



November 15, 2022

**TO:** Parks and Recreation Advisory Committee  
**FROM:** Ron Munds, General Manager  
**SUBJECT:** **Agenda Item 4 – 11/15/2022 PRAC Meeting**  
Los Osos Community Plan (LOCP) Parks Discussion

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### **STAFF RECOMMENDATION**

Staff recommend that the PRAC review the available materials attached to this report and provide input regarding the direction the District should take on addressing the limited available recreational space for active recreation in Los Osos.

### **DISCUSSION**

#### **Background**

At the October 2021 Parks & Recreation Advisory Committee (PRAC) meeting, the committee briefly discussed the elements in the LOCP related to parks and recreation but deferred further discussion of the plan while working the Dog Park conceptual plan. The LOCP addresses both passive and active recreation in the document. Currently, the community has a lot of passive recreation opportunities because of the surrounding open space and the state park lands.

Based on recent public comments regarding the space needs for tennis and pickleball activities, competing interests for Dog Park location and discussions with youth sports representative on the current limitations for sports field type recreation, staff believes it would be prudent to shift the PRAC focus to a higher level of discussions on active recreation and the general park needs for the broader good of the community.

#### **Review of the Current Los Osos Community Park Master Plan (Attached)**

As mentioned, staff and the Board has received public comment at meetings that indicate a broader look at the community park. Staff thought it would be beneficial to review the current community park master plan as a start to the discussion. As shown in the attachment, the current master plan for the park shows additional tennis courts and a volleyball court in the area where the Dog Park is proposed. According to County Parks staff, future proposals will require analysis, review, and approvals, including a General Plan Conformity determination (if proposal deviates from Master Plan) and environmental review/determination.

So, even though the District has a term sheet with the County to explore the development of a Dog Park at the north end of the park property, there are still many steps to go through and stakeholder involvement that needs to happen before the actual development of the Dog Park can move forward. Staff is seeking input from the committee on the current master plan and any changes that could be made to accommodate more users of the facilities.

## **Sports Field Development**

According to youth sports representatives, there is a serious need for dedicated sports fields for sports such as baseball and soccer. Currently, the need is filled by the school district but conflicts with scheduling, maintenance and costs to rent the fields have been an issue. Finding the location and then cost to acquire property to build new sports fields is the primary issues. Though this is probably a longer-term discussion on resolving the issues surrounding this particular need, staff believes this would be a worthy discussion to have in order to make recommendations to the County and general public.

## **Key Consideration**

The LOCP states that the facility and infrastructure improvements identified for the Community of Los Osos will be costly and require a broad range of funding sources and financing mechanisms to construct and maintain. The plan discusses options and tries to identify costs for the various elements but are outdated given the cost escalations that have been recently experienced.

The questions for the committee and the community are, what are the expectations for active recreation opportunities and if there is the desire to approve a funding mechanism to support these expectations.

## **Attachment**

October 19, 2021 report and LOCP summary  
Los Osos Community Park Master Plan



October 19, 2021

**TO:** Parks and Recreation Advisory Committee  
**FROM:** Ron Munds, General Manager  
**SUBJECT:** **Agenda Item 5 – 10/19/2021 Los Osos Community Plan Review**  
Review of the Park & Recreation Elements of the Los Osos Community Plan

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### **RECOMMENDATION**

Discuss and provide staff with direction on the next steps to be taken.

### **DISCUSSION**

#### **Background**

In December 2020, the County of San Luis Obispo Board of Supervisors adopted the update to the Los Osos Community Plan (Plan). There are a number of sections in the Plan that make recommendations to enhance recreational opportunities and the construction of additional park space in the community. Staff did an initial review of the Plan and extracted parts of the Plan that referenced parks and recreation. Staff would encourage committee members to review the entirety of the Plan since the attached information does not capture all the supporting information referenced in the document. The Plan can be accessed on the District's website at <https://www.losososcsd.org/2021-10-19-parks-and-recreation-advisory-committee-meeting>.

At this meeting, it is requested that the committee review the attached information in preparation for a discussion regarding the Plan and any opportunities the District and committee may have to provide input to the County regarding the implementation of the park and recreation elements in the Plan.

