heavy-duty vehicles.
3. Achieve 100% all-electric transit fleet.
4. Achieve 100% all-electric equipment, excluding certain heavy-duty equipment, pumps, and backup generators.

Emerging Challenges and Opportunities

Reducing emissions in the Fleet sector is particularly challenging for medium and heavy-duty fleet vehicles, off-road equipment, and the increasing need for diesel-powered backup generators. This is especially true in divisions with medium and heavy-duty vehicles, including Public Works: Streets, Utilities, Parks and Recreation, Police, and Fire. While there are many price and performance-comparable options for light-duty vehicles, there is not currently a robust market for large trucks and maintenance equipment powered by electricity, hydrogen, or other alternative zero-emissions fuels. The inventoried Fleet sector also includes diesel used to power backup generation systems. Diesel used for backup power generation presents a particularly difficult fossil fuel source to decarbonize, as the need for reliable and accessible secondary power is essential to maintain critical services during times of crisis.

Staff have designed the Fleet emissions reduction strategy to reflect market uncertainty and integrated an action to lay the foundations for a hard-to-reach fleet vehicle transition once technology and cost-effectiveness allow.

GHG Reduction Actions

Table 3.2 shows the reduction measure actions developed by staff for the Fleet sector. The table includes immediate actions that were completed during Phase I of the Lead by Example planning and implementation process as well as those near and long-term actions collaboratively developed with the Green Team. All actions within the 2021-23 Financial Plan period are currently budgeted or scheduled and do not represent additional work tasks. Chapter 4 provides additional implementation information, including responsible departments.

Table 3.2. Fleet GHG reduction actions.

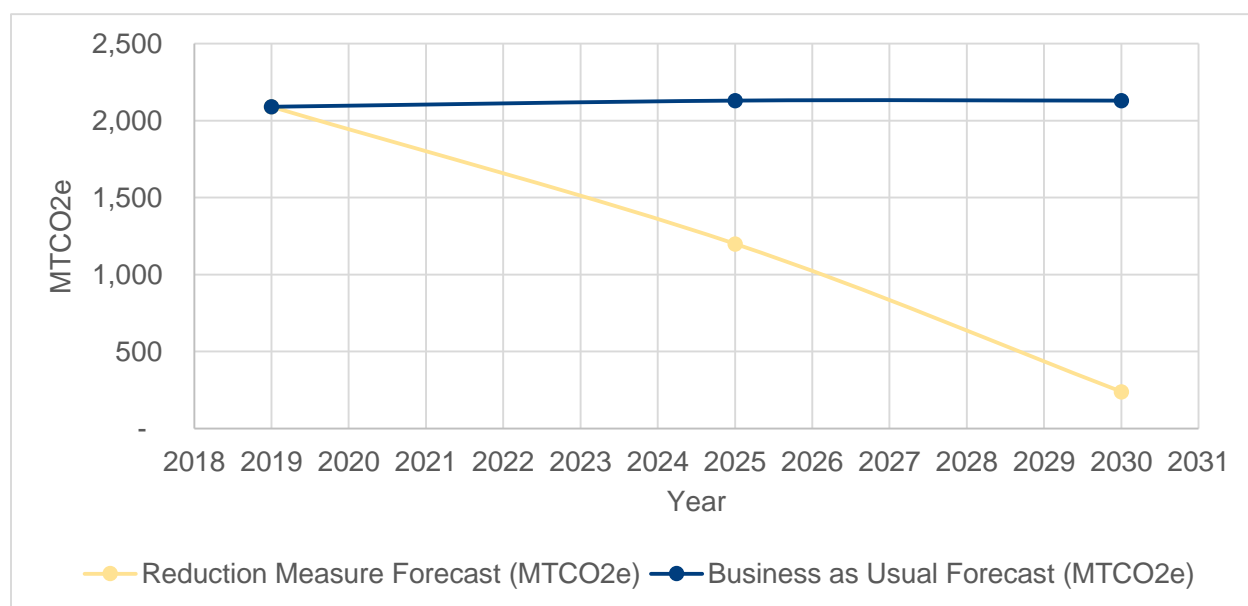
Status	GHG Reduction Action
Completed	<i>Fleet Immediate Action 1</i> Support Fleet Replacement Policy update to include requirements for all-electric light duty fleet vehicles on replacement.
	<i>Fleet Immediate Action 2</i> Research and assess green fleet procurement case studies
	<i>Fleet Immediate Action 3</i> Create GIS layer with locations of fleet parking and existing and planned EV chargers
2021-23 FP	Fleet 1.1 Expand EV charging infrastructure at strategic locations to accommodate a growing EV fleet.
	Fleet 1.2 Begin priority fleet electrification of light-duty vehicles to initiate the transition to a zero-emissions fleet.
	Fleet 1.3 Continue to research funding sources for charging infrastructure and monitor best practices for zero emissions medium and heavy-duty vehicles to build the foundation for a future "hard to reach" fleet transition.
	Fleet 1.4 Advocate to Central Coast Community Energy (3CE) to fund a fleet electrification plan to advance the goal and objectives of the Fleet sector.
2023-25 FP	Fleet 2.1 Develop and begin implementing landscape management and maintenance equipment transition plan to reduce fossil fuel use in maintenance equipment.
	Fleet 2.2 Launch landscape management pilot program to explore feasibility and effectiveness of electric landscaping equipment ahead of a broader transition.
	Fleet 2.3 Expand charging infrastructure for electric landscaping equipment and other electric/hybrid equipment to accommodate a growing electric equipment fleet.
	Fleet 2.4 Explore feasibility of backup power generation transition plan to reduce fossil fuel use in backup power generation.
	Fleet 2.5 Develop onsite solar offsets for charging needs to prevent increased energy demand and subsequent electricity purchases.
	Fleet 2.6 Develop plan for charging "hard to electrify" light duty vehicles (e.g., police cruisers), medium duty vehicles, and heavy-duty vehicles and install infrastructure as feasible.
2025-27, 27-30	Fleet 3.1 Implement landscape management and maintenance equipment transition plan to advance the goal and objectives of the Fleet sector.

Status	GHG Reduction Action
2025-27, 27-29 FP	Fleet 3.2 Initiate backup power generation transition plan to advance the goal and objectives of the Fleet sector.
	Fleet 3.3 Begin or continue transition to zero emissions medium and heavy-duty fleet vehicles to support the goal and objectives of the Fleet sector.
	Fleet 3.4 Procure vehicles for Police Department as identified in the FY 2025-26 Capital Improvement Project Budget to support the goal and objectives of the Fleet sector.

Sector Emissions

The Fleet sector focuses on emissions from fossil fuel use (gasoline and diesel) used to power on-road vehicles and maintenance equipment owned and operated by the City. Figure 3.2 shows the business-as-usual scenario for municipal fleet emissions compared to forecasted emissions as a result of implementing the sector's emission reduction actions, described in the previous section. Please note that the *Lead by Example* implementation forecast is based on the assumption that the City implements the Building & Facility Energy action 2.4, in which the City will opt-up to Central Coast Community Energy (3CE) Prime. In 2025, Fleet emissions are expected to decrease by 930 MTCO₂e relative to "business as usual", or approximately 44 percent. In 2030, emissions are expected to decrease by 1,890 MTCO₂e relative to "business as usual", or approximately 89 percent.

Figure 3.2. Fleet forecasted emissions.



Employee Commute

Strategy Overview

Single-occupancy transportation represents one of the largest community emissions sources in San Luis Obispo and the State of California. While employee commute for only represents approximately 13 percent of annual municipal operations emissions, the sector is highly visible and successful program implementation at the City could be transferable to businesses and other organizations in the community. For example, in 1998 the City initiated the Trip Reduction Incentive Program (TRIP) to help employees track their commute and receive incentives for taking less polluting commute options, which inspired other regional organizations to take similar actions..

Lead by Example includes a strategic pathway to identify opportunities to enhance and expand the TRIP program, leverage updated work-from-home policies to tailor new and existing commute reduction initiatives, and pursue partnerships to develop innovative mobility platforms. By building on evolving practices for employee tele-work and tailoring programs to encourage alternative transportation when commute is necessary, the City can achieve substantial reductions in commute vehicle miles traveled and related emissions.

GOAL: City employee commute is aligned with and substantially exceeds General Plan Mode Split Objectives by 2030.

OBJECTIVES:

1. Reduce single-occupancy commute miles 25% by 2025, 50% by 2030.
2. Of the remaining single-occupancy commute miles, achieve 25% via electric vehicle by 2025, 50% via electric vehicle by 2030.

Emerging Challenges and Opportunities

The Employee Commute sector is a challenging, yet critical aspect of annual municipal GHG emissions. Staff that live within and outside of San Luis Obispo overwhelmingly rely on single-occupancy vehicle travel to report to work. This pattern can be attributed to the relatively far distance between home and work for many out-of-town employees due to higher housing costs in San Luis Obispo, the convenience of driving compared to other modes, perceived safety compared to other modes, and cultural norms. Meaningful changes to the vehicle miles travelled and commute mode chosen by employees will largely be based on behavioral change, over which the City is able to exercise limited policy and program influence. Additionally, while the COVID-19 pandemic has drastically reduced the number of employees physically reporting to work in 2020 and 2021, it is assumed that the transition back to in-person work could result in “business-as-usual” commute habits.

In the commute emissions reduction strategy, staff are committed to utilizing equity-focused incentives to encourage City employees to choose alternate modes and reduce overall vehicle miles traveled. Work with staff in the Human Resources department will inform the planning process to develop updated, long-term work-from-home policies that will allow flexibility for employees to work remotely.

GHG Reduction Actions

Table 3.3 shows the reduction measure actions developed by staff for the Employee Commute sector. The table includes immediate actions that were completed during Phase I of the Lead by Example planning and implementation process as well as those near and long-term actions collaboratively developed by the Green Team. All actions within the 2021-23 Financial Plan period are currently budgeted or scheduled and do not represent additional work tasks. Chapter 4 provides additional implementation information, including responsible departments.

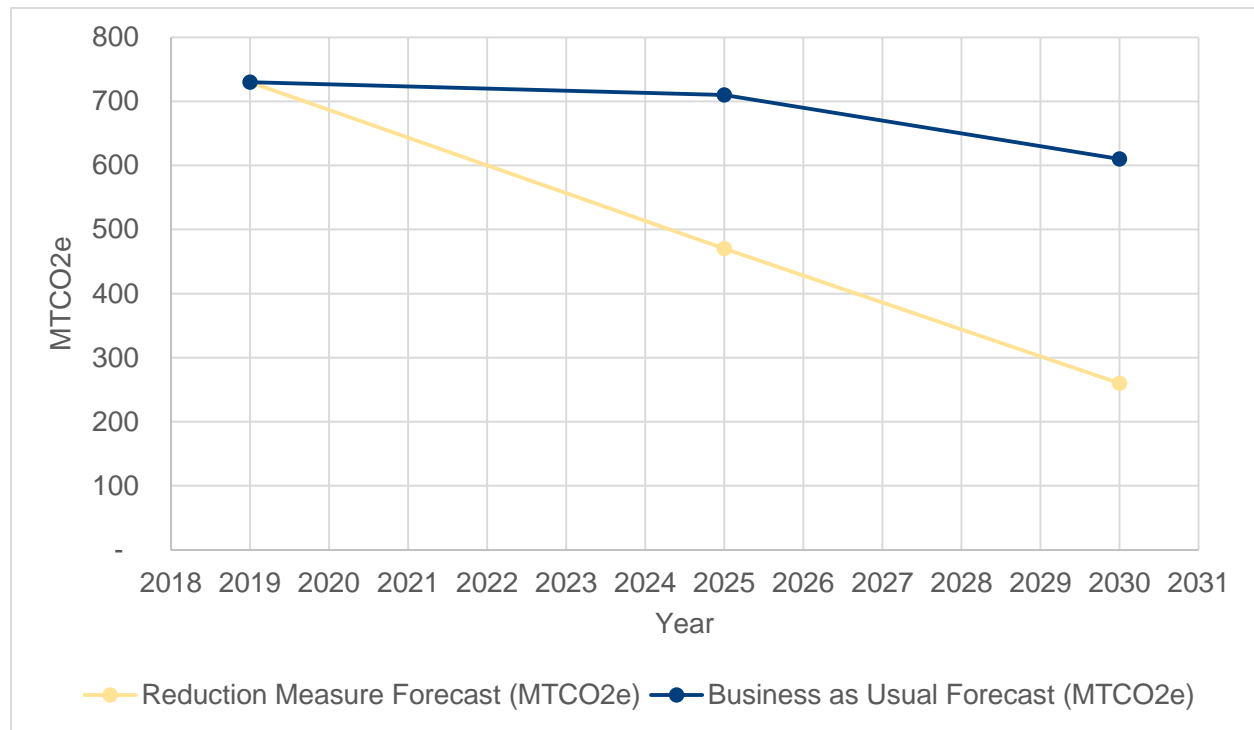
Table 3.3. Employee Commute GHG reduction actions.

Status	GHG Reduction Action
Completed	<i>Commute Immediate Action 1</i> Integrate “Lead by Example” into the Active Transportation Plan.
	<i>Commute Immediate Action 2</i> Facilitate an initial meeting with San Luis Obispo Council of Governments (SLOCOG) to expand iRideshare capabilities and leverage “mobility as a service” for employee commute objectives.
2021-23 FP	Commute 1.1 Leverage updated work from home policies to provide VMT and provide additional incentives for alternative transportation for field workers and shift workers.
	Commute 1.2 Update TRIP program to reflect current Council priorities and contemporary issues such as work from home, DEI, and electric vehicles.
	Commute 1.3 Develop trip reduction program to show that the City holds itself to the same standards as current development and to reduce vehicle miles travelled.
	Commute 1.4 Launch programs to increase employee access to bicycles (e.g., employee bike loan program).
	Commute 1.5 Enhance/expand bus pass access to encourage alternate, low-carbon transportation for commute purposes.
	Commute 1.6 Explore mobility-as-a-service to connect employees with alternate, low-carbon transportation for commute purposes.
	Commute 1.7 Establish electric vehicle charging policy for personal vehicles at City parking spaces to encourage use of EV’s for commute purposes.
2023-25 FP	Commute 2.1 Enhance access to trip reduction incentives for out-of-town employees to equitably advance the goal and objectives of the Employee Commute sector.
2025-27, 27-29 FP	Commute 2.2 Evaluate staff commute habits and reevaluate strategic approach to achieving sector objectives.

Sector Emissions

The Employee Commute sector focuses on emissions from vehicle miles travelled (VMT) used by City employees to travel to and from work. Figure 3.3 shows the business as usual scenario for employee commute emissions compared to forecasted emissions as a result of implementing the sector's emission reduction actions, described in the previous section. In 2025, Employee Commute emissions are expected to decrease by 240 MTCO₂e relative to "business as usual", or approximately 34 percent. In 2030, emissions are expected to decrease by 350 MTCO₂e relative to "business as usual", or approximately 57 percent.

Figure 3.3. Employee Commute forecasted emissions.



Solid Waste

Strategy Overview

City facilities and operations produce a considerable volume of annual solid waste, totaling about 280 tons in 2019. In terms of municipal operations GHG emissions, Solid Waste represents approximately two percent of total emissions. However, similar to Employee Commute, the Solid Waste sector presents an opportunity to develop and pilot waste reduction programs and capital projects that can be modeled by businesses and other organizations in the community. The City has historically implemented operations-based waste reduction policies consistent with state law and launched in-office programs that coincide with community programs, like the distribution of green waste bins across the organization.

GOAL: City buildings, facilities, and operations are zero waste as defined by the Zero Waste International Alliance (ZWIA).

OBJECTIVES:

1. Achieve 90% reduction in landscape waste.
2. Achieve 90% reduction in office-based operation waste.

The Utilities department is in a unique position to utilize its existing partnership with the Integrated Waste Management Authority (IWMA) to scale community-based waste reduction initiatives for municipal use. Lead by Example includes a strategic pathway to identify opportunities to enhance and expand current waste reduction programs and policies through a waste reduction plan. By implementing waste-reduction measures across City buildings and facilities and pursuing zero-waste operations, the City can save money, cut emissions, and Lead by Example.²

Emerging Challenges and Opportunities

Pursuing zero-waste operations poses various challenges and uncertainties. Notably, reducing office-based waste is largely dependent on individual employee behavior. Even after the infrastructure and policies are in place, employees must dispose of waste in the correct bin, follow best practices, and develop new habits. This reality makes employee buy-in and education a critical component of achieving our waste objectives.

The pathway to reducing waste will largely depend on the findings and recommendations of the Municipal Waste Reduction Plan and Characterization Study (to be developed in FY 21-23). While any waste diverted from a landfill is a success, reducing consumption first is the best approach to minimize issues such as recycling contamination and green waste bin under-utilization.

² The Zero Waste International Alliance (ZWIA) defines “zero waste” as “the conservation of all resources by means of responsible production, consumption, reuse, and recovery of products, packaging, and materials without burning and with no discharges to land, water, or air that threaten the environment or human health.” Lead by Example operationalizes this as a 90% reduction in landfilled waste.

