

MASTER PLAN  
LAGUNA LAKE PARK  
San Luis Obispo, California

FRED L. HECTOR

PLANNING CONSULTANT

LANDSCAPE ARCHITECT

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Site Planning - Area Analysis

16631 Skyline Boulevard  
Los Gatos, California  
Telephone ELgato 4-1655

February 3, 1961

Honorable Mayor  
and City Council  
City of San Luis Obispo  
California

Gentlemen:

In accordance with our agreement of Purchase Order Number 9974,  
the "Master Plan, Laguna Lake Park" is submitted herewith.

The stunning Laguna site holds great potential as the Plan demon-  
strates, and I know you will, in the years ahead, accomplish an outdoor  
center of which your City should be very, very proud.

To work with you, your staff, commissions and the committee con-  
cerned has been a pleasure.

Very sincerely yours,



Fred L. Hector  
Planning Consultant  
Landscape Architect

FLH:ggs

# INDEX

	<u>PAGE</u>
INTRODUCTION. . . . .	1
PART I. ANALYSIS OF THE POTENTIAL AND PROBLEMS OF THE AREA	
1. Basic Premises of the Plan . . . . .	2
2. Area Division and Uses. . . . .	3
3. The Relation of the Park to the City and Its Vicinity . . .	5
4. Problems to be Surmounted . . . . .	6
5. Capacities . . . . .	7
6. General Administrative Considerations . . . . .	9
PART II. MECHANICS OF DEVELOPMENT AND OPERATION	
1. General . . . . .	10
Roads . . . . .	10
Parking Lots. . . . .	11
Paths. . . . .	11
Restrooms and Sewerage. . . . .	12
Trees. . . . .	13
Power, Lighting and Telephone. . . . .	15
Water System . . . . .	15
Signs. . . . .	15
Rock Clearing . . . . .	16
Safety Considerations. . . . .	16
2. The Lake. . . . .	17
3. Shoreline Development and Use . . . . .	19
Swimming Beach . . . . .	19
The Docks. . . . .	21
Fishing. . . . .	22
Fire Circle . . . . .	22
4. Developments of the Gentle Slopes . . . . .	23
Club House . . . . .	24
Junior Museum . . . . .	25
Senior Citizens Accommodations . . . . .	25
Family Picnic Grounds . . . . .	25
Play Fields . . . . .	26
Play Courts. . . . .	26
Golf Course. . . . .	27

INDEX, continued

PAGE

4.	Developments of the Gentle Slopes, continued	
	Group Picnic Area . . . . .	28
	Play Apparatus. . . . .	29
	Amphitheatre. . . . .	29
5.	Uses of the Hilltop and Hillside. . . . .	30
6.	Evening Usage. . . . .	31
7.	Administration, Operation and Maintenance . . . . .	32
	Personnel . . . . .	32
	Equipment. . . . .	32
	Other Operating Costs . . . . .	33
	Summary of Administrative, Maintenance and Operational Costs. . . . .	34
8.	Investment and Return Prospectus. . . . .	34
	Potential Assistance. . . . .	34
	Potential Income. . . . .	35
	Summary of Estimated Capital Investment at Full Development. . . . .	37
	SUMMARY. . . . .	38
	ACKNOWLEDGEMENTS. . . . .	40
	VICINITY MAP . . . . .	PLATE I
	MASTER DESIGN . . . . .	PLATE II

## INTRODUCTION

The following Master Plan for the development and operation of Laguna Lake Park presents an analysis of the potential, the problems to overcome, costs and mechanics of development and operation involved in creating a park on a 300-acre parcel of City land. The plan integrates this area for the people's enjoyment with a proposal for creating a recreational lake from a marsh which lies partly on this site. The public land includes about 75 acres of marsh, 140 of relatively flat lands and 85 acres of open, rocky hill terrain. The lake proposed will be created from Laguna Marsh including portions in private ownership, and will cover approximately 190 acres. The combined recreational area including land and water will total about 415 acres.

The Plan is timely as homes are being constructed on the edge of the marsh and are expected to surround much of the lake site in a few years. As well as guiding the long range development of the large park, the work defines the boundaries of the lake to aid the City officials in preserving the site until the water becomes a reality.

Multiple use is the prime consideration of the Plan, to afford a large variety of things to do for people of all ages, with the family considered the basic unit.

The potential described hereafter will forecast a spacious and striking land and water area in the center of the City of the future with a rich array of things to do to add to the values of living in San Luis Obispo.

PART I. ANALYSIS OF THE POTENTIAL AND  
PROBLEMS OF THE AREA

1. Basic Premises of the Plan. Early investigations of Laguna Marsh and its surroundings indicated that the ideal solution would be to create an expansive lake from the marsh and to include the shorelands on all sides in the park. Early discussions with the City's administrative personnel and planning consultant, Larry Wise of the firm of Hahn, Wise and Barber, evidenced that the City would not be in a position within the next five years at least to finance acquisition of the lands needed to carry out such a program. A subdivider, the Ray C. Skinner Companies, is developing the land on the southwest edge of the marsh and, as would be expected, has placed premium values on the waterfront lots. This indicates that condemnation prices can be expected to be far beyond the City's ability to pay.

The situation indicated an arrangement which would be workable for both the City and the private owners concerned. Conferences were held with the subdivider and a resulting modified plan derived which was considered reasonable by both parties.

The pattern set by these initial subdivisions will probably continue through the private lands. Subject to the approval of the City, and/or County planning commissions and governing bodies, as the shoreline is developed, any acreage filled into the waters should be compensated by creation of new bays.

The investigations indicated that, to operate the lake successfully for public use and enjoyment, administration of the water surface and also the land beneath should be delegated to the City. In this way a maximum of healthful and safe use can be made possible.

The proposed shoreline of the future lake (See Plate II) has been derived as a reasonable line which roughly balances the material to be excavated to form the lake with the fill that will be required around the water to make these lands of economic value.

2. Area Division and Uses. By and large, people are attracted to bodies of water for their outings in numbers far beyond other types of areas. Because of this tendency, Laguna Lake with its associated park lands can be expected to be very popular. The 190 acre lake surface proposed can be expected to be filled to capacity with boats frequently. The waters will be adapted to unpowered craft, particularly small sailboats and a sheltered cove sweeping into the public shore lands will form ideal canoe waters. The suitability of rowboats on the open lake will only be known from future experience when the prevailing winds may or may not prove overpowering for these craft.

Some fishermen will fish from boats, but more will cast from shore. The largest part of the public lake shore will be available to the angler. There will also be boat launching and docking facilities, a swimming beach and a portion bordering the

proposed golf course. A peninsula is proposed in the design for fishermen, picnickers, and strolling visitors. It also affords a division between the swimming beach and the docks with the swimmers in a cove of their own and, on the outside, the slips located so that sailboats will berth into the prevailing wind.

A club house is placed in the design in a central location close to the bathing beach, the boat docks and the golf course. In this building will be social rooms, restaurant, snack bar and the park office. Close by will be other attractions such as tot lot, dancing and skating facility, pingpong tables and lounging areas. A junior museum is also recommended close by and, across the road, a senior citizens' building and outdoor facilities.

Picnicking will be in large demand in conjunction with other uses and facilities are proposed where they will be conveniently related to the day's chosen areas of use. A group picnic area is also projected where it will be close to the play courts and fields as well as the lakeshore.

The southern portion of the rolling lands will be the site of playfields and courts. Sports facilities provided will include: flag football, softball, volleyball, horseshoes, lawn bowling, handball, shuffleboard, etc.