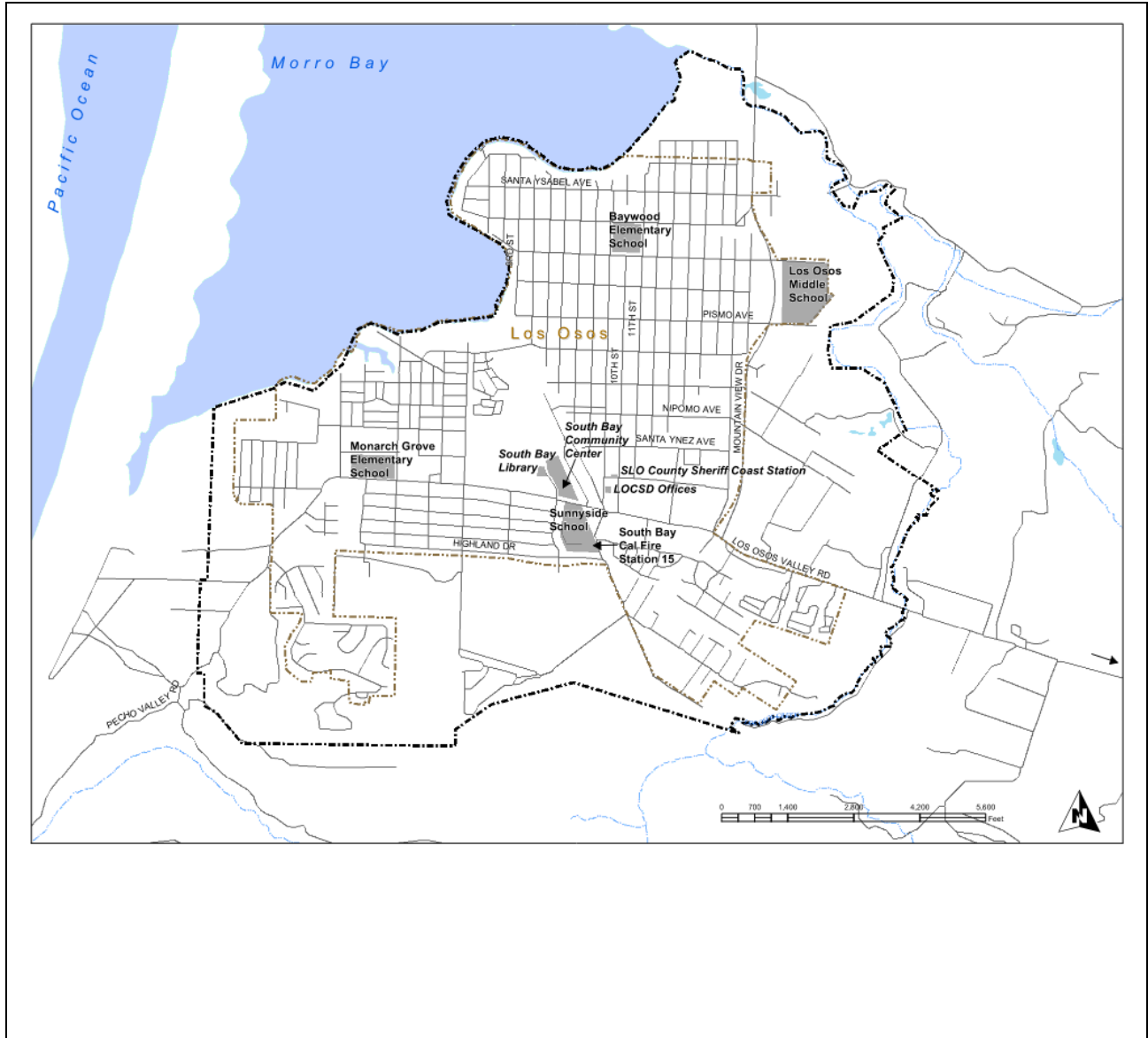
#### **Attachment**

Summary of the Los Osos Community Plan Park and Recreation sections.

### 3.5 Public Facilities

Most community facilities are located within the Public Facilities land use category. These facilities include schools, community drainage basins, a community leach field, the South Bay Fire Department station, and the library. Existing and proposed schools and a proposed government center are discussed in Appendix D, Status of Public Facilities, and in Chapter 2, Community Plan Policies. Existing public facilities are noted in Figure 3-5 and proposed public facilities (parks) are noted in Figure 3-6.

FIGURE 3-5: Existing Public Facilities in Los Osos



Note: Not all public facilities are located within the Public Facilities land use category. Proposed public facilities are shown on the combining designations maps.

