

City of San Luis Obispo

LAGUNA LAKE PARK MASTER PLAN

PROGRAM ELEMENTS AND
DEVELOPMENT GUIDELINES



PREPARED BY:

sedes

site and environmental design

Crawford Multari & Starr
planning • architecture • public policy

Leisure Visions

recreation and tourism planning

June 1993



July 2, 1993



Honorable Mayor Peg Pinard
P.O. Box 8100
San Luis Obispo 93403-8100

Dear Mayor Pinard:

We are pleased to submit the Final Master Plan for Laguna Lake Park. The final version includes the City Council directed additions to the Master Plan and Phasing Program. This document and the accompanying full-scale plans are the product of a three year effort that includes extensive public input and review by the City's Parks and Recreation Commission, the ARC, and Planning Commission.

We want to note our appreciation to City planning staff, the Steering Committee and the members of the Parks and Recreation Commission for their insights and efforts to bring this project to fruition.

Respectfully,

Mike Multari, Project Coordinator

David Foote, Project Manager



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RESOLUTION NO. 8183 (1993 Series)

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO
CONCEPTUALLY APPROVING A MASTER PLAN AND DEVELOPMENT
GUIDELINES FOR LAGUNA LAKE PARK**

WHEREAS, the City has solicited public comments and held public hearings on a Master Plan to guide possible uses, operation and development of Laguna Lake Park; and

WHEREAS, as a result of public comments, advisory body recommendations, and City Council direction, a draft Master Plan and Development Guidelines were prepared to guide the long-term land uses and physical development of Laguna Lake Park; and

WHEREAS, this Council, after consideration of the advisory body recommendations, public comments, Laguna Lake Park planning principles, and staff recommendations and reports thereon, finds the proposed Master Plan and Advisory Body recommended changes thereto to be consistent with the Park's previously approved planning principles, and to be an appropriate planning tool to guide Laguna Lake Park's use and development.

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

SECTION I. Environmental Determination. The City Council has considered the Community Development Director's Mitigated Negative Declaration (ER 141-92) granted on March 29, 1993; and pursuant to the California Environmental Quality Act and the City's Environmental Guidelines, hereby affirms the Director's Negative Declaration with mitigation measures 1 - 10, as amended. The amended mitigation measures are as follows:

1. Construction shall be limited to the hours of 7 AM to 7 PM, or as specifically limited for each construction project based on maximum decibel noise level allowed by the Noise Ordinance at the house nearest the noise source.

9. The Final Master Plan shall depict a buffer zone along both sides of the PG&E easement. This buffer shall be 100 feet wide from the edge of the power lines on both sides of the easement and shall extend for the length of the PG&E easement (on City property). The Final Plans shall note that new recreation facilities (such as playgrounds, picnic areas, game areas, benches, trails, or similar facilities [excluding trail crossings]) within the PG&E easement or buffer area may be considered by the Community Development Director at such time as evidence clearly demonstrates that hazardous effects associated with electromagnetic fields (EMFs) are within an acceptable range.

SECTION II. Master Plan and Development Guidelines. The Laguna Lake Park

Master Plan and Development Guidelines are hereby approved, as generally described in

Exhibits "A" (Master Plan) and "B" (Program Elements and Development Guidelines booklet dated March 1992), with the following amendments and specific direction:

1. Implementation of Phase I improvements should be expedited by: preparing design guidelines for park elements (eg. benches, signs, fences, trailheads) which could be done on an incremental basis by community groups or other patrons; by preparing a detailed phasing plan which addresses implementation priorities and timing of improvements; and by preparing more detailed design plans for those features to be implemented in Phase 1.
2. Park entry and nature preserve portals should be redesigned to be more natural-appearing and less architectural, emphasizing landscaping and natural features such as stone and plantings.
3. The south parking lot should gradually be relocated away from the lakeshore as budget and construction timing allow.
4. Design details of the Adventure Playground and pond features should create a natural appearance which complements the Park's character and function as a nature preserve.
5. The public bus stop and turnaround should be relocated to the parking area near the interpretive center.
6. An analysis of deceleration and/or turn out lanes on Madonna Road at the Park entry should be conducted. The analysis is not to be a full traffic study. It is to be limited in scope and shall focus on entry design measures for traffic safety and to emphasize the natural character of the park, leading toward a possible redesign of the entry.

7. The Laguna Lake Master Plan shall incorporate an implementation schedule for completion of the Plan's phased improvements.

SECTION III. Funding Amendment. The Finance Director is hereby directed to reinstate or "rollover" \$20,690 into the Laguna Lake Master Plan Account funds for the 1993-1995 budget to be used for preparation of construction implementation plans and specifications, and for related Phase I work tasks.

SECTION IV. Plan Implementation and Amendment. The City Council hereby directs staff to implement the Plan and Development Guidelines in the on-going use, operation, and development of Laguna Lake Park. Further, amendments to the Master Plan and Development Guidelines shall require City Council approval.

On motion of Council Member Settle, seconded

by Council Member Romero, and on the following roll call vote:

AYES: Council Members Settle, Romero, Rappa, Roalman, and Mayor Pinard

NOES: None

ABSENT: None

The foregoing resolution was passed and adopted this 15th day of June, 1993.



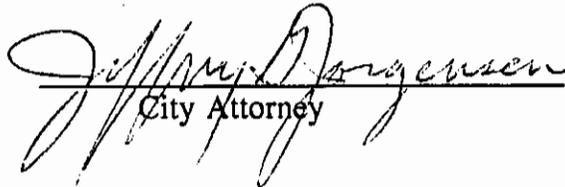
Mayor Peg Pinard

ATTEST:



Diane Gladwell, City Clerk

APPROVED:


City Attorney

Attachments:

- Exhibit "A": Laguna Lake Park Master Plan
- Exhibit "B": Laguna Lake Park Program Elements and Development Guidelines

The Planning Process

The first steps in the Laguna Lake Park Master Plan process included public workshops, opinion surveys and constraint analysis, all leading toward the development of planning principles. These planning principles, which are contained in a separate document, guided the preparation of three different park plans. These alternative designs depicted various intensities of development and combinations of park elements.

After public hearings before the Parks and Recreation Commission, Architectural Review Commission, Planning Commission and City Council, one of the alternative park designs was selected for development into a final park master plan.

The final master plan consists of the following components:

- Park Master Plan at 1:200 scale.
- Active Park Plan at 1:100 scale.
- Detail Plans and cross sectional illustrations of major park elements.
- the narrative portion in this document including a description of program elements, land acquisition, cost estimate and phasing plan.

Nature Preserve Concept

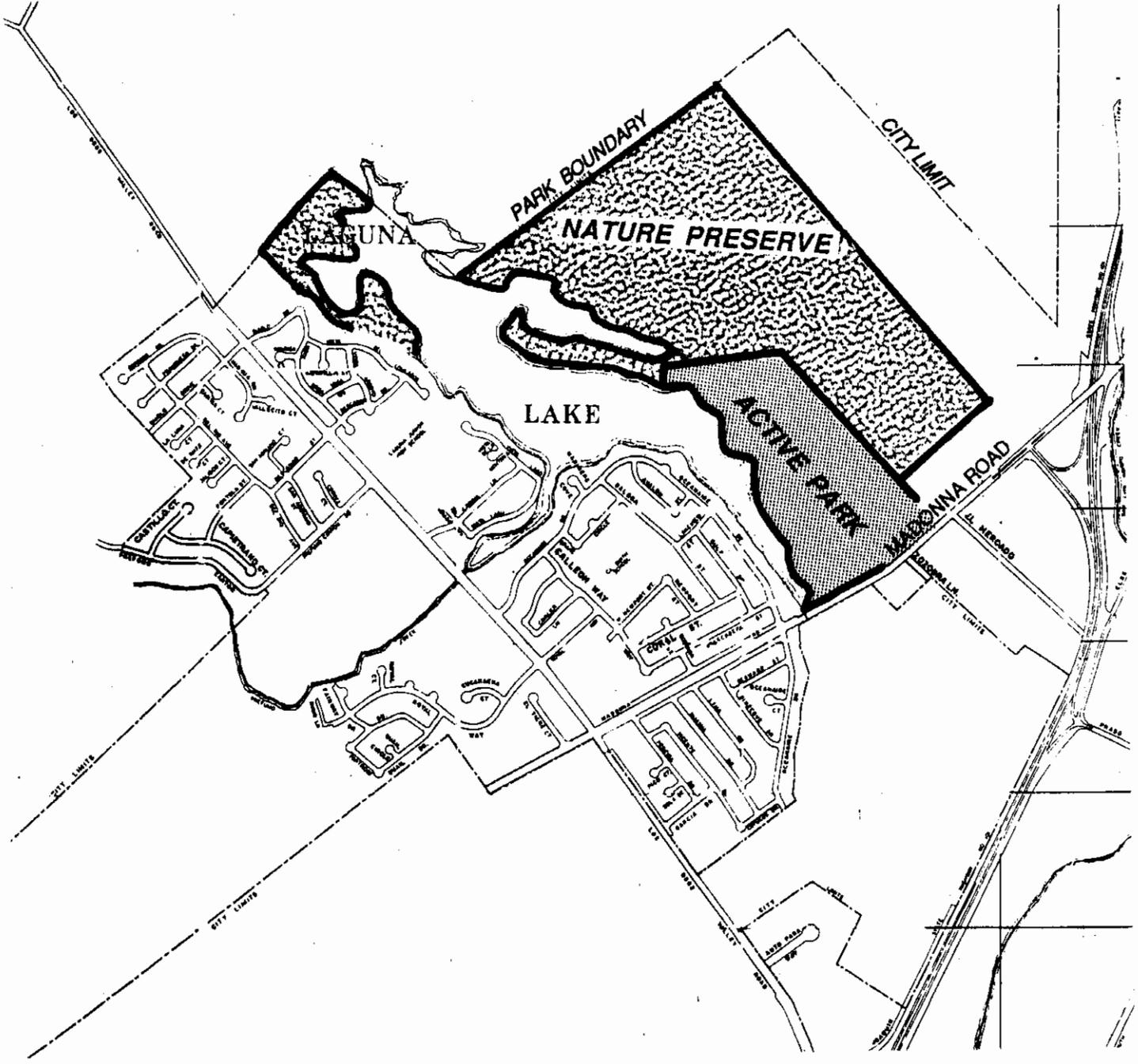
The planning process developed a consensus of opinion that because Laguna Lake Park is a unique scenic and biological resource, recreation uses should be limited to mostly passive activities and low intensity water sports such as canoeing and sailboarding. In addition, a major portion of the park should become a nature preserve. Exhibit A depicts in a generalized way the active park limits and the area encompassing the nature preserve.

The final Master Plan includes several design features that will serve to strongly establish the nature preserve. These include:

- the creation of additional wetlands.
- the revegetation of degraded shoreline.
- the creation of a wetland buffer.
- the establishment of vegetated wildlife corridors.
- the protection of wetlands by controlled visitor access.
- the creation of distinct "portals" for access into the nature preserve.
- the creation of an outdoor interpretive display and trail loop for educating the park users as to the values of the nature preserve.
- a new name for the Park: "Laguna Lake Nature Park".

Each of these elements is described in greater detail under "Park Program Elements".

To further enhance the nature preserve certain key lands outside the park boundary have been identified for acquisition, as described under "New Park Land Acquisition".



LAGUNA LAKE PARK MASTER PLAN
ACTIVE PARK AND NATURE PRESERVE BOUNDARIES

Exhibit
A

sedes

Crawford Multari & Starr

Leisure Visions

Park Program Elements

The following description of program elements is divided into five categories:

- 1) Overall park experience and motif
- 2) Passive recreation opportunities
- 3) Water related recreation opportunities
- 4) Nature Preserve
- 5) Maintenance and safety

These categories have accompanying goal statements that express what it is that is intended to be achieved, and are referenced to the applicable Planning Principles. Each of the program elements then become the physical means to achieving the goals identified.

1. Overall Park Experience and Motif

Goal: Provide a safe, attractive park in which the built elements emphasize the overarching character of the park as a natural place. (*Planning Principles 40,41,42,43,44,45,46,47,49*)

Park Entry:

- construct a massive entry feature utilizing earth berms, native stone walls, tree and shrub plantings, with a heavy, rustic timber trellage over the road, or as an alternative approach;
- construct a softer, low key entry using earth berms, masses of naturalistic boulders, and tree and shrub planting.
- new signage and gates for night closure should be included.
- convert all planting fronting Madonna Road to native ground covers, retaining small turf or meadow areas only at the gate.

Park Roads and Parking:

- all roadways should be two way with a 20-foot wide asphaltic concrete paved surface with two-foot gravel shoulders
- all roadways shall be bounded by horizontal log barriers on both sides to contain vehicles.
- parking areas should be AC paving in high use areas such as near playgrounds and the shoreline, and 'redrock' surfaced in lower use areas to avoid an overly paved appearance.
- concrete curbs are not envisioned, however AC berms should be employed as necessary to convey stormwater.
- remove and realign two existing roadway sections to deemphasize the existing power transmission towers.
- develop a bus stop in the center of the park to encourage less vehicle use in the park.

Restrooms:

- a new standard restroom building should be designed that incorporates naturalistic materials such as stone, split faced concrete masonry and heavy timbers.
- design should provide for security and adequate surveillance.
- a changing area and exterior shower for sailboarders should be included.

Handicap Accessibility:

- all restrooms, paths, and picnic areas shall be handicap accessible.

Signage:

- provide direction and locational signage for both vehicular and pedestrian traffic.
- signage should be wood, designed to be in keeping with the natural motif of the park.

Turf:

- irrigated turf areas shall be limited to designated areas that serve as passive recreation zones, such as family picnic and games areas, group barbecue areas, and shoreline activity areas. The use of reclaimed and/or lake water should be considered for irrigation.

Drainage:

- storm water runoff patterns should be retained as close as practical to existing.
- areas of periodic flooding should not be viewed as undesirable as long as it does not adversely affect built elements.
- new storm water conveyances should employ natural elements such as rock.
- naturally occurring vegetation related to seasonally boggy areas should be encouraged.

2. Passive Recreation Opportunities

Goal: Provide a variety of passive recreation opportunities for different age groups and interests that are compatible with the natural and scenic qualities of the park. (Planning Principles 24 through 30,33,34,39)

Stabilized Turf Shoreline:

- create a shoreline that is safe and accessible for fishermen, people feeding ducks, canoe and sailboard beaching, and children playing.
- install a geotextile mat on a recontoured shoreline.
- install turf and automatic irrigation
- shoreline improvements should be along shore segments that are currently devegetated, however any minor loss in existing shoreline vegetation to create the turf edge would be compensated by creation of new habitat and wetlands elsewhere in the park.

Berms and Windbreaks:

- create berms in several key locations, using dredge spoils, that will be planted with California native windbreak trees.
- berms shall be four to six feet high with gentle slopes not exceeding 5:1, and contoured to appear natural.
- windbreak trees shall not include eucalyptus species, but rather a mix of native conifers and oaks.
- windbreak trees shall have supplemental irrigation to encourage rapid growth.

Paths:

- the existing paved shoreline road shall be narrowed to 10 feet in paved width for use as a bike, jogging and walking path.
- all other park paths shall be decomposed granite or gravel surface, 8 feet in width.
- exercise stations shall be supplied at intervals on designated path loops.
- provide a total of 30 parking spaces for walkers and joggers.