On the opposite end of the rolling lands a nine hole golf course is proposed. The facility will lend its measure of greenery to the park, be very popular and provide the type of course on which most persons learn the game. A driving range will

be an additional attraction for the golfer, and should pay its way. The game is dominated by men, which implies that father will come more often with his family to enjoy the park.

Many other attractions are offered throughout the public lands to make a great diversity of activities. These include a fire circle near the water's edge for evening programs and singing, an outdoor amphitheatre for many evenings of entertainment, a camp-out area for children, which will also serve day-camping, an increasingly popular part of the school programs. An archery range is another facility of the plan. The hill will offer hiking for all and climbing for the young. The tree pattern will provide windbreaks and shade and masses of spring and fall color. There will be flowering shrubs through the seasons to add to the beauty of the scene.

3. The Relation of the Park to the City and its Vicinity. The City has achieved a neighborhood park pattern that meets recognized national standards, an accomplishment uncommon in this State. It does, however, lack larger park acreages and the Laguna Lake project will be valuable in meeting these needs. Studies of Hahn, Wise & Barber, City and Regional Planners, which are under way at this writing, indicate that developed residential areas can be expected to surround the Park in the near future, with the Park, in time, becoming a feature of the central part of the City.

The hill lands of the Park are actually a toe of a spectacular hill known as Cerro San Luis Obispo. Its steep and rugged top is unsuitable for development with the

exception of a very few residential site possibilities. This striking hill, in its setting in the heart of the future city, will be a great asset if kept in its natural condition as a unit of the park system. If this is achieved, it will be very desirable to have a connecting corridor of land running between the hill and the Laguna unit affording hikers and equestrians expansive trails to follow. Cerro San Luis Obispo, in itself, is one of seven picturesque hills which extend in a line westward to the ocean. Beyond the seventh hill is the famous Morro Rock, which juts up from the waters at the ocean's edge. These hills may one day form a regional park chain of great beauty.

4. Problems to be Surmounted. Particular problems of the site include: Lack of shade and annoying winds that blow through the valley from the ocean, and the aquatic weeds that choke the marsh and will render the future lake useless unless controlled. A third major problem is the fluctuation of the water surface with the seasons. Another problem is the great amount of loose rock that has rolled from the hillsides and out over part of the gentle slopes. Too, a power line runs the length of these slopes.

The answers to these problems are presented in Part II and, in essence, are: tree-planting for shade and windbreaks; deepening the lake to ten feet for aquatics control followed by chemical treatment as necessary; and establishing a water source to maintain a constant lake level. The rocks must be cleared to make the littered areas usable and steps taken to minimize the hazard of more rolling stones. Power lines are an accepted part of many parks, and it is anticipated that agreements can be

made with the Pacific Gas & Electric Company for the use of their right-of-way.

5. Capacities. A reasonable maximum capacity for the number of boats that may use the lake at any given time is considered to be one boat per acre of surface, or 190. Most users will spend only a few hours on the water, and a turnover of three times per day may be realized, making possible use of the waters by about 570 boats. With an estimated average crew of three, 1,700 boaters may be accommodated in a day.

Picnic facilities for 300 families are suggested. With perhaps one-half of these serving two parties in the day, the units may serve 450 families. These parties will average at least four each, indicating that about 1,800 persons may be accommodated on a maximum day. The group picnic area design is proposed to be for 600. In case a larger crowd is anticipated, more tables, portable toilets, etc., may be installed and the facilities adapted to at least twice the design number. In terms of design capacity, the area may be reserved for a daytime picnic and again for an evening barbecue, the capacity 1,200.

The nine-hole golf course will have a capacity of 550 rounds in the daylight, with an additional 165 playing under the night lights, a total of about 700 persons. The driving range will accommodate perhaps 600.

The playfields and courts will provide enjoyment for participants and spectators alike. It is estimated that approximately 300 may enjoy these facilities at one

time and that there will be about four turnovers per day, a total of 1,200.

The swimming beach will be the most heavily used area during the warm months. The 1,000 foot long beach can offer space for at least 1,000 persons at a time and, with a probable turnover of about three times, 3,000 may enjoy the waters in a day.

Once the park is well developed, its landscaping affording seasonal show and with many activities in progress, people will come just for sightseeing. How many will come for this purpose only is difficult to say; the capacity for these users is large. A figure of 500 is used here as an approximation of these persons who will take no other part in the park's day.

DESIGN CAPACITIES SUMMARIZED

<u>Area</u>	<u>Persons Per Day</u>
Boating . . . . .	1,700
Picnicking, Family . . . . .	1,800
Picnicking, Group . . . . .	1,200
Golf and Driving Range . . . . .	1,300
Game Fields and Courts . . . . .	1,200
Swimming Beach . . . . .	3,000
Clubhouse facilities . . . . .	1,200
Senior Citizens' facilities . . . . .	500
Junior Museum . . . . .	500
Amphitheatre . . . . .	2,000
Sightseers . . . . .	500
Total Design Capacity . . . . .	14,900

Because many will enjoy more than one area in the day, it is more accurate to assess the capacity in visitor days at 10,000.

6. General Administrative Considerations. An important factor in the success of the lake will lie in the City's control of the water surface and lands beneath. If these waters were divided into smaller units, their use value would be greatly reduced. Through administering the submerged land, the control of aquatic weed growth can be carried out efficiently.

It will be advisable to collect fees for the use of the park facilities as a means of defraying costs of administration.

The shoreline lots on the private shores will need consideration apart from the general public use facets. For the good of all concerned, the City should control the type of docking structures to insure good appearance and safety. The boats of these residents should be charged for lake privileges to pay a fair share of the costs of operation. A system should also be established whereby aquatic weed control can be carried out on these shores.

The use value of the park can be increased in the warm months by keeping the area open in the evenings, perhaps to 10:00 P.M. Evenings at the park can bring a great deal of enjoyment for the teenagers as well as others in supervised activities affording more to do than spending their time at the drive-in soda fountains.

It is anticipated that the Park Department will have basic operational responsibility for the park; however, the cooperation of other departments will be in-

valuable, for example, the Police Department for law enforcement, the Fire Department for resuscitation of drowning victims, and the Health Department to insure proper treatment of the lake waters in order to maintain its purity.

## PART II. MECHANICS OF DEVELOPMENT & OPERATION

This section of the Master Plan is devoted to the development, with capital cost estimates and administrative, operational and maintenance phases reviewed. The cost estimates given throughout are made on cost of contract basis using applicable figures as of December, 1960. Certain savings will undoubtedly be made by carrying out some of the program by force account; therefore, the costs given should be adequate if not high at the time of writing.

1. General. Various items of the capital developments are more or less common to the various areas of use. These are reviewed here with such features as docks, beach development and launching ramps discussed under the applicable area on later pages.

Roads. The Master Design proposes a short road system for the park of approximately 3,300 feet in total length. The roads are proposed to be of lane proportions having two driving lanes, standard curbs and gutters and without parking lanes or sidewalks. By elimination of parked cars and walks beside the roads, the full beauty of the park is brought to the motorist. Estimating the cost of these roads at \$45,000 per mile, total cost of construction will be about \$28,000.

The master plan under preparation for the City by the firm of Hahn, Wise & Barber indicates the importance of a through street crossing the park from north to south. The desirable routing is shown on the Master Design. This street should be designed as a parkway with divided lanes and landscaped dividing strip. It will also be essential that the design makes it impossible for cars to turn off into the park except at the entrance roads. Pedestrian crossing lanes will be needed at four points. The installation of stop lights may be found necessary at the main entrance to the activity center.

Parking Lots. The locations of these facilities are planned for convenience to the major areas of use. Surfacing is proposed to be of asphalt cement constructed to usual city standards.