GHG Reduction Actions

Table 3.4 shows the reduction measure actions developed by staff for the Solid Waste sector. The table includes immediate actions that were completed during Phase I of the Lead by Example planning and implementation process as well as those near and long-term actions collaboratively developed with the Green Team. All actions within the 2021-23 Financial Plan period are currently budgeted or scheduled and do not represent additional work tasks. Chapter 4 provides additional implementation information, including responsible departments.

Table 3.4. Solid Waste GHG reduction actions.

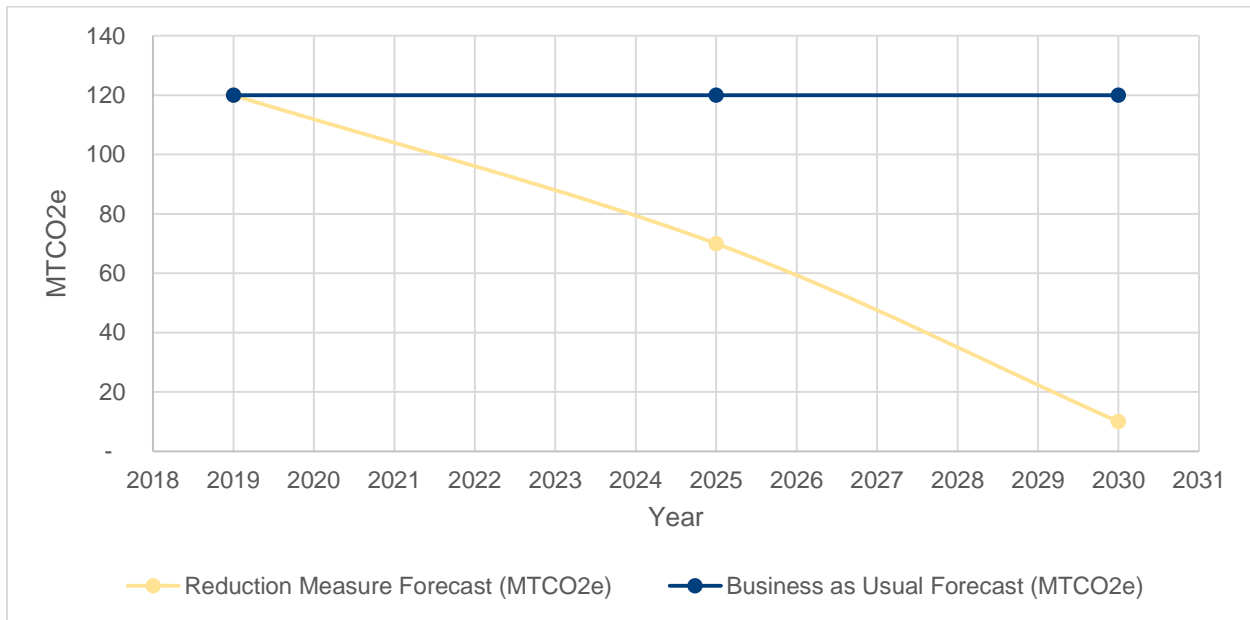
Status	GHG Reduction Action
Completed	<i>Waste Immediate Action 1</i> Research and assess solution case studies for recycling contamination in public spaces.
2021-23 FP	Waste 1.1 Hire a CivicSpark Fellow to support municipal zero waste goal.
	Waste 1.2 Develop a Municipal Waste Reduction Plan & conduct municipal waste characterization study to frame an approach to operations-wide solid waste reduction.
	Waste 1.3 Adopt waste reduction and diversion ordinances to ensure consistency with ordinance directives from the Integrated Waste Management Authority.
	Waste 1.4 Survey office space throughout the City and assess opportunities to optimize waste reduction through the TRUE certification program.
	Waste 1.5 Develop & implement paper-free workplace policy to reduce paper waste in office-based operations.
	Waste 1.6 Initiate project to right-size existing waste bins to encourage appropriate waste disposal across offices.
2023-25 FP	Waste 2.1 Implement Municipal Waste Reduction Plan to support the goal and objectives of the Solid Waste sector.
2025-27, 27-29 FP	Waste 3.1 Continue implementing Municipal Waste Reduction Plan to support the goal and objectives of the Solid Waste sector.

Sector Emissions

The Solid Waste sector focuses on emissions from solid waste disposal as a result of City operations. Figure 3.4 shows the business as usual scenario for solid waste emissions compared to forecasted emissions as a result of implementing the sector's emission reduction actions,

described in the previous section. In 2025, Solid Waste emissions are expected to decrease by 50 MTCO₂e relative to “business as usual”, or approximately 42 percent. In 2030, emissions are expected to decrease by 110 MTCO₂e relative to “business as usual”, or approximately 92 percent.

Figure 3.4. Solid Waste forecasted emissions.



Wastewater

Strategy Overview

The City of San Luis Obispo owns and operates a major facility responsible for treating wastewater, the Water Resource Recovery Facility (WRRF). This facility and its processes use a significant amount of energy to power equipment. Additionally, the WRRF is a source of direct emissions in the form of biogas, which is a byproduct of the wastewater treatment process. Operations at the WRRF are highly regulated and opportunities to reduce emissions and enhance energy efficiency are constrained to allowable changes according to the regulatory agencies that oversee wastewater recovery in the State of California and the County of San Luis Obispo. The WRRF is currently undergoing an upgrade project that will replace the use of chemicals for disinfection with UV technology. This project will reduce the negative environmental and embodied GHG emission impacts of industrial chemicals and will result in greater onsite electricity use.

GOAL: The City minimizes direct emissions from the provision of wastewater to the maximum extent feasible.

Lead by Example includes a strategic pathway to identify opportunities for emissions reduction actions within the existing regulatory framework that the WRRF operates. By strategically pursuing onsite energy generation using digester biogas and exploring pathways to utilize biosolids for local use, the City can capitalize on critical infrastructure in a strict regulatory environment to reduce direct and indirect emissions.

Emerging Challenges and Opportunities

Wastewater recovery is an essential function of the City. Critical services such as these operate under strict regulatory standards which limit opportunities to pursue energy efficiency and other climate actions. For example, new regulatory standards require the WRRF to phase-out its chemical disinfection processes and construct a more effective and less environmentally-impactful technology (UV disinfection) that requires greater onsite energy use. By exploring the feasibility of further enhancing onsite energy generation via the co-generation system paired with battery storage, the City can potentially offset these increased energy needs while creating a more resilient system overall. The WRRF is currently partnered with PG&E and the U.S. Department of Energy in exploring opportunities for additional efficiency measures, including the expansion of onsite energy production and optimization of existing and future facilities currently under construction. Staff are committed to considering feasible avenues for reducing emissions while maintaining high standards of operation.

GHG Reduction Actions

Table 3.5 shows the reduction measure actions developed by staff for the Wastewater sector. The table includes immediate actions that were completed during Phase I of the Lead by Example

planning and implementation process as well as those near and long-term actions collaboratively developed with the Green Team. All actions within the 2021-23 Financial Plan period are currently budgeted or scheduled and do not represent additional work tasks. Chapter 4 provides additional implementation information, including responsible departments.

Table 3.5. Wastewater GHG reduction actions.

Status	GHG Reduction Action
Completed	<i>Wastewater Immediate Action 1</i> Develop community engagement materials and outreach program for sewer lateral replacement policy.
2021-23 FP	Wastewater 1.1 Optimize onsite energy generation to reduce external energy demand and subsequent electricity purchases.
	Wastewater 1.2 Continue to reduce inflow and infiltration into the wastewater collection system through capital replacement of gravity sewer mains and private sewer lateral programs, resulting in less wastewater to treat.
	Wastewater 1.3 Evaluate the potential for expanded onsite energy capture and production through an ongoing partnership with the U.S. Department of Energy.

Sector Emissions

The Wastewater sector focuses on emissions from the wastewater treatment process. The energy used to power the WRRF is included under the Building and Facility Energy sector. GHG emissions estimates included in the 2019 Municipal GHG Inventory and Report are purely informational, as staff are not confident that the calculation methods used are defensible.

Procurement, Budget, and Finance

Strategy Overview

While activities related to Procurement, Purchasing, & Finance are not directly quantified in the Municipal Greenhouse Gas Inventory, this sector is of unique importance due to its nexus with the other sectors. The way the City spends money, by funding internal projects and programs, investing, and entering into vendor contracts has downstream impacts on greenhouse gas emissions. The City has historically integrated climate and sustainability considerations into financial policy on an ad hoc basis per Council direction, like the Municipal Code Environmentally Preferred Purchasing Policy adoption in 1990 (updated in 2015 and 2018).

Lead by Example includes a strategic pathway to identify opportunities to formally integrate climate considerations across procurement, budgeting, and finance activities and pilot purchasing programs. Integrating climate considerations and priorities into the City's financial operations serves as the foundation for the broader transition to carbon neutral City operations across all sectors.

GOAL: The City supports and accelerates achieving the carbon neutrality goal through procurement, budget, investment, and finance processes.

OBJECTIVES:

3. Establish sustainability criteria to guide vendor selection and other procurement activities.
4. Establish criteria to guide budget development and selection of CIPs.
5. Achieve 100% ESG investments across the City's portfolio.
6. Establish approach to enhancing circularity in City procurement and operations.

Emerging Challenges and Opportunities

Currently, there are not strong case studies for how peer cities formally integrate quantitative climate and sustainability metrics into financial decision-making processes. This space is rapidly emerging as more municipalities aim to align financial policies and procedures with climate goals.

Staff have already begun integrating qualitative, high-level considerations and prompts into purchasing and budget approval processes to frame the Council-adopted climate goal in the context of financial activities. Staff are committed to considering opportunities to integrate climate metrics broadly across financial activities and continuing to explore peer city case studies as the emissions reduction strategy is implemented.

GHG Reduction Actions

Table 3.8 shows the reduction measure actions developed by staff for the Procurement, Budget, and Finance sector. The table includes immediate actions that were completed during Phase I of the Lead by Example planning and implementation process as well as those near and long-term actions collaboratively developed with the Green Team. These actions are expected to result in indirect emissions reductions and are therefore not included in the GHG emissions forecast. All actions within the 2021-23 Financial Plan period are currently budgeted or scheduled and do not represent additional work tasks. Chapter 4 provides additional implementation information, including responsible departments.

Table 3.8. Procurement, Budget, and Finance GHG reduction actions.

Status	GHG Reduction Action
Completed	<i>Procurement Immediate Action 1</i> Research and assess case studies on green/sustainable budgeting at the municipal level.
	<i>Procurement Immediate Action 2</i> Collect case studies from Green Cities California (GCC) on draft purchase policy update.
	<i>Procurement Immediate Action 3</i> Adopt new policy focusing budget decisions on sustainability, resilience, and diversity, equity, and inclusion.
	<i>Procurement Immediate Action 4</i> Update capital improvement project (CIP) intake form to include carbon neutrality considerations.
2021-23 FP	Procurement 1.1 Develop and implement Capital Improvement Project (CIP) climate and resilience quantification tool for 2023-25 FP to promote consistency with Council-adopted climate goals for capital projects.
	Procurement 1.2 Update and advance climate and equity budget approach for 2023-25 FP to promote consistency with Council-adopted climate goals for budget processes.
	Procurement 1.3 Update Environmentally Preferred section of Procurement Policy and codify in the Municipal Code to reflect broader climate and sustainability considerations.
	Procurement 1.4 Conduct pilot program with IT and consider updating IT strategic plan regarding environmentally preferred equipment to identify/assess challenges and opportunities with sustainable purchasing that can be scaled to other operations and equipment.
2023-25 FP	Procurement 2.1 Develop and begin implementing Council-adopted sustainability criteria for procurement contracts.
2025-27, 27-29 FP	Procurement 3.1 Revisit janitorial contracts (amendment to request for proposal template & purchasing policy) to promote consistency with Council-adopted climate goals for janitorial products and services.

Sector Emissions

The Procurement, Budget, and Finance sector is associated with indirect emissions not quantified in the 2019 Municipal GHG Inventory and Report. Any emission reductions that will occur as a result of implementation of emission reduction actions will also fall under indirect emissions and are not currently quantifiable according to the Local Government Operations Protocol. Therefore, staff did not estimate Procurement, Budget, and Finance sector emissions under a “business as usual” or emission reduction measure scenario. The City recognizes the importance of taking action within the sector despite not quantifying emissions, especially given the opportunity to “lead by example” and implement highly replicable and scalable measures.

Natural Solutions

Strategy Overview

The open space lands owned or managed by the City of San Luis Obispo present a significant opportunity to offset operational emissions via soil-based carbon sequestration. Investment in the Urban Forest and carbon farming in the City's Greenbelt can increase soil carbon storage while benefitting the community through the conservation of natural resources, maintenance of ecosystem services, access to passive recreation opportunities, and enhanced climate resilience.

Lead by Example includes a strategic pathway to build on Natural Solutions foundational actions detailed in the Climate Action Plan for Community Recovery to grow the City's Greenbelt through conservation easements and property acquisitions, implement targeted "carbon farming" pilot projects, and expand the City's Urban Forest system. The Natural Solutions sector allows the City to demonstrate leadership in this emerging field, support climate resilience, and enhance community well-being.

GOAL: The City optimizes carbon sequestration within the City's Greenbelt and Urban Forest system.

OBJECTIVES:

1. The City has a healthy multi-benefit Urban Forest system that increases local carbon sequestration.
2. The City open space and Greenbelt support regenerative agricultural practices and are managed to sequester carbon, where appropriate.
3. The City's landscape management practices are climate friendly and utilize compost from the regional anaerobic digester.

Emerging Challenges and Opportunities

Actions within the Natural Solutions sector need to be responsive to a changing climate. With the frequency and intensity of extreme heat days and wildfire risk expected to increase over time, many areas of San Luis Obispo will be left vulnerable. Specifically, when considering the importance of tree cover to human health in cases of extreme heat, the co-benefits of a more robust urban forest are apparent. Additionally, nature-based approaches to carbon sequestration are a rapidly emerging field. Given uncertainty regarding methodology and the GHG sequestration potential of "carbon farming," the City should remain flexible in pilot project implementation.

As the region anticipates more frequent extreme heat days, tree planting will be coordinated to maximize cooling and energy efficiency benefits for the areas of San Luis Obispo with the least tree cover and greatest expected heat intensity. The Urban Forest system expansion strategy also includes considerations for tree species in order to ensure long-term tree success in a changing climate. Staff are committed to being responsive to changing conditions and will continuously seek opportunities to enhance climate adaptation and resilience co-benefits while pursuing carbon sequestration activities.

GHG Reduction Actions

Table 3.6 shows the reduction measure actions developed by staff for the Natural Solutions sector. The table includes actions that were included in the Climate Action Plan for Community Recovery and those included in the 2021-23 Financial Plan. All actions within the 2021-23 Financial Plan period are currently budgeted or scheduled and do not represent additional work tasks. Chapter 4 provides additional implementation information, including responsible departments.

Table 3.6. Natural Solutions GHG reduction actions.

Status	GHG Reduction Action
2021-23 FP	Natural Solutions 1.1 Prepare the City's first Urban Forest Master Plan, to be brought before City Council in 2022, including a comprehensive update of tree inventory, assessment of tree canopy coverage, and implementation of an ongoing tracking system.
	Natural Solutions 1.2 Partner with ECOSLO and others in the community to support the 10,000 Trees by 2035 goal through a tree planting and maintenance program.
	Natural Solutions 1.3 Convene an inter-departmental staff team to assess and provide recommendations for the Urban Forest Program's future role in advancing sustainability goals and objectives.
	Natural Solutions 1.4 Identify a strategy for a prioritized replacement schedule for downtown Ficus trees and begin implementation to ensure the long-term preservation of the Downtown street tree canopy.
	Natural Solutions 1.5 Develop a "Carbon Farm Plan" for the City's Johnson Ranch Open Space and Calle Joaquin Agricultural Reserve ("City Farm") in 2021 to strategically implement compost application.
	Natural Solutions 1.6 Begin pilot implementation of compost application and monitoring to implement the Carbon Farm Plans described in 1.5, above, beginning in 2022 to advance carbon sequestration efforts.
	Natural Solutions 1.7 Actively pursue opportunities to purchase open space lands and permanent land conservation agreements in furtherance of the City's Greenbelt Protection Program.
	Natural Solutions 1.8 Explore opportunities to utilize regional green waste digester compost for beneficial use across properties and operations.
2023-25 FP	Natural Solutions 2.1 Begin long-term implementation of "Carbon Farming" practices to advance carbon sequestration efforts.
	Natural Solutions 2.2 Continue planting trees on an annual basis towards the objective of 10,000 new trees by 2035 pending direction in the Urban Forest Master Plan.
	Natural Solutions 2.3 Launch pilot project to strategically phase-in regional green waste digester compost for landscape management operations to promote circularity and advance carbon sequestration efforts.

Status	GHG Reduction Action
2025-27 FP	Natural Solutions 3.1 Continue planting trees on an annual basis towards the objective of 10,000 new trees by 2035 pending direction in the Urban Forest Master Plan to advance carbon sequestration efforts.

Sector Emissions

The Natural Solutions sector focuses on emissions reductions as a result of natural carbon sequestration on City-owned properties. Table 3.7 shows the forecasted emissions reductions as a result of implementing the sector's actions, described in the previous section.

Table 3.7. Natural Solutions forecasted emissions offsets.