Family Picnic Areas:

- provide family picnic areas in several locations both sheltered and at the shoreline.
- equipment shall include picnic tables on concrete or decomposed granite pads and barbecue pits.
- provide parking at a ratio of one space per 2.5 users accommodated, and not further than about 300 feet from the furthest edge of the picnic area.
- provide a few sitting areas along Madonna Road for people on lunch breaks.

Group Picnic/Barbecue Areas:

- in addition to the existing group area, provide a new group area accommodating about 75 persons, with a barbecue pit.
- develop a shelter or pavilion to cover part of the picnic tables provided.
- provide parking at the ratio of one space per 2.5 users.
- provide turf play areas associated with group areas.
- the group area should be designed to also function as a day camp area for summertime recreation programs.

Adventure Playground:

- in addition to the existing playground, provide another play area associated with new group and family picnic areas near the center of the park.
- provide conventional play equipment, on a suitable sand safety surface, large enough to accommodate up to 30 children.
- develop, as an extension of the conventional playground, an adventure play area consisting of a recirculating stream with shallow wading ponds, large boulders and natural reeds and tules.
- provide handicap accessible paths to and along the stream, along with interpretive displays.

Pond:

- create a shallow pond that is supplied by recirculated lake water. The stream from the adventure play area would terminate at the pond.
- develop a turf shoreline along the edge next to the family picnic area.
- develop a naturalistic, vegetated shoreline on the bank opposite the family picnic area that is also accessible to children to adventure play.
- the pond would serve as a "replica" of other park wetland environments that is fully interactive and accessible to children for education and fun.

Games:

- game areas including volleyball and horseshoes facilities shall be developed associated with the group and family picnic areas.

Commemorative Grove:

- continue to develop and expand the grove to the north and east.

3. Water Related Recreation Opportunities

Goal: Maintain and improve the desirability and utility of the lake for low impact water activities including low power fishing craft, canoes, sailboats and sailboards. (Planning Principles 1,3,10,28)

Launch and Docks:

- maintain and improve access to the existing boat launch ramp and docks.
- provide an open turf area near parking for sailboard rigging.
- provide several parking spaces for vehicles with boat trailers.
- develop a trail from the sailboard rigging area to the western point along the peninsula currently used for sailboard launching.
- provide a stabilized turf shore for sailboard landing and novice launching.

Shoreline Users:

- create a sheltered cove and turf shore by shoreline excavation, berming and windbreak planting for the use of water sport participants and their families.
- provide a fishing dock at the southerly end of the lake.
- provide a total of 30 to 40 parking spaces for water and shoreline users.

4. Nature Preserve

Goal: Maintain and enhance the natural vegetative and wildlife characteristics of the wetland and hillside areas of the Park providing for meaningful, but sustainable, human enjoyment of these areas. (Planning Principles: 2,4,6,8,9,11,12,13,16 through 23)

Revegetated Shoreline:

- revegetate degraded areas of the southern shoreline along the active portion of the park with dense, native, wetland plants such as willows and blackberry.
- the revegetation and improvement of degraded areas will compensate for any loss of wildlife value from the creation of stabilized turf shore along portions of the south shoreline for recreational use.

New Wetlands:

- excavate approximately two acres of land at the end of the "peninsula inlet" to an elevation such that standing water is extended about 100 feet east and seasonal inundation is extended about 600 feet east, creating new wetlands (marsh).
- excavate a 20 foot wide channel across the base of the peninsula making it an island accessible only by footbridge.

Wetland Buffer:

- remove grazing and existing cattle fences from the Park.
- designate a wetland buffer between the existing marsh edge and the 125 elevation contour (highest inundation level) of about 100 to 200 feet in width.
- plant willows, cottonwoods, sycamore and oak trees in the buffer.

Trails:

- provide a nature/jogging trail along the edge of the wetland buffer, separated by a low wood rail fence screened with wire mesh to keep dogs out of the wetland.
- trails on slopes less than 15% are suitable for jogging and should be surfaced with smooth decomposed granite or gravel.
- trails for jogging shall be eight feet wide.
- hillside trails shall be a maximum of three feet wide, and unsurfaced. Construction must include stone or timber dikes to sheet concentrated water off the trail to avoid erosion.

Fence and Portals:

- Demark the boundary between the active park and nature preserve with a three foot high wood rail fence, or alternatively, a low log barrier.
- provide three access points into the nature preserve through "gateways" or portals signed to designate nature preserve entry.

Wildlife Corridors:

- using dredge spoils, create landform modifications and recontouring to emphasize drainage swales in the land between the hills and marsh.
- plant oaks and native shrubs in the swales to provide wildlife corridors from the hills to the marsh.

Interpretive Signage:

- provide interpretive signage or displays at key points in the nature preserve. The displays should contain information about the geology, peaks, watershed, flora, fauna, and history of the Lake environs.

Boardwalks:

- access by foot to open water within the nature preserve shall be provided by paths and wood boardwalks over the marsh in two locations.
- the boardwalk shall be elevated to allow wildlife movement under the walk, and include wood and wire rails to contain people and dogs.
- access to the peninsula shall be regulated by building a drawbridge or other suitable method of closing the footbridge/boardwalk across the narrow channel.

Seep Protection:

- natural seeps in the hillside shall be mapped and monitored for the presence of rare or endangered plants.
- areas with rare or endangered plants shall be isolated by low protective fencing and identification signage or interpretive display(s).

Nature Interpretive Center:

- using the new park motif of earth berms, stone walls and tree massings, create an outdoor interpretive display and plaza.
- interpretive panels should be aluminum with micro-imaged, durable graphics covered with plexiglass mounted on stone walls.
- community groups should be encouraged to sponsor local artists to create artwork for the interpretive panels.
- provide a surfaced plaza with seating and some open turf areas for children to play.
- provide 25 parking spaces for users of the Nature Interpretive Center and Nature Preserve at this location.

5. Maintenance and Safety**Goal: Provide for the safe and efficient operation of the Park.**

(Planning Principles: 41 through 50)

Maintenance Area:

- provide for a small maintenance yard and shed for equipment. The yard should be fenced, screened, and architecturally compatible with the park motif.

Safety:

- provide two public telephones in the park for use in the event of emergencies.
- emergency numbers should be posted near the boat docks.
- the park should be closed at night.
- restrooms should be designed for the security of the user.

Service Access:

- the shoreline path should be gated to allow only service vehicle access.

New Park Land Acquisition and Easements:

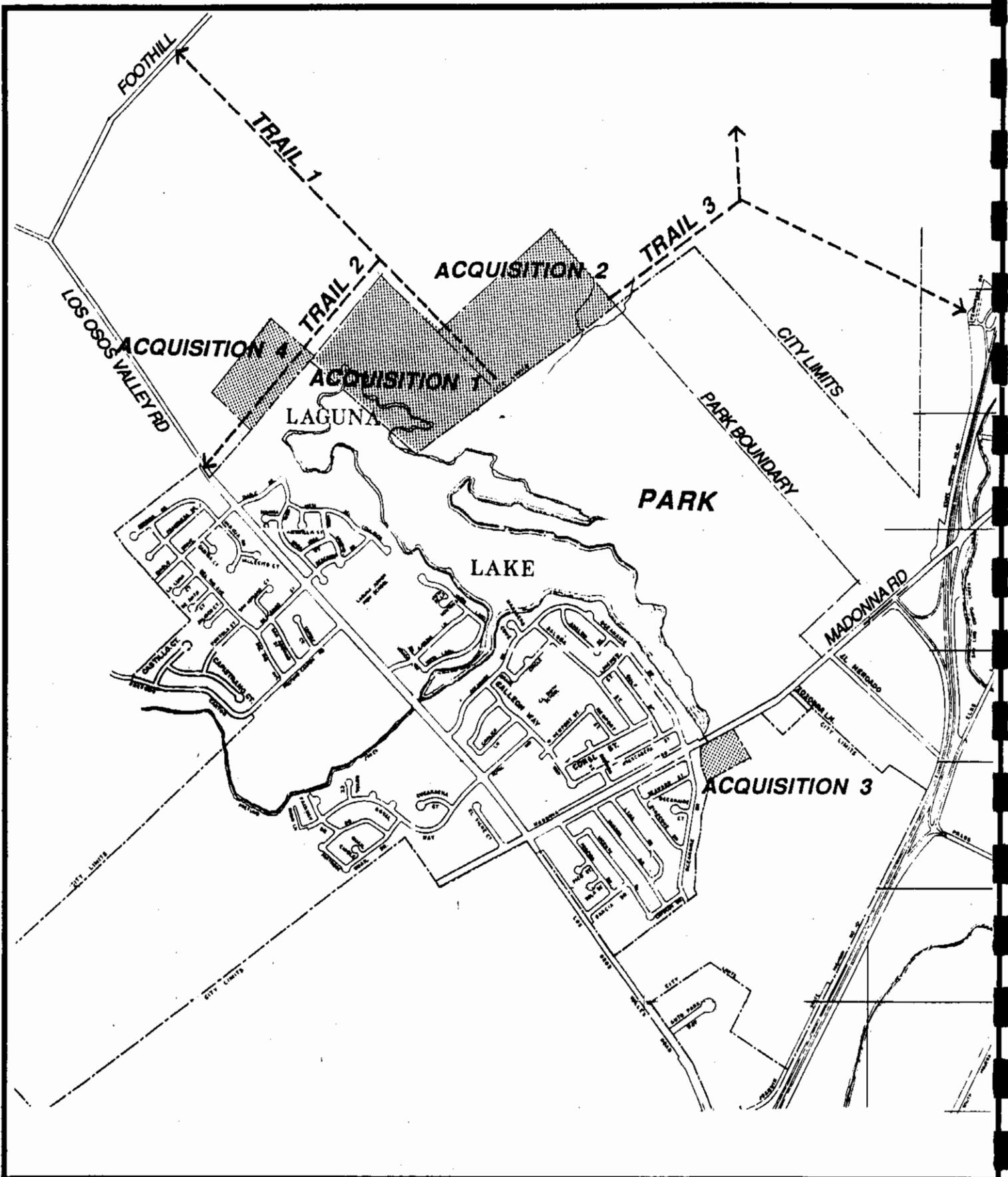
Exhibit B illustrates the lands that should be acquired and added to the park to ensure adequate protection of the park wetland resource and provide additional viewpoints and trails. The acquisitions and trails are all priorities and should be pursued by the City as opportunities arise.

Land Acquisition:

- Acquisition One: acquire additional wetlands outside the park.
- Acquisition Two: acquire the rocky knolls north of the park to protect wildlife value and provide important viewpoints.
- Acquisition Three: acquire the eucalyptus grove south of the park which has habitat value for important birds.
- Acquisition Four: acquire land to the northwest of the Lake.

Trail Easements:

- Trail One: acquire a trail easement connecting the Park to Foothill Boulevard.
- Trail Two: acquire a trail easement connecting the Park with Los Osos Valley Road.
- Trail Three: acquire a trail easement to Cerro San Luis and Marsh Street.



NORTH

LAGUNA LAKE PARK MASTER PLAN
NEW PARK LAND ACQUISITIONS & TRAIL EASEMENTS

sedes

Crawford Multari & Starr

Leisure Visions

Exhibit

B

CONSTRUCTION COST ESTIMATE

□	GRADING & PAVING		
	EARTHWORK, EXCAVATION AND BERMS ¹	\$	40,000
	PAVEMENT DEMOLITION	\$	12,000
	NEW AC PAVING - ROADS	\$	105,000
	PARKING	\$	23,400
	PATH - A.C. 8'	\$	7,600
	D.G. 8'	\$	44,160
	TRAIL 3'	\$	<u>2,500</u>
		\$	234,660
□	PLANTING & IRRIGATION		
	TURF (IRRIGATED)	\$	121,300
	SHORELINE STABILIZATION	\$	29,000
	SHORELINE REVEGETATION	\$	15,300
	WINDBREAK TREES AND WILDLIFE BUFFER	\$	<u>31,000</u>
		\$	196,600
□	INFRASTRUCTURE		
	ELECTRICAL SUPPLY	\$	10,000
	DOMESTIC WATER SUPPLY	\$	4,500
	SEWER EXTENSION	\$	7,000
	MISC. DRAINAGE WORK	\$	5,000
	MAINTENANCE YARD	\$	15,000
	TELEPHONE	\$	<u>10,000</u>
		\$	51,500
□	ACTIVE PARK IMPROVEMENTS		
	ENTRY WALLS (ALT. 1)		\$ (8,820)
	ENTRY ROCKWORK (ALT. 2)	\$	3,675
	ENTRY SIGN	\$	3,000
	ENTRY STRUCTURE (ALT. 1)		\$ (15,000)
	PICNIC TABLES (45)	\$	45,000
	GROUP AREA TABLES (10)	\$	10,000
	FAMILY BBQ'S (15)	\$	7,500
	GROUP BBQ'S (1)	\$	3,000
	PAVILION	\$	30,000
	VOLLEYBALL (4)	\$	26,000
	HORSESHOES (2)	\$	6,000
	FISHING DOCK (1)	\$	13,000
	DRINKING FOUNTAINS (4)	\$	2,400
	TRASH RECEPTACLES (12)	\$	2,400
	PLAY AREA	\$	30,000
	ADVENTURE PLAY STREAM	\$	100,000
	POND	\$	40,000
	MISC. SIGNAGE	\$	<u>2,000</u>
		\$	323,975
		\$	(344,120)

¹Dredge spoil placement and contouring not included since quantities unknown.

CONSTRUCTION COST ESTIMATE

<input type="checkbox"/>	RESTROOM	\$	80,000		
<input type="checkbox"/>	INTERPRETIVE AREA				
	STONE WALL	\$	17,600		
	INTERPRETIVE DISPLAYS (6)	\$	6,000		
	PATIO SURFACE	\$	<u>5,600</u>		
		\$	29,200		
<input type="checkbox"/>	NATURE PRESERVE				
	PORTALS (ALT. 1)			\$	(1,800)
	PORTALS (ALT. 2)	\$	900		
	RAIL FENCE (ALT. 1)			\$	(66,000)
	RAIL FENCE (ALT. 2)	\$	27,000		
	MARSH EDGE FENCE	\$	45,000		
	BOARDWALKS	\$	22,000		
	INTERPRETIVE SIGNS (6)	\$	<u>1,200</u>		
		\$	96,100	\$	(136,000)
<input type="checkbox"/>	DESIGN FEES	\$	60,000		
<input type="checkbox"/>	TOTAL		\$1,072,035	-	\$1,132,080

PHASING PLAN

Implementation of the Master Plan is envisioned to be phased over approximately ten years. Initial City Council funding has been provided upon the adoption of the Master Plan for design of the first phase of improvements.

The phasing schedule below was developed to initiate the nature preserve and earthwork/windbreak construction early in the process. The second phase fills in infrastructure (roads, stabilization, restrooms/utility extensions) and paths. The final two phases include construction of the remaining active and passive recreation improvements.

The phasing plan is tied to the City's two-year budget cycle. It is anticipated that each phase would be considered during budget review.

Fiscal limitations may preclude major capital improvement allocations for the Park in the near future. With this in mind, it should be emphasized that many of the elements of the plan can be implemented out-of-phase as funds or donations become available.