Paths. These, in general, are recommended to be developed along the desired lines of the users from parked car to destination. The widths of walks will vary as necessary to accommodate the foot traffic the particular route will carry. Surfacing is suggested to be of cement stabilized decomposed granite, crowned for drainage and lined with two by four headers.

The hillside paths are suggested to be of a more primitive standard. The hill material is predominately loose rock and outcrop. Depending on whether the paths will be for foot traffic alone or also for horse, they may be 30 inches wide or five feet. A bucket loader may be useful in building tread of rock fill while clearing

the loose rock from the spots to be improved for use. No additional surfacing is suggested.

Rest Rooms and Sewerage. The usually recommended rest room standards of one toilet per fifteen persons with the substitution of 25 per cent urinals for the male sex are difficult to achieve in an area of this type. For 10,000 persons a total of 666 would be required. Rest rooms are planned at 12 locations and facilities will also be provided in three major buildings. It is proposed as a reasonable solution that each facility contain 4 toilets for women and plumbing stubbed in for an additional 4; that on the men's side of each, 2 toilets with plumbing for an additional 2 and trough or tile urinal be installed of design for 20. In general, these facilities should suffice. The rest rooms on the hill will be in exception, for they will accommodate fewer users. These should be smaller, with 2 seats on the ladies' side, one seat plus 2 urinals on the men's side.

On days when there are expected to be unusually heavy demands, portable rental toilets should be moved in to meet the problem.

Toilets installed in the permanent rest rooms should be flush valve type, the buildings and their furnishing as vandal-proof as practical and designed for ease of maintenance.

A system of sewer lines will be needed to carry the wastes to the city sewer main on the south boundary. Estimating the need of 4,000 lineal feet of line in

the park running from 6 to 18 inches at an average cost of \$4 per running foot in place, the total for these larger lines will be about \$16,000. The cost of individual lines is absorbed in the overall cost of the structures. An additional cost item will be for a small pump station to move the sewage from the low lying peninsula into the mains, the cost estimated at \$4,500. The total estimate for sewerage as outlined is \$20,500.

Trees. As stated before, shade will be vital to the park's success. A planting program should be under way as early as possible so that during the years in which the park facilities are being developed shade trees will have an opportunity to become established before subjected to heavy usage. The following species are suggested as practical and outstanding.

Small springs are in evidence near the foot of the hill in several places. The volume of flow is small and not important to the water supply. The wet ground resulting from them, however, will lend itself to the growth of Weeping Willow, also a little-known relative with striking winter silhouette, the Contorted Hankow Willow. Both are fast growing, pest resistant.

Pine trees hold a lure of nature for the visitor, and groves of these will be an asset to the picnic grounds. California's Monterey Pine is one of the most successful. Because of its striking, classic character, the long-needled Canary Island Pine is worthy of consideration also. A third from the dry hills of California, Coulter Pine, becomes an excellent tree under park conditions, the needles gray-green.

Backed by the dark pines, the delicate blossoms of flowering fruit trees will give their greatest show at the edges of glades. These trees should be planted in masses that will produce the desired effects at the scale of the park.

A spectacular, large, blooming tree, the Pink Flowering Horsechestnut, has the scale to stand alone. Another, the Victorian Box (*Pittosporum undulatum*), has less spectacular bloom, but is fragrant.

Wind-break plantings include the pines, Lombardy Poplar and *Eucalyptus viminalis*. The latter reaches a great height and spread in 50 years, is striking and should not be confused with the eucalyptus commonly known in this State.

Fall color can be added with Liquidambar and Chinese Pistache. The trees planted on the hillside will require the most attention because of the sparse soil. The California Pepper already grows on the hills of the vicinity and will be attractive on the park slopes. Another suggestion, one which has proven outstanding on the hills of the city of Piedmont, is *Eucalyptus amygdalina angustifolia*. The fine, narrow leaves of this large growing variety give the tree a delicate and misty appearance.

The foregoing outlines a suggested pattern to follow. There are many trees that might be considered and the park might become an arboretum where a collection of unusual trees is planted. In any event, a park of this scale lends itself to the establishment of large trees that grow to too large a scale for backyards and streets.

It is considered an area as well where the common street trees should be used sparingly.

About 40 acres of tree plantings are recommended which, with approximately 20 trees per acre, will mean a total of 800. At an estimated in-place cost of five dollars each, an investment of \$4,000 is indicated.

Power, Lighting and Telephone. Power and telephone services will be available at the south edge of the property along French Road. The lines through the park should be run underground. For general night lighting, electroliers should be spaced through the main developed area in a pattern providing 0.5 to 1.0 footcandles along paths and roads and 0.2 to 0.8 on other areas. Lighting for specific night uses is reviewed later. The cost of the underground lines is estimated at \$10,000, the electroliers in place at \$5,000, for a total of \$15,000.

Water System. Water service will include lines to the buildings, drinking fountains and irrigation systems. The proposed City main running through the park will simplify the system. Park mains will be needed to serve the golf course, the central building group, the picnic area, the play fields and the amphitheatre area. The hill needs will be met from a pressure tank system taking off from the City water storage tank that is planned to be installed on the hillside in the park.

Signs. Signs are an essential. Their appearance and wording can add much to the atmosphere. Heavy, wooden signs are practical, the letters routed rather

than in relief and painted in fitting colors, the background contrasting with the letters. The major signs can be set in the native field stone to blend with the setting. The cost of signs should be in the nature of \$2,000.

Rock Clearing. The rock clearing problem involves approximately 75 acres of the slopes at the base of the hillsides. Much more of the flatter land was covered at one time, but the ranchers have cleared and cultivated to a fence line through the area. The rocks have a value because they are highly colored by lichens and beautifully weathered. Their use in the park architecture will be striking and serve to blend the buildings into their surroundings. The cost of clearing by power equipment is estimated at \$150 per acre, for a total of \$11,250.

Safety Considerations. Water safety is most important. To illustrate this, drowning is the second largest killer on the main summer three-day week-ends. In the recommended design of the bathing beach, gentle bottom slopes carefully graded to eliminate pot-holes is of utmost importance. The lifeguard staff will give further assurance that there will not be drownings. The boat user is another who should be as safe as possible. In this vein, the State boating regulations should be enforced, including inspection of boats for compliance with life jacket requirements, maximum number of occupants, etc. The patrol boat will also be valuable in accident prevention and in life saving.

Methods for reducing the rolling rock hazard will probably be found necessary. The danger points will be the steepest slopes. Masses of rank growing shrubs can

form effective barriers. Strong growing vines such as Mermaid Rose can be cultured on some of the danger slopes to bind the stone. The problem may or may not be serious; however, a cost item of \$5,000 is used in anticipation that a fair amount of work will be necessary.

The key roles of the Police, Fire and Health Departments in the safety program have been mentioned earlier.

2. The Lake. To deepen the lake to a depth of ten feet as recommended by biologists for the purpose of reducing aquatic growth will mean the removal of a very substantial yardage of bottom material. Estimating the average depth of excavation required to be 5 feet, about 1,525,000 cubic yards will be moved and, if the cost per yard is 25¢, the total cost of the job will be \$610,000. The material excavated from the bottom of the marsh frontage of the City can be put to good use by creating small hills in the park designed to divide the park into a number of areas of use separated from view of each other by these mounds. The effect gained is that of an area that seems to be much larger than if left flat. The Ray C. Skinner Companies has been of major assistance in taking required fill from the lake bottom and has created the south end of the lake at this writing.