## 3.7 Recreation and Tourism

Tourist-oriented development such as hotels is found in the Recreation and the Commercial Retail land use categories. There are also a limited number of residential vacation rentals in the community. The community's shoreline is a special place where many passive recreation areas are located, including viewing platforms at Sweet Springs Nature Preserve and at the Audubon Overlook on 4<sup>th</sup> Street. No vertical access to the bay is available at these viewpoints. Access to the waterfront area skirting the Baywood Peninsula (Tract 40) is afforded by street-end easements at the south end of 1<sup>st</sup> and 2<sup>nd</sup> Streets, at Pasadena Coastal Access at the west end of Santa Ysabel Avenue, and at the north end of 3<sup>rd</sup> Street. Waterfront access is afforded along the shoreline at Cuesta Inlet. Los Osos residents and tourists enjoy the shoreline. The Elfin Forest Natural Preserve includes trails, a boardwalk loop with ADA connection to 16th Street, and two platforms with views of the bay, but there is no shoreline access.

The Recreation land use category includes areas for parks, special recreation activities and lodging facilities. It also includes environmentally sensitive areas used for passive recreation. When additional park and recreation facilities are acquired for public use, the land use categories of those areas should be changed to Recreation or Open Space, depending on site sensitivity, through future general plan amendments.

Recreation land in Los Osos may be divided into active and passive recreation areas. Active recreation areas include community parks, areas for special recreation activities and tourist lodging facilities. Passive recreation areas have limited or no access and are intended for protection of their natural biotic and scenic resources.

### 3.7.1 Parks

Los Osos has one community park, the 6.2-acre Los Osos Community Park. In addition, Los Osos residents have convenient access to Montana de Oro State Park, and other "special" recreation facilities, including Sweet Springs Nature Preserve, Elfin Forest Natural Area, Morro Bay State Park and Golf Course, and Los Osos Oaks State Reserve. Public schools augment the community's recreational facilities. The California Education Code allows community use of public school facilities and grounds, including supervised recreation activities. Although the County has no joint-use agreements with the school district, school sites are extensively used by local neighborhoods for recreational purposes.

The County's Parks and Recreation Element indicate that a reasonable goal for the amount of parkland needed is a minimum of three acres of parkland per 1,000 people. Using this guidance, new parkland is needed for the current population of Los Osos. The County should work with the community to develop sufficient parkland (neighborhood and community parks and recreation facilities) to accommodate the needs of existing and future populations. Proposed programs to provide more parks for Los Osos are discussed in Chapter 2, Community Plan Policies.

## **5.2.2. Bicycle, Pedestrian and Equestrian Facilities**

This plan places great importance on development of alternative means of travel as a way of providing “complete streets” for all users of public roadways. For a complete identification of proposed improvements and more details, please refer to the Parks and Recreation Element and the County Bikeways Plan. The current recommendations of those plans are generally reflected in the following discussion, but recommendations may change as those plans are periodically updated. The maps in Chapter 6 depict existing and proposed coastal access.

### **A. Bikeways**

There are three classes of bikeways. Class I "bicycle paths" are completely separated from roadways and are sometimes in an exclusive corridor. In Los Osos, these paths will also be designed for pedestrians. Class II "bicycle lanes" are found alongside vehicle lanes in the roadway. Class III "bicycle routes" are used on low volume streets that are suitable for cyclists and are designated by signs only.

The County Bikeways Plan includes an extensive network of community bikeways. Class II bicycle lanes are planned for two roads. Class III bicycle routes are located in several low-volume local streets in order to encourage bicycles to use those streets as parallel routes to the major arterials and collectors in the community.

### **B. Pedestrian Facilities**

This plan emphasizes the importance of providing coastal access and making Los Osos pedestrian-friendly, especially within the central business district and Baywood commercial area. This can be accomplished through land use planning and design (see Chapter 7) and by providing for interconnected systems of sidewalks, trails and other pedestrian routes.

Pedestrians will be able to use Class I bicycle/pedestrian paths (see the County Bikeways Plan). In addition, sidewalks or other pedestrian paths will be provided in new land divisions and with multi-family and commercial/office development. The proposed improvement of several street-ends will enhance coastal access. In addition, a proposed system of riding and hiking trails will improve pedestrian access within the community and to the coast (see the following section, Multi-Use Trails).