Sector	2025	2030
Forecasted Emissions Offsets (MTCO ₂ e)	1,790	2,000

4. ACHIEVING OUR GOALS

Administrative Actions

In addition to the sector specific actions in Chapter 3, the City commits to the following administrative actions to ensure active and effective implementation of Lead by Example.

- **Administrative Action 1: Lead by Example Update.** The City will update Lead by Example every four years (concurrent with every other Financial Plan). The City will synch the update with the Community Plan so that each plan is updated in an alternating fashion concurrent with every Financial Plan.
- **Administrative Action 2: Plan Monitoring and Reporting.** The City will monitor and report implementation to City Council on a regular basis.

Action Implementation Matrix

The below table summarizes each action that the City is committed to pursuing as a part of Lead by Example, including the departments responsible for implementing the action and the planned initiation period. Under the Responsible Department(s) column, departments that are bolded are the primary lead for implementation and those that are not bolded have been identified as having a supportive role.

Action	Description	Responsible Department(s)	Planned Initiation (FP)
<i>Administrative Actions</i>			
<i>Administrative Action 1: Lead by Example Update</i>	The City will update Lead by Example every four years (concurrent with every other Financial Plan). The City will synch the update with the Community Plan so that each plan is updated in an alternating fashion concurrent with every Financial Plan.	Office of Sustainability	Ongoing
<i>Administrative Action 2: Plan Monitoring and Reporting</i>	The City will monitor and report implementation to City Council on a regular basis.	Office of Sustainability	Ongoing

Action	Description	Responsible Department(s)	Planned Initiation (FP)
<i>Energy</i>			
<i>Energy Immediate Action 1</i>	Initiate conversations with PG&E and The Energy Network to explore on-bill financing opportunities for City buildings and facilities.	Office of Sustainability, Public Works	Completed
<i>Energy Immediate Action 2</i>	Review and propose edits for lawn & garden Request for Proposal	Office of Sustainability	Completed
Energy 1.1	Initiate and complete Energy Master Plan to develop the approach to decarbonization, comprehensive energy management, and efficiency across buildings and facilities.	Office of Sustainability, Public Works	2021-23
Energy 1.2	Complete On-Bill Financing Projects to retrofit buildings and facilities.	Public Works, Office of Sustainability	2021-23
Energy 1.3	Complete solar projects at SLO Swim Center, Transit Yard, and Fire Station 1 to offset energy use at key facilities.	Public Works	2021-23
Energy 1.4	Complete battery storage project at the Water Treatment Plant to promote resilience against power failure.	Utilities	2021-23
Energy 1.5	Continue ongoing and strategic efficiency improvements to advance the goal and objectives for the Energy sector.	Public Works, Utilities	2021-23
Energy 1.6	Develop and pilot an energy monitoring and management dashboard for Utilities Department to identify additional areas for efficiency improvements and quantify the impact of existing and future actions and consider scaling after pilot phase.	Utilities	2021-23

Action	Description	Responsible Department(s)	Planned Initiation (FP)
Energy 1.7	Identify low or no cost energy efficiency improvements at the Wastewater Resource Recovery Facility (WRRF) through ongoing participation in energy efficiency studies with PG&E to reduce energy demand and emissions for one of the City's largest energy-consuming facilities.	Utilities	2021-23
Energy 2.1	Initiate implementation of Energy Master Plan, continue priority retrofits, and initiate hard-to-reach retrofits to advance decarbonization and energy management across buildings and facilities.	Public Works , Office of Sustainability	2023-25
Energy 2.2	Continue funding building retrofits and identifying and pursuing innovative funding and financing mechanisms such as on-bill financing.	Public Works	2023-25
Energy 2.3	Procure and manage facility-wide energy management software and consider supportive staffing to target opportunities for retrofits and other energy efficiency measures.	Office of Sustainability , Public Works, Utilities	2023-25
Energy 2.4	"Opt-up" to Central Coast Community Energy (3CE) Prime to receive 100% renewable energy.	Office of Sustainability , Public Works, Utilities	2023-25
Energy 3.1	Continue implementing Energy Master Plan and continue hard-to-reach retrofits to advance energy efficiency across buildings and facilities.	Public Works	2027-29
Energy 3.2	Continue funding building retrofits and identifying and pursuing innovative funding and financing mechanisms such as on-bill financing.	Public Works	2027-29
Fleet			
<i>Fleet Immediate Action 1</i>	Support Fleet Replacement Policy update to include requirements for all-electric light duty fleet vehicles on replacement.	Office of Sustainability	Completed
<i>Fleet Immediate Action 2</i>	Research and assess green fleet procurement case studies	Office of Sustainability	Completed

Action	Description	Responsible Department(s)	Planned Initiation (FP)
<i>Fleet Immediate Action 3</i>	Create GIS layer with locations of fleet parking and existing and planned EV chargers	Office of Sustainability	Completed
Fleet 1.1	Expand EV charging infrastructure at strategic locations to accommodate a growing EV fleet.	Public Works , Office of Sustainability	2021-23
Fleet 1.2	Begin priority fleet electrification of light-duty vehicles to initiate the transition to a zero-emissions fleet.	Public Works	2021-23
Fleet 1.3	Continue to research funding sources for charging infrastructure and monitor best practices for zero emissions medium and heavy-duty vehicles to build the foundation for a future "hard to reach" fleet transition.	Office of Sustainability , Public Works	2021-23
Fleet 1.4	Advocate to Central Coast Community Energy (3CE) to fund a fleet electrification plan to advance the goal and objectives of the Fleet sector.	Office of Sustainability	2021-23
Fleet 2.1	Develop and begin implementing landscape management and maintenance equipment transition plan to reduce fossil fuel use in maintenance equipment.	Public Works , Office of Sustainability	2023-25
Fleet 2.2	Launch landscape management pilot program to explore feasibility and effectiveness of electric landscaping equipment ahead of a broader transition.	Public Works , Office of Sustainability	2023-25
Fleet 2.3	Expand charging infrastructure for electric landscaping equipment and other electric/hybrid equipment to accommodate a growing electric equipment fleet.	Public Works	2023-25
Fleet 2.4	Explore feasibility of backup power generation transition plan to reduce fossil fuel use in backup power generation.	Office of Sustainability , Public Works	2023-25

Action	Description	Responsible Department(s)	Planned Initiation (FP)
Fleet 2.5	Develop onsite solar offsets for charging needs to prevent increased energy demand and subsequent electricity purchases.	Office of Sustainability, Public Works	2023-25
Fleet 2.6	Develop plan for charging “hard to electrify” light duty vehicles (e.g., police cruisers), medium duty vehicles, and heavy-duty vehicles and install infrastructure as feasible.	Public Works, Office of Sustainability	2023-25
Fleet 3.1	Implement landscape management and maintenance equipment transition plan to advance the goal and objectives of the Fleet sector.	Public Works, Office of Sustainability	2027-29
Fleet 3.2	Initiate backup power generation transition plan to advance the goal and objectives of the Fleet sector.	Public Works	2027-29
Fleet 3.3	Begin or continue transition to zero emissions medium and heavy-duty fleet vehicles to support the goal and objectives of the Fleet sector.	Public Works	2025-29
Fleet 3.4	Procure vehicles for Police Department as identified in the FY 2025-26 Capital Improvement Project Budget to support the goal and objectives of the Fleet sector.	Public Works	2025-29
Commute			
<i>Commute Immediate Action 1</i>	Integrate “Lead by Example” into the Active Transportation Plan.	Office of Sustainability	Completed
<i>Commute Immediate Action 2</i>	Facilitate initial meeting with San Luis Obispo Council of Governments (SLOCOG) to expand iRideshare capabilities and leverage “mobility as a service” for employee commute objectives.	Office of Sustainability	Completed

Action	Description	Responsible Department(s)	Planned Initiation (FP)
Commute 1.1	Leverage updated work from home policies to provide VMT and provide additional incentives for alternative transportation for field workers and shift workers.	Human Resources , Office of Sustainability	2021-23
Commute 1.2	Update TRIP program to reflect current Council priorities and contemporary issues such as work from home, DEI, and electric vehicles.	Human Resources , Office of Sustainability, Public Works	2021-23
Commute 1.3	Develop trip reduction program to show that the City holds itself to the same standards as current development and to reduce vehicle miles travelled.	Public Works , Office of Sustainability	2021-23
Commute 1.4	Launch programs to increase employee access to bicycles (e.g., employee bike loan program).	Office of Sustainability , Public Works, Finance	2021-23
Commute 1.5	Enhance/expand bus pass access to encourage alternate, low-carbon transportation for commute purposes.	Public Works	2021-23
Commute 1.6	Explore mobility-as-a-service to connect employees with alternate, low-carbon transportation for commute purposes.	Office of Sustainability , Public Works	2021-23
Commute 1.7	Establish electric vehicle charging policy for personal vehicles at City parking spaces to encourage use of EV's for commute purposes.	Public Works , Office of Sustainability, Finance	2021-23
Commute 2.1	Enhance access to trip reduction incentives for out-of-town employees to equitably advance the goal and objectives of the Employee Commute sector.	Human Resources , Office of Sustainability, Public Works	2023-25
Commute 2.2	Evaluate staff commute habits and reevaluate strategic approach to achieving sector objectives.	Human Resources , Office of Sustainability, Public Works	2023-25
Solid Waste			
<i>Waste Immediate Action 1</i>	Research and assess solution case studies for recycling contamination in public spaces.	Office of Sustainability	Completed
Waste 1.1	Hire a CivicSpark Fellow to support municipal zero waste goal.	Utilities	2021-23

Action	Description	Responsible Department(s)	Planned Initiation (FP)
Waste 1.2	Develop a Municipal Waste Reduction Plan & conduct municipal waste characterization study to frame an approach to operations-wide solid waste reduction.	Utilities	2021-23
Waste 1.3	Adopt waste reduction and diversion ordinances to ensure consistency with ordinance directives from the Integrated Waste Management Authority.	Utilities	2021-23
Waste 1.4	Survey office space throughout the City and assess opportunities to optimize waste reduction through the TRUE certification program.	Utilities	2021-23
Waste 1.5	Develop & implement paper-free workplace policy to reduce paper waste in office-based operations.	Utilities	2021-23
Waste 1.6	Initiate project to right-size existing waste bins to encourage appropriate waste disposal across offices.	Utilities	2021-23
Waste 2.1	Implement Municipal Waste Reduction Plan to support the goal and objectives of the Solid Waste sector.	Utilities	2023-25
Waste 3.1	Continue implementing Municipal Waste Reduction Plan to support the goal and objectives of the Solid Waste sector.	Utilities	2027-29
Wastewater			
<i>Wastewater Immediate Action 1</i>	Develop community engagement materials and outreach program for sewer lateral replacement policy.	Utilities, Office of Sustainability	Completed
Wastewater 1.1	Optimize onsite energy generation to reduce external energy demand and subsequent electricity purchases.	Utilities	2021-23

Action	Description	Responsible Department(s)	Planned Initiation (FP)
Wastewater 1.2	Continue to reduce inflow and infiltration into the wastewater collection system through capital replacement of gravity sewer mains and private sewer lateral programs, resulting in less wastewater to treat.	Utilities	2021-23
Wastewater 1.3	Evaluate the potential for expanded onsite energy capture and production through an ongoing partnership with the U.S. Department of Energy.	Utilities	2021-23
Procurement			
<i>Procurement Immediate Action 1</i>	Research and assess case studies on green/sustainable budgeting at municipal level.	Office of Sustainability	Completed
<i>Procurement Immediate Action 2</i>	Collect case studies from Green Cities California (GCC) on draft purchase policy update.	Office of Sustainability	Completed
<i>Procurement Immediate Action 3</i>	Adopt new policy focusing budget decisions on sustainability, resilience, and diversity, equity, and inclusion.	Office of Sustainability	Completed
<i>Procurement Immediate Action 4</i>	Update capital improvement project (CIP) intake form to include carbon neutrality considerations.	Office of Sustainability	Completed
Procurement 1.1	Develop and implement Capital Improvement Project (CIP) climate and resilience quantification tool for 2023-25 FP to promote consistency with Council-adopted climate goals for capital projects.	Office of Sustainability, Finance, Public Works	2021-23

Action	Description	Responsible Department(s)	Planned Initiation (FP)
Procurement 1.2	Update and advance climate and equity budget approach for 2023-25 FP to promote consistency with Council-adopted climate goals for budget processes.	Office of Sustainability, Finance	2021-23
Procurement 1.3	Update Environmentally Preferred section of Procurement Policy and codify in the Municipal Code to reflect broader climate and sustainability considerations.	Finance, Office of Sustainability	2021-23
Procurement 1.4	Conduct pilot program with IT and consider updating IT strategic plan regarding environmentally preferred equipment to identify/assess challenges and opportunities with sustainable purchasing that can be scaled to other operations and equipment.	Finance, Information Technology, Office of Sustainability	2021-23
Procurement 2.1	Develop and begin implementing Council-adopted sustainability criteria for procurement contracts.	Finance	2023-25
Procurement 3.1	Revisit janitorial contracts (amendment to request for proposal template & purchasing policy) to promote consistency with Council-adopted climate goals for janitorial products and services.	Finance	2025-27
<i>Natural Solutions</i>			
Natural Solutions 1.1	Prepare the City's first Urban Forest Master Plan, to be brought before City Council in 2022, including a comprehensive update of tree inventory, assessment of tree canopy coverage, and implementation of an ongoing tracking system.	Public Works and Office of Sustainability,	2021-23
Natural Solutions 1.2	Partner with ECOSLO and others in the community to support the 10,000 Trees by 2035 goal through a tree planting and maintenance program.	Office of Sustainability	2021-23

Action	Description	Responsible Department(s)	Planned Initiation (FP)
Natural Solutions 1.3	Convene an interdepartmental staff team to assess and provide recommendations for the Urban Forest Program's future role in advancing sustainability goals and objectives.	Public Works and Office of Sustainability	2021-23
Natural Solutions 1.4	Identify a strategy for a prioritized replacement schedule for downtown Ficus trees and begin implementation to ensure the long-term preservation of the Downtown street tree canopy.	Public Works , Office of Sustainability	2021-23
Natural Solutions 1.5	Develop a "Carbon Farm Plan" for the City's Johnson Ranch Open Space and Calle Joaquin Agricultural Reserve ("City Farm") in 2021 to strategically implement compost application.	Office of Sustainability	2021-23
Natural Solutions 1.6	Begin pilot implementation of compost application and monitoring to implement the Carbon Farm Plans described in 1.5, above, beginning in 2022 to advance carbon sequestration efforts.	Office of Sustainability , Parks & Recreation	2021-23
Natural Solutions 1.7	Actively pursue opportunities to purchase open space lands and permanent land conservation agreements in furtherance of the City's Greenbelt Protection Program.	Office of Sustainability	2021-23
Natural Solutions 1.8	Explore opportunities to utilize regional green waste digester compost for beneficial use across properties and operations.	Office of Sustainability , Public Works, Parks & Recreation	2021-23
Natural Solutions 2.1	Begin long-term implementation of "Carbon Farming" practices to advance carbon sequestration efforts.	Office of Sustainability	2023-25
Natural Solutions 2.2	Continue planting trees on an annual basis towards the objective of 10,000 new trees by 2035 pending direction in the Urban Forest Master Plan to advance carbon sequestration efforts.	Office of Sustainability	2023-25

Action	Description	Responsible Department(s)	Planned Initiation (FP)
Natural Solutions 2.3	Launch pilot project to strategically phase-in regional green waste digester compost for landscape management operations to promote circularity and advance carbon sequestration efforts.	Office of Sustainability, Public Works, Parks & Recreation	2023-25
Natural Solutions 3.1	Continue planting trees on an annual basis towards the objective of 10,000 new trees by 2035 pending direction in the Urban Forest Master Plan to advance carbon sequestration efforts.	Office of Sustainability	2027-29



LEAD BY EXAMPLE

A Plan for Carbon Neutral Municipal Operations

DRAFT

Appendix A: Greenhouse Gas Emissions Inventory and Forecast

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1. INTRODUCTION

1.1 Municipal GHG Inventory Overview

In 2020, the City of San Luis Obispo (City) adopted the City of San Luis Obispo Climate Action Plan for Community Recovery (CAP). The CAP provides a pathway to achieve community carbon neutrality by 2035 while also advancing equity initiatives and accelerating the transition to a green local economy as the community recovers from the COVID-19 crisis. The CAP consists of six greenhouse gas (GHG) sector related pillars including Clean Energy, Green Buildings, Connected Community, Circular Economy, Natural Solutions, and Lead by Example.

The Lead by Example pillar's goals included achieving carbon neutral government operations by 2030 and adopting a carbon neutral municipal operations plan (now titled *Lead by Example: A Plan for Carbon Neutral Municipal Operations*) by July 2021. Although the City's operational emissions are only approximately 1.5% of community emissions, the Lead by Example pillar is important because it allows the City to illustrate the feasibility, challenges, and benefits of pursuing and achieving carbon neutral operations.