Another problem lies in reducing the acute seasonal draw-down. The waters recede about 3.5 feet during the summer and fall months. There is evidently supplementation during this period from underwater springs which have been reported by

people acquainted with the marsh. The presence of several small springs near the base of the hill is supporting evidence; also, the drop is equal to the annual surface evaporation without considering the transpiration from the tule growth of the marsh. The latter amounts to about 3.5 feet per year over the acreage covered by these plants, which implies that the waters would recede substantially more if there were no replenishment. The removal of the plant growth will reduce the needs for supplemental water substantially. An estimated 2.5 feet will be the required replenishment, or a total of 475 acre feet each year. The City is about to receive waters from the new Whale Rock project, the cost approximately \$55.00 per acre foot. This is very expensive water for recreational usage. It is suggested that well water possibilities be explored. An existing well near the south boundary of the park is reported to produce a good supply of water high in mineral. This tends to indicate that the City can drill their own well to meet the lake needs, the mineral content being unimportant for the purpose. Estimating that the well will have to be 400 feet deep and drilled at a cost of \$8.00 per foot, its price will be \$3,200, and with pump in place, a total of \$5,000. Aside from the initial cost, there will be the need of 475 acre feet per year, which, at an assumed cost of \$20.00 per acre foot, will total \$9,500 annually.

Although the deeper parts of the lake are expected to support very little aquatic plant growth after dredging, there will be the shallowing shores at the lake's edges where these pests will grow in profusion unless controlled. Eradication can be by chain dragging or by the use of toxic chemicals, the best procedure determined by trial. The chain stirs up the mud and riles the waters; the chemicals are apt to be toxic

to fish. Offending plants include tules, arrowhead and the submerged sego pond weed, the latter one of the most difficult to eradicate. The best chemical to use is also subject to trial, as there are limitations such as toxicity to humans, poisoning fish and lasting qualities to consider. New products such as Kuron and Dowpon are promising. Kuron at 5 parts per million will probably control the plants concerned, be effective for three to four years and at this concentration is not considered lethal to fish life. The chemical will cost about \$28,500 and, on the basis of treatments once in three years, will cost about \$9,500 per year.

Algae growth is a problem in most of California's low elevation lakes and reservoirs; however, the subject waters will be substantially free from this growth judging from other small lakes in the vicinity. The reason for this is probably the relatively cool waters which should run about 66° to 70° in the summer months.

3. Shoreline Development and Use. The public shores will provide a wealth of enjoyment. There will be swimming, fishing, boating facilities, etc. Although the private frontage will not be open to the public, the subdivider has agreed to provide public view points spaced along the shores of the west side.

Swimming Beach. The question of whether or not a swimming beach will be successful on this lake has been given careful study. The water temperatures will approximate the ocean. There will be cool winds blowing on most summer afternoons.

On the other hand, the conditions should be about equal to the nearby sea coast where the beaches are popular. Protection from the winds can be created on the lake's shores by tree and shrub planting and by fence screens. There is also the consideration that the fresh water will be more enjoyable than the briny sea.

Creation of a swimming beach is recommended because of the foregoing considerations and particularly because this should be the most popular use in the park's summer program. In developing the cove which will hold the swimming beach, careful grading of the bottom will be important. The beach should deepen at the rate of 3 per cent. The cove's shape will be a crescent with a diving float anchored at diving depth. The area's soil is a black clay and mud will be a problem. The solution proposed is to lay polyethylene film of 6 mil thickness from a point 10 feet above water line and extending for 190 feet into the waters. If this material is lapped 9 inches at the joints, sealing should not be necessary for this use. On the film an 18 inch blanket of sand should be laid to form the beach. The cost of grading is included in the lake deepening costs and is not considered here. The film cost with 170,000 square feet in place is estimated at \$5,250. Sand required to form the underwater beach and also to extend 200 feet back for the sunbathers will total 17,500 cubic yards, and this at an estimated \$2.50 per yard in place will be a \$43,750 cost item. Other investments will include the diving float at an estimated \$2,500, lifelines marking the outer edge of the non-swimmer zones, lifeguard stands, surfboards, and other equipment in the nature of \$4,000. The total of these estimated costs is \$55,500.

The Docks. The shoreland and underwater beach in the dock frontage should be treated with film and sand in similar fashion to the swimming beach. The bottom will drop away more steeply at a 5 to 1 ratio. Development cost estimates include: the film covering 40,000 square feet for \$1,200 in place; the sand at 18 inch depth requiring 7,300 cubic yards for an in-place cost of \$18,250. The area treated will provide for beaching of boats and space for pier and boat berthing. The total estimated investment for the City is \$19,500.

The rental of boats and slips should be a profitable business under concession lease. It is assumed that piers and other berthing and mooring facilities will be installed by the concessionaire at no cost to the City.

As an exception to the general rule of no power boats, a small electric battery powered craft has proven popular on other lakes and should be a good concession item. These are silent and move rather slowly. The use of novelty boats such as bicycle type paddle wheelers should be subject to clearance by the City.

An excursion boat such as a miniature paddlewheeler ferry can be a concession feature of merit.

Boat storage facilities of locked garage type structures may be found to be in demand. If the architecture of these is attractive, they will be compatible with the dock scene.

A concrete launching ramp wide enough to launch five boats from trailers at one time will be an essential. The ramp should be of six inch reinforced concrete laid on a 14 per cent slope, the surface roughened to insure traction. The slab should be 60 feet wide and 70 feet long, extending into the water from a point 30 feet from the water's edge. No loose gravel should be used at the edges. The cost of this unit is estimated at \$3,800.

Fishing. How successful fishing will be is a question that only experience will answer. Fish life exists in the waters of the marsh now. The water should be adapted to a warm water fishery and, because the waters are expected to be below 72°, a trout fishery is a possibility. It is anticipated that the State Division of Fish and Game will carry out the stocking of the best species for this particular water. Very little will be needed in the way of facilities for fishermen. The aquatic plant life will be controlled in the overall maintenance program keeping the banks open and the bottom free from hook snagging plants. Tree and shrubbery plantings should be located so that casting will not be impaired. A fish cleaning facility will be essential. The anglers enjoy gathering at this point and talking over their common interests while cleaning their catches. The estimated cost of this unit is \$600. The concessionaire should sell bait and tackle for the convenience of these people.

Fire Circle. One of the most enjoyable forms of entertainment is an evening of programs and singing about a fire. A fire circle is proposed for the park to add its measure of fun to the many other facilities. The location is suggested to be on the sand at the peninsula end of the swimming beach; the estimated cost, \$1,500.

4. Developments of the Gentle Slopes. The rolling lands between the lake's edge and the foot of the hill, about 140 acres, will be designed to hold a wealth of activities for one and all. The golf course is the largest single use. It is recommended that approximately 70 acres of the remaining portion be planted to turf. These spacious green acres, coupled with the turf of the golf course, add beauty and will be the scene of a great deal of activity. Through moving the baseball backstops and bases, the picnic tables, archery targets, etc., frequently before worn spots appear, the grasses can serve use as well as beauty. The seed selected should be of a carefully studied mix that will be tough and combine the best features of lawn and pasture grasses. Perennial rye will probably be the most successful variety.

The planting operation is estimated at \$1,750 per acre, or a total turfing investment of \$122,500. This may appear to be expensive; however, the City will be faced with the need of conquering the dust and the mud of these acres in some way, and a hardy turf is the best answer. The most effective irrigation system will require detailed study, also. The wind will complicate the use of permanent heads and very likely a combination of fixed and hose-mounted sprinklers with large radius of throw will be used, the estimated cost, \$70,000. The total figure for irrigated turf in place is an estimated \$192,500.

The major plantings of shrubbery and ground covers will be found throughout this area. To make a showing at the large scale of the park, flowering and fall color shrubs should be massed. Plantings in the nature of 5,000 shrubs will be desired, which, at an estimated \$2.75 in place, will be an investment of about \$14,000.