PHASE ONE Approximate Cost: \$195,000 Time Frame: 1995 budget cycle

- terminate grazing lease and remove fence
- excavate new wetland and pond
- construct and plant berms
- provide irrigation to new plantings
- construct interpretive area
- construct wetland buffer fence
- plant wildlife buffer
- map and fence seeps

PHASE TWO Approximate Cost: \$395,000 Time Frame: 1997 budget cycle

- construct new park entry and road extensions and realignments
- construct path along marsh
- develop shoreline stabilization and revegetation
- develop shoreline bike/walking path
- construct restroom near boat launch

PHASE THREE Approximate Cost: \$290,000 Time Frame: 1999 budget cycle

- develop turf and family picnic areas near existing play area and near interpretive area
- construct games areas
- construct fishing dock
- construct all remaining jogging walking paths
- develop maintenance yard
- construct boardwalk

PHASE FOUR Approximate Cost: \$235,000 Time Frame: 2001 budget cycle

- develop group area and related turf and games area
- construct play area, adventure play and pond

PARK FINANCING

BACKGROUND

The draft Laguna Lake Park Master Plan provides for largely passive, outdoor-oriented, low-intensity recreation use compatible with the area's natural environment. The draft Master Plan provides for no specific active recreation use areas, except on parts of the lake itself where aquatic activities such as sailboarding are allowed. As master planned, the improvements to the park are expected to cost approximately \$1 million to install. This report reviews the financing options for building the recommended improvements.

FINANCING GENERALLY

In addition to financing the improvements planned for Laguna Lake Park, the City will also have to pay for the increased maintenance costs associated with the park improvements and the corresponding increase in activities that will occur there. The general climate for financing local government improvements, including parks and recreation facilities, is difficult at this time. The poor condition of California's economy, with only a slow recovery expected, suggests general funds will be constrained.

The kind of park envisioned in the draft Master Plan provides no significant opportunities to raise revenues for capital improvements and/or ongoing maintenance costs through user fees or charges. Thus, the park will require a significant capital outlay and will incur potentially high ongoing maintenance costs for such tasks as habitat restoration/protection, dredging, etc., but does not have a significant revenue production capability.

The following briefly discusses funding alternatives for construction and maintenance of Laguna Lake Park.

GENERAL FUND

The City could simply pay for capital improvements at Laguna Lake Park directly from current General Fund revenues or set aside enough monies each year in a reserve capital account until there are sufficient funds to construct all or a portion of the improvements at the park. This method of financing has the obvious disadvantage of potentially impacting other General Fund-supported functions.

DEVELOPMENT EXACTIONS

The City can require developers to contribute to the cost of capital improvements as a condition of approval for project development. For such a fee to be legal, it must pass the "rational nexus test". This requires the exaction to be reasonably related to the costs of serving the development. The City currently uses the Quimby Act (Section

6647 of the Subdivision Map Act) to assess new subdivisions, through dedication and improvement of land or payment of in-lieu fees, for the proportional impact of future residents on recreation and park facilities. This method effectively finances facilities which reduce the impacts of residential subdivisions on the City's park system.

It may be difficult to justify using development fees unless the subdivision is proximate to the park and can truly help address the recreation needs of the new residents. This kind of justification may be further strained given the nature of the facility: primarily passive recreation and habitat preservation. While the latter is a worthy goal, it may not tie directly to the real recreation needs of new residents. Furthermore, few new subdivisions are being approved in the City due to a combination of factors: the recession, lack of water, limited availability of land, etc.

Use of developer fees for maintenance activities are constrained by law to very specific amounts and purposes.

ASSESSMENT DISTRICT AND SPECIAL TAX DISTRICTS

Assessment districts or special tax districts may be used to finance capital improvements that benefit specific properties. In both cases, properties that benefit from a specific capital improvement are placed in a district where the city levies a special assessment against those properties to fund the project. The assessment, collected along with property taxes, can only be used for the specific purpose for which it is collected.

Two options may be considered by the City for construction and maintenance of improvements to Laguna Lake Park: 1) a Mello-Roos Community Facility District (technically a special tax district), and 2) a Lighting and Landscape Maintenance District. Both districts allow the City to fund capital improvements and ongoing maintenance through assessments of both residential and commercial properties. A city-wide assessment district with a small base assessment increasing with proximity to Laguna Lake Park, could be theoretically justified for this City-wide park. However, neither is viewed as a practical option. It is doubtful that the community will accept what is effectively seen as a property tax increase. A Mello-Roos special tax also requires a two-thirds vote of the affected property-owners to be implemented -- highly unlikely.

DEBT FINANCING

Local governments issue bonds to borrow money for land acquisition and facilities. This method of financing, which would require general obligation (GO) bonds in this case, would allow the City to spread the \$1 million dollar cost of improvements at Laguna Lake Park out over time and reduce construction costs by completing the park in a relatively short time rather than over many years. However, the City is required to seek two-thirds majority approval of voters to issue GO bonds for Laguna Lake Park.

The State Legislature is currently considering a constitutional amendment which would allow local governments to issue GO bonds specifically for parks and recreation facilities with approval by a simple majority. This change would significantly increase the chances of GO bond approval.

Revenue bonds, which are backed by revenues from a project, facility or park, are not deemed feasible for Laguna Lake Park due to its passive nature and lack of revenue generating capabilities.

An alternative to bonds is the use of certificates of participation (COP's). The advantage of COP's is that no vote is required. The disadvantage is that interest rates for COP's are higher than for GO bonds. In any case, the debt would have to be paid for out of the General Fund because of the limited revenue--generating potential of this use.

In sum, revenue bonds are not possible in this case; general obligation bonds require a two-thirds vote and are impractical; COP's could be a plausible mechanism, but would have to be paid for out of the General Fund.

PUBLIC-PRIVATE JOINT VENTURE

Public-private joint ventures are partnerships between government agencies and private business to provide facilities or services to the public. Privatization of public functions, such as campground operations/reservations, ground leases for revenue producing recreation facilities, etc., could be part of this approach.

No real opportunities for public-private joint ventures exist at Laguna Lake Park as it is currently master planned, due to the passive nature of the park.

GRANTS AND DONATIONS

Grants are, from time to time, available for park development from the state and federal government on a competitive basis; however, the tenuous budget conditions at these government levels have left little grant funding available for park development currently. In addition, grants are generally awarded for only very small portions of a park as large as Laguna Lake and the amount of grant funds awarded is correspondingly small. For example, grant monies available from the federally-funded Land and Water Conservation Fund for last fiscal year totalled just over \$400,000 for all of Southern California.

The solicitation of donations from individuals, corporations and other businesses for park development is deemed difficult without a core group of dedicated volunteers, a consultant or professional staff. The draft Master Plan for Laguna Lake Park may encourage formation of a nature association to lead nature hikes, give field lectures and conduct fund-raising efforts on behalf of the City, similar to the organization used to restore the Jack House and Gardens.

Use of a fund raising consultant may help. Such an approach was used recently by the City of Paso Robles in constructing Centennial Park.

CONCLUSION

The estimated cost of Laguna Lake Park is about \$1.0 million.

Some monies may be raised through developer fees authorized through the Quimby Act.

Grants are available (although for relatively small amounts and subject to stiff competition today) and should be investigated and applied for if appropriate.

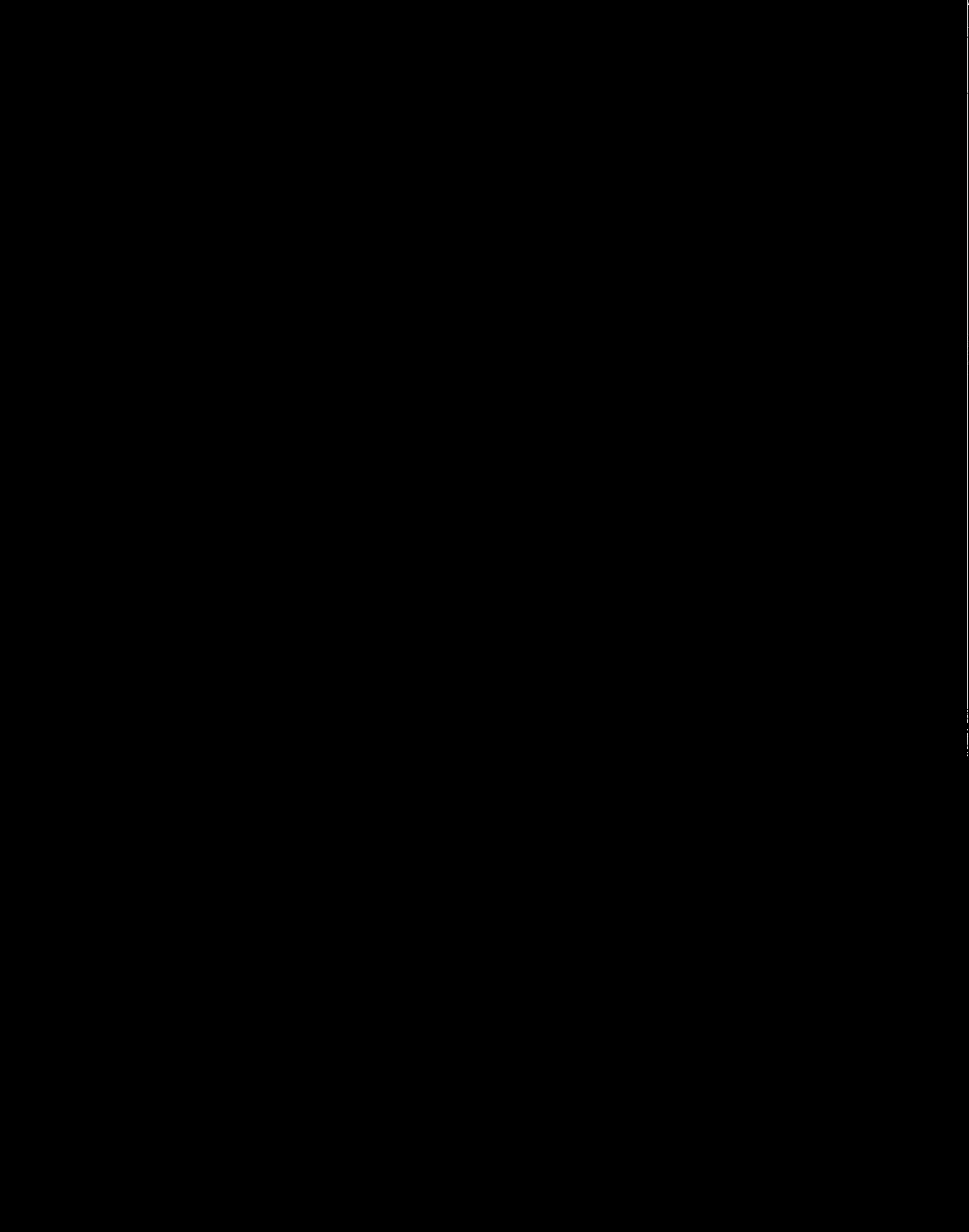
Significant opportunities exist for volunteer fund raising in the community, particularly from people interested in protecting and restoring habitat.

Use of an assessment district or special tax district is deemed impractical in this case. User fees are not a significant options due to the passive nature of the park. Similarly, the lack of active recreation limits opportunities for income from leases, franchises or public-private ventures.

It appears that the bulk of the money will need to come from the General Fund, either through a "pay-as-you-go" program or some debt financing mechanism.

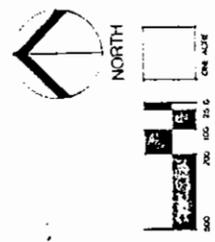
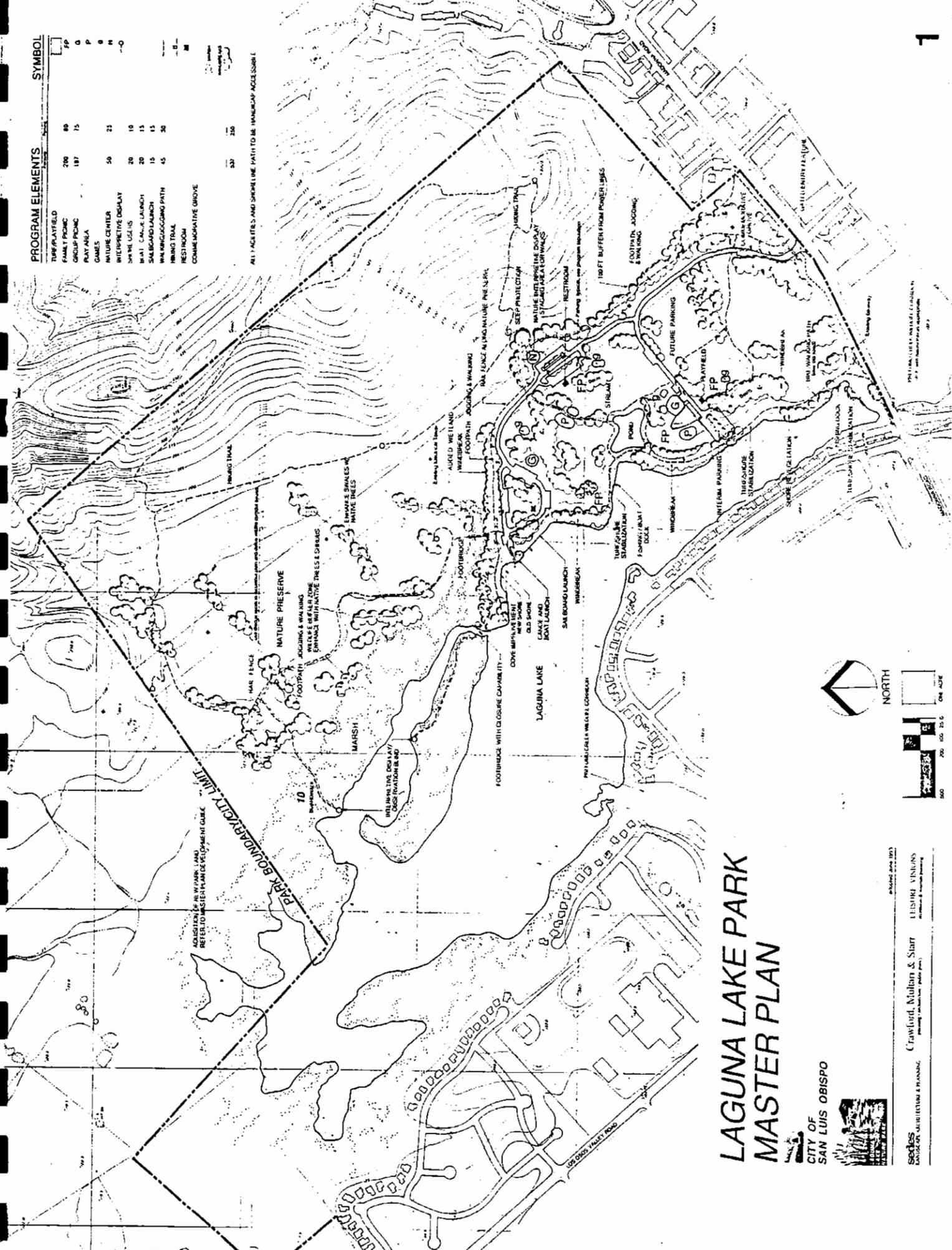
The City is currently retaining a firm to investigate ways of funding a more expansive open space program. Because Laguna Lake Park as currently master planned is primarily an open space and habitat reserve, perhaps the open space funds could be used to help install of the improvements and maintain that facility.