A GHG inventory and forecast is the technical foundation of any GHG emissions reduction plan. The City prepared an updated 2005 baseline municipal GHG emissions inventory and a 2019 "check-in" emissions inventory update compliant with relevant protocols and guidance documents including the [Local Government Operations Protocol](#). The Local Government Operations Protocol is the national standard for identifying sectors, quantifying, and reporting emissions from operational activities and assets. Consistent with the Local Government Operations Protocol's Scope 1 and Scope 2¹ emissions sectors, this inventory includes emissions from the use of electricity, onsite fuel combustion (i.e., natural gas), energy used for water and wastewater conveyance and treatment, on-road vehicles, and generation of solid-waste.² This report presents a summary of the updated 2005 GHG emissions, details the 2019 municipal operations GHG inventory completed in 2021, and provides emissions forecasts for 2025 and 2030.³

Greenhouse gas emissions are not measured directly. They are modeled and estimated by multiplying data about some activity (e.g., the amount of electricity consumed, the number of miles travelled in fossil fuel powered vehicles, the tons of solid waste sent to the landfill, etc.) by the greenhouse gas emission content of a typical unit of that activity (e.g., the average greenhouse gas emissions content per therm of combusted natural gas). This inventory accounts for three common greenhouse gasses: carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Since methane and nitrous oxide are substantially more potent greenhouse gases than carbon

¹ Scope 1 covers all direct emissions from City-owned property and assets, with the exception of direct CO₂ from biogenic sources. Scope 2 covers indirect emissions associated with the consumption of purchased or acquired electricity, steam, heating, or cooling. More information can be found at https://ww3.arb.ca.gov/cc/protocols/localgov/pubs/lgo_protocol_v1_1_2010-05-03.pdf.

² The electricity and natural gas sectors of the City's GHG inventory include energy used to convey and treat water.

³ Due to lagging data availability, 2019 is the most recent year for complete GHG inventory data. Annual inventory updates will occur beginning in 2021. Where more current information is available by sector, it is provided in this report.

dioxide (86 and 265 times more potent, respectively), the emissions modeled from their release into the atmosphere are multiplied by their respective potential to warm the atmosphere relative to CO₂. The common reporting unit for greenhouse gas emissions is “Metric Tons of Carbon Dioxide Equivalence”, or MTCO₂e.

1.2 2005 Municipal GHG Inventory

In 2020-21, the City prepared a municipal operations inventory of GHG emissions for the 2005 calendar year. City municipal operations total 2005 baseline GHG emissions are estimated to be 6,730 metric tons of carbon dioxide equivalent (MTCO₂e). The inventory includes Building and Facility Energy, Fleet, Employee Commute and Solid Waste sectors⁴. Of the four sectors, Building & Facility Energy contributes the largest amount of GHG emissions with estimated emissions of 3,550 MTCO₂e or 53 percent of the total municipal emissions. The second largest sector is Fleet with estimated emissions of 2,250 MTCO₂e or 33 percent of the total City emissions. The third largest sector is Employee Commute with estimated emissions of 810 MTCO₂e or 12 percent. The Solid Waste sector makes up the remaining two percent of the total city operations emissions. Table 1.1 presents the updated estimated 2005 GHG emissions by sector and their percent of total emissions.

Table 1.1. San Luis Obispo municipal GHG emissions (2005).

Sector	Subsector	Subsector MTCO ₂ e	Sector MTCO ₂ e	Sector Percent of Total
Energy	Municipal electricity use	2,830	3,550	53%
	Municipal natural gas use	720		
Fleet	Fleet gasoline	730	2,250	33%
	Fleet diesel	1,520		
Employee Commute			810	12%
Solid Waste			120	2%
Total			6,730	100%

1.3 2019 Municipal GHG Inventory

Table 1.2 provides the 2019 GHG emissions inventory results. In 2019, total municipal GHG emissions are estimated to be 5,100 MTCO₂e. As in 2005, Building and Facility Energy is the largest contributor, with an estimated 2,130 MTCO₂e or 42 percent of the total operational emissions. Fleet is the second largest sector with 2,090 MTCO₂e or 41 percent of the total operational emissions. The third largest sector is Employee Commute with estimated emissions of 730 MTCO₂e or 14 percent. The Solid Waste sector makes up the remaining two percent of the total city operations emissions.

⁴ Staff also calculated direct process emissions from wastewater treatment, but they are not included in total estimated emissions for 2005 or 2019 due to indefensible methods. Estimated emissions for these processes are included in the Wastewater section as an informational item.

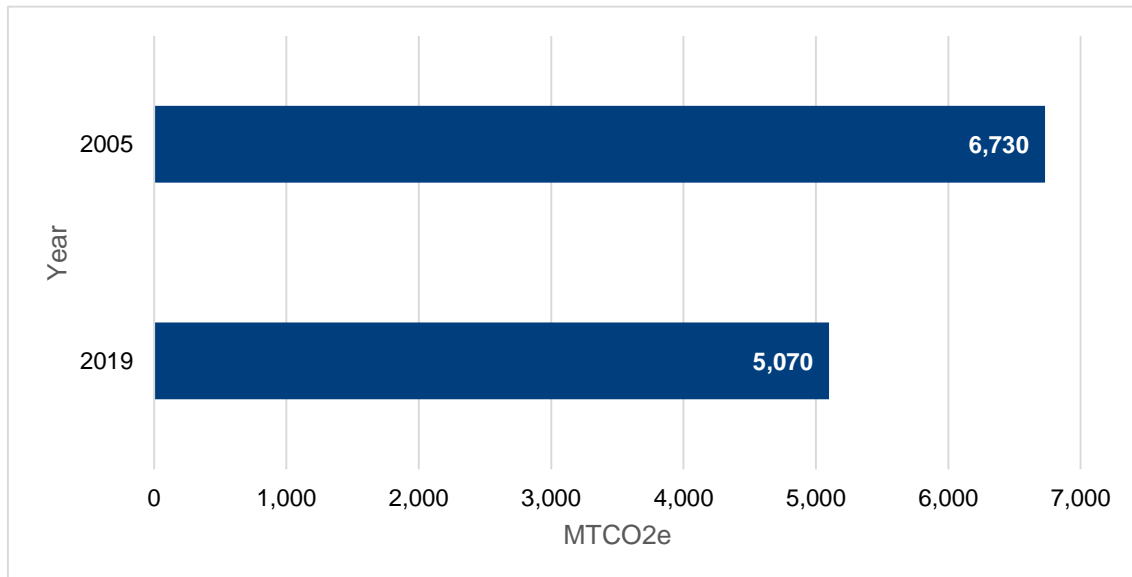
Table 1.2. San Luis Obispo municipal GHG emissions (2019).

Sector	Subsector	Subsector MTCO ₂ e	Sector MTCO ₂ e	Sector Percent of Total
Energy	Municipal electricity use	1,310	2,130	42%
	Municipal natural gas use	820		
Fleet	Fleet gasoline	660	2,090	41%
	Fleet diesel	1,430		
Employee Commute		--	730	14%
Solid Waste		--	120	3%
Total			5,070	100%

1.3 GHG Inventory Comparison

Between baseline year 2005 and inventory year 2019, municipal operations GHG emissions decreased by 1,660 MTCO₂e, or approximately 25 percent. This reduction in annual emissions can be attributed to a variety of energy efficiency projects that were implemented by the City, and the gradual reduction in greenhouse gas intensity of the electricity grid. Figure 1.1 shows the total inventoried greenhouse gas emissions for calendar years 2005 and 2019.

Figure 1.1 Total municipal GHG emissions, 2005 and 2019.



2. BUILDING & FACILITY ENERGY

2.1 Municipal Energy Sector Overview

This section presents the 2005 and 2019 GHG emissions for the Building & Facility Energy sector, which includes emissions generated from electricity and natural gas use that has occurred as a result of municipal operations.

2.2 Inventory Data and Methods

This section provides municipal electricity and natural gas activity data and emissions estimates for the baseline years of 2005 and 2019. Emissions estimates are calculated by multiplying the activity data (kWh for electricity and therms for natural gas) by an emissions coefficient provided by the utility or from the Local Government Operations Protocol.

2.2.1 Electricity

Pacific Gas & Electric (PG&E) Company provides municipal operations electricity data upon request from City staff. Between 2005 and 2019, annual electricity activity decreased by 2,839,970 kWh, or 23 percent. Between 2013 and 2019, the City implemented a number of energy efficiency projects across municipal buildings and facilities, including key street lighting retrofits, which is reflected in decreases in activity data. Activity data for calendar year 2017 was not provided in its entirety by PG&E and is not included in this data set.

To calculate GHG emissions, an emissions factor is applied to the activity data. PG&E staff provided CO₂ emissions factors via a City staff request. Due to changes in PG&E's energy portfolio (and particularly an increase in renewable energy supplies), the 2019 emissions factor is approximately 40 percent lower than the 2005 factor.

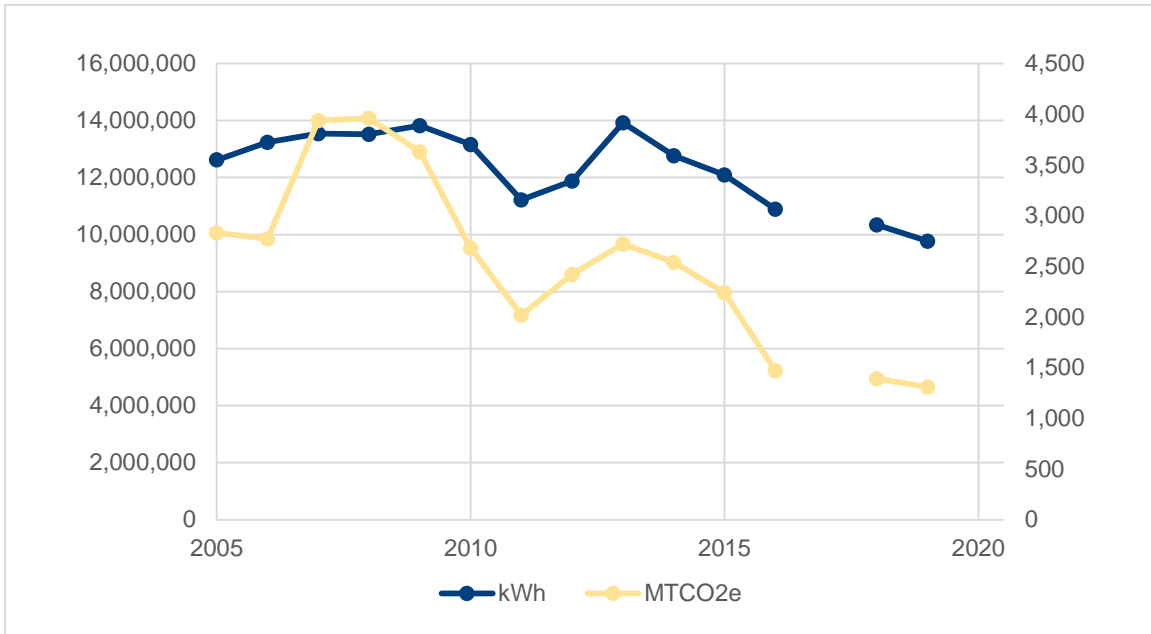
Table 2.1 provides the activity data, emissions factor, and GHG emissions from municipal electricity use from 2005 to 2019. During this time, electricity related GHG emissions decreased by 1,520 MTCO₂e, or approximately 54 percent. Staff attribute this decrease in energy use activity data and GHG emissions to widespread facility efficiency projects beginning in 2013, including streetlight LED retrofits and the integration of an onsite co-generation system at the Water Resource Recovery Facility (WRRF). Coupled with the observed decrease in electricity activity data as explained above, decreasing emissions intensity for electricity (activity data for calendar year 2017 was not provided in its entirety by PG&E, so annual MTCO₂e was not calculated for that year).

Table 2.1. Municipal electricity activity data, 2005-2019 (kWh).

Year	Annual Activity Data (kWh)	MTCO ₂ e/kWh	Total (MTCO ₂ e)
2005	12,615,160	0.000224	2,830
2006	13,235,010	0.000208	2,770
2007	13,547,430	0.000290	3,940
2008	13,524,290	0.000292	3,960
2009	13,821,810	0.000262	3,630
2010	13,157,170	0.000203	2,680
2011	11,219,720	0.000179	2,020
2012	11,877,650	0.000203	2,420
2013	13,924,720	0.000195	2,720
2014	12,766,050	0.000198	2,540
2015	12,098,390	0.000185	2,240
2016	10,888,880	0.000135	1,470
2017	--	--	--
2018	10,341,149	0.000134	1,390
2019	9,775,190	0.000134	1,310

Figure 2.1 illustrates GHG and kWh activity data between 2005 and 2019. It is important to note that while overall electricity use has been steadily decreasing, GHG emissions have been more variable due to changes in PG&E's power portfolio and the related carbon intensity of the electricity it supplies.

Figure 2.1. Total municipal electricity activity data and GHG estimates, 2006-2019.



2.2.2 Utilities Electricity

The above total electricity data for the City of San Luis Obispo is tied to two major funding sources: the General Fund and the Utilities Fund. The Utilities Fund includes electricity use for the conveyance and treatment of potable drinking water and wastewater. Based on research from staff, it is estimated that approximately 65 percent of total City electricity use can be attributed to critical services related to water and wastewater within the Utilities Fund. In future Lead by Example updates, staff commit to working with the Utilities Department to utilize the in-development Utilities energy management dashboard to gain a deeper understanding of electricity use associated with these critical services and more clearly communicate how energy is used across City operations.

To source potable drinking water, the City actively manages a portfolio of reservoirs that are either owned by the City or partner agencies and jurisdictions. The amount of water conveyed from a given source at any time depends on a variety of factors that are overseen by the Utilities Department. While electricity use associated with pumping at the City-owned Whale Rock reservoir is included in this inventory, pumping at the Nacimiento and Salinas reservoirs are considered out of scope as they are not owned by the City and are simultaneously utilized by other jurisdictions. As new operational emissions reporting protocols emerge, staff will consider including electricity use from these secondary reservoirs in future inventory updates.

2.2.3 Natural Gas – Direct Emissions

Natural gas is primarily composed of methane and includes very small amounts of ethane, propane, butane, pentane, nitrogen, and carbon dioxide. When natural gas is combusted, most of the methane becomes carbon dioxide and water. Traditionally, greenhouse gas emissions inventories account for the emissions that occur as the result of the onsite combustion of natural gas. However, some of the un-combusted gas escapes as fugitive methane. Southern California Gas Company (SoCalGas) provides natural gas utility services to the City. Table 2.3 provides the

natural gas activity data in therms from 2005-2019. Activity data for calendar years 2008 through 2013 was not provided by SoCal Gas and is not included in this data set.

Table 2.3. Community natural gas activity data, 2005-2019 (Therms).

Year	Total
2005	133,607
2006	193,517
2007	160,264
2008 – 2013	Data Not Available
2014	182,045
2015	130,865
2016	149,676
2017	154,877
2018	145,790
2019	154,125

Just as with electricity, GHG emissions are estimated from activity data by applying an emission coefficient to the activity data. Table 2.4 shows the emission coefficient for converting therms of natural gas combusted on-site to MTCO₂e. Unlike electricity, the inventory assumes no changes in the carbon intensity of combusting natural gas in any given year, as the chemical composition of combusted natural gas does not substantially vary from year to year.

Table 2.4. Local Government Operations Protocol (LGOP) natural gas carbon dioxide equivalent.

Greenhouse Gas	MTCO ₂ e/Therm
CO ₂	0.005310
CH ₄	0.000043
N ₂ O	0.000003
CO₂e	0.005320

Table 2.5 provides GHG emissions estimates in MTCO₂e for natural gas consumption in the agency from 2005-2019. As noted in the natural gas activity data, there was a total increase in natural gas-related emissions of approximately 13 percent. Activity data for calendar years 2008 through 2013 was not provided by SoCal Gas annual MTCO₂e was not calculated for those years.

Table 2.5. Municipal Natural Gas GHG estimates, 2005-2019 (MTCO₂e).

Year	Total (MTCO ₂ e)
2005	720
2006	1,040
2007	860
2008-2013	Data Not Available
2014	970
2015	700
2016	800
2017	830
2018	780
2019	820

2.2.3 Natural Gas – Fugitive Emissions

Methane is a powerful greenhouse gas and 86 times stronger than carbon dioxide over a 20-year time period in the atmosphere. As more is learned about the total natural gas system leakage rate from well head, through the transmission system, to the distributions system, and at the end use, it is becoming clear that fugitive methane emissions from the usage of natural gas is a critical component of the climate crisis. Staff is currently working with technical experts to identify a defensible method for estimating these emissions. Although not included in this report, they will likely be included in future reports and are expected to substantially increase the emissions profile of natural gas consumption.