Ground covers will cost about \$3,000 per acre and, with an estimated 10 acres, its total cost will be \$30,000, the total for plantings of both types will be in the nature of \$44,000.

The Club House. The Club House will be designed for diversified uses throughout the day and evening so that people of all ages may enjoy it individually or in groups. As well as activity rooms, the park headquarters will be located here. The setting near the well-traveled parkway should be a good location for a restaurant and facilities for this service are envisioned as part of the Club House. A snack bar will be another popular addition. In or closely associated with the building should be pingpong tables and shaded sitting areas for card playing, reading and relaxing. A tot lot close at hand will allow the mothers to use the Club House while the little ones are using the sand piles and apparatus. The building of a second structure will be desirable as living quarters for a night guard who will protect the facilities from theft or vandalism during the hours the park is closed. The guard will also act as security for the boats moored at the nearby docks.

Also near the building, a concrete slab designed for dancing and roller skating will be much enjoyed by teenagers and the skating age. This floor should be popular for folk and square dancing groups. The music essential to the success of the facility will be provided by remote control from a record player in the park office.

The estimated floor area desirable for the Club House is 5,800 square feet, which, at \$14 per square foot, will cost about \$75,000, the cost of the other features approximately \$5,000, the total \$80,000.

Junior Museum. A Junior Museum is proposed as another feature. It will be educational for children and similar facilities have proven very popular in other cities. This facility will house displays of a natural science nature and small living animals, birds, turtles, etc. There will be classrooms for subjects of interest to the young. The estimated cost of the museum, \$20,000.

Senior Citizens' Accommodations. A building and area designed for senior citizens is also proposed. The building will offer a main meeting room, activity rooms and kitchenette as well as rest rooms and storage space. Outdoors there will be quiet sitting areas, a forum circle where current affairs will be aired, horseshoes and shuffleboard. The building cost is estimated at \$20,000, seats, tables, paving, game courts, etc., at an additional \$6,000, for a total of \$26,000.

Family Picnic Grounds. The major picnic facilities will have a combined area of about 30 acres. With a suggested 10 units per acre, there will be a total of 300. Each spot will need a table-bench combination 6 feet long, which, at \$40 in place each, will total \$12,000. It is suggested that the tables be shifted frequently so that the turf will not be killed out in spots. Barbecue pits will not be used by most families, and the installation of one per four tables is proposed as a good ratio. At

\$60 each, these units will cost about \$4,500. Restrooms are recommended to be located within 300 feet of all units. Three of these facilities will be mainly for the needs of this group and cost an estimated \$12,000 each, a total of \$36,000. The turf and the lighting which will be valuable components of this development have been reviewed earlier. The cost estimates listed in the foregoing total \$52,500.

Play Fields. An expansive area of about 16 acres is proposed for play fields. The rolling terrain will require grading which, assuming the need of moving 6,000 cubic yards at 35 cents per yard, will cost about \$2,000. Turfing will be particularly valuable to the success of the development and this operation has been covered earlier, including this acreage. By having portable backstops and moving the diamonds every few days, the turf can be kept from wearing away at the bases. The Master Design indicates the possibility of adding a hardball diamond with practice fields if this should become of value in the City program. There is ample room for bleachers as well. The fields can also serve for flag football, soccer and other field sports. It is suggested that night lighting might be added for one corner of the fields for the enjoyment of evening sports participation, the additional cost of this feature about \$6,000. One restroom will be located for the benefit of these users, its cost about \$12,000. Paved parking will be needed for about 100 cars, its cost at an estimated \$140 per car, about \$14,000. The cost of the above items assigned to this use approximates \$34,000.

Play Courts. Various court games will add to the variety of entertainment the park will afford. The main game court area is suggested to be in close relation to

the play fields as the same group of users will enjoy both types of facilities. Horseshoes and shuffleboard courts will also be desirable in other parts of the park. In the main court area there will be volleyball, bowling greens, handball, horseshoes and shuffleboard as well as other game facilities. An archery range will be near the golf driving range. The investment in this area will be of the following nature: a bank of 4 volleyball courts, \$3,000; bowling greens, \$45,000; handball, 2 courts, \$2,500; and other courts, \$20,000. Some additional lighting will be warranted to render the courts suitable for night play, the estimated cost \$6,000. Other components of the development, such as turf, shade, water and restrooms have been reviewed elsewhere in the plan. The total cost of the items charged to this area, \$70,500.

Golf Course. An area of approximately 70 acres is proposed for a nine-hole golf course. The park will be an asset to the real estate of the neighborhood, much more so with a golf course included. In preparing the area there is the problem of clearing the float rock mentioned before. This involves approximately 30 acres of the site. A cost item has been entered in the earlier discussion and is not included here. How seriously hidden rocks will impede cultivation is difficult to determine, but an expense should be anticipated for their removal. The tree, fairways and greens as indicated on the plan are not proposed as the final solution but indicate the probable nature of the lay-out. Alternate tees may be added, making an 18-hole situation. In conjunction with the course, a driving range is suggested as another popular item for the enjoyment of the people. The range is oriented so that the wind will tend to lengthen the drive of the balls. Ample water and adequate pressure will be available from the City main that is planned to run directly through the course.

Night lighting is suggested for both the course and the driving range. These added hours of play will enable these facilities to accommodate 30 per cent more people.

The course cost may run anywhere from \$25,000, if unlighted and with minimum facilities, to \$200,000, with night lighting and ideal features for an 18-hole par 3 arrangement. This facility would be attractive to private capital under an arrangement by which the ownership of the improvements will revert to the City over a period of years. The size of the investment will be determined by an economic analysis of the market contributing to its use, relative income potential of various types of developments, etc. Fees for the course will be approximately as follows: week days \$1, week nights \$1.50; for Saturdays, Sundays and holidays, mornings \$1.25; afternoons, \$1.25, and evenings, \$1.50. On the supposition of concession development, no costs for this facility are included in the Master Plan.

Group Picnic Area. This facility will meet a demand that will result in the area's being booked months in advance. The design for 600 persons can be expanded by portable facilities to meet the requirements of much larger crowds. Components of the development will include long, fixed table-bench combinations grouped close together. 600 lineal feet of these will serve design capacity which, at \$6 per foot, will cost \$3,600. Large barbecue pits with adjustable grates will be the heart of the area. A fire circle will add to the interest of get-togethers after dark. The play fields and courts are close at hand. Parking for 150 cars will be essential and a rest room should

be conveniently close. Other rest rooms in the vicinity will also be accessible for the days of large crowds. Costs of the foregoing will be in the nature of \$1,200 for two large barbecue pits, \$1,000 for the fire circle, paved parking, \$14,000, and \$12,000 for the rest room, for a total of \$31,800.

Play Apparatus. No park is complete without swings and slides. An area is marked on the Master Design for the main apparatus area. Here, surrounded by turf and scattered picnic tables, will be the swings, the slides and a variety of other devices. Many new types of equipment have come on the market recently which are ingenious and successful. There is also a new world opening up in custom made devices to provide climbing, sliding and manipulating with the spirit of uniting, converging and conquering. Although a main Tot Lot is suggested beside the Club House, there should be other equipment for the very young nearby to provide for each brother and sister in the family. A few pieces of play equipment here and there in the picnic grounds will be an asset as well as the main equipment center. Many other facilities can be added such as pony and railroad rides. A children's fairyland is another possibility. A development of this kind is a major achievement, usually by donation, and is not envisioned in the Master Plan. A parcel of three acres can include a myriad of exhibits and devices of the latter type and the park has the space. To provide the play apparatus originally discussed, the investment may be in the nature of \$10,000.