PROGRAM ELEMENTS	SYMBOL
TENNIS COURT	200
FAMILY PICNIC	FP
GROUP PICNIC	137
PLAY AREA	P
GAMES	G
NATURE CENTER	50
INTERPRETIVE DISPLAY	20
SNAIL HOUSES	10
SALE/BOARD LAUNCH	15
WALKING/BIKING PATH	45
RESTROOM	250
COMMUNICATIVE UNDOVE	250

ALL FACILITIES AND SERVICE PATHS TO BE IMMEDIATELY ACCESSIBLE



LAGUNA LAKE PARK MASTER PLAN

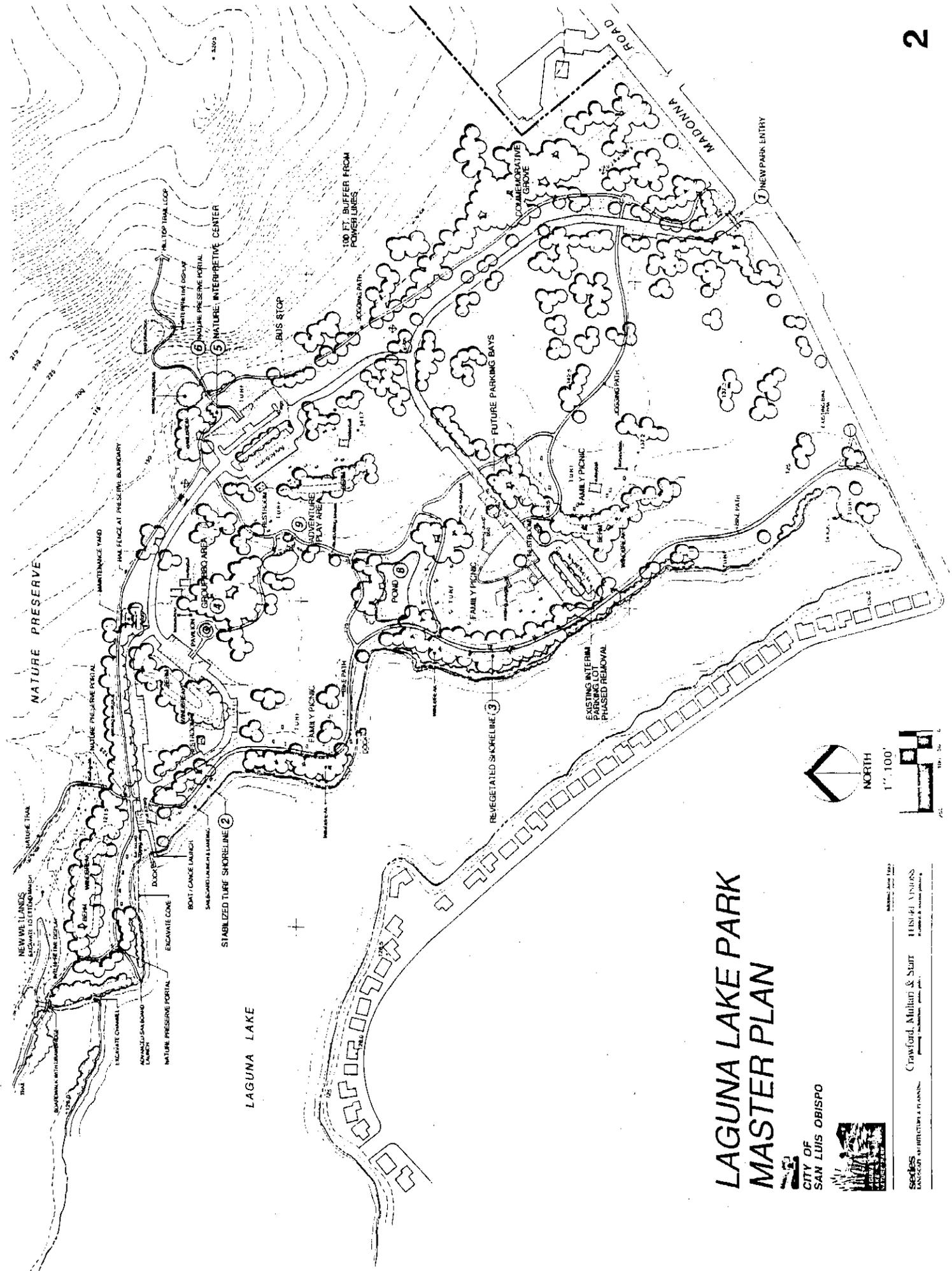
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SAN LUIS OBISPO



sedes
LANDSCAPE ARCHITECTURE & PLANNING
Crawford, Muller & Starr
LUSORE VISUONS
Landscape Architecture & Planning

Revised June 1973

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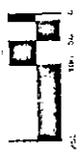


LAGUNA LAKE PARK MASTER PLAN

CITY OF
SAN LUIS OBISPO



Crawford, Mullard & Starr
PLANNERS ARCHITECTS



Laguna Lake Master Plan

On- Site Questionnaire

INTRODUCTION

A group of firms have been hired by the City of San Luis Obispo to develop a master plan for Laguna Lake Park. The master plan will use input from current park users, City residents and public participation workshops. The following questionnaire has been developed to identify leisure interests and needs of already existing Laguna Lake Park users like yourself. Please give us five (5) minutes of your time and complete the brief questionnaire. Your answers are confidential and your assistance is greatly appreciated. Thank you for your time.

1. How far do you live from Laguna Lake Park?

34(21.7)	[]	less than 1/2 mile	21(14.7)	[]	1 to 2 miles
15(10.5)	[]	1/2 to 1 mile	76(53)	[]	2 miles or greater

2. In your opinion, how should Laguna Lake Park be used?

33(25.1)	[]	remain basically unchanged
76(53.1)	[]	expanded as natural wildlife area
22(15.4)	[]	enhanced for water (lake) recreational use
36(25.2)	[]	enhanced small-scale, day use facilities
10(7.0)	[]	expanded recreation use for large-scale activities
39(27.3)	[]	enhanced visual qualities for aesthetic purposes

3. What is the purpose of your visit today to Laguna Lake Park?

2(1.4)	[]	boating/windsurfing	8(5.6)	[]	fishing
50(35.3)	[]	strolling	13(9.3)	[]	jogging
24(16.9)	[]	picnicking	16(11.4)	[]	group gathering
28(19.6)	[]	wildlife observation	3(2.1)	[]	city activity
8(5.6)	[]	playground use	17(11.9)	[]	sightseeing
	[]	other, specify _____			

4. How much time do you generally spend in Laguna Lake Park?

24(20.3)	[]	almost an hour each day
21(14.7)	[]	3 to 5 hours each week
28(19.6)	[]	1 to 3 hours each week
41(28.7)	[]	1 to 4 hours each MONTH
24(16.8)	[]	less than 1 hour each MONTH

5. During your visits to Laguna Lake Park, your enjoyment level can best be described as?

33(23.1)	[]	extremely enjoyable	\	what did you like about the
56(31.2)	[]	very enjoyable		Park? _____
52(26.4)	[]	enjoyable	/	_____
1(1.7)	[]	not very enjoyable	\	what did you not like about
—	[]	not enjoyable	/	the Park? _____

6. If the Park were changed in the way you wanted, how much time would you spend at Laguna Lake Park?

34(27.3)	[]	almost an hour each day
24(20.3)	[]	3 to 5 hours each week
34(23.3)	[]	1 to 3 hours each week
27(19.4)	[]	1 to 4 hours each MONTH
8(6.3)	[]	less than 1 hour each MONTH

7. What new uses would you like to see at Laguna Lake Park?

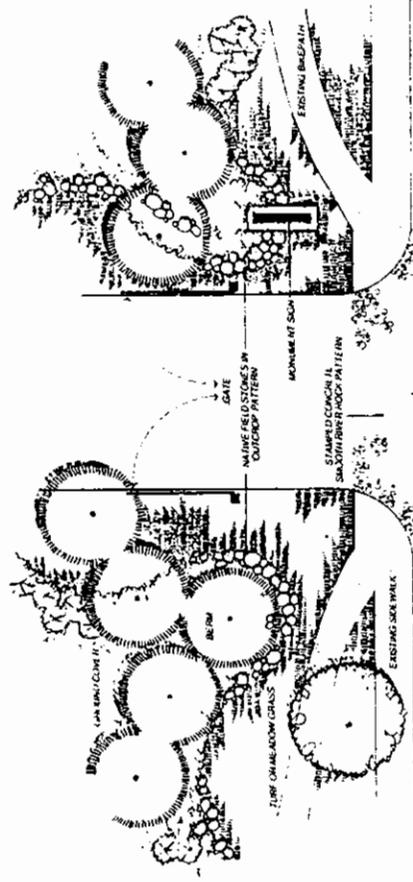
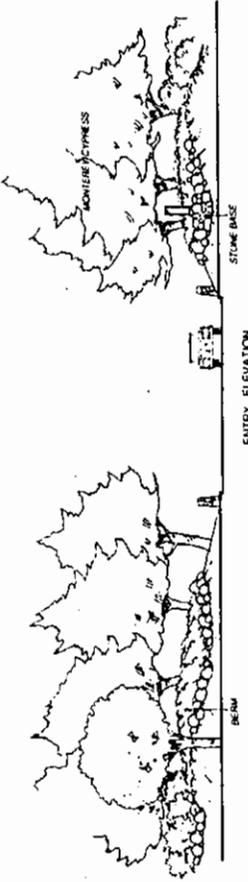
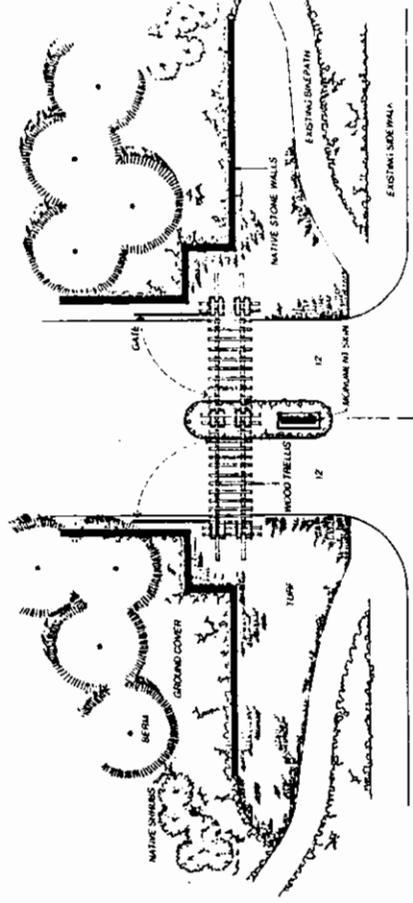
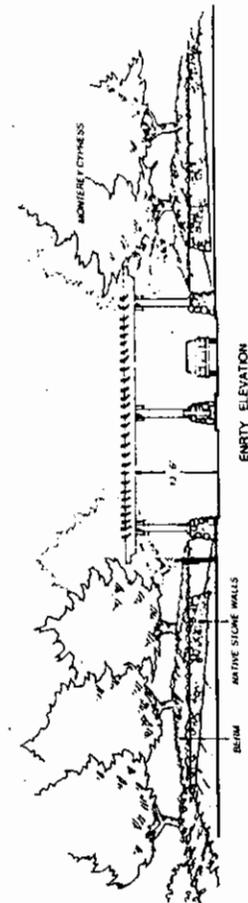
20(21.0)	[]	nature interpretive ctr.	54(41.3)	[]	walkways/paths
20(14.3)	[]	fishing facility	5(3.5)	[]	golf course
41(28.7)	[]	children's play equipment	10(7.0)	[]	sports fields
32(22.4)	[]	group picnic areas	8(5.2)	[]	amphitheatre
10(7.5)	[]	small boat center	12(8.4)	[]	windsurfing ctr.
37(28.4)	[]	sandy beach area	4(2.9)	[]	community ctr.
21(14.7)	[]	no changes	[]	[]	other, specify _____
17(11.4)	[]	swimming			

8. Should commercial recreational businesses be allowed on present park land near Madonna Road if it allows purchase of additional land for Laguna Lake Park?

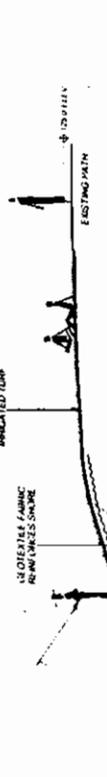
28(11.6)	[]	yes	112(78.3)	[]	no
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9. If commercial recreation activities were to be part of Laguna Lake Park, which of the following would you like to see located at the Park?

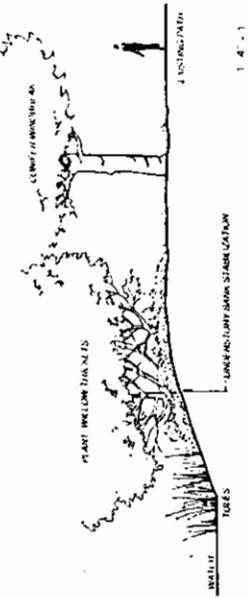
25(17.5)	[]	small boat center	4(1.5)	[]	restaurant/concession
28(14.6)	[]	health/fitness center	13(4.1)	[]	windsurfing center
20(14.3)	[]	tennis center	7(4.4)	[]	racquetball center
24(16.8)	[]	tent camping	11(7.7)	[]	RJ camping
	[]	other, specify _____			



1 PARK ENTRY ALTERNATIVES 1/8" = 1' NORTH



2 STABILIZED TURF SHORELINE • PASSIVE RECREATION



3 REVEGETATED SHORELINE • WILDLIFE HABITAT

LAGUNA LAKE PARK MASTER PLAN

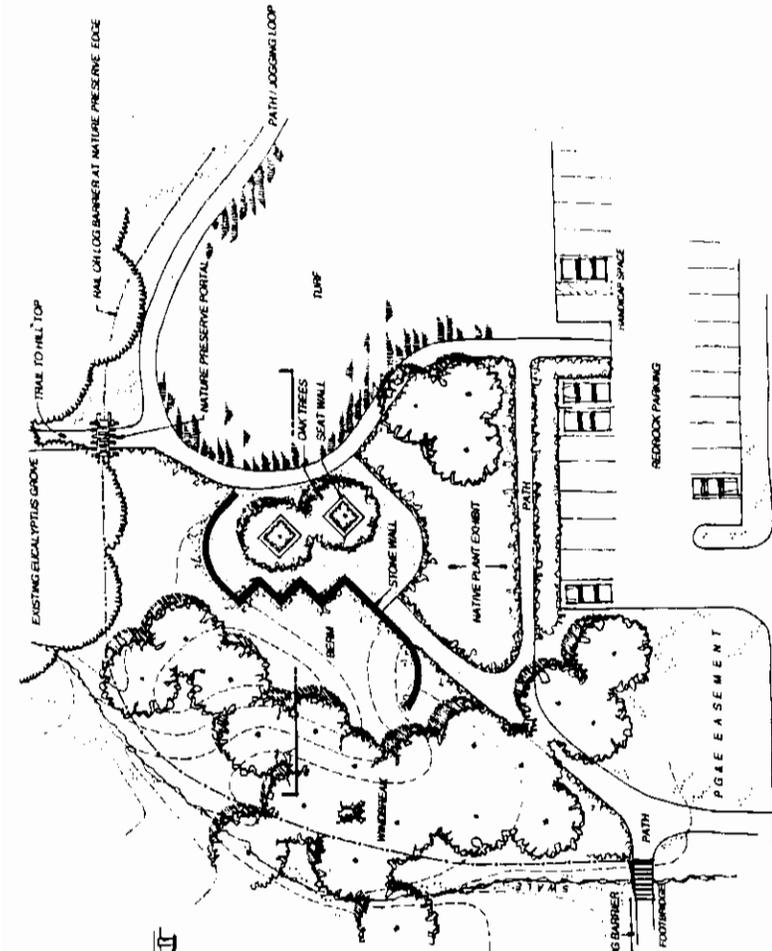
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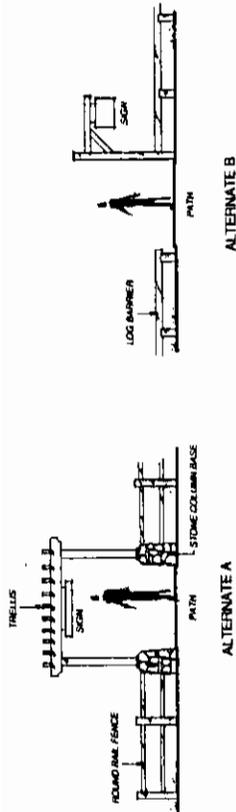
PARK DESIGN CONCEPTS