2.3 Total Energy GHG Emissions

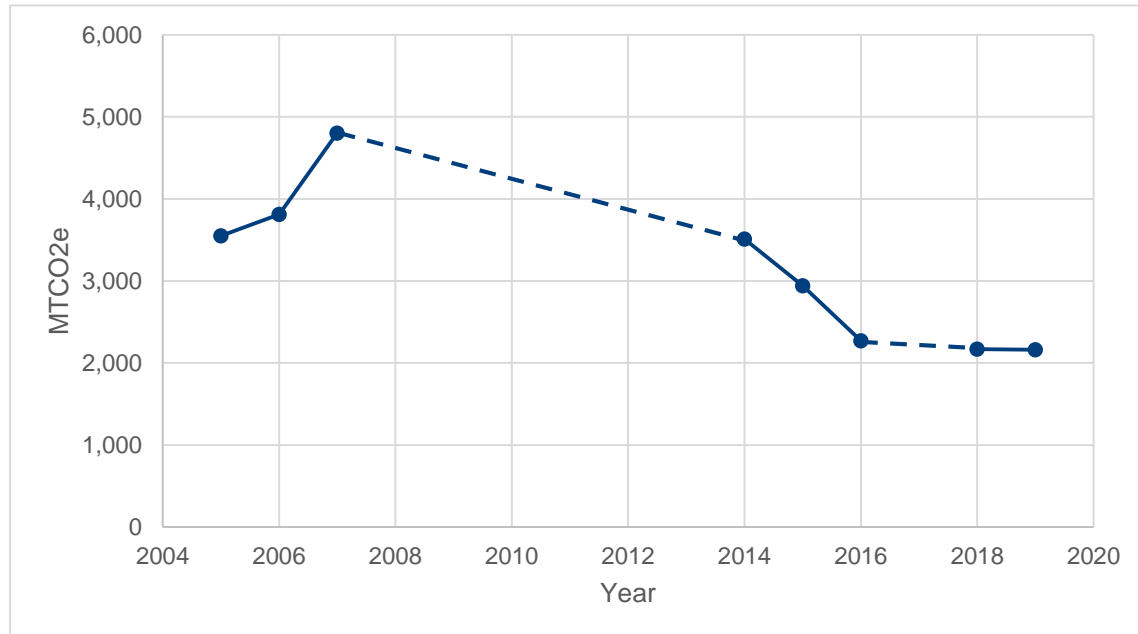
Table 2.6 and Figure 2.2 show the total energy related GHG emissions from electricity and natural gas. Between 2005 and 2019, total energy related GHG emissions decreased by approximately 39 percent. Note that Figure 2.2 provides total energy sector emissions with a dark line; the dashed line indicates a total emissions estimate necessitated by missing data.

As described in the above sub-sections, the net decrease in energy related GHG emissions between 2005 and 2019 can be attributed to a decrease in electricity consumption because of wide-ranging energy efficiency projects. The electricity emissions factor for PG&E also decreased by nearly half between 2005 and 2019 due to a reduced carbon intensity of grid-sourced electricity. Natural gas use showed a slight total increase between 2005 and 2019 but remained relatively stable, and the natural gas emissions factor stayed consistent. These combined factors resulted in a significant decrease in energy GHG emissions in 2019 compared to the baseline year of 2005.

Table 2.6. Energy GHG emissions, 2005-2019 (MTCO_{2e}).

Year	Electricity	Natural Gas	Total
2005	2,830	720	3,550
2006	2,770	1,040	3,810
2007	3,940	860	4,800
2008	3,960	--	--
2009	3,630	--	--
2010	2,680	--	--
2011	2,020	--	--
2012	2,420	--	--
2013	2,720	--	--
2014	2,540	970	3,510
2015	2,240	700	2,940
2016	1,470	800	2,270
2017	--	830	--
2018	1,390	780	2,170
2019	1,310	820	2,130

Figure 2.2. Energy GHG emissions, 2005-2016 (MTCO_{2e}).



3. FLEET

3.1 Fleet Sector Overview

This section presents 2005 and 2019 GHG emissions for the Fleet sector and includes emissions from all on-road trips (including cars, trucks, buses, etc.) and the use of maintenance equipment that have occurred as a result of City operations.

3.2 Inventory Data and Methods

This section provides updated activity data and an emissions estimate for baseline year 2005 and activity data and an emissions estimate for 2019. The inventory utilizes gasoline and diesel fuel usage data sourced from the Public Works Department's third-party fleet management system, AssetWorks, as activity data for each year. Data for transit and fire vehicles were transmitted via email from department staff.

3.2.1 Gasoline

Staff from the Public Works department provided activity data for the total gallons of gasoline used in calendar year 2005 and 2019. Table 3.1 shows the activity data for gasoline used in 2005 and 2019 (gallons).

Table 3.1. 2005 and 2019 gasoline use (gallons).

Year	Gasoline (gallons)
2005	83,440
2019	75,570

To calculate total GHG emissions, an emissions factor is applied to activity data. Table 3.2 shows the gasoline emissions factor CO₂e. The emissions factor was provided by The Climate Registry's 2019 Default Emission Factor Report. Emissions factors for fuels have been relatively static over time, so a single emissions factor is used for both 2005 and 2019 activity data.

Table 3.2. Gasoline emissions factor (MTCO₂e/gallon).

Fuel Type	MTCO ₂ e/gallon
Gasoline	0.00878

The emissions factor was applied to gasoline activity data to calculate the GHG emissions for gasoline in 2005 and 2019, as shown in table 3.3.

Table 3.3. 2005 and 2019 GHG emissions for gasoline use (MTCO₂e).

Year	MTCO ₂ e
2005	730
2019	660

3.2.2 Renewable Diesel and Biodiesel

The City's Public Works Department uses a diesel blend of 90 percent renewable diesel and 10 percent biodiesel. The Public Works department began using this renewable and biodiesel blend in 2017. Both renewable and biodiesel are petroleum-free alternatives to conventional diesel sourced from renewable feedstocks such as fats and oils⁵. The production processes for renewable diesel results in a fuel composition that mimics that of conventional diesel. This makes the fuel ideal as a drop-in replacement for conventional diesel uses like heavy-duty fleet vehicles. While biodiesel produces less tailpipe GHG emissions and renewable diesel produces less Scope 3⁶ GHG emissions compared to conventional diesel, they are associated with other environmental concerns related to the impacts of feedstock sourcing and production. Because the current blend of renewable and bio-diesel does not have significant impacts on tailpipe emissions per gallon of fuel used (Table 3.5), the City will continue to explore and pursue, when feasible, the transition to zero-emission fuels and vehicles in order to achieve a truly carbon-neutral fleet. Table 3.3 shows the activity data for diesel used in 2005 and 2019 (gallons).

Table 3.4. 2005 and 2019 diesel use (gallons).

Year	Diesel (gallons)
2005	149,040
2019	141,590

Given that the diesel used by the City is a blend of renewable and biodiesel, staff applied two emissions coefficients to diesel activity data to calculate total GHG emissions. The emissions factor was provided by The Climate Registry's 2019 Default Emission Factor Report. Table 3.4 shows the emissions coefficients for renewable diesel and biodiesel, respectively.

Table 3.5. Diesel emissions factors (MTCO₂e/gallon).

Year	Fuel Type	MTCO ₂ e/gallon
2005	Diesel	0.01021
2019	Renewable Diesel	0.01021
	Biodiesel	0.00945

To calculate GHG emissions for the diesel blend, emissions coefficients were weighted based on the composition of each respective fuel type and applied to activity data. Therefore, the renewable

⁵ <https://www.sciencedirect.com/topics/engineering/renewable-diesel>

⁶ Scope 3 emissions include all other indirect emissions not covered in Scope 1 and 2, such as the emissions resulting from the extraction and production of purchased materials and fuels. More information can be found at: https://ww3.arb.ca.gov/cc/protocols/localgov/pubs/lgo_protocol_v1_1_2010-05-03.pdf.

diesel coefficient was applied to 90 percent of the diesel activity data and the biodiesel coefficient was applied to 10 percent of the activity data. The sum of those two outputs was equal to the total GHG emissions for diesel use. Table 3.5 shows the total GHG emissions for diesel use (MTCO_{2e}).

Table 3.6. 2005 and 2019 GHG emissions for diesel use (MTCO_{2e}).

Year	MTCO _{2e}
2005	1,520
2019	1,430

3.3 Total Fleet GHG Emissions

Table 3.7 shows the total fuel related GHG emissions from gasoline and diesel combined. Between 2005 and 2019, total fuel related GHG emissions decreased by 150 MTCO_{2e}, or approximately seven percent.

Table 3.7. Total fleet GHG emissions (MTCO_{2e}).

Year	Total (MTCO _{2e})
2005	2,250
2019	2,090

4. EMPLOYEE COMMUTE

4.1 Employee Commute Sector Overview

This section presents the 2005 and 2019 GHG emissions for the Employee Commute sector and includes emissions from all passenger vehicle trips taken by City employees traveling to and from work.

4.2 Inventory Data and Methods

This section provides VMT activity data and emissions estimates for the baseline year of 2005 and inventory year 2019. Active Transportation staff collects biennial commute data that Office of Sustainability staff used for the purposes of the inventory.

Employee commute data was collected by staff and then anonymized for analysis. VMT attributed to trips where employees walked, rode a bicycle, took a bus, or drove an electric vehicle were removed from the data set. For all active transportation modes, no direct GHG emissions are produced as a result of activity. Direct emissions related to electric vehicles was not included in this analysis. For those that utilized transit, those emissions are accounted for in the Fleet sector of the inventory.

For single-occupancy and carpool trips, staff calculated the sum of VMT per vehicle type. Vehicle types were classified according to the California Air Resources Board (CARB) Emissions Factor (EMFAC) Model. Table 4.1 shows annual VMT per vehicle classification and percentage of total VMT.

Table 4.1 2005 and 2019 total VMT per vehicle classification for combined single-occupancy and carpool modes.

Year	Vehicle Classification	Total VMT	% EMFAC VMT
2005	Passenger Cars	870,460	46%
	Light-Duty Trucks (0-3,750 lbs.)	81,590	4%
	Light-Duty Trucks (3,750-5,750 lbs.)	386,610	20%
	Light-Heavy-Duty Trucks (8,501-10,000 lbs.)	117,460	6%
	Light-Heavy-Duty Trucks (10,001-14,000 lbs.)	18,160	2%
	Motorcycles	39,882	2%
	Medium-Duty Trucks (5,751-8,500 lbs.)	306,120	16%
	Other	70,768	4%
	Total	1,902,716	100%
2019	Passenger Cars	819,610	43%
	Light-Duty Trucks (0-3,750 lbs.)	263,240	14%
	Light-Duty Trucks (3,750-5,750 lbs.)	225,680	12%
	Light-Heavy-Duty Trucks (8,501-10,000 lbs.)	368,290	19%
	Motorcycles	112,920	6%
	Medium-Duty Trucks (5751-8500 lbs.)	113,930	6%
	Total	1,903,670	100%

Table 4.2 shows 2005 and 2019 total VMT for the vanpool. Between 2005 and 2019, annual VMT activity data for single-occupancy and carpool increased by 111,600 VMT, or approximately six percent. In the same time period, annual VMT for vanpool increased by 23,820 VMT, or approximately 130 percent. Table 4.3 shows total VMT for single occupancy, carpool, and vanpool modes. Overall, annual VMT increased by 26,560 VMT between 2005 and 2019, or approximately one percent.

Table 4.2 2005 and 2019 total VMT for vanpool.

Year	Annual VMT
2005	17,900
2019	43,520

Table 4.4 2005 and 2019 total VMT for single-occupancy, carpool, and vanpool modes.

Year	Annual VMT
2005	1,920,620
2019	1,947,180

Similar to the Fleet and Building & Facility Energy sectors, emissions factors are applied to activity data to calculate GHG emissions. Emissions factors were provided by the 2005 and 2019 EMFAC Model, respectively, with an individual emissions factor provided for each vehicle classification based on the fuel used and the weight of the vehicle. Table 4.4 shows the emissions factors for single-occupancy and carpool trips by vehicle classification.

Table 4.4 2005 and 2019 emissions factors by vehicle classification for single-occupancy and carpool trips.

Year	Vehicle Classification	MTCO ₂ e/VMT
2005	Passenger Cars	0.000339
	Light-Duty Trucks (0-3,750 lbs.)	0.000396
	Light-Duty Trucks (3,750-5,750 lbs.)	0.000470
	Light-Heavy-Duty Trucks (8,501-10,000 lbs.)	0.000765
	Motorcycles	0.000154
	Medium-Duty Trucks (5,751-8,500 lbs.)	0.000583
2019	Total	0.000250
	Passenger Cars	0.000296
	Light-Duty Trucks (0-3,750 lbs.)	0.000333
	Light-Duty Trucks (3,750-5,750 lbs.)	0.000703
	Light-Heavy-Duty Trucks (8,501-10,000 lbs.)	0.000192
	Motorcycles	0.000401

Table 4.5 shows the emissions factors for vanpool trips for 2005 and 2019. The emissions factor used for vanpool trips was the emissions factor for the LHD1 vehicle class, or light-heavy-duty trucks (8,501 to 10,000 lbs.). This vehicle classification was chosen based on the type of vehicle typically used for vanpools.

Table 4.5 2005 and 2019 emissions factors for vanpool.

Year	MTCO ₂ e/VMT
2005	0.000764904
2019	0.000702558

Emissions factors were then applied to activity data to calculate the annual GHG emissions of each vehicle classification. Table 4.6 shows the annual GHG emissions for single-occupancy and carpool trips by vehicle classification. Table 4.7 shows the annual GHG emissions for vanpool trips.

Table 4.6 2005 and 2019 GHG emissions per vehicle classification for single-occupancy and carpool (MTCO₂e).

Year	Vehicle Classification	MTCO ₂ e
2005	Passenger Cars	300
	Light-Duty Trucks (0-3,750 lbs.)	30
	Light-Duty Trucks (3,750-5,750 lbs.)	180
	Light-Heavy-Duty Trucks (8,501-10,000 lbs.)	90
	Motorcycles	0
	Medium-Duty Trucks (5,751-8,500 lbs.)	180
2019	Passenger Cars	210
	Light-Duty Trucks (0-3,750 lbs.)	80
	Light-Duty Trucks (3,750-5,750 lbs.)	80
	Light-Heavy-Duty Trucks (8,501-10,000 lbs.)	260
	Motorcycles	20
	Medium-Duty Trucks (5751-8500 lbs.)	50

Table 4.7 2005 and 2019 GHG emissions for vanpool.

Year	MTCO ₂ e
2005	10
2019	30

4.3 Total Employee Commute GHG Emissions

Table 4.8 shows the total GHG emissions from employee commute. Between 2005 and 2019, total GHG emissions decreased by 80 MTCO₂e, or approximately ten percent. While annual VMT increased between 2005 and 2019 (Table 4.3) and employee commute data showed a decrease in light-duty vehicle use proportional to other medium and heavier-duty vehicles (Table 4.1), annual emissions showed a net decrease between 2005 and 2019. This could be attributed to a number of factors. First, the survey that is used to collect employee commute data is optional and not representatively reflective of the entire employment of the City. This can yield inconsistent and incomplete data. Additionally, as seen in Table 4.4 and Table 4.5, there is an observed overall decrease in the GHG emissions intensity of passenger vehicles between 2005 and 2019 as a result of federal emissions standards.

Table 4.8 Total employee commute GHG emissions (MTCO₂e).

Year	Total GHG Emissions (MTCO₂e)
2005	810
2019	730

5. WASTEWATER

5.1 Wastewater Sector Overview

The treatment of wastewater produces direct and indirect GHG emissions. Indirect emissions related to energy use are included in Chapter 2 Building and Facility Energy Use. Direct emissions reported in this document are limited to methane produced by biogas generation. Due to data and method limitations, this information is provided for reference but is not included in the municipal operations inventories.

5.2 Inventory Data and Methods

The Wastewater Resource Recovery Facility (WRRF) is responsible for treating wastewater within the City and has contractual agreements to treat the wastewater from Cal Poly and the San Luis Obispo County airport. The facility is rated for 5.1 million gallons of wastewater and operates 24 hours a day, 365 days a year. The WRRF provides wastewater treatment starting with preliminary treatment and ending with disinfection. The system processes included screening and grit removal, clarification, biological nutrient removal, mono-media filtration, and disinfection. The treated wastewater is discharged to San Luis Obispo Creek at the southern end of the property. Solids removed by the treatment processes are either dewatered (grit and screenings) or thickened, stabilized in anaerobic digesters, and dewatered (biological sludge). Biosolids are trucked and disposed of off-site.

5.2.1 Stationary CH₄ from Incomplete Combustion of Digester Gas

Anaerobic digesters are used to treat the solids stream in the wastewater process. These digesters produce biogas as a part of the anaerobic process and conversion into biosolids. Staff from Utilities provided process data for the measured standard cubic feet of digester gas produced per day (ft³/day) and the fraction of CH₄ present in biogas. Using that information, GHG emissions from the incomplete combustion of digester gas were calculated. Staff utilized an equation from the Local Government Operations Protocol where activity data was inputted, and other constants and factors were provided. Table 5.1 shows the full LGOP equation, including provided constants and factors and inputted activity data.

Table 5.1 Stationary CH₄ from Incomplete Combustion of Digester Gas equation.

CH₄ emissions (MTCO₂e) = (Digester Gas x F _{CH4} x ρ(CH ₄) x (1-DE) x 0.0283 x 365.25 x 10 ⁻⁶) x GWP		Value	Year	
			2013	2019
CH4 emissions	= Digester gas methane generation potential	Computed	210	320
Activity Data (Digester Gas)	=Measured standard cubic feet of digester gas produced per day [ft ³ /day]	User Input	64,094	95,650
F _{CH4}	= CH ₄ fraction in biogas	User Input	0.56516	0.56516
ρ(CH ₄)	= Methane density	662	662	662
DE	= CH ₄ destruction efficiency	0.99	0.99	0.99
0.0283	= Cubic feet to cubic meters	0.0283	0.0283	0.0283
365.25	= Days per year	365.25	365.25	365.25
0.000001	= Grams to metric tons	0.000001	0.000001	0.000001
GWP (AR5)	= GWP of methane	86	86	86

The data management system used by the Utilities Department that sourced digester gas activity data was installed in 2012. Therefore, 2013 is the earliest available year with complete and accessible activity data. Staff were not able to calculate a 2005 baseline inventory for this emissions source.