Amphitheatre. A natural bowl on the south side of the hill and near its base will lend itself well to the development of an outdoor theatre. The audience will face

away from the afternoon sun. The combined use of wood and native stone in this setting of colorful rock outcrops can result in a striking facility. Seating for 2,000 is suggested. Parking for 300 cars will provide space for most affairs with the play field parking available if needed for overflow parking. The cost of the amphitheatre with stage and dressing rooms is an estimated \$10,000, parking for 300 cars at \$140 per car will total \$42,000; two restrooms, \$24,000; and graveled paths and landscaping, \$9,000. Water service for the area by a 1-1/2 inch line from the main, 800 feet in length, with 200 feet of 1 inch and 3/4 inch laterals, hose bibbs and drinking fountains for a total of \$1,300. The total estimated cost for the area of development, \$86,300.

5. Hilltop and Hillsides. The hill land of the park offers views in all directions. Close at hand are colorful lichen covered outcrops, naturally turfed terraces and an unusual, alpine-like flora. The usage of the hill area is suggested to be for hiking, with small picnic spots developed here and there beside the trails. At the most remote part an additional feature will be developed for day-camping and for camp-outs of children's groups. When not in use for this purpose, this area will be open for family picnicking. Water service is needed for the restrooms, maintaining small areas of turf, and irrigating the trees planted for windbreaks, shade and seasonal color. Self-closing faucets and drinking fountains will be desired in four locations, and restrooms will be essential at two. Trails through this area are suggested to be unsurfaced and wide enough for persons to pass. If the Cerro San Luis Obispo becomes part of the park system and horseback riding between the two units becomes a reality, it will be advisable to improve one trail which will lead to the Cerro trail system from the horse concession

site at the foot of the hill. Horses should be confined to this route because complications occur when riding is allowed throughout a busy park. The principal horseman's outlet will be the Cerro San Luis Obispo area.

The investment for the hill area will be about as follows:

Trails, 1-1/2 miles @ \$4,000 per mile	\$ 6,000
Table-bench combinations, 40 @ \$40	1,600
Fire circle and 6 barbecue pits at camp-out area	800
Water system, including pressure tank and pump, 800 feet of 1-1/2 inch line, 1200 feet of 1 inch, drinking fountains, self-closing faucets and hose bibbs	5,200
Shrubs and ground covers for rolling rock control	500
Turf, 4 acres at \$2,000 per acre	8,000
	<hr/>
Total Estimated Investment. . . . .	\$22,100

6. Evening Usage. The park should be lighted with electroliers in the usual manner whether used at night or not. Additional lighting for the evening program will be needed in certain parts of the areas. The extra operating hours will necessitate some additional personnel and increase the operating costs in some facets; however, the additional parking fee returns should help defray the extra costs in a large measure. The evening program should be only during the months when the weather is conducive to use, the park closed in the other evenings of the year except for the main buildings which should be in use the year around at these hours. Costs of installing night lighting for bathing beach, play fields and game courts as well as related facilities should be in the nature of \$20,000.

7. Administration, Operation and Maintenance. The overall job load for the park operation will be in the nature of the following, assuming the park open for 16 hours a day for 5 months and 10 hours in the other months of the year:

PARK PERSONNEL

<u>General Duty</u>	<u>Permanent Staff</u>	<u>Weekends &amp; Holidays</u>	<u>Summer Only</u>
Parking ticket checking	0.5		
Boat patrol	1.5		1
Lifeguards			6
Junior museum	1	1	1
Club house supervisors	1	1	1
Play field and game court supervision	1	1	1
Rangers	1	1	1
Maintenance men, including janitorial services	2	1	1
Office	1		
Park Superintendent	1		
	<hr/>	<hr/>	<hr/>
Total Job Load in Positions	10	5	12

Assuming the average permanent employee's salary to be \$5,700, these will total \$57,000 per annum; for the week-end staff of 5, estimating 40 week-ends and \$24 per day, the total of annual salaries will be \$9,600; for the summer force of 12, an estimated 3 months each and average salary of \$350 per month, the total an additional \$12,600. The grand total for salaries under maximum development is estimated to be \$79,200.

Equipment. On an acreage of this size gang mowers will be essential, as well as vehicles for hauling materials and personnel, chain-saws when the trees have become established, etc. Specific for the lake will be the patrol boat which should be

equipped with radio to be in contact with the police and fire departments, siren and searchlight, power megaphone and a standby motor. The boat will be in the 16-foot class and should be outboard of a type leaving minimum wake for the safety of the small boats on the water. A work boat will be a valuable addition for the maintenance program. Investment in equipment due to the Laguna unit should be of the following nature:

<u>Item of Equipment</u>	<u>Estimated Cost</u>
Patrol boat equipped with extra motor	\$ 3,500
Work boat	800
Pickup	2,800
Stake truck	3,000
Share of additional equipment used only part of time	3,000
Office, hand tools, small power equipment	5,000
Total Estimated Equipment Costs. . . . .	<u>\$18,100</u>

The annual operating costs for equipment in this park, including department pool items, with replacement funds will be in the nature of \$9,000.

Other Operating Costs. The costs of operation as well as personnel and equipment will include the electric power consumed, at an estimated \$2,400 per annum; water used from the City system at \$6,000; garbage collection at \$2,400. The total estimated costs of the above are \$10,800.

SUMMARY OF ADMINISTRATIVE, MAINTENANCE & OPERATIONAL COSTS

<u>Division</u>	<u>Annual Cost</u>
Salaries	\$ 79,200
Equipment Operation	9,000
Utilities	10,800
Aquatic Weed Control	9,500
Water for Lake Replenishment	9,500
Sand Replacement	125
Miscellaneous	12,000
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Estimate of Total Annual Administrative and O & M Costs	\$130,125

8. The Investment and Return Prospectus.

Potential Assistance. The possibilities of Lake Laguna becoming a State Fishing Project under the California Wildlife Conservation Board of the Department of Natural Resources program were explored. Members of the Board staff and the Division of Fish and Game have made reconnaissance investigations of the existing marsh. From the information gained it does not appear that this area has the competitive qualities to vie for the limited State funds among the many other applicants. The Board has in no instance undertaken extensive dredging such as is recommended for this project. There is also concern by the biologists that the fishery may not be particularly successful due to the lack of flowing waters in the summer months. Because of these problems it appears advisable for the City to achieve the dredging first. Then, if fishing is found to be successful, the City's case for the State program will be strong.

The project does not meet the qualifications of a new program set up under the Davis-Grunsky Act which is designed for reservoirs contributing to the State water supply.

Extensive cooperative development is under way on the lake by the subdivider. The organization plans to realign a stream channel, Perfumo Creek, so that its waters will run into the lake where before they have flowed into the channel a short way downstream. This feature will insure the lake's filling each winter. As well as the above, the developer has dredged the southern end of the lake as mentioned earlier.

The possibility of a junior high school being constructed on the park is being considered. Because the school grounds include play fields and game courts, it can function to provide these facilities. The multipurpose building, cafeteria and classrooms may also serve the park program when not in use for school purposes. The site recommended for such school would be along French Road extending westward from the power lines and not coming closer than 150 feet to the lake shores. In order to be as compatible as possible, it is recommended that the buildings be placed as close to French Road as good school planning will permit. The architecture should receive careful attention in order to blend with the park scene. Cyclone fencing should be minimized. Complete landscaping will, of course, be essential with tree and screen plantings to soften the scene. An indoor swimming pool in this situation could be put to maximum use, serving both the public and school programs. Which party builds the structure would be subject to agreement. In any event the costs of operation could be shared.