Crawford, Mulligan & Skerr

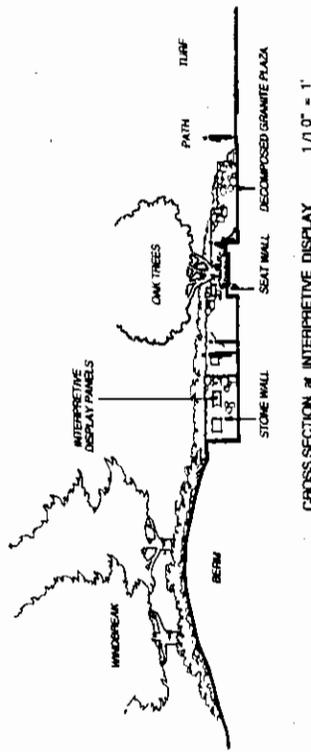
LAGUNA LAKE PARK



5 NATURE PRESERVE INTERPRETIVE CENTER PLAN



6 NATURE PRESERVE PORTAL 1/4" = 1'



CROSS SECTION of INTERPRETIVE DISPLAY 1/10" = 1'

LAGUNA LAKE PARK MASTER PLAN

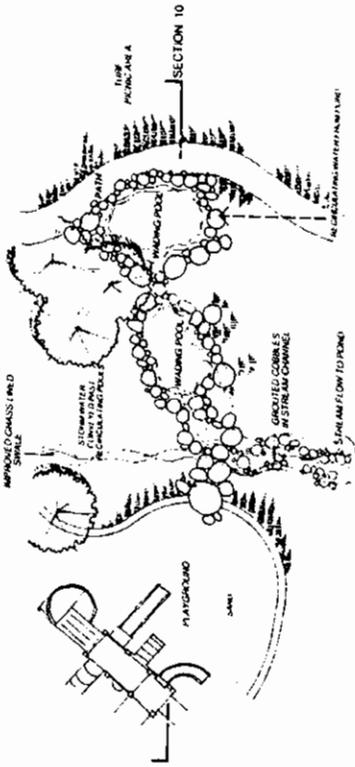
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PARK DESIGN CONCEPTS

SEDLER LANDSCAPE ARCHITECTURE & PLANNING
Crawford, Mullari & Starr
LEISURE VISIONS
PLANNING • INTERIOR DESIGN • PUBLIC POLICY

4 SECTION AT PAVILION AND BARBEQUE AREA 1/10" = 1'

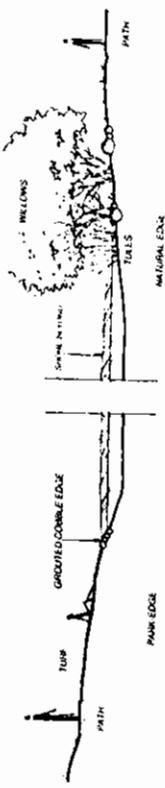


1/110' = 1" NORTH

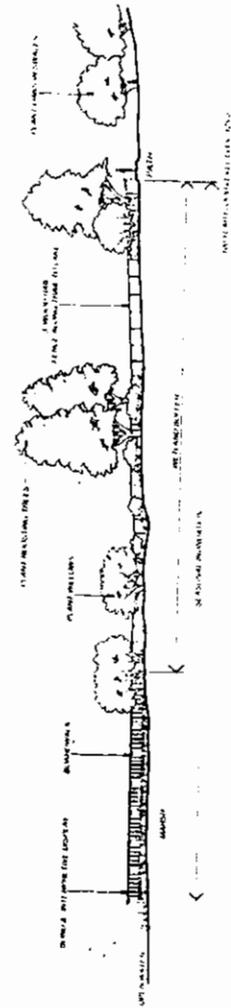
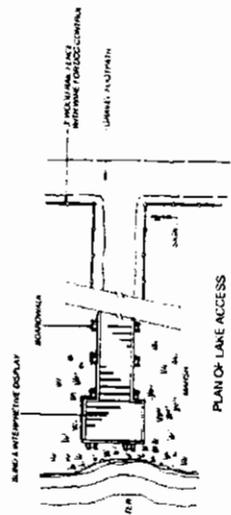
9 ADVENTURE PLAY AREA WADING POOLS AND STREAM



10 CROSS SECTION AT ADVENTURE PLAY AREA 1/110' = 1"



8 CROSS SECTION AT POND 1/110' = 1"



7 WETLAND BUFFER AND NATURE TRAIL ACCESS NOT TO SCALE

LAGUNA LAKE PARK MASTER PLAN

CITY OF SAN LUIS OBISPO



PARK DESIGN CONCEPTS

CRIFORD, MULLEN & SHURT
LUNARE VINOSS
ARCHITECTS & LANDSCAPE ARCHITECTS

sedes

site and environmental design

Crawford Multari & Starr

planning • architecture • public policy

Leisure Visions

recreation and tourism planning

Laguna Lake Park Master Plan

***Initial Analyses and
Draft Planning Principles***

Results of Public Workshops

Results of Surveys

Constraint Analysis

Draft Planning Principles

December, 1990

December 20, 1990

Jan DiLeo
Community Development Department
City of San Luis Obispo
990 Palm Street
San Luis Obispo, CA 93403

Dear Jan,

This booklet is provided for the convenience of the advisory bodies and City Council. It includes summaries of our initial data collection and analyses, as well as draft planning principles for the Laguna Lake Park Master Plan. These principles, after review by the Council, will be the guidelines for the development of three Master Plan alternatives. The alternatives will then be presented to the various advisory bodies and to the City Council for approval.

The booklet summarizes the results of the two public workshops, the results of the two public opinion surveys, the initial biological assessment, and the planning constraints analysis. We have included copies of the constraint analysis map. (We have also made composite maps of various "sketch plans" produced by the public at the workshops. These will be brought to the advisory committee and commission/council meetings but we did not reproduce them for general distribution to save costs.)

We are looking forward to meeting with the advisory bodies and Council to review this information and the draft principles.

Thank you.

Sincerely,


Paul Crawford
Project Coordinator

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Introduction

The first steps in the Laguna Lake Park Master Plan work program included public workshops, opinion surveys and data collection, all leading toward the development of "planning principles" which will guide the preparation of different draft alternatives.

The initial task was to review existing relevant documents pertaining to the park. These included earlier planning efforts, the Parks Element, the Laguna Lake Management Program and EIR, among others.

Next, two public workshops were conducted to solicit citizen input. One focused on residents of the nearby neighborhoods; the other sought community-wide participation.

Simultaneously, two public opinion surveys were being conducted. One asked people in the park what they thought about the park's future; the second was a telephone questionnaire which sampled opinions from the general community about the same issues.

A third task was also underway during this time. A constraint map was developed which plotted factors such as slopes, flood zones, sensitive habitat areas and soils conditions. These factors affect the kinds of activities that can be reasonably developed or permitted in different parts of the park. As part of this effort, the planning team biologist conducted his initial survey of the park and nearby lands.

After these tasks were completed, the team used the information to develop draft "planning principles". The principles were initially reviewed by the Laguna Lake Advisory Committee, whose members recommended certain revisions. The principles will now be reviewed by the Parks and Recreation Commission and other appropriate advisory bodies, and then by the the City Council.

These principles, after review by the advisory bodies and approval by the Council, will become the guides for preparing master plan alternatives.

This booklet contains summaries of the first tasks in the master planning process:

- A summary of the two public workshops
- A summary of the on site and telephone surveys
- The constraint analysis
- Draft planning principles

Public Workshops

Background. Two workshops were held to solicit input from the public. The first was on November 1, 1990, at Laguna Junior High School. This was intended for the residents of the neighborhoods near Laguna Lake Park. Approximately 1200 notices were mailed to residents between the lake and Perfumo Canyon Road and east of the park across Madonna Road.

Approximately 80 persons attended. The format included a brief discussion of the master plan process, with a question and answer period. Then, the participants were divided into six groups, each with a facilitator. The groups were asked to list the things they liked about the park, what they didn't like about the park and what they would change if they could. Their comments were recorded on large sheets of paper and the results are reported below.

In the next exercise, large scale maps of the park and surrounding area were distributed and people were asked to break up into small groups, again, around each map. They were given colored pens and asked to draw or write on the map the future park features they preferred. Twelve different such "sketch plans" were prepared. Each was then presented to the entire group by one of the preparers.

The second workshop was held on November 3, 1990. This was intended as a community-wide program. Notices were given through public service announcements on the radio, through the newspaper and a mailing list was assembled by the consultants and staff which included various groups and individuals thought to be interested in the park. Also, persons who were surveyed by Leisure Visions as part of the other public participation tasks were told about the workshop. Fliers announcing the workshop were also distributed at City Hall and at the Recreation Department office.

Approximately 20 people attended. The format was different from that of the first workshop. A bus was provided by PG&E and the group was taken on a tour of the park. Part of the tour was a short hike up the hillside for a panorama of the entire park.

After the tour, the group reconvened at C.L. Smith School and did the sketch plan exercise described above. Six different plans were produced, and, again, each was presented to the entire group.

Results. The following summarizes the results of the two workshops.

Workshop #1: Neighborhood Meeting

Exercise A-1: "What do you like about Laguna Lake Park?"

There were six groups reporting.

Items listed by all six groups:

marsh habitat/natural stat/birds/wildlife
openness, open space
tress/vegetation
water

items listed by five of the six groups:

fish/fishing
trails

items listed by four of the six groups:

vistas/visual amenities
water-related recreation opportunities

items listed by three of the six groups:

boating/boat ramps
places for kids to play/playgrounds
restfulness/serenity/quiet

items listed by two of the six groups:

adequate picnic facilities
low profile or no developed facilities (eg: softball fields)
prohibition of gas motors on boats

items listed by only one of the groups:

closing the park at night
free (no charges)
fresh air
interior roads

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Initial Analyses and Draft Planning Principles
December, 1990*

large size
limited access
little pavement
location of the entrance
no commercial concessions
no sewage in the lake
varied terrain

Workshop # 1, Exercise A-2: "What do you dislike about Laguna Lake Park?"

There were six groups reporting.

Items listed by all six groups:

lake is too shallow/siltation

Items listed by five of the six groups:

not clean enough/inadequate maintenance
rest room security

Items listed by four of the six groups:

none

Items listed by three of the six groups:

city neglect of the lake (not enough dredging, enforcement, or no implementation of
previous master plans)
electricity transmission wires
homeless people sleeping in the park
lake is being overcome with weeds
not enough playground equipment, especially for small children

Items listed by two of the six groups:

grazing lease/cattle
new building and grading going on currently

Items listed by only one of the six groups:

boats
city restrictions on private property
difficult access
do not allow highway one by-pass to come through park

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Initial Analyses and Draft Planning Principles
December, 1990*

drainage corridors into the lake are not kept clear of weeds and trash
full extent of the park is not well defined
inadequate wind breaks
increasing traffic within the park
inlet is silted
interior roads
lack of access to get through gate at end of road for emergencies
lack of access to lake and park from Vista Collados and Vista Brisas
late night parties
loose dogs
loss of wildlife due to drought and low water
motorized boats in the lake
no designated bike paths
no telephone for emergencies
non-conforming docks (ie: with city ordinances)
not enough trees
not stocking lake with fish
poor maintenance of the fitness trail
prohibition of private docks on some properties
rifle shooting especially on adjacent property
too many ducks
too many houses nearby
too many raccoons
traffic on Madonna Road
unattractive parking areas
undesirable species of fish (eg: carp)
vehicles off the pavement
wind (trees are trimmed too much)

Workshop #1, Exercise A-3: "What would you change at Laguna Lake Park?"

There were five groups reporting.

Items listed by all five groups:

stop mud and silt/dredge the lake

Items listed by four of the five groups:

increase the variety of trees and vegetation

Items listed by three of the five groups:

more hiking or exercise trails
prohibit vehicles near the lake outlet/limit vehicle use or access

Items listed by two of the five groups:

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Initial Analyses and Draft Planning Principles
December, 1990*

- better fish habitat and management
- better playground equipment especially for younger children
- increase the size of the park/extend it west to Foothill
- more picnic facilities with wind breaks
- more trash cans and better pick-up
- no commercial uses/vendors
- prohibit highway one by-pass in the park
- terminate grazing lease

Items listed by only one of the five groups:

- access to the lake from Vista Collados and Vista Brisas
- bike trails to back parts of the park
- botanic garden
- build a golf course
- city should adopt the idea that the lake and the park are inseparable
- complete the small park at Vista Collados and Vista Arroyo
- do not extend park to Foothill
- do not terminate grazing lease
- emergency services (phones)
- fix bridge railing along Madonna
- gain use of vacant lake front lots as public view points
- gate the road and lock it at night
- improve the area near the rest rooms
- increase safety
- keep launch ramp near rest rooms
- library near the entrance
- mowed grass
- nature trail
- no more paving
- no tennis, golf, softball, pool or lights
- pedestrian access from the northwest
- prohibit overnight uses
- redirect reclaimed water to the lake to maintain water levels
- small natural history exhibits (birds, native Americans, geology, mammals)
- stop development of the parking lot
- teach sailing
- tennis courts
- try for additional funding outside the city because park has a regional clientele

Workshop #1, Exercise B: Draw (or otherwise describe) the features of the future park you would prefer.

There were 12 "sketch plans" submitted. A large scale composite map of the various suggestions has been prepared and will be available at public meetings but is not reproduced herein. The following also summarizes the results:

A note on directions: the portion of the park closest to Madonna is considered the "eastern part of the park". The extension of the entrance road to the rest

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Initial Analyses and Draft Planning Principles
December, 1990*

rooms, parallel to the transmission lines, is called the "northern park road". The road parallel to the lake shore is called the "lake shore road". The road perpendicular to the lake shore, connecting the lake shore road and the northern park road is called the "cross park road". The end of the park closest to Foothill Road is considered the western part of the park.