It is important to note that between 2013 and 2019, the WRRF employed a co-generation system to convert digester gas to electricity that is used at the facility. In 2018, the Utilities Department deployed a pilot program to increase biogas production by supplementing the digesters with a mix of microorganisms and enzymes. These supplements effectively increased biogas production for on-site energy production via the co-generation system. This resulted in a net increase in measured standard cubic feet of digester gas produced per day (Table 5.1), and subsequently, an assumed decrease in flared biogas (not integrated into the quantification for stationary CH₄).

5.2.2 Process N₂O Emissions from Wastewater Treatment with Nitrification/Denitrification

According to the Local Government Operations Protocol for quantifying GHG emissions for wastewater treatment, process nitrous oxide (N₂O) emissions from wastewater treatment with nitrification and denitrification should be calculated. However, the WRRF process only completes the nitrification process and there are no guidance documents associated with quantifying the emissions associated only with this process. Given the likely minimal nature of these emissions as shown in the above calculations, the City omitted process N₂O emissions quantification from the total 2005 and 2019 GHG emissions for the Wastewater sector.

5.2.3 Other Wastewater Treatment Emissions

Electricity is used power the processes to treat wastewater at the WRRF. Emissions associated with energy use at the WRRF are included in Chapter 2 Building and Facility Energy.

5.2.43. Potable Water Emissions

The Wastewater section does not include GHG emissions quantifications for the treatment or conveyance of potable water. Emissions from the City's Water Treatment Plant included in this inventory are directly related to energy use, which is represented in Chapter 2 Building and Facility Energy, above.

5.3 Total Wastewater GHG Emissions

Table 5.2 shows the total GHG emissions of stationary CH₄ from incomplete combustion of digester gas. In 2019, total GHG emissions for stationary CH₄ from incomplete combustion of digester gas was 320 MTCO₂e. Staff ultimately determined the method for estimating emissions for this activity is not justifiable and does not accurately represent emissions associated with the wastewater treatment process, so the below values are only included as an informational item and are not included in the 2019 Municipal GHG Inventory.

Table 5.2 2019 total GHG emissions from wastewater treatment processes.

Year	Total GHG Emissions (MTCO₂e)
2013	210
2019	320

6. SOLID WASTE

4.1 Solid Waste Sector Overview

This section presents the GHG emissions for the solid waste sector, specifically emissions generated from the disposal of waste that has occurred as a result of City operations. This section presents the updated 2005 GHG emissions along with modeled emissions for 2019.

4.2 Updated Inventory Data and Methods

This section provides updated solid waste activity data for the baseline year of 2005, as well as activity emissions estimates for years 2005 through 2019 to estimate the City's total greenhouse gas emissions. The City of San Luis Obispo deposits all trash (not including recycling or organic waste) generated as a result of municipal operations into the Cold Canyon Landfill. The Cold Canyon Landfill provided solid waste disposal data that was used in this analysis. Table 4.1 and Figure 4.1 provide annual municipal operation solid waste disposal tonnage for 2005 to 2019.

There is no available solid waste disposal data for calendar year 2019 as was calculated for previous years. Staff use a per full-time employee (FTE) metric to project waste for 2019 based on recorded waste generation from previous years. Table 4.2 shows the FTE factor used to calculate 2019 annual solid waste disposal tonnage, which estimates that approximately 1.004 tons of solid waste are disposed per employee. Although this method is consistent with Local Government Operations Protocol methods, staff will seek to update the inventory with empirical data in Fiscal Year 2021-22.

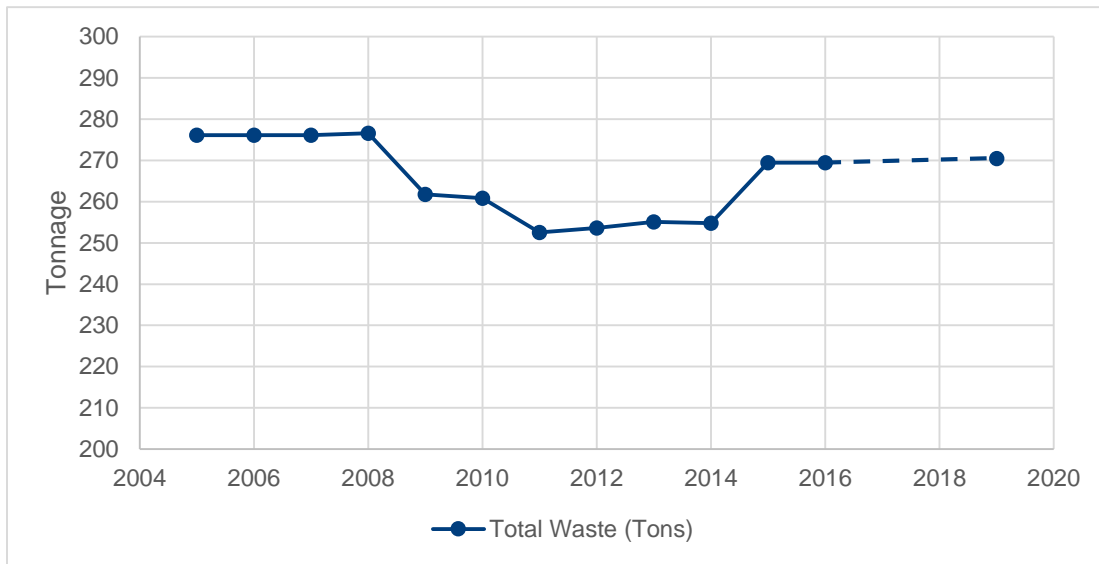
Table 4.1. City solid waste activity data, 2008-2019 (Disposal Ton).

Year	Total Waste (Tons)
2005	276
2006	276
2007	276
2008	277
2009	262
2010	261
2011	253
2012	254
2013	255
2014	255
2015	269
2016	269
2017	--
2018	--
2019	270

Table 4.2. Full-time employee (FTE) factor used to calculate 2019 annual solid waste disposal tonnage.

Solid Waste Coefficient (tons per FTE)
1.003636

Figure 4.1. Total City solid waste (Disposal Ton).



4.3 Total Solid Waste GHG Emissions

To estimate the solid waste GHG emissions, the carbon dioxide equivalency emissions factor was multiplied by the disposal ton activity data. Once these were applied, the annual solid waste disposal ton emissions were calculated. As shown in Table 4.7, from 2005 to 2019, the solid waste sector remained relatively consistent in terms of total emissions.

Table 4.17. Total solid waste disposed emissions (MTCO₂e).

Year	Total Waste (Disposal Ton)	Solid Waste Total Emissions MTCO₂e
2005	276	120
2006	276	120
2007	276	120
2008	277	120
2009	262	110
2010	261	110
2011	253	110
2012	254	110
2013	255	110
2014	255	110
2015	269	120
2016	269	120
2017	--	--
2018	--	--
2019	270	120

7. FORECAST

The adjusted business as usual (ABAU)⁷ GHG emissions forecast estimates how municipal emissions would change over time if no action were taken to reduce emissions. The forecast is based on changes to the number of Full Time Employees (FTE), building and facility square footage, and wastewater treatment service population.

Given projected changes to the three demographics mentioned above, total municipal emissions are expected to increase slightly relative to 2019 (and remain decreased relative to 2005). As shown in Table 7.1, emissions in 2025 are projected to be 5,070 MTCO₂e (approximately 25 percent below 2005 levels), and in 2030 are expected to be at 5,150 MTCO₂e (approximately 23 percent below 2005 levels).

Table 7.1. BAU forecasted GHG emissions, 2005-2030 (MTCO₂e).

Sector	2005	2019	2025	2030	% change from baseline in 2030
Building & Facility Energy	3,550	2,130	2,110	2,290	-35.5%
Fleet	2,250	2,090	2,130	2,130	-5.3%
Employee Commute	810	730	710	610	-24.7%
Solid Waste	120	120	120	120	0.0%
TOTAL	6,730	5,070	5,070	5,150	-23.5%
Change from 2005	--	-1,660	-1,660	-1,580	--

The results of the municipal operations GHG emissions inventory and forecast show total emissions remaining steady in 2025 relative to baseline years 2005 and 2019 followed by a steady increase in total emissions between 2025 and 2030. As described in previous sections, the overall decrease in GHG emissions between 2005 and 2019 can be attributed largely to decreases in facility and fleet energy use and corresponding decreases in emissions factors for respective fuel sources.

The anticipated increase in emissions between 2019 and 2025 and again between 2025 and 2030 can be closely tied with forecasted increases in demographic data used to project emissions. For example, when conducting this forecast, staff worked closely with other departments to reasonably and justifiably forecast the expected number of City employees, building and facility square footage as new and replacement development projects are implemented, and service population. These growth factors directly contribute to the forecasted increase in total emissions between 2019 and 2030.

For example, staff were able to confirm four planned development projects between 2019 and 2030, two of them large-scale facilities (new Police Department headquarters and the Palm-

⁷ A business as usual emissions forecast projects greenhouse gas emissions based on expected changes in demographic data, such as new building square footage and growth in the number of total employees, while using the same emissions coefficients for the base inventory year (e.g. 2019). An adjusted business as usual emissions forecast utilizes those same metrics while also using projected emissions coefficients for each forecast year (e.g. expected fuel and electricity emissions coefficients). Staff decided to create an adjusted business as usual forecast in this analysis for accuracy and completeness.

Nipomo parking garage). These new developments are expected to add a total of 265,094 additional indoor air-conditioned and outdoor non air-conditioned square feet to the City's portfolio by 2030, or an increase of approximately 51 percent. As shown in Table 7.1, this demographic information has a significant impact on forecasted building and facility energy emissions.

8. AREAS FOR IMPROVEMENT

A greenhouse gas emissions inventory is only a snapshot of the total emissions occurring in City operations. The report as presented includes emissions sectors and categories as required by accounting protocol and represent those sectors that have defensible and transparent methods and data. As the City continues its path of climate action toward municipal carbon neutrality, the following areas for improvement will be closely monitored:

- Wastewater - The Local Government Operations Protocol requires local governments to account for direct process emissions that occur from the treatment of wastewater. It is known that the treatment of wastewater can release Nitrous Oxide and Methane, both of which are powerful greenhouse gases. Although the GPC provides accounting methods for estimating the direct release of Methane emissions, an accounting protocol does not exist for estimating the direct release of Nitrous Oxide from the specific type of treatment that occurs at the San Luis Obispo Water Resource Recovery Facility (nitrification, but no denitrification). The City will continue to explore solutions to this accounting issue and intends to seek support from partners and academic institutions to find a quantification method for direct Nitrous Oxide emissions.
- Fugitive Methane – From the well head to the appliance, methane leaks directly into the atmosphere as the result of natural gas development and transmission. Some estimates of total system leakage are high enough to make natural gas consumption as bad a climate polluter as coal. A common protocol for amending the natural gas emissions coefficient to account for this leakage is not available. The City will consider updating the coefficient in future years when such information is vetted and available.
- Employee Commute – Emissions for employee commute can only be feasibly measured based on voluntary data submission. Since not every employee participates in the voluntary survey, the annual greenhouse gas emission estimates are based on incomplete data. Staff have in recent years, though, implemented more incentive opportunities which has enhanced participation. As more accurate data collection methods emerge and/or the City includes more incentives to support employee participation, emissions for employee commute will be more accurate in future inventory years.
- Procurement, Budget, and Finance – In accordance with the Local Government Operations Protocol, the City has only measured and recorded Scope 1 and 2 emissions, or emissions from sources owned and/or controlled by the City and from the purchased use of electricity, respectively. This leaves significant gaps in the ability to quantify emissions from activities related to procurement, budget, and finance. Therefore, those activities are not included in the 2019 inventory. As new data collection methods for Scope 3 emissions emerge to feasibly and accurately calculate those types of emissions, the City will explore integrating those quantification strategies in future inventory updates.

- Natural Solutions – This inventory does not account for ambient carbon emissions sequestered or emitted within the City’s urban forest network or Greenbelt (except fuel use for maintenance equipment under the Fleet sector). In accordance with the Local Government Operations Protocol, the City does not currently estimate or inventory direct emissions as a result of landscape management practices, including the application of synthetic fertilizers. Sequestered emissions from reduction actions within the Natural Solutions pillar were estimated and are included in the Lead by Example: A Plan for Carbon Neutral City Operations reduction measure forecast. However, these sequestered emissions cannot be compared to a baseline or business as usual scenario like other sectors due to the fact that they are not inventoried. Staff will continue to explore feasible approaches to inventorying direct emissions under the Natural Solutions sector in future emissions inventory updates.

List of Abbreviations

CH₄: Methane

CO₂: Carbon dioxide

CO₂e: Carbon dioxide equivalent

EV: Electric Vehicle

FTE: Full-time employee

GHG: Greenhouse gas

kW: Kilowatt

kWh: Kilowatt-hour

LGOP: Local Government Operations Protocol

MTCO₂e: Metric tons of carbon dioxide equivalent

N₂O: Nitrous oxide

PG&E: Pacific Gas & Electric Company

VMT: Vehicle miles traveled

WRRF: Water Resource Recovery Facility

3CE: Central Coast Community Energy



Department: Attorney
Cost Center: 1002
For Agenda of: 7/6/2021
Placement: Business
Estimated Time: 20 Minutes

FROM: Christine Dietrick, City Attorney

SUBJECT: ADOPTION OF A RESOLUTION ALIGNING AND CONTINUING CERTAIN PRIOR COUNCIL EMERGENCY ACTIONS FOR CONTINUED COVID-19 MITIGATION AND CONSISTENT WITH NEW STATE DIRECTION

RECOMMENDATION

Adopt a Resolution entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, consolidating and aligning prior Council emergency actions with recently revised State Orders, and continuing certain prior actions to support continued protections for public health, safety and welfare, as well as economic recovery," as follows:

1. Require continued compliance with State and County public health and emergency orders and directives.
2. Partially terminate safety enhancement zones and enhanced penalties for specified violations, except violations of State, County or local orders related to the continuing COVID-19 declared emergency as expressly provided by ordinance.
3. Extend the life of all commercial cannabis business operator permits for an additional three months, for a fixed period of twelve months from the original date of expiration. And extend all other entitlements by a period of 18 months following the end of the declared emergency.
4. Extend the OPEN SLO Pilot Program permitting temporary uses and structures in designated City rights of way for continued public health and safety and to support economic recovery.
5. Authorize the City Manager temporarily to suspend enforcement of certain sign and private parking requirements provisions of the Municipal Code as necessary to facilitate the temporary OPEN SLO programs in designated locations.
6. Continue suspension of use permits and other requirements for the establishment or expansion of safe parking programs within the City for six months following the end of the declared local emergency.
7. Terminate authority provided to the City Manager to use FY 2018-19 Unassigned Fund Balance above required reserve levels and return to generally applicable financial policies following budget adoption.

REPORT-IN-BRIEF

In March 2020, National, State and City states of emergency were declared in response to the COVID-19 pandemic. Since then, and pursuant to its emergency powers, the City Emergency Services Director and City Council have taken several actions via ESD Proclamations and Council Resolutions, or Ordinances designed to address and mitigate the health, safety, welfare and economic impacts of the pandemic in the City.

On June 11, 2021, the Governor issued Executive Order N-07-21, terminating the Stay-at-Home Order that was implemented early in the pandemic and retiring the Blueprint for a Safer Economy, in favor of the Resilience Roadmap. The Governor's Office established a timeline and process to continue winding down the various provisions of the 58 COVID-related executive orders, which suspended statutes and regulations to help the state and businesses continue operations during the pandemic. To ensure that impacted individuals and entities have time to prepare for the changes, the provisions will sunset in phases, beginning later this month, in July and in September. By the end of September, nearly 90 percent of the executive actions taken since March 2020 will have been lifted.

In response the pandemic emergency declarations and restrictions, the City also took more than twenty emergency actions related to the pandemic and facilitated a number of projects and practices that staff believe have continuing value to support the safe and successful progression through the pandemic, to ensure the City, its businesses and residents are well prepared to respond to any similar public health emergency that may emerge going forward, and to support economic vitality and recovery in a manner that supports the continuation of safe, distanced, and outdoor activities in a manner that recognizes the continuing risks of presented by emerging variants and less than optimal vaccination rates.

The resolution attached consolidates and continues those actions deemed necessary to support continued safe progression out of the pandemic and economic recovery in a single location for clarity and ease of reference going forward.

DISCUSSION

Background

With broad availability and effectiveness of vaccines, the Country, State and City are now emerging from the most restrictive aspects of the continuing emergency, which has resulted in the termination of certain State restrictions related to indoor activities, gatherings, governmental and business operations, masking, and social distancing. Nonetheless, vaccines are not yet available to children 12 and younger, virus variants continue to have serious impacts within California, nationally and worldwide, the impacts of reopening as we move into the fall and winter months are not yet known, and there are still many people, both residents and visitors to the city, who are not vaccinated for a variety of reasons.