### **C. Multi-Use Trails**

An interconnected system of trails is recommended to provide access to the bay and link public and private recreation facilities in the community with Montaña de Oro State Park. Most of the proposed trails are on public property, some cross private property. Existing rights-of-way along the formerly proposed extension of South Bay Boulevard should be preserved for potential use as a trail that could connect with trail corridors to the east and west. This could provide an opportunity for a continuous trail(s) between the eastern portion of Los Osos and Montaña de Oro State Park. A trail should connect the western terminus of Highland Drive with Pecho Valley Road. In addition, a multi-use trail is proposed along Los Osos Valley Road from the Los Osos Community Park to Monarch Grove Elementary School.

Trails should be designed and constructed to protect environmentally sensitive habitat; in particular, creek beds should be protected from equestrian use during low-flow periods. Trail planning should include management plans, with provisions for interpretive facilities where appropriate, to assure that trails will be managed, monitored and maintained to protect environmentally sensitive habitat.

## 6.2 State and Local Coastal Access Policies

The Coastal Act guarantees the right of public access to all coastal tidelands. It contains policies which require that existing legal rights of public access to the coast be protected, and that reasonable requirements for public access be established in new developments along the coast. As part of the Coastal Act, the California state legislature declared a basic goal for the state's Coastal Zone:

*To maximize public access to and along the coastal and maximize recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.*

- Coastal Act Section 30001.5

The Coastal Plan Policies document, a component of the County's Local Coastal Program, contains specific policy language regarding coastal access and links these policies to the Coastal Act. This information is largely contained in Chapter 2 (Shoreline Access) of Coastal Plan Policies. Applicable policies from the County's LCP and General Plan are cited below:

<b>Table 6-1: Policies concerning Coastal Access</b>	
<b><i>Coastal Zone Framework for Planning</i></b>	
Strategic Growth Goal 1, Objective 3.c	Preserve urban and rural open space as an irreplaceable resource for future generations by encouraging better access to the coast through acquisition and development of coastal accessways, trails, and parks, in appropriate locations.
<b><i>Coastal Plan Policies</i></b>	
Shoreline Access Policy 1 <i>Protection of Existing Access</i>	Public prescriptive rights may exist in certain areas of the County. Development shall not interfere with the public's right of access to the sea, where acquired through historic or legislative authorization.
Shoreline Access Policy 2 <i>New Development</i>	Maximum public access from the nearest public roadway to the shoreline and along the coast shall be provided with new development.
Shoreline Access Policy 3 <i>Access Acquisition</i>	In implementing the above policies, purchase in fee (simple) is to be used only after all less costly alternatives have been studied and rejected as inappropriate or infeasible.
Shoreline Access Policy 4 <i>Provision of Support Facilities and Improvements</i>	Facilities necessary for public access shall be provided. This may include parking areas, restroom facilities, picnic tables, or other such improvements.
Shoreline Access Policy 5 <i>Acceptance of Offers to Dedicate</i>	Dedicated accessways shall not be required to be opened to public use until a public agency agrees to accept the responsibility for maintenance and liability of the accessway.
Shoreline Access Policy 6 <i>Public Safety</i>	The level and intensity of shoreline access is to be consistent with public safety concerns related to bluff stability, trail improvements, as well as the provision of adequate facilities such as signs, fences, and stairways.
Shoreline Access Policy 7 <i>Development of Uniform Access Signs</i>	A uniform signing system program should be developed. Such signs would assist the public in recognizing access points.

## 6.4.5 Opportunities for Future Public Access and Habitat Conservation

### A. Baywood Park (see Figure 3-1 for general location)

1. **Northern end of 7<sup>th</sup> Street:** develop an overlook that offers vast vistas of the Morro Bay estuary and the sandspit.
2. **Street ends between 3<sup>rd</sup> and 9<sup>th</sup> Streets:** manage to protect, conserve, and preserve habitat.
3. **Southern end of 2<sup>nd</sup> and 3<sup>rd</sup> Street:** develop a trail connecting the Baywood commercial district with Sweet Springs Nature Preserve.

### B. Tract 40 (see figure 3-1 for general location)

1. **South end of 1<sup>st</sup> Street:** manage to protect, conserve, and preserve habitat while maintaining public access.
2. **Pasadena Drive South of Baywood Way:** consider development of neighborhood-scale access.

### C. Cuesta-by-the Sea (see Figure 3-1 for general location)

1. **Mitchell Drive/Doris Avenue:** develop a walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet
2. **West Pecho Road and northern terminus of Pecho Road, adjacent to Binscarth Road:** develop this well-used access to the shoreline with a bay overlook
3. **Back Bay:** acquire and