Items found on 8 or more of the plans:

- Dredge the lake (10)
- Keep the marsh and western portions of the lake in a nature preserve (8)

Items found on four to seven of the plans:

- Do not build a golf course on the property (7)
- Extend pedestrian trails to the west, perhaps around the lake and off the property farther west (6)
- Extend the park to the west (4)
- Build a bike path through the park; extend the path around the lake to the neighborhood near the Junior High School and provide connections to Foothill (4)
- Put group picnic facilities in the tree cluster near the rest rooms at the end of the northern road (4)
- Plant more trees along the Madonna Road frontage; make the appearance more "park-like" (4)

Items found on two or three of the plans:

- Build a better play ground west of the cross park road (3)
- Do not place ball fields in the park (3)
- Put more trails on the hillsides (3)
- Allow camping in the area near the western end of the lake shore road (2)
- Build a golf course (2)
- Build ball fields near the eastern end of the park (2)
- Install a gate and lock it at night (2)
- Install benches and picnic tables at some view points on the hills (2)
- Leave the park just the way it is (2)
- Plant more trees along the base of the hillsides (2)
- Plant more wind breaks (2)
- Stop the cattle grazing and remove the fence around the lease property (2)

Items found on only one of the plans:

- Allow more docks on private property
- Build a branch library in the eastern part of the park
- Build a children's museum in the eastern part of the park
- Build a community swimming complex west of the cross park road
- Build a driving range in the park
- Build a frisbee golf course inland from the launch ramp area
- Build a handicapped access trail along a portion of the lake shore
- Build ball fields west of the cross park road
- Build tennis courts in the eastern part of the park

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- Create a botanic garden in the eastern end of the park
- Do not install small parks in that area
- Dredge the Perfumo Creek inlet
- Increase the allowed active water recreational uses of the lake
- Install a gazebo in the tree cluster near the end of the northern park road
- Install a nature trail and bird watching blinds along the lake shore marsh west of the launch ramp
- Install a pedestrian crossing by the lake outlet, across Madonna Road
- Install a play ground east of the cross park road
- Install small parks on the southern shore of the lake, near the Junior High School
- Leave the area west of the cross park road in open space
- Limit duck feeding in the park
- Provide a new picnic area west of the cross park road
- Provide better parking near the launch ramp
- Provide boat rentals
- Provide horseshoe pits west of the cross park road
- Provide more parking along the cross park road
- Provide more parking near the entrance
- Provide more public view areas along the southern shore of the lake
- Provide natural history exhibits in the eastern part of the park
- Provide permanent rest rooms near the launch ramp
- Provide volleyball courts west of the cross park road
- Remove illegal docks on private property
- Remove the concrete near the launch ramp
- Repair the rail on the bridge along Madonna Road
- Site a new recreation center in the park

Workshop No. 2: Community-wide Meeting

Exercise A: Draw (or otherwise describe) the features of the future park you would prefer.

There were six "sketch plans" submitted. A large scale composite map of the various suggestions has been prepared. The following also summarizes the results:

Items on four or more of the six plans:

- Create a nature preserve including the marsh and western end of the lake (5)

Items included on three of the six plans:

- Develop a walking trail to the west, perhaps around the lake
- Plant more trees along the Madonna frontage
- Provide more picnic facilities west of the cross park road
- Provide more wind breaks
- Provide trails in the hills

Items included on two of the six plans:

- Build permanent rest rooms near the launch ramp
- Dredge the lake
- Install a nature trail and interpretive exhibits along the lake shore and marsh
- No ball fields any where in the park
- Provide a bike trail through the park

Items included on only one of the six plans:

- Allow duck feeding
- Build a golf course
- Build a park on the southern shore at the terminus of the boardwalk
- Build a sail plan launch in the park
- Build an outdoor amphitheater on the base of the hills near the small cluster of trees at the end of the northern park road
- Build ball fields in the eastern end of the park
- Build ball fields west of the cross park road
- Construct a board walk through the marsh and over the narrow part of the lake
- Create a silt basin in the Perfumo Creek inlet area
- Designate the central portion of the lake as a wind surfing basin
- Designate the seeps as sensitive areas and preclude access there
- Develop a wind surfing staging area near the launch ramp
- Do not build a branch library in the park
- Extend the park boundaries to the west
- Install another playground west of the cross park road
- Plant oaks in the gullies in the hills
- Plant trees near the peninsular inlet for a future rookery
- Prohibit boating in the lake except for possibly the south eastern portion
- Prohibit cars along the lake shore east of the cross park road
- Prohibit duck feeding
- Provide a bike path to Foothill
- Provide a canoe launch
- Provide a designated dog run in the park
- Provide for lawn bowling west of the cross park road
- Provide horse shoe pits west of the cross park road
- Provide more benches along the lake shore
- Provide public showers near the launch ramp
- Provide volleyball courts west of the cross park road
- Recognize a wildlife corridor that exists between Perfumo Creek inlet, the lake, and the outlet under Madonna Road
- Remove the concrete near the launch ramp

Public Opinion Surveys

Introduction. A two-part survey process was undertaken in October and November of 1990. It included an on-site questionnaire of those who use Laguna Lake Park and a phone survey of a randomly selected series of phone numbers of San Luis Obispo residents.

The on-site questionnaire was conducted during Tuesday through Saturday, October 23-27. A total of 143 questionnaires were obtained during this period which involved daily shifts from 8-10 am, 12-2 pm and 4-6 pm.

The telephone survey was conducted from October 29 - November 8 on Tuesday and Thursday evenings from 6-9 pm. Phone respondents were assembled from two computer-generated lists of 1000 phone numbers each provided by the San Luis Obispo Community Development Department. A total of 313 respondents were secured from this survey. The reliability of this number in relation to the population size of San Luis Obispo would involve approximately + or - 2.6% deviation from the mean.

Statistical analyses involved simple descriptive statistics, as well as correlations and cross-tabulations of selected variables.

General Respondent Information. As one would expect, more of the telephone respondents lived farther from the park than those surveyed in the park. The telephone survey found that 69.3% of the respondents lived more two or miles from the park; only 53.1% of the on-site respondents lived that far from the park.

The large majority of telephone respondents (93.3%) had visited Laguna Lake Park at some time. However, on-site respondents tended to spend more time at the park on average (1 - 4 times each month) versus less than one hour/month on average for phone respondents.

One question asked respondents to indicate on a five-point scale how much they enjoyed the park, with 1 = to extremely enjoyable and 5 = not enjoyable. Not surprisingly, on-site users tended to find the park more enjoyable on average (2.15) versus those sample by telephone (2.57).

Use of Park. On-site and telephone survey respondents ranked expanded use for natural wildlife as a number one (1) priority, with other rankings differing as follows:

RESPONSE	Telephone		On-Site	
	#	%	#	%
Expanded as natural	95	30.4	76	53.1
Remain unchanged	82	26.2	33	23.1
Enhanced small scale	74	23.6	35	25.2
Enhanced for water	65	20.8	22	15.4
Enhanced visual qualities	38	12.1	39	27.3
Recreation use/large scale	31	9.9	10	7.0

Note: Rankings displayed in priority order for telephone survey only.

Purpose of Visit. Responses to the questionnaire provided a ranking of the purposes for which Laguna Lake Park was used. Although there are strong similarities among the top ranking uses in both surveys, there were some differences in the rank order. The overall results are as follows:

RESPONSE	Telephone		On-Site	
	#	%	#	%
Strolling	88	28.1	50	35.0
Picnicking	71	22.7	24	16.8
Wildlife Observation	58	18.5	28	19.6
Sightseeing	53	16.9	17	11.9
Playground Use	42	13.4	8	5.6
Jogging	41	13.1	18	12.6
Group Gathering	39	12.5	1	.7
Fishing	23	7.3	8	5.6
Boating	23	7.3	2	1.4
City Activity	6	1.9	8	2.1

Note: Rankings displayed in priority order for telephone survey only.
 Other responses received was "walking animals".

Visiting Pattern. Respondents to the on-site survey indicated they would use Laguna Lake Park between 3-5 or 1-3 times each week if it were improved. Telephone survey respondents indicated improvements to Laguna Lake Park would likely result in their use of the Park between 1-3 times each week or 1-4 times each month.

New Uses. The top five new uses for Laguna Lake Park were chosen by telephone respondents included group picnic area, children's play area, walkways/paths, nature center and sandy beach area. On-site survey respondents chose the top five new uses as walkways/paths, children's play area, sandy beach area, group picnic area and nature center.

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RESPONSE	Telephone		On-Site	
	#	%	#	%
Group Picnic Area	152	48.6	32	22.4
Children's Play Equipment	140	44.7	41	28.7
Walkways/Path	134	42.8	59	41.3
Nature Center	80	25.6	30	21.0
Sandy Beach Area	79	25.2	37	25.9
Swimming	69	22.0	17	11.9
Windsurfing Center	67	21.4	12	8.4
Community Center	65	20.8	4	2.8
Sports Field	64	20.4	10	7.0
Fishing Facility	63	20.1	20	14.0
Small Boat Center	62	19.8	10	7.2
Amphitheatre	54	17.3	8	8.4
No Change	38	12.1	21	14.7
Golf Course	35	11.2	5	3.5

Note: Rankings displayed in priority order for telephone survey only.

Commercial uses in the park were not generally supported (78% of the on-site respondents and 74% of the telephone respondents thought commercial uses should not be allowed). However, when asked which might be acceptable, the following answers were provided:

RESPONSE	Telephone		On-Site	
	#	%	#	%
Small Boat Center	79	25.2	25	17.5
Windsurfing	77	24.6	13	9.1
Tennis Center	72	23.0	20	14.0
Tent Camping	69	22.0	24	16.8
Health/Fitness Center	45	14.4	28	19.6
Restaurant	44	14.1	14	9.8
Racquetball	40	12.8	7	4.9
RV	20	6.4	11	7.7

Note: Rankings displayed in priority order for telephone survey only.

Willingness to Pay. Average spending for recreation uses by the respondents was reported to be under \$100/month for both the telephone (181, 57.8%) and on-site (91, 63.4%) surveys. Willingness to pay for specific facilities is indicated in the table below, and shows the top five choices for phone respondents as windsurfing, community center, picnicking, tennis center and park entrance and for on-site respondents as picnicking, tennis center, windsurfing, community center and playground.

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RESPONSE	Telephone		On-Site	
	#	%	#	%
Windsurfing	101	32.3	20	14.0
Community Center	88	28.1	17	11.9
Picnic	84	26.8	25	17.5
Tennis Center	72	23.0	23	16.1
Park Entrance	65	20.5	12	8.4
Sport Facility	58	18.5	10	7.0
Playground	36	11.5	15	10.5

Note: Rankings displayed in priority order for telephone survey only.

The cross-tabulations and correlation analyses run on selected variables showed insignificant results and, thus, are not reported in detail here. Actual results for all questions in the two surveys can be found in Appendix A.

Constraint Analysis

Overview. The purpose of this task was to determine the opportunities and constraints presented by the existing park site.

Nearly half of the park land is open water or marsh. The environmental concerns and management policies of the wetland portion of the park are documented in the Laguna Lake Management Program adopted in 1982 by the City. Factors such as watershed characteristics, lake sedimentation, vegetation, and water depth contained in that report are not repeated in this analysis. The lake management zones and wildlife habitat values designated in the management program are noted on the constraint map.

The analysis of the land portions of the park considered soil conditions, slopes, flooding, sensitive terrestrial (non-wetland) habitats as well as other factors such as wind, noise, views, easements, lease land and fire hazards.

Sources of information for this analysis included:

- Laguna Lake Management Program
- Seismic Safety Element of the General Plan
- Noise Element of the General Plan
- Soil Survey for San Luis Obispo County, Soil Conservation Service, USDA
- "Wildlife Values of Habitats in Laguna Lake Park", (DRAFT ONLY), Michael T. Hanson, Wildlife Biologist
- Flood Insurance Rate Maps
- Site visits by the planning team members

Existing park features. The park consists primarily of undeveloped open space. Approximately 150 acres of park land are currently fenced and leased for cattle grazing. Of this, about 120 acres are steep rocky hillside. The southeasterly portion of the site contains nearly all of the park improvements described below. This area comprises about 60 acres.

Trees have been planted over the years, consisting mostly of pine, cypress and eucalyptus. These plantings have not reached a height or density to create effective windbreaks, though some limited sheltering occurs. Recently a commemorative grove has been planted which will eventually help protect that area from the wind.

The park infrastructure includes water lines, sewer lines and vehicular access roads. Originally, the entrance to the park from Madonna Road was at the end of the lake with a park road running along the shore. Water and sewer service still enter the site at this point. Recently, a new park entry point and access road was built, shifting access east, to align with Dalidio Lane, and running through the park along the alignment of the PG & E transmission lines. While the previous access road encouraged vehicular access near the lake shore which was not preferred, the new alignment, unfortunately, accentuates views of the power lines.

Parking areas exist for about 60 vehicles. Many people also park off the road along the lake shore outside designated parking lots.

The limited facilities in the park have recently been upgraded to include a new playground, group barbecue area, volleyball court and lawn area. Two rest room facilities, as well as portable toilets, exist at the park. A pedestrian path system connects the various park areas and links to Madonna Road. A detached bike path runs along the park's Madonna Road frontage.

Constraints. The following were considered the principal constraints, which vary in different parts of the park, that can affect uses:

- slope
- soils conditions
- flood zone
- wetlands
- other sensitive habitat areas
- transmission line corridor
- noise (from Madonna Road)

Other factors which affect park planning include wind and fire hazards, but these occur throughout the park.

Slopes, soils, flood zone and habitat areas were mapped and composites were used to differentiate seven different "zones" or levels of constraint affecting possible uses. Areas of high noise levels and the PG&E transmission line corridor cross several of the zones, and are thus shown as overlays to simplify the exhibit.

The different constraint zones are described in more detail later.

Wetland Areas. The existing wetland areas around the northern and western portions of the lake are considered among the most important, and sensitive, habitat areas in the park. The constraint map denotes these marsh areas.

Uses in these areas should be limited to wildlife observation facilities and those activities aimed at the long-term protection of the habitat values. Human access to the wetlands should be highly restricted.

The Lake Management Program. This adopted management program is intended to "preserve the characteristics of the lake which are important to (1) existing wildlife habitat, (2) flood protection and (3) recreational opportunity".

The program differentiated areas of the lake and marsh based on habitat value. These areas are shown on the constraint map. In general, the areas deemed high or potentially high in habitat value, both in the lake itself and along the shore, should be protected and enhanced.

Summary of Terrestrial Habitat Survey. A preliminary survey of the park's existing and potential habitat areas outside the wetlands has been conducted. Wildlife habitat in the park has been compromised by development and grazing. Nonetheless, potential exists of enhancing wildlife habitat by modifying management practices.

- Cattle grazing should be eliminated and the lease land returned to park use. The flatland area between the marsh and hillside has a fraction of the plant diversity of other park areas due to grazing.
- Tree plantings and mowing practices in the developed park can be modified to increase wildlife habitat by providing more cover and food as well as roosting opportunities for birds.

The lake, marsh, springs, and undeveloped open space in the park has unusually high wildlife value. Development changes in the park will affect a larger area than the park itself, because animals living in the open areas around the morros and in the valley frequent the park for water and forage.