Accordingly, staff recommends that Council adopt a resolution affirming, continuing and or extending several local programs and policies previously enacted to support public health and economic recovery, while otherwise continuing to align with State and County public health and emergency orders. The resolution continues the City's ability to make such orders applicable and directly enforceable pursuant to the City's Municipal Code and the key provisions are set forth below.

Partial Termination of Safety enhancement zones.

During the height of the pandemic and while County and State stay at home and gathering and indoor activities restrictions were in place, the Council enacted a city-wide safety enhancement zone that increased penalties for previously designated Municipal Code Violations that also had implications with regard to increased risk of spread of the COVID-19 virus (e.g., noise, unruly gatherings, and open container in public violations). First via resolution, and later via emergency ordinance, the Council also made violations of emergency orders, regulations and directives issued by other authorized entities (primarily State and County) pursuant to emergency powers and enhanced penalties subject to enforcement as violations of the City's Municipal Code upon declaration of an emergency and for the duration of the declared emergency.

The current resolution terminates the Citywide Safety Enhancement Zone previously declared pursuant to Resolution 11106 (2020 Series) for all non-emergency related, previously designated, Municipal Code violations specified in Section 9.22.020B and restores the penalty for such violations to the levels otherwise provided by the Municipal Code and related Administrative Guidelines.

However, Section 9.22.020B continues in effect (as enacted by Council emergency ordinance) as to violations of emergency orders and provides that violations of any State or County Public Health or other State or County Order or directive related to the COVID-19 emergency, whether now existing or subsequently adopted, shall remain subject to immediate penalties not to exceed \$1,000 for the duration of the declared emergency.

The application of safety enhancement penalties to emergency order violations will terminate by the terms of the Municipal Code upon termination of State, County, and local emergency proclamations. As a practical matter, there are very few State and County restrictions currently in place that staff would anticipate being subject to enforcement now that stay-at-home orders and most gathering and occupancy restrictions have been lifted. Nonetheless, the way the ordinance was drafted makes the safety enhancement zone more flexible and self-executing, without the need for additional Council action, in the event that conditions change, and the State or County enact subsequent orders related to the declared emergency.

Cannabis Operator Permits Activation Extension

On March 16, 2021, City Council adopted Resolution No. 11231 (which superseded a prior resolution) and extended the life of all discretionary approvals, including extending the life of all commercial cannabis business operator permits for an additional three months. Staff is now recommending an additional three-month suspension and direction to extend expiration provisions for commercial cannabis business operator permits based on the length of the ongoing pandemic emergency and authorization to extend existing operator permits.

The City has issued eight commercial cannabis operator permits during the past two years. Three of those permits have been activated, four are in process of activating their operator permit, and one business has also decided to not continue in the permitting process. If a commercial cannabis operator permit is not fully activated (meaning the business is open and continually operating) within one year of permit issuance, then current code provisions specify that the operator permit expires. Council previously approved a six-month suspension of the expiration provisions/extension permits for these permits, then approved an additional three additional months, and staff is now recommending an extension of three additional months (twelve months total) to these operator permits.

Commercial cannabis business operators have been impacted by COVID-19 similar to other business types in the City. The process of activating a commercial cannabis operator permit is extensive and requires approval of a Conditional Use Permit, application for building permit, construction per the approved building permit, stocking inventory, and opening for business. Accomplishing all of this within one year is an ambitious schedule during normal times and the current pandemic and has created unforeseen obstacles and other complications for cannabis operators working towards opening. Staff believes current circumstances would render enforcement of the current expiration provisions inequitable and counterproductive to economic recovery, COVID-19 business support, and efficient use of staff time and resources.

In light of the intertwined relationship between cannabis land use entitlements and building permits and the activation requirements of a cannabis operator's permit, staff is recommending an additional three-month (twelve months total) suspension of the enforcement of the activation requirements and an extension of currently issued operator's permits to align with the existing building permit extensions previously provided (and recommended to be affirmed and continued) to other projects in the City. The relevant code section of which staff recommends suspension of enforcement, and action to extend current permits, is as follows:

- D. Duration and Activation of Permit. Each commercial cannabis operator permit issued pursuant to this chapter shall expire twelve months after the date of its activation. The permittee may apply for renewal prior to expiration in accordance with this chapter. Each commercial cannabis operator permit must be activated within twelve months of issuance. The permit is activated by the issuance of a use

permit for the commercial cannabis activity pursuant to Section [17.86.080](#), together with all other applicable city permits and state licenses, and the commercial cannabis operator thereafter opening and continuously operating the commercial cannabis activity. Failure to timely activate the permit shall be deemed abandonment of the permit and the permit shall automatically lapse. (Ord. 1673 §§ 1, 2 (Exh. A), 2020; Ord. 1647 § 4 (Exh. A (part)), 2018)

The resolution affirmatively extends the permits for an additional three months.

Extension of Authority to Continue OPEN SLO Program allowing continued outdoor public space expansion for temporary COVID-19 business support and recovery and for continued mitigation against and preparation for impacts of COVID-19 variants and increased seasonal risks of spread.

Throughout the pandemic the Council has taken several quick response actions to create safe outdoor spaces and support our business community and residents through various stages of COVID related closures and restrictions. One of the most significant packages of actions was the authorization of the OPEN SLO program, approved in March 2021 via Resolution 11232. Given the positive progression of the state, but also the continuing existence of unpredictable variables that could negatively affect that progression, staff is recommending the temporary continuation of the OPEN SLO Program, with continuing authority for the City Manager to temporarily suspend enforcement of certain code provisions (e.g., sign and private parking regulations) for the duration of the temporary program. The temporary continuation will also provide time for staff to provide Council with an evaluation of potential longer-term implementations of some of the components of the program that have proven popular and will help to build community resiliency going forward. Staff will bring forward an agenda item on Council's July 16 agenda to review options and receive Council direction.

Extension of discretionary approvals and building permit applications.

On June 2, 2020, the City Council adopted the 2020- 21 Financial Plan supplement with a singular, integrated Meta City Goal – Economic Recovery. One of the near- term actions identified was an extension of entitlements so that they would not expire during the pandemic, causing delays in the economic recovery effort that could result in business closures and lost revenue opportunities for both businesses and City operations.

On June 16, 2020, the City Council adopted Resolution No. 11131, authorizing extension of City discretionary approvals and building permit applications due to the Covid- 19 pandemic. Then, on March 16, 2021, City Council adopted Resolution No. 11231 which superseded the original resolution and extended the life of all discretionary approvals further. Resolution No. 11231 extended the term of all active City planning entitlements for an additional six months, extended the life of all commercial cannabis business operator permits for an additional three months, and extended the life of all building permit applications by an additional six months.

The current resolution affirms and continues extensions to facilitate economic recovery and process efficiency for both the development community and City staff.

Continue suspension of use permit and other requirements for the or expansion of safe parking programs within the City and extend Community Development Director approval authority for new safe parking sites for six month following the end of the declared local emergency.

On August 18, 2020, the City Council adopted Resolution No. 11149 affirming the actions of the Emergency Services Director by ESD Proclamation No. 5, which was adopted on August 7, 2020. Through the two actions, the City found that emergency measures were necessary to support and facilitate the expansion of safe parking facilities for unhoused persons in order to minimize exposure to the elements that compromise health, to minimize risks of sustained close contact and congregation to mitigate transmission of COVID-19, and to advance social distancing and personal hygiene protocols necessary to prevent or minimize the spread of COVID-19 and protect the public health, safety, welfare and economic security of the citizens of San Luis Obispo.

The prior Council action suspended requirements of Chapter 17.86 of the Municipal Code and any and all provisions of any other code provision or use permit, entitlement or contract issued to any current homeless or supportive services provider permitted or contracted with the City of San Luis Obispo to the extent that such provisions would otherwise limit or prevent the expansion of safe parking facilities within the City, until such time as the declared City, County and State emergency declarations are terminated or such other time as may be determined by order of the Emergency Services Director or City Council. The prior action also established requirements for the Community Development Director to approve establishment of new safe parking locations upon review and approval of an application submitted by a new non-profit community partner. Given the ongoing nature of the economic impacts of the pandemic and uncertainty regarding vaccination rates, variants and seasonal impacts of COVID-19, staff recommends continuing the prior actions to allow for expansion and establishment of new safe parking sites for a period of six months after the termination of the local emergency proclamation.

The City has currently authorized and funded one expanded site at Railroad Square in partnership with the City's only current safe parking services provider CAPSLO. While the site has not been fully utilized, the City Homeless Response Manager is currently working with providers and members of the unhoused community to identify and minimize barriers to utilization and the flexibility to quickly expand successful shelter and service models will be helpful to the success of the City's objectives to move unhoused persons into shelter and services in a timely manner responsive to diverse needs.

Conclude City Manager authority to use FY 2018-19 Unassigned Fund Balance

On March 17, 2021, Council adopted Resolution giving the City Manager authority to use FY 2018-19 Unassigned Fund Balance above required reserved levels to address emerging public safety and economic support needs of the community related to COVID-19. As we progress toward full reopening and greater stability in managing the pandemic and its impacts, staff is recommending that the authority granted be terminated and that the City revert to fiscal management and spending practices consistent otherwise applicable City financial management policies.

Previous Council or Advisory Body Action

Throughout the course of the pandemic, the City Manager/Emergency Services Director enacted six Emergency Proclamations, the substance of which was ultimately affirmed as part of comprehensive Council emergency actions, including more than twenty Emergency Resolutions and Ordinances related to COVID-19. The specific actions relevant to the current resolution are outlined above related to each of the subject areas of the resolution.

Policy Context

All of the actions recommended herein are consistent with the Council's adopted Major City Goals, are reflected in the work programs associated with Council's goals and are supported by funding in the recently approved 2021-23 Financial Plan and 2021-22 Budget.

Public Engagement

Public engagement has been ongoing via business, association, resident, employee and visitor outreach and surveys regarding support needs and service levels throughout the pandemic. As the City transitions and begins to evaluate longer term projects, policies and public, health, safety, and economic support activities, more proactive and directed outreach consistent with existing public engagement policies will be conducted and provided to the Council as part of its evaluation and direction on future activities.

CONCURRENCE

The Deputy City Manager, City Attorney and Cannabis Program Coordinator concur with this recommendation.

ENVIRONMENTAL REVIEW

As a result of the COVID-19 public health emergency, the City of San Luis Obispo proposes to continue a temporary program to use the right-of-way, sidewalks and streets to help create continued opportunities for social distancing during the first few phases (stages) of reopening consistent with the State's Resilience Roadmap.

The actions proposed were initiated and are proposed to continue under the City's emergency and general police powers to provide for residents the health and wellness benefits of being outdoors and to support businesses and customers with enough space to safely physically distance as the State and County move toward optimal vaccination rates, monitor the emergence of variants, and monitor transmission rates into the Fall and Winter months. The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) as follows:

- A. The project is statutorily exempt under State CEQA Guidelines Section 15269 (Emergency Projects), because the temporary program includes specific actions that would allow for safe physical distancing and support continued progression through the pandemic consistent with the State's Resilience Roadmap and County and State Guidelines in order to mitigate the COVID-19 public health emergency and the potential for resurgence.
- B. The project is categorically exempt under State CEQA Guidelines Section 15301 (Existing Facilities) because the actions identified in the program are limited to the permitting, leasing, and minor alteration of existing public facilities, including existing streets, sidewalks, bicycle and pedestrian trails, which would not result in the creation of additional automobile lanes. The program would result in a negligible expansion of existing commercial uses and a negligible expansion of the public's use of City right-of-way, as the uses included in the temporary program would not vary from the current uses of commercial businesses, residential areas, or public access within the City's right-of-way.

FISCAL IMPACT

The adoption of the Resolution will have no fiscal impact and actions authorized or contemplated pursuant to the Resolution have been included in the 2021-23 Financial Plan or will be brought forward for separate Council consideration with a full fiscal analysis.

ALTERNATIVES

- 1. Do not adopt the Resolution. This action is not recommended because the current Council actions are documented throughout multiple prior resolutions making tracking and clarity of Council direction difficult.
- 2. Provide direction to staff regarding modifications to the Resolution.

ATTACHMENTS

A – Draft Resolution consolidating and aligning prior Council emergency actions with recently revised State Orders

RESOLUTION NO. _____ (2021 SERIES)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, CONSOLIDATING AND ALIGNING PRIOR COUNCIL EMERGENCY ACTIONS WITH RECENTLY REVISED STATE ORDERS, AND CONTINUING CERTAIN PRIOR ACTIONS TO SUPPORT CONTINUED PROTECTIONS FOR PUBLIC HEALTH, SAFETY AND WELFARE, AS WELL AS ECONOMIC RECOVERY

WHEREAS, on March 4, 2020, the Governor proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, on March 17, 2020, the City Council adopted Resolution 11099 proclaiming a local emergency and has thereafter affirmed and continued its proclamation of local emergency to extend through the duration of the declared State and/or County proclamations of emergency; and

WHEREAS, since March 2020, the State of California and both the City and County of San Luis Obispo have taken a series of actions to reduce the spread, and mitigate the impacts, of COVID-19, limiting harm and loss of life in our community; and

WHEREAS, as a result of the effective actions taken, as well as the successful and ongoing distribution of COVID-19 vaccines, California is turning a corner in its fight against COVID-19 and cases and hospitalization rates in San Luis Obispo are continuing a relatively low trend at present; and

WHEREAS, on June 11, 2021, the Governor of the State of California issued Executive Order N-07-21, which formally rescinded the Stay-at-Home Order (Executive Order N-33-20, issued on March 19, 2020), as well as the framework for a gradual, risk-based reopening of the economy (Executive Order N-60-20, issued on May 4, 2020); and

WHEREAS, in light of the current state of the COVID-19 pandemic in California, the State has rolled back certain provisions of the Governor's COVID-19-related Executive Orders; and

WHEREAS, certain provisions of those COVID-19 related Executive Orders have been deemed to remain necessary to continue to help California respond to, recover from, and mitigate the impacts of the COVID-19 pandemic, and the City intends to align and act in accordance with those continuing COVID-19 related Executive Orders to the extent applicable to the City's operations in order to maintain clarity and consistency for the public; and

WHEREAS, the City has, through its emergency and general police powers, implemented various programs to support the safe conduct of business and leisure activities in the City and to facilitate the economic recovery of the community and its residents from the impacts of COVID-19;

WHEREAS, the City Council finds that COVID-19 presents a continuing threat to the health and economic wellbeing of the residents of San Luis Obispo because the Country, State, City and County have not yet reached optimal vaccination rates to fully protect against community spread of COVID-19, variants are emerging in the State and the likelihood of spread remains a concern as we enter the Fall and Winter months; and the City Council further finds that continuation of certain of those programs enacted pursuant to its emergency authority remain important to advance the health, safety and welfare of San Luis Obispo, mitigate the continuing risks and effects of the COVID-19 pandemic, and support economic recovery.

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

SECTION 1. All recitals set forth above, and all recitals included in support of Federal, State, and County actions referenced herein, are adopted as though fully set forth herein as findings in support of this Resolution; and

SECTION 2. There is a continuing emergency related to the pandemic COVID-19 as declared by the Governor of the State of California via Executive Order N-08-21 and the City Council finds that a concurrent local emergency continues to exist in the City resulting from continuing low level case and hospitalization rates related to the pandemic of COVID- 19, and vaccination rates that are not at levels to achieve “herd immunity” to protect against the peril of increased spread related to emerging variants and the potential for a seasonal spike in the Fall and Winter, which, absent continuation of preventative measures, and in the absence of widespread vaccination, is still deemed to present an imminent threat beyond the control of normal protective service, personnel, equipment, and facilities of and within the City; and

SECTION 3. Partial termination of Safety Enhancement Zone. The Citywide Safety Enhancement Zone previously declared pursuant to Resolution 11106 (2020 Series) for all Municipal Code violations specified in Section 9.22.020B is hereby terminated and the penalty for such violations shall be as otherwise provided by the Municipal Code and related Administrative Guidelines; except that violations of any State or County Public Health or other State or County Order or directive related to the COVID-19 emergency, whether now existing or subsequently adopted, shall remain subject to immediate penalties not to exceed \$1,000 for the duration of the declared emergency, as expressly set forth by ordinance in Section 9.22.020B of the Municipal Code, and nothing herein shall be interpreted to suspend or otherwise affect enforcement or penalties consistent therewith.

SECTION 4. Cannabis Business Operator Permit Extensions. Due to the severe economic impacts of COVID-19 and its impacts on scheduling, inspection and construction of projects in the City, and in order to prevent situations where cannabis operators must restart the discretionary review process and further delay the opening of previously approved businesses due to the need to reapply for permits or request individual extensions, and to prevent unnecessary distraction of staff focus and resources away from continued support of COVID-19 recovery and continued public health and safety compliance measures to prevent the resurgence of COVID-19 within the City, the Council deems it in the best interest of public health and safety to suspend enforcement of Section 9.10.070 D of the Municipal Code and reaffirm and continue certain prior actions taken related to the continuing existence of a local emergency and economic recovery as set forth in Resolution 11231 (2020 Series), as follows:

- A. Extend the life of all currently issued commercial cannabis business operator permits by a fixed period of twelve months from the original expiration date. If any operator's permit currently issued is not activated and expires or is deemed abandoned at the conclusion of the extension period specified herein, the City shall open a subsequent application period for any retail storefront permits made available as the result of the expiration or abandonment, during which any previously permitted applicant may follow the established process to submit a new application, which shall be evaluated at the same time and in accordance with the same process for the applications of any new applicants who may submit applications during the open application period.