Potential Income. In recent years it has become common practice to charge for the enjoyment of facilities in large parks of this nature, and it is proposed that a daily parking fee be charged in this development. Collection can be by self-service

machine which dispenses tickets by coin, one machine per lot and the tickets dated to entitled the holder to privileges for that day. An ordinance will be essential, making parking without ticket illegal and punishable by fine. The use of the ticket dispenser system will have a great advantage in eliminating the usual attendants who collect the entrance fees. The children of the City who walk or ride bicycles into the park will use the facilities free of charge under this system. A parking fee of \$0.75 is suggested as reasonable. Assuming an average daily attendance of 1,000 people with one car per four persons, the annual income from this source will be about \$65,000.

Boating fees for use of the lake waters are another usual charge in such areas. The residents who own property on the shoreline will largely be boat owners and should pay an annual fee for lake privileges. There can be expected to be 200 or more of these boats berthed on the private water frontage and these owners should pay an annual permit fee. If an annual boat fee of \$3.50 be charged, which will be purchased by others to expect to make repeated use of the lake, the revenues from this source should be in the nature of \$1,400. Many will purchase day use privileges only, which, with an estimated average of 20 of these boats per day paying a fee of \$1, will bring an annual return of \$7,300.

Concessions will pay returns to the City which can be expected to be of the following nature: golf course, \$3,000; restaurant, \$2,500; boat and tackle, \$800; snack bars (Club House and mobile units), \$800; and an income from vending machines of about \$500. The total income expectancy for such a year in the future is, then, estimated to be about \$80,000.

## SUMMARY OF ESTIMATED CAPITAL INVESTMENT AT FULL DEVELOPMENT

<u>DEVELOPMENT COMPONENT</u>	<u>TOTAL COST</u>
Roads	\$ 28,000
Sewer mains	20,500
Power, Lighting and Telephone	15,000
Lake Excavation	610,000
Well and system for lake water replenishment	5,000
Swimming beach and facilities	55,500
Boat launching ramps	3,800
Dock area beach development	19,500
Club House and attendant facilities	80,000
Junior museum	20,000
Senior citizens building and attendant facilities	26,000
Parking for central area, 500 car	70,000
Turf and irrigation systems	192,500
Trees	4,000
Shrubs and ground covers	44,000
Family picnic grounds	52,500
Play field facilities	34,000
Play courts	70,500
Group picnic area	31,800
Amphitheatre and related accommodations	86,000
Play apparatus	10,000
Fire circle	1,500
Signs	2,000
Rock clearing and slope stabilization	16,250
Fish cleaning facility	600
Hilltop and hillside developments	22,100
Night lighting for evening use	20,000
Initial purchase of equipment	18,100
Plans, engineering and contingencies	90,000
Grand Total, Estimated Capital Investment. . . . .	\$1,649,450

## SUMMARY

The Laguna Lake Park project offers tremendous values to the City, its people and its visitors alike. A large, clear, fresh water lake in the midst of the City of the future will be an incomparable asset in beauty, climate modification, enjoyment and increased property values.

The Master Plan recognizes the many popular uses the area can provide and integrates them into a Master Design. The fact that a body of recreational water is an attraction to people far-and-away beyond any other types of outing areas is a basic premise. The golfer and the bowler, the baseball player and the swimmer, the chess player, the hiker and the picnicker, the bridge player, the fisherman and the boater, sunbather, the dancer and the playgoer, archer, horseshoe pitcher, the little tot and the octogenarian, the team and the organization each have their place in the park -- and the main objective is to bring the family together. The particular importance of providing a wealth of healthful activities for the vigor of youth is evident, for if there were not exciting things to do in a good way, then the avenues left open would lead in the wrong direction.

To reach the goal of a green, shaded expanse on the edge of a beautiful lake with an imposing array of activities to entertain thousands, there are many obstacles to conquer. Full development is estimated to cost about \$1,650,000. These projected costs, running approximately \$4,000 per acre of land developed and water surface created, are quite favorable in comparison with investment in parks in other cities which

SUMMARY, continued

often run \$15,000 or more to the acre. A major step has already been accomplished -- the park land is owned by the City. To make the development feasible, an efficient and revolutionary method of collecting use fees is outlined, which, combined with concession leases, should bring the City about \$81,000 per year in the future. Although this sum does not balance the operational costs of about \$121,000 directly, it is the key to providing a great deal for the monies spent. The annual tax return that will come from the increased property values of the surrounding properties will further reduce or erase the deficit.

The solution to the difficult task of converting the existing marsh into a lake is apparent from the early cooperation of the initial subdivider who is setting a development pattern that can be continued to make the lake a reality. The dredging work already accomplished in this way has not been credited against the dredging costs, but may save the City as much as a half million dollars in the next few years. Development is under way.

The "Master Plan, Laguna Lake Park" is submitted herewith to present an advance picture of the great asset that will come to the City's people in the years ahead with its implementation.



Fred L. Hector

## ACKNOWLEDGEMENTS

The Master Plan for Laguna Lake Park reflects the work of many people. The City Council, commissions and administrative staff have played an active part. The Laguna Lake Citizen's Committee is most deserving of credit for their foresight and tenacity in assisting the Council in the preservation of the land and the water. The knowledge and advice of the California Wildlife Conservation Board and of the California Department of Fish and Game has been a great aid. The assistance of Mr. Larry Wise of Hahn, Wise and Barber, City and Regional Planners is also acknowledged. The help of San Luis Obispo County through Mr. Ned Rogoway, Director of Planning, has also been valuable.

City Council

Mayor Fred M. Waters  
Donald Q. Miller  
Gerald W. Shipsey  
Kenneth W. Jones  
Dr. J. Barry Smith

Laguna Lake Citizen's  
Committee

Dr. B. F. Loveall, Chairman  
Jean W. Abraham  
F. C. Coyner  
William E. Flory  
William P. Inman  
Dan Lawson  
E. R. Needham

Park and Recreation  
Commission

Howard R. O'Daniels, Chairman  
Dr. Harry J. Fryer  
Mrs. L. C. Gaebe  
W. M. Hollister, Jr.  
Robert H. Janssen  
Robert A. Mott  
Mrs. Francis R. Scott

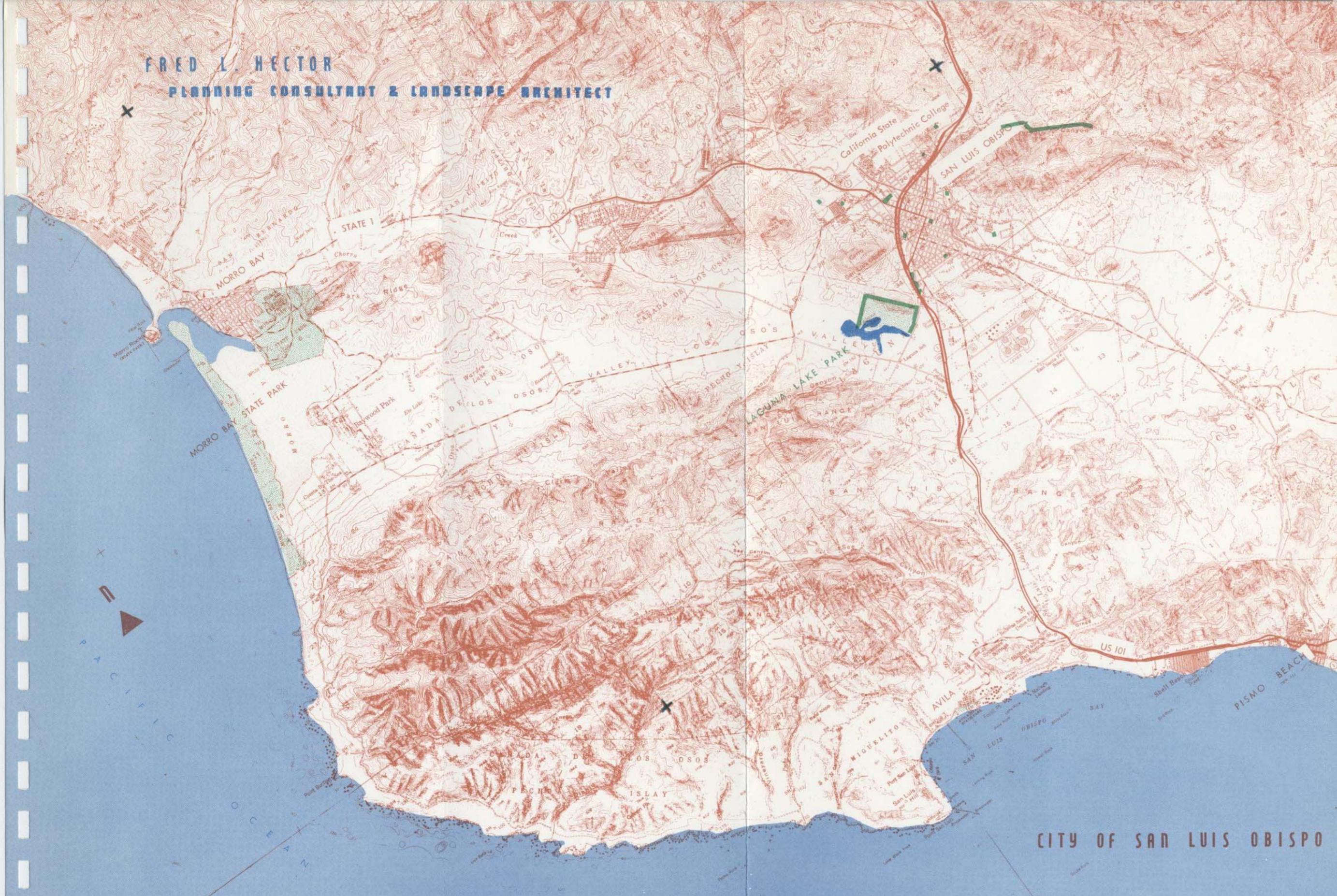
Planning Commission

Robert L. Carpenter, Chairman  
Stanley V. Cole  
George O. Johnson  
Mrs. Dan Law  
Leonard L. Lenger  
Kenneth E. Schwartz  
Francis R. Scott

City Administrative Staff

Administrative Officer, Richard D. Miller  
City Attorney, William M. Houser, Jr.  
City Clerk-Director of Finance, J. H. Fitzpatrick  
Director of Planning & Building, Jean W. Abraham  
Director of Public Works, David F. Romero  
Fire Chief, Lee M. Schlobohm  
Librarian, Patricia J. Clark  
Police Chief, Wm. E. Schofield  
Superintendent of Parks & Recreation, Wm. E. Flory  
Water Superintendent, E. Price Thompson

FRED L. HECTOR  
PLANNING CONSULTANT & LANDSCAPE ARCHITECT



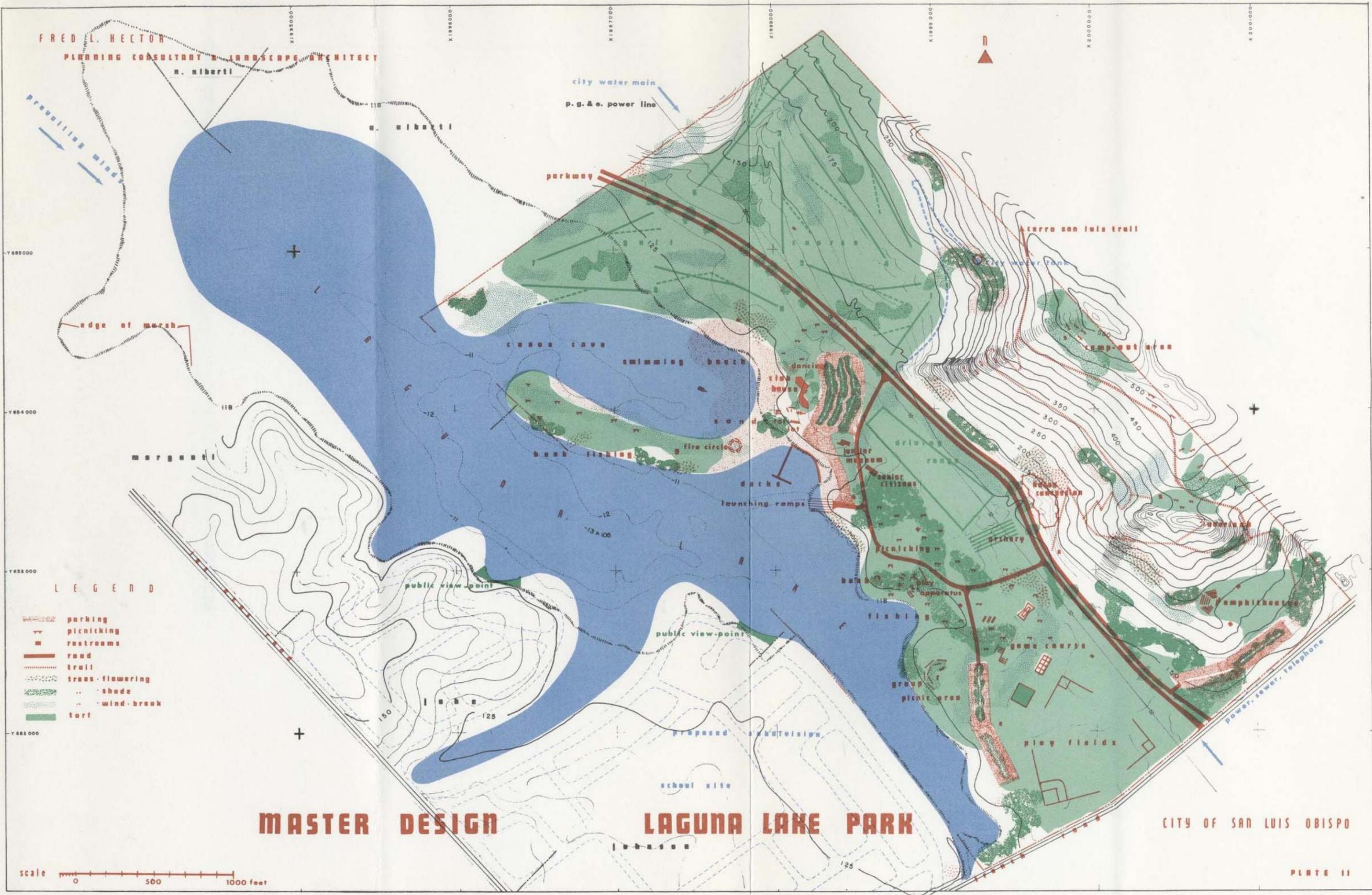
VICINITY MAP . LAGUNA LAKE PARK



CITY OF SAN LUIS OBISPO

PLATE I

FRED L. HECTOR  
PLANNING CONSULTANT & LANDSCAPE ARCHITECT  
n. alberti



LEGEND

- parking
- picnicking
- restrooms
- road
- trail
- trans-flowering
- shade
- wind-break
- turf

MASTER DESIGN  
LAGUNA LAKE PARK

CITY OF SAN LUIS OBISPO

scale 0 500 1000 feet

PLATE II