The types of wildlife in the vicinity are often those that have adapted to habitat changes produced by human activity. For example, burrowing owls and hawks prefer the eroded gully banks and overgrazed grassland. Extensive revegetation would increase and add some kinds of animals, but would probably cause these raptors to relocate. Therefore, measures to "restore" the land could in some cases change the balance of conditions that make for the current mix of wildlife. Extensive areas of grazed grassland and eroded gullies exist in the area immediately beyond the park boundaries. This land is unlikely to change use in the foreseeable future and would continue to offer habitat and foraging opportunities like those currently within the park.

Two areas of particular wildlife value are shown on the constraint map. An area landward of the marsh edge should be treated as a buffer to the wetlands and farther reaches of the lake. The combination of open water, marsh and dry land in this vicinity, protected as it now is from extensive human intrusion, makes this

area especially valuable for habitat. This area has the potential to sustain even more wildlife cover, such as willows, and roosting trees such as cottonwoods. Human intrusion should be limited in this area.

The second especially sensitive area includes the gullies which are remnants of intermittent stream courses, running along a steep knoll, in the north west corner of the park. Although the area is degraded from cattle grazing, the wildlife values are good and have potential for improvement. This area is suitable for re-forestation with live oaks.

Constraint Zones. The following describe the different constraint zones derived by overlaying the various factors listed above -- slopes, soils, flooding and habitat areas.

Zone 1 - very low constraint: This zone is comprised of essentially flat areas with slopes from 0 to 2%, outside the flood zone. These areas typically have deep, moderate to well drained soils, consisting of loamy clays with relatively high shrink-swell, and low erosion potential -- characteristics typical of many soils in San Luis Obispo. Zone 1 generally corresponds to high points in the meadows.

This zone is well suited for most kinds of park development, including structures, with little grading or other earthwork.

Zone 2 - low constraint: This zone is essentially the same as Zone 1, differing only in the general slope of the land, which reaches 8% in many areas. This area encompasses the rolling meadowland of the park.

This zone is also well suited for most kinds of park development, but some moderate amounts of grading will be required for fields or building sites.

Zone 3 - moderate constraint: This zone consists of land which would be otherwise suitable for most kinds of park uses except it lies below the maximum flood elevation of 126.0 feet. Flooding occurs in this zone only periodically and for short duration; however, soils in the flatter areas tend to become saturated and this limits uses. This zone also includes a long section along the lake edge which is vulnerable to erosion.

Most structures are not recommended in this zone; exceptions would be roads, paths and some recreation facilities related to lake shore activities (eg: launch ramps) which can reasonably withstand occasional inundation during floods.

This zone's soil and water table characteristics create the potential of supporting a much richer mix and density of riparian and wetland vegetation than now exists.

Zone 4 - moderate constraint: Zone 5 consists of the upland area to the north of the park on slopes of 8% to 30%. Soils are generally deep and suitable for live oaks. The soil has some stability problems when wet and can be over-compacted if the area is subject to extensive activities.

Development in this area should be limited for these reasons, although paths, roadways and passive use facilities are feasible.

Some areas of this zone, especially in gullies or along seasonal drainage features may be suitable for re-forestation with live oaks.

Zone 5 - high constraint: This area, inland of the lake shore and marsh, is recommended as a buffer between other upland areas, which may be appropriate for more human activities, and the wetlands, where activities should be restricted.

Uses in this zone should be limited to paths; wildlife observation or study stations; low-scale interpretive signs or exhibits; and limited recreation uses which do not involve structures (eg: an exercise trail may be acceptable).

This zone should be extensively revegetated to enhance its role as a buffer around the wetlands and to increase habitat diversity.

Zone 6 - high constraint: This zone consists of the hillsides with 15% slopes or greater. Soils are shallow, erodible and rocky.

Uses should be limited to trails and overlooks in this zone.

Zone 7 - very high constraint: This zone consists of those areas where virtually all human activity should be restricted. These include certain outcrops where rare or endangered plant species are found and the various hillside seeps or springs. The latter have been especially degraded by cattle grazing and need to be restored.

Some limited observation points, if access is adequately controlled to avoid degradation, may be permitted.

Other Factors. The following factors also affect park planning:

- **Wind:** Persistent and relatively strong winds are a major constraint to use. The wind blows nearly every day from March to August, generally from the west to northwest. Wind speed is low in the morning but increases to ten or more miles per hour in the afternoons. The highest non-storm winds are in August. The calmest seasons tend to be fall and early winter. Wind may limit certain kinds of outdoor uses here; furthermore, picnic areas, play grounds and other facilities should be protected by wind breaks.

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- **Noise:** Madonna Road traffic significant noise audible in the park. Noise levels reach 65 dBA within the first 150 feet into the park, diminishing to 50 dBA 1000 feet into the park. However, nearly half of the land in the park and most of the open water is under 45 dBA which makes it one of the quietest places in the City. Most outdoor recreation facilities should be sited outside the 65dBA zone.
- **Views:** The park provides some of the finest vistas in the City from a variety of vantage points. Attractive views include those looking northwesterly across the lake from most areas of the park. Views to hills and peaks to the north and east are also pleasant, except for the domination of the large electric transmission towers. The negative impression of these towers diminishes as the viewer moves away from them, but within about 100 feet, they are quite dominating. Other less desirable views are those to commercial areas across Madonna Road and the rear yards of homes across the lake, though neither is highly objectionable.
- **PG&E Easement:** The electrical transmission towers referred to above exist in a 60 foot wide easement. Large trees should not be planted near the power lines.
- **Lease Land:** The City leases about 150 acres of the park to a neighboring rancher for cattle grazing. This area is fenced although stiles are provided so that park users can get over the fence to hike. As described above, it is doubtful that continued grazing is the best management practice for this land. The lease land also has the potential of providing a much higher quality user experience than currently, if cattle and fences were removed and revegetation commenced.
- **Fire Hazard:** Removal of grazing from the park land would require grassland management practices to reduce fire fuel buildup. On the hillside portion of the site shallow infertile soils will naturally limit dense vegetation. Flat open areas, if not irrigated to keep the grasses green, will require mowing to reduce fuel when the grasses dry in the late spring and summer. Roads, paths and other fire breaks can be located and designed to help protect active recreation areas and structures. Bands of irrigated areas can also serve to minimize fire hazard.
- **Impacts on Residences:** Care should be taken to ensure that uses in the park do not unreasonably impact nearby residential areas through excessive light or glare, excessive noise or security problems.

Draft Planning Principles

A note on directions: in these principles, "east" is considered the direction toward Madonna Road; "west" is the direction toward Foothill Boulevard; "south" is the direction of the developed side of the lake, toward Los Osos Valley Road; "north" means the direction away from the lake and toward the hillsides.

General.

1. The long-term viability of the lake as a lake is very important; planning for the park should be coordinated with the long-term protection and maintenance of the lake; the on-going implementation measures prescribed by the adopted lake management plan (namely, weed control, siltation control and raising the level by log dams) should continue to be followed.
2. The lake and associated wetlands constitute a rare and extremely limited habitat; this resource should be protected and managed to ensure its habitat values for the long-term.
3. Continued community access to portions of the lake for water-related recreation is important.
4. Besides the lake itself, the most important feature of the park area is its open space; any new uses must not overwhelm feelings of openness.
5. The City should investigate expanding the park in the following priority:
 - protection of the portions of the lake and wetlands in private ownership
 - access easements for trails (walking and bike) to Foothill Boulevard, the downtown and Los Osos Valley Road

- access easements or acquisition of prominent knolls
- easements restricting development on open areas outside the park
- acquisition of hillsides and other open areas west of the park

6. Planning should always take the long term view of the park, recognizing it as a major resource of the community in terms of aesthetics, land, open space, recreation and wildlife habitat.

Land and Water Use.

7. Human encroachment in and around the western part of the lake should be minimized; this area (the western portion of the lake and wetlands) should be set aside as the City's first officially recognized wildlife preserve; boating and windsurfing in this portion of the lake should be prohibited.

8. Highest priority in terms of expanding the park should be given to placing the privately held portions of the lake and wetlands into the wildlife preserve.

9. Uses in the preserve should be limited to (a) those activities required to maintain the habitat values for the long-term; (b) wildlife observation from designated paths and blinds only; and (c) small interpretive exhibits which encourage the protection of the resource.

10. The eastern part of the lake should be used for aquatic recreation; gas powered boats should continue to be prohibited; adequate public docks and ramps should be provided on the park side of the lake.

11. Grazing should be discontinued in the park; existing fences, pipes and tanks should be removed.

12. The steep hillsides should be kept open and uses there should be limited to hiking and ancillary facilities; hiking there shall be limited to designated paths

only, to minimize erosion and to protect springs and endangered species (see below). Seating and viewing stations, for enjoying the views of the lake, morros and Los Osos Valley, should be provided.

13. Sensitive habitat areas on the hillsides, including sites of rare or endangered species and the springs, will be protected; approaches should include signs to encourage people to stay on paths, opportunities to see the springs from designated areas, interpretive exhibits to educate people about the sensitive nature of these locations, and, if necessary, barriers to discourage human intrusion.

14. The great majority of the park should be kept in open space.

15. Buildings and active recreation facilities should be limited to a small proportion of the total parkland, and (except for rest rooms, small interpretative exhibits and picnic shelters) may be located only in the eastern part of the park. In general, the more developed or active the use, the more easterly it should be located.

Habitat Protection.

16. The marsh areas should be preserved as an environmentally sensitive habitat area. Uses should be limited to paths or raised walks which do not significantly threaten the habitat value, viewing blinds and small interpretive exhibits. Where deemed necessary to restrict human encroachment, barriers should be installed around especially sensitive areas.

17. A buffer zone should be created landward of the marsh. This buffer should be re-vegetated with a variety of native plant species. Uses in the buffer zone should be restricted to paths and recreation uses which would not significantly impact the wetlands, such as an exercise trail.

18. Additional interpretive exhibits of the cultural history and natural history of the area should be located elsewhere in the park. Buildings should generally be located near parking and in the eastern portion of the park.

19. Dogs should be prohibited in the nature preserve.

20. Suitable tree species, emphasizing natives and endemics, should be planted in the vicinity of the lake and within the preserve which may provide future nesting (rookery) opportunities for herons and egrets.

21. Additional plantings should occur in the nature preserve using native species, to enhance the natural habitat values there. Additional plantings, with suitable species, should occur throughout the park for habitat enhancement, human comfort (windbreaks and shade), spatial organization of uses, aesthetics and view control (ie: framing exceptional views, hiding unattractive views, or screening activity areas or facilities).

22. Wildlife corridors should be maintained and, where feasible, enhanced including along Prefumo Creek, both upstream and downstream of the lake.

23. An active fish management program should be implemented for the lake which would include stocking the lake with suitable species.

Recreation.

24. Because of habitat values and potential impacts on nearby neighborhoods, lighted recreation fields or sports facilities should not be part of this park.

25. Unlighted play fields may be located in the eastern portion of the park and away from the lake shore.

26. Individual picnic areas may be located anywhere in the park, outside the nature preserve and sensitive habitat areas. Small-scale sports courts (eg:

volleyball, horseshoes) may be permitted on the flatter areas of the park, outside the nature preserve, and usually in conjunction with group picnic areas.

27. Wind breaks should be planted or built around all picnic areas and *play* fields.

28. Fishing should continue to be an activity allowed in the park.

29. The park should provide more and better playgrounds, especially for younger children.

30. The southern lake shore should be evaluated in detail for opportunities to provide passive recreation, access and view points for the public.

Access and Circulation.

31. Vehicular access should be limited in the park; in general, new roads should not be planned for the park. However, if after more detailed analysis a new park road is deemed necessary, it must be carefully sited and designed to ensure it will not significantly impact habitat, aesthetic or recreational values.

32. Additional parking should generally be located in the eastern part of the park, away from the lake shore.

33. Walk ways and bike paths should be separated, wherever possible, from automobile roadways.

34. A trail system should be developed with the following features: access around the lake; access to the ridge and saddle; integration of park paths with a comprehensive trail system which links the park with the Los Osos Valley Road and the neighborhood around junior high school, Foothill Boulevard and downtown. Another potential linkage, provided habitat values can be adequately protected, would be along the Perfumo Creek corridor (upstream and downstream).

35. A bike path should be installed in the park with links to Foothill Boulevard, the downtown and Los Osos Valley Road.

36. The City should attempt to acquire access easements over adjacent properties to create the off site linkages described above (ie: Foothill, Los Osos Valley Road and downtown).

37. No Highway One "by-pass" or other major roadway should be permitted within the park.

38. Public transit links to the town and to the region should be improved.

Aesthetics.

39. The existing memorial grove should be expanded; more trees should be planted especially near Madonna Road.

40. The park entrance and Madonna Road frontage should be better designed to make it more "park like" and inviting. Major view opportunities from Madonna Road, over the lake, and down Los Osos Valley should be preserved.

41. The City should re-evaluate using reclaimed water to facilitate increased planting, and possibly for maintaining the water level in the lake.

42. Where buildings are proposed, they should reflect a continuity of design elements and materials. Furthermore, the design of buildings and other facilities such as play areas should reflect the over-arching character of the park as a natural place: the choice of materials, colors, plantings, and the scale, architecture and orientation of these facilities should emphasize elements of the surrounding natural environment.

43. All built elements should be designed as low-scale and relatively unobtrusive nodes placed amid plants and other natural materials; any active

recreation areas or buildings should be buffered and screened from open areas elsewhere in the park.

Safety.

44. The park should be closed at night; a gate should be used to keep out cars.

45. More telephones should be installed, especially near boating and wind-surfing facilities.

46. More rest rooms should be provided, especially near activity areas; the design of rest rooms and other features should provide security for the users, especially children.

47. Safe crossing for bikes and pedestrians should be provided across roads.

48. Areas of the lake shore subject to erosion and storm damage, outside the nature preserve, should be protected; shore line protection should emphasize techniques which most closely relate to the natural environment, such as plantings and use of native materials.

49. Traffic in the park should be kept as slow as possible, to reduce noise and enhance safety.

Implementation.

50. The park should be better maintained.

51. The park master plan should be realistic with goals that can be put into effect within a specified time frame; implementation should be phased to match funding ability.

52. Long-term funding sources and management approaches must be identified.

Appendix A

Survey Data

Laguna Lake Master Plan Telephone Questionnaire

INTRODUCTION

Hello, I am calling on behalf of the City of San Luis Obispo. We're conducting a survey to help determine what improvements, if any, are desirable for Laguna Lake Park. Answering the questions will take about five minutes. Can you please help us?

1. Do you know where Laguna Lake Park is?

yes

no, ask if they would like information on San Luis Obispo City parks and terminate telephone interview.