SECTION 5. Continuation of OPEN SLO Pilot Program. In order to support the continued safe re-opening of restaurants and other businesses in a manner that will facilitate ongoing outdoor alternatives while vaccination efforts continue, variants emerge and fall and winter approach, presenting an increased risk of resurgence of COVID-19 spread, the City Council hereby directs and authorizes the City Manager to continue the OPEN SLO program at least until the termination of the proclamation of local emergency and for such additional period of time, not to exceed one year from the termination of the proclamation of local emergency, as is necessary to accomplish a safe and orderly transition to preexisting regulations and/or the implementation of revised long term programs to support emergency resiliency and economic recovery. Temporary programs expressly authorized herein shall include the following six strategies that may be used independently or in combination, along with continued implementation of the Sidewalk Dining Ordinance, as outlined below:

- A. Six Strategies Identified in the OPEN SLO Pilot Program:
 - 1. Changes to traffic flow, including "Quick-build" improvements toward alignment with the Downtown Concept Plan.
 - 2. Short-term street closures, including short-term road closures in the Downtown and in other areas of the City to facilitate safely distanced pedestrian circulation, expanded outdoor dining, and customer queuing, pickup and waiting areas associated with permitted business activities.

3. Conversion of selected on-street parking spaces to outdoor dining space or other pedestrian uses (parklets), with consideration for at least one installation outside of the downtown; use of the parklet may include:
 - i. Public sidewalk. No improvements other than rail and aesthetic treatments, to create space for safely distanced pedestrian movement and customer queuing, pickup, and waiting areas associated with permitted business activities.
 - ii. Table and Chair. Utilized by one or more businesses under the City's "Table & Chair" permit process and designated for exclusive use of the business, which may include appropriate signage (meaning no more than 15 square feet per outdoor area).
 - iii. Sidewalk Café. Designated parklet for exclusive use by one business under the City's Sidewalk Café permit process.
 4. Temporary use of private and public parking lots for expansion of commercial uses. The City Manager is authorized to suspend current off-street parking in order to permit selected spaces in private parking lots to be converted to seating or expanded retail space. The City could also permit use of spaces in public parking lots through the Sidewalk Cafes Ordinance.
 5. Conversion of Mission Plaza at set days and times for community and economic recovery support uses, including tables and chairs for 'to-go' dining, space for outdoor retail booths, art and culture pop-ups, which may include the closure of the Broad Street 'dog-leg' and/or sections of Monterey Street.
 6. Pop-ups to encourage and support additional ideas for outdoor space such as:
 - i. Develop guidelines and allow use of parts of the sidewalk for signage, merchandise and queueing, where adequate sidewalk width exists consistent with disabled access requirements and public safety.
 - ii. Develop guidelines and allow for pavement painting and planter box projects initiated by neighborhoods to slow traffic, create painted bulb-outs or other pedestrian-friendly adaptations.
 - iii. Support 'traveling' arts and culture events where exhibits or exhibitions are allowed on public spaces for visitors to stroll by.
 - iv. Have designated staff available and a clear process to streamline review and approval of uses to ensure conformity with access and public health and safety regulations.
- B. Support Expansion of Sidewalk Dining in Support of Social Distancing through application of the existing Sidewalk Dining Ordinance. For purposes of the temporary program support and only for such period of time as such temporary program remains in effect, the following Sections of Chapter 5.50, Sidewalk Cafes, of the Municipal Code shall be interpreted and applied as follows:

5.50.015: Permits Required.

The encroachment permit process shall be used for the purpose of evaluating, establishing conditions applicable to, and approving all requests for revocable sidewalk cafés permits, and tables and chairs permits, while the temporary program is in place.

5.50.020: Architectural review.

The Community Development Director shall use discretion conferred by this section to process permit requests without a separate application for architectural review and without public notice as may be otherwise specified by section 5.50.035 or other City policy, unless required by state law.

5.50.030: Fees.

Fees associated with administrative approval of permits under this chapter for permits shall be suspended, while the temporary program is in place. Any program recommended for implementation that includes permanent or long-term use of public property shall include an appropriate fee schedule related to the use for recommendation for Council approval.

5.50.045.C: Required Operational Standards (Parking).

No additional parking will be required for permits approved under this chapter while the temporary program is in place

5.50.045.G: (Umbrellas, Awnings, Festoon Lighting and Street Furniture)

Community Development Director may allow great flexibility with respect to the design and appearance of outdoor furniture , barriers and Festoon Lighting, consistent with standards for the protection of public health and safety and subject to the approval of the City Engineer and/or Building Official.

5.50.050.A: Terms and expiration.

Sidewalk café permits approved while the temporary program is in place will not be approved for an unlimited term and shall specify an automatic expiration date, unless subsequently renewed

5.50.060.A: Revocation or Suspension of Permit

For the duration of the temporary program, the City retains the right to revoke or suspend the permit upon twenty-four hours' notice to the sidewalk café operator for any cause, regardless of conformance with the provisions of the Sidewalk Dining Ordinance.

17.70.100.F.1: Lighting and Night Sky Preservation Exemptions

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Low-intensity outdoor or festoon lighting fixtures used for architectural decoration may be installed without Architectural Review, provided it shall not otherwise create a nuisance or hazard for passing motorists, pedestrians, cyclists or other modes of transportation, subject to the approval of the City Engineer and/or Building Official.

- C. Upon recommendation by the Community Development Director, the City Manager may authorize suspension of enforcement of certain regulations as set forth below to facilitate the operation of the temporary program, solely for the duration of the temporary program:
 - 1. Sign Regulations
 - a. Sections 15.40.200 (Exempt Signs), subsections H (Temporary Window Signs) and
 - b. L (Temporary Signs in Non-Residential zones).
 - c. Section 15.40.470 (Sign Standards by Sign Type), subsection I. [A-Frame (Sandwich Board) Signs].
 - d. For the time period specified above, any permitting requirements for the types of
 - e. Signs specified in this Resolution, as set forth in Section 15.40.500 of the Sign Regulations herein also may be suspended.
 - D. Parking Regulations (as to uses and activities on private properties only)
 - a. Section 17.72.020 A (Requirements by Type of Use)
 - b. Section 17.72.020 C (Parking Calculations), as applied to existing uses only, and only to expressly exclude any temporary use of space on private property for safe outdoor use purposes during the period of suspension from parking calculations requirements for the property.
 - E. No facility, structure or improvement may be erected, constructed or placed in the City Right of Way without the express written approval of the City Engineer and nothing herein is intended to or shall be interpreted to convey any vested right in or to the continued use or occupation of public or private property permitted, allowed or suffered by the City pursuant to the temporary program herein.
 - F. Continuing Enforcement of Conditions or Activities Posing a Threat to Public Health, Safety or Welfare; Continued Enforcement of Permit Requirements for Electrical, Plumbing, or Structural Components or Appurtenances and Encroachments into Public Right of Way. Nothing herein is intended to or shall be deemed to relieve any person from the obligation to obtain, or prohibit code enforcement for failure to obtain, any permits that would otherwise be required under state law, the San Luis Obispo Municipal Code, or building and safety codes adopted thereunder, including but not limited to:
 - 1. Permits otherwise required for electrical, plumbing, or structural work performed within the City.

2. Encroachment permits required for structures, uses and/or activities within the public right of way, which may be issued at no cost by the City to facilitate physical distancing and the reopening of businesses.
- G. Nothing herein is intended to or shall permit or allow the erection or placement of any permanent or temporary structure or improvement, on public or private property in violation of any state or federal accessibility law, including the Americans With Disabilities Act, or to prohibit or suspend code enforcement action deemed necessary by the Chief Building Official, the City Engineer or any other authorized enforcement official of the City, to remedy or abate: a dangerous condition or activity; any activity presenting an imminent threat of harm to the health, safety or welfare of the community; any violation of state or federal accessibility law; or any unauthorized activity on private property or in the public right of way.
- H. Notwithstanding any other City policy or procedure, the City Engineer shall be authorized to review and approve on behalf of the City any and all design and construction necessary as part of the temporary program herein and the City Manager shall be authorized to allow and accept on behalf of the City any and all donations of time, materials, labor, professional services and/or funds in support of the temporary program herein without further action of the City Council.

SECTION 6. Extension of discretionary approvals and building permit applications. Due to the severe economic impacts of COVID-19 and its impacts on scheduling, inspection and construction of projects in the City, and in order to prevent situations where developers or contractors need to restart the discretionary review process or delay previously approved construction projects due to the need to reapply for permits or request individual extensions, and to prevent unnecessary distraction of staff focus and resources away from continued support of COVID-19 recovery and continued public health and safety compliance measures to prevent the resurgence of COVID-19 within the City, the Council finds it in the best interest of public health and safety and hereby reaffirms and continues certain prior actions taken related to the continuing existence of a local emergency and economic recovery as set forth in Resolution 11232 (2021 Series), as follows:

- A. Toll the expiration of all discretionary approvals covered by Municipal Code Section 17.104.070 from the declaration of the pandemic emergency (beginning January 27, 2020) until the termination of local emergency proclamations.

- B. Automatically extend the life of all discretionary approvals existing as of the date of the termination of the local emergency and covered by Municipal Code Section 17.104.070 by an additional one and a half years (18 months) after the termination of the declared local emergency.
- C. Automatically extend the life of all active building permit applications by one year, as authorized by California Building Code Section 105.3.2.

SECTION 7. Continued Suspension of Safe Parking Requirements

Expansion. A Pursuant to the City's authority under California Constitution Article XI, Section 7 to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations necessary for the protection of the City; the City of San Luis Obispo Charter; and Chapter 2.24 of the San Luis Obispo Municipal Code, the City Council hereby directs the extension of emergency measures as follows to support and facilitate the expansion of safe parking facilities for unhoused persons in order to minimize exposure to the elements and risks of transmission of COVID-19 and protect the public health, safety, welfare and economic security of the citizens of San Luis Obispo:

- A. **Requirements Suspended.** Any and all provisions of the San Luis Obispo Municipal Code, Chapter 17.86, and any and all provisions of any other currently applicable code provision or use permit, entitlement or contract issued to any current homeless or supportive services provider permitted by or contracted with the City of San Luis Obispo , are hereby suspended to the extent that such provisions would otherwise limit or prevent the expansion by such party of safe parking facilities within the City, until 180 days following the end of the declared City, County and State emergency declarations, or such other time as may be determined by order of the Emergency Services Director or City Council, subject to the requirements and restrictions set forth herein
- B. **Requirements for the temporary expansion of the 40 Prado Road Safe Parking Program (City Conditional Use Permit #USE-0413-2014).**
 - 1. The Community Development Director is hereby authorized, upon written request, to administratively allow for the temporary expansion of the existing permitted operation for Safe Parking located at 40 Prado Road at that location or at any other location authorized by the City Manager within the City of San Luis Obispo if the Community Development Director determines that the expansion is consistent with the purpose and intent of San Luis Obispo Municipal Code Section 17.86.230.
 - 2. If the operators of Safe Parking at 40 Prado Road wish to maintain the establishment or expansion of a Safe Parking location after the period authorized by this Resolution, any such operator shall submit the appropriate Planning Application to the Community Development Department for processing in accordance with otherwise applicable city regulations for issuance of a use permit or modification to an existing permit. Any limitations or new conditions of approval that result from the review process shall be implemented following approval of the permit modification.

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C. Requirements for the establishment of new Safe Parking locations.

1. The Community Development Director is hereby authorized to immediately allow for the establishment and operation of new Safe Parking locations by the City and/or third party non-profit partner, upon submittal of a complete Planning Application for a Conditional Use Permit demonstrating compliance with the performance standards required by SLOMC Section 17.86.230.E.I as may be required to normally establish Safe Parking at the proposed location.
2. The Community Development Department will process the new application through the normal course of review for the permit application submitted. Upon approval of the Safe Parking permit, all conditions of approval shall be applied to the use. If a Conditional Use Permit is not approved within 120 days of the date of the application, then the Safe Parking use shall cease.

D. Operations in violation. In the event that the Safe Parking site is operated in violation of any requirement established for the temporary operation and such violation is not remedied as directed by the City, the Community Development Director may notify the operator in writing that the temporary operation authorization is terminated; and, upon receipt of said notice, the operator shall terminate operations and return the site to its original condition within 10 days of receipt of said notice.

SECTION 8. Financial Management Authority. The authority granted to the City Manager by Resolution No. 11117 (2020 Series) to use FY 2018-19 Unassigned Fund Balance above required reserve levels is hereby ended and practices shall be conducted in accordance with generally applicable financial policies upon adoption of the Resolution.

SECTION 9. All existing orders of the State Public Health Officer, the Governor, the San Luis Obispo County Emergency Services Director, Public Health Officer, and the County Board of Supervisors as currently in effect and as subsequently clarified, amended, modified or superseded by subsequent action of any of those parties are hereby expressly acknowledged and declared to be enforceable within the City of San Luis Obispo as if directly enacted by the City Council pursuant to San Luis Obispo Municipal Code Chapter 2.24 and shall be enforceable under Municipal Code 2.24.100 until such time as any such order(s) is terminated by the issuing authority.

SECTION 10. The City's proclamation of local emergency shall be deemed to continue to exist until it is terminated by the City Council of the City of San Luis Obispo pursuant to a resolution adopted by the City Council of the City San Luis Obispo or its Emergency Services Director but shall continue at least until such time as the State proclamation of emergency is terminated by the Governor.

SECTION 11. The City has been undertaking, and will continue through cessation of this emergency to undertake, necessary measures and incur necessary and extraordinary costs, which are directly related to the prevention of the spread of the COVID-19 Virus and are taken in furtherance of: the Secretary of Health and Human Services' determination that a public health emergency has existed since January 27, 2020; the Governor's Proclamation of a State of Emergency for the State of California on March 4, 2020; the President of the United States' Declaration of a National Emergency on March 13, 2020; the County of San Luis Obispo Emergency Services Director's Proclamation of Local Emergency and the County Public Health Director's Declaration of a Public Health Emergency on March 13, 2020; the City Council's Proclamation of Local Emergency on March 17, 2020 and subsequent proclamations of continuing local emergency and related orders, regulations and directives of each of those parties.

SECTION 12. During the existence of said local emergency, the powers, functions, and duties of the Emergency Services Director and the Emergency Organization of this City shall be those prescribed by state law, ordinances, and resolutions of this City and by the City of San Luis Obispo Emergency Operations Plan, notwithstanding otherwise applicable procedures, timelines or methods of action and the Emergency Services Director is expressly authorized to take any and all actions in furtherance of emergency powers to address the local emergency.

SECTION 13. This resolution supersedes all prior Council Emergency Resolutions and Emergency Services Proclamations related to the COVID-19 pandemic adopted by the City Council between March 16, 2021, and the date of this resolution.

SECTION 14. Environmental Review. As a result of the COVID-19 public health emergency, the City of San Luis Obispo proposes to continue a temporary program to use the right-of-way, sidewalks, and streets to help create continued opportunities for social distancing during the first few phases (stages) of reopening consistent with the State's Resilience Roadmap. The actions proposed were initiated and are proposed to continue under the City's emergency and general police powers to provide for residents the health and wellness benefits of being outdoors and to support businesses and customers with enough space to safely physically distance as the State and County move toward optimal vaccination rates, monitor the emergence of variants, and monitor transmission rates into the Fall and Winter months. The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act as follows:

- A. The project is statutorily exempt under State CEQA Guidelines Section 15269 (Emergency Projects), because the temporary program includes specific actions that would allow for safe physical distancing and support continued progression through the pandemic consistent with the State's Resilience Roadmap and County and State Guidelines in order to mitigate the COVID-19 public health emergency and the potential for resurgence.
- B. The project is categorically exempt under State CEQA Guidelines Section 15301 (Existing Facilities) because the actions identified in the program are limited to the permitting, leasing, and minor alteration of existing public facilities, including existing streets, sidewalks, bicycle, and pedestrian trails, which would not result in the creation of additional automobile lanes. The program would

result in a negligible expansion of existing commercial uses and a negligible expansion of the public's use of City right-of-way, as the uses included in the temporary program would not vary from the current uses of commercial businesses, residential areas, or public access within the City's right-of-way.

SECTION 15. A copy of this Resolution shall be posted in the kiosk outside of City Hall of the City of San Luis Obispo and on the outside doors of the City Clerk's office and personnel of the City of San Luis Obispo shall endeavor to make copies of this order and regulation available to the news media.

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

AYES:

NOES:

ABSENT:

The foregoing resolution was adopted this ____ day of _____ 2021.

Mayor Heidi Harmon

ATTEST:

Teresa Purrington
City Clerk

APPROVED AS TO FORM:

J. Christine Dietrick
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on _____.

Teresa Purrington
City Clerk

R _____