2. How far are you from Laguna Lake Park?

19 (6.1) <input type="checkbox"/>	less than 1/2 mile	57 (8.2) <input type="checkbox"/>	1 to 2 miles
20 (6.4) <input type="checkbox"/>	1/2 to 1 mile	217 (64.3) <input type="checkbox"/>	2 miles or greater

3. In your opinion, how should Laguna Lake Park be used?

82 (24.2) <input type="checkbox"/>	remain basically unchanged
95 (28.4) <input type="checkbox"/>	expanded as natural wildlife area
65 (20.8) <input type="checkbox"/>	enhanced for water (lake) recreational use
74 (23.6) <input type="checkbox"/>	enhanced small-scale, day use facilities
31 (9.4) <input type="checkbox"/>	expanded recreation use for large-scale activities
38 (12.1) <input type="checkbox"/>	enhanced visual qualities for aesthetic purposes

4. Have you ever visited Laguna Lake Park?

242 (43.3) <input type="checkbox"/>	yes	21 (6.7) <input type="checkbox"/>	no
	if yes, how did you travel to the Park?		if no, go to question No. 8

5. What was the purpose of your visit to Laguna Lake Park?

- | | | | |
|--------------|----------------------|--------------|-----------------|
| 23(7.3) [] | boating/windsurfing | 23(7.3) [] | fishing |
| 38(28.1) [] | strolling | 41(13.1) [] | jogging |
| 71(22.7) [] | picnicking | 39(12.5) [] | group gathering |
| 58(18.5) [] | wildlife observation | 6(1.4) [] | City activity |
| 42(14.4) [] | playground use | 53(16.4) [] | sightseeing |
| [] | other, specify _____ | | |

6. How much time do you spend in Laguna Lake Park?

- 15(4.8) [] almost an hour each day
- 10(3.2) [] 3 to 5 hours each week
- 31(1.4) [] 1 to 3 hours each week
- 70(22.4) [] 1 to 4 hours each MONTH
- 167(53.4) [] less than 1 hour each MONTH

7. During your visits to Laguna Lake Park, your enjoyment level can best be described as?

- | | | |
|---------------|---------------------|--|
| 27(8.6) [] | extremely enjoyable | \ what did you like about the
Park? _____ |
| 81(25.4) [] | very enjoyable | |
| 176(56.2) [] | enjoyable | |
| 4(1.3) [] | not very enjoyable | \ what did you not like about
the Park? _____ |
| 3(1.0) [] | not enjoyable | |

8. If the Park were changed in the way you wanted, how much time would you spend at Laguna Lake Park?

- 15(4.8) [] almost an hour each day
- 27(8.6) [] 3 to 5 hours each week
- 62(11.8) [] 1 to 3 hours each week
- 114(36.4) [] 1 to 4 hours each MONTH
- 85(27.2) [] less than 1 hour each MONTH

9. What new uses would you like to see at Laguna Lake Park?

- | | | | |
|---------------|---------------------------|---------------|----------------------|
| 82(25.6) [] | nature interpretive ctr. | 134(42.8) [] | walkways/paths |
| 63(20.1) [] | fishing facility | 35(11.2) [] | golf course |
| 140(44.7) [] | children's play equipment | 44(20.4) [] | sports fields |
| 152(48.6) [] | group picnic areas | 54(17.3) [] | amphitheatre |
| 62(19.5) [] | small boat center | 67(21.4) [] | windsurfing ctr. |
| 71(25.2) [] | sandy beach area | 60(20.9) [] | community ctr. |
| 38(12.1) [] | no changes | [] | other, specify _____ |
| 61(22.0) [] | swimming | | |

10. Should commercial recreation businesses be allowed on present park land near Madonna Road if it allows purchase of additional land for Laguna Lake Park?

80(25.6) [] yes 230(73.5) [] no

11. If commercial recreation activities were to be part of Laguna Lake Park, which of the following would you like to see located at the Park?

78(25.2) []	small boat center	44(14.1) []	restaurant/concession
45(14.4) []	health/fitness center	77(24.6) []	windsurfing center
72(23.0) []	tennis center	40(12.8) []	racquetball center
61(22.0) []	tent camping	20(6.4) []	RV camping
[]	other, specify _____		

12. If new uses are provided at Laguna Lake Park, what would you be willing to pay a fee for?

54(21.9) []	picnic/barbeque use	30(11.5) []	playground/grass area
72(23.0) []	tennis courts	88(25.1) []	community center use
55(18.5) []	sport facilities like softball	65(20.9) []	park entrance
101(32.3) []	windsurfing/boating	[]	other, specify _____

13. How many members of your household fall within these ages? Please include yourself.

[]	0 to 35 months	[]	3 to 5 years
[]	6 to 12 years	[]	13 to 17 years
[]	18 to 25 years	[]	26 to 49 years
[]	50 to 64 years	[]	65 years and over

14. On average how much money does your household spend in a typical month on recreational activities? Please include all leisure activities including items such as movies, events, etc.

151(57.8) []	under \$100	87(27.5) []	\$101 to \$249
32(10.2) []	\$250 to \$499	6(1.9) []	\$500 to \$999
[]	over \$1,000		

15. What recreational activities do you or your family participate in at this time? _____

CLOSING

Thank you for your time. We will be having upcoming workshop meetings to discuss the results of the survey and ask for further public participation in designing Laguna Lake Park. Please participate in these meetings scheduled for November 1 at 7 p.m. at Laguna Junior High School for neighborhood residents and November 3, 1990 at 1 p.m. in the C. L. Smith School for the remaining members of the community. Thank you again. Goodbye.

m. lv. laguna1

10. If new uses are provided at Laguna Lake Park, what would you be willing to pay a fee for?

25(17.5) []	picnic/barbeque use	15(10.5) []	playground/grass area
23(16.1) []	tennis courts	12(11.1) []	community center use
10(7.0) []	sport facilities like softball	12(8.4) []	park entrance
20(14.0) []	windsurfing/boating	[]	other, specify _____

11. How many members of your household fall within these ages?
Please include yourself.

[]	0 to 35 months	[]	3 to 5 years
[]	6 to 12 years	[]	13 to 17 years
[]	18 to 25 years	[]	26 to 49 years
[]	50 to 64 years	[]	65 years and over

12. On average how much money does your household spend in a typical month on recreational activities? Please include all leisure activities including items such as movies, events, etc.

91(63.6) []	under \$100	30(22.4) []	\$101 to \$249
14(1.9) []	\$250 to \$499	3(2.1) []	\$500 to \$999
— []	over \$1,000		

13. What recreational activities do you or your family participate in at this time? _____

CLOSING

Thank you for your time. We will be having upcoming workshop meetings to discuss the results of the survey and ask for further public participation in designing Laguna Lake Park. Please participate in these meetings scheduled for November 1, 1990, 7 p.m. at Laguna Junior High School for neighborhood residents and November 3, 1990, 1:00 p.m. at the C. L. Smith School for remaining members of the community.

sedes
site and environmental design

Appendix C

Crawford, Multari & Starr
planning • architecture • public policy

Leisure Visions
recreation and tourism planning

LAGUNA LAKE PARK MASTER PLAN ***Programming & Conceptual Alternatives***

April 1991

INTRODUCTION TO THE CONCEPTUAL ALTERNATIVES

The Programming and Conceptual Alternative segment of the Master Plan for Laguna Lake Park provides a bridge between the Initial Analysis and Planning Principles and the final Master Plan. Three alternative conceptual park designs accompany this document along with concept sketches and exhibits illustrating possible land acquisition and trail easements.

Each alternative depicts a somewhat different level of development and mix of uses. However many program elements are common to all the designs. It is expected that the final design would synthesize all the schemes, possibly adding new program elements and eliminating others. A general projection of the number of users served is included on each plan along with projected parking needs.

The following narrative provides some background on the evolution of the development program for the park and ideas on long term strategies for the management of the large open space areas of the park.

PARK PROGRAM

The City Parks and Recreation element of the General Plan indicated ten years ago that the city has a shortage of park land and park facilities. Since that time only a few new parks have been constructed and the City has been unable to meet its schedule to provide more parks for its residents.

In particular, only a small portion of the district park priority list which includes Laguna Lake Park has been accomplished. Facilities in this adopted plan for Laguna Lake include community building, tennis courts, swimming pool, ballfields, and private recreation facilities. This program of uses was derived from a community survey and workshops with the Parks and Recreation Commission and Planning Commission.

It should be noted that the Laguna Lake Park boundary in the Parks Element did not include the hillside or the northern undeveloped portions of the park, and were not considered in the development of the overall park strategy for the City. These areas are being considered in the present Master Planning effort.

The County of San Luis Obispo Parks Master Plan done in 1987 included telephone and field surveys that indicates those facilities at parks in the County that are most important to the residents and visitors. Many of the residents surveyed are from the city of San Luis Obispo. Laguna Lake Park has the potential to provide the majority of the types of facilities considered important in this survey. The following is a list of activities that might be accommodated in the park. They include eighteen of the nineteen activities most favored in the County Parks Master Plan Survey of recreation users.

1. Picnicking
2. Nature enjoyment
3. Hiking/walking
4. Sightseeing
5. Playground
6. Jogging and running
7. Horseshoes

The above activities are low impact and could generally occur in most areas of Laguna Lake Park without a loss of open space value.

Additional activities that might be considered on a limited scale that would not compromise the open space quality of the park include:

8. Camping
9. Baseball
10. Softball
11. Tennis
12. Equestrian trails

Finally, those activities that require lake access include:

13. Swimming
14. Boating
15. Canoeing
16. Sailing (small scale)
17. Windsurfing
18. Fishing

The programs for development shown on the three Conceptual Alternatives do not reflect all these uses and include others not listed. These programs were derived from the most recent community survey conducted as part of the current Master Planning effort.

This included a community survey and workshops to develop Planning Principles to guide the physical design of the Park. The consensus at this point in time seems to favor a significantly less intensive approach to Laguna Lake Park than previous. The Conceptual Alternatives prepared for this stage of the planning process reflect this consensus. Generally development is concentrated in distinct areas with hundreds of feet of natural open space between use areas. Shoreline roads have been eliminated and extensive trail loops created. Development northwest of the main windrow (currently grazed land) is extremely limited in all alternatives.

LONG TERM STRATEGIES

The area northwest of the windrow seems to be highly valued for its openness and visual relation to the surrounding hills. It does not have any natural or biological value in its current overgrazed condition. Each alternative shows measures to enhance the natural character of this area.

Although the general feeling at this point in time is to maintain this vast segment of the park in a relatively undeveloped state, it is possible that in the future, the perception and needs of the community will change. One possible direction this portion of the park could take is toward the creation of an Ecological Park. The City could investigate joint management of this area with one or more organizations or foundations such as the Audubon Society or Nature Conservancy. In this approach, capital expenditures would initially be towards revegetation and creation of a series of natural environments including wetland, riparian edges and corridors, oak woodland, grassland, etc. The Park could ultimately include wildlife exhibits and a staffed nature center. Tours of sensitive areas would be docent led.

Another approach would be to initially establish an adequate open space/wildlife buffer along the marsh and reserve the hillside areas in open space. The approximately 35 acre, relatively flat, open area in the center could then be set aside as park land to be developed more intensively in the future. This approach would ensure preservation of the sensitive natural areas, maintain the open space quality, and allow flexibility in future development. The planting of windbreaks in this area would begin now to create the micro-climate modifications that will eventually be needed for this area to be enjoyed.

As the City's opportunities for acquiring more acreage for active parks diminish this area of Laguna Lake Park may become more desirable for development in the future. The possibility exists that it will remain the City's only opportunity for major park and recreation activities.

PROGRAM ELEMENT DESCRIPTIONS

The physical forms of parking areas, buildings and use areas depicted on the plans are intended to be very schematic at this stage. Evaluation of the designs should focus on relative sizes and juxtaposition of uses rather than physical form. The final Master Plan will address form in more detail.

PLAYFIELDS/TURF: Turf grass areas provide a suitable surface for informal games, frisbee, touch football and so forth. These areas are related to family and group picnic areas and are primarily intended for the users of these picnic facilities. Turf also provides a durable and maintainable lakeshore edge for designated shoreline use areas. The use of reclaimed or lake water for irrigation should be considered.

FAMILY PICNIC: These areas consist of scattered and clustered tables and barbecues for groups of one to three families. They generally are situated on the leeward side of windbreaks. Parking should be no more than 200 feet away from tables.

GROUP PICNIC: Generally several group picnic areas are shown on each scheme. These could range in size from areas to accommodate over 100 persons to smaller areas suitable for 20 to 50 persons. These areas would include a decomposed granite or concrete surface, tables, barbecue, electric power, lighting; and for the larger areas perhaps a pergola or shelter. In the schemes with a community center a group area is shown that could be used in conjunction with a kitchen in the center.

PLAY AREA: Play areas include play equipment for various age children and would be situated in two or three locations around the park primarily as an adjunct to the family picnic areas. A play area could be situated near a neighborhood or community center where recreation programs might occur. One play area could be developed as an adventure playground. This might include a naturalistic environment of boulders, reeds and a recirculating stream course feeding the proposed pond. The idea would be to create a replica of other natural environments in the park suitable for learning and play.

GAMES: Game facilities include horseshoes and volleyball and would occur near group and family areas.

NATURE CENTER: The level of development of a "nature center" might be as simple as an interpretive display panel or kiosk that includes a map of nature walks at the park and information on natural features. This concept could be expanded to include an open shelter or pergola with a series of displays situated on a patio or terrace. Another approach might include a staffed nature center operated by a wildlife foundation or group. Docent led nature walks would be staged from the center.

CANOE AND BOAT LAUNCHES: Because of the differing natures of canoes and light motorized craft separate launches might be appropriate. Small craft that can be carried and are easy to launch seem to be predominant at the lake, however provision for launching fishing boats should be included in the form of docks and a launch ramp. Parking and turnaround areas need to be provided.

SAILBOARD LAUNCH: The fairly intense shore activity involved in sailboard portage, assembly, and launch requires a durable surface. The sailboard launch area would include a geotextile reinforced turf edge with the covered geotextile membrane extending into the water to maintain the lake edge when water levels fluctuate.

WALKING/JOGGING AND BIKE PATH: Paths for walkers, joggers and bikers would be decomposed granite and asphalt. Most of the existing shoreline road would be converted to a bike/walking route. Exercise stations as well as sheltered rest areas should be included along the paths. Paths would link all the major park elements and perimeter routes.

HIKING TRAIL: This path occurs on the hills in the park and would be an unsurfaced, but improved foot trail. Benches might be included at the top of the hill.

INTERPRETIVE DISPLAY: Durable, low key displays describing natural features and wildlife would be situated at key points on paths and trails.

RESTROOM: New and additional restrooms would be sized to accommodate the intensity of activity in the area of the park served. New restrooms should use more natural building materials and take security into account.

COMMEMORATIVE GROVE: The existing grove can be expanded over time to create an impressive grove.

DAY CAMP: This area would be a combination group area/play area that could be reserved for recreation department children's programs for summer and vacations or used by groups such as Cub Scouts or Campfire Girls.

ORGANIZATIONAL CAMP: These remote areas located in the north end of the park would be used by organizations on a reservation basis. Availability could be limited to certain days or seasons to limit impacts. These would be overnight tent camping areas and include water supply and pit toilets. Parking would be back in the developed part of the park. Improvements might include a small amphitheater.

NEIGHBORHOOD CENTER: A neighborhood center would include facilities such as a multi-purpose room, activity rooms for recreation department programs and a kitchen. The structure would be in the range of 5,000 sq. ft. and accommodate up to 100 persons.

COMMUNITY CENTER AND CHILDREN'S MUSEUM: A large scale center might include a gymnasium sized multi-purpose room, activity rooms, a kitchen and Recreation Department offices. Total square footage might be 15,000 sq. ft., and would accommodate several hundred people. Outdoor eating and play areas would be associated with the center. A site for the children's museum might be included in this complex, and related to an adventure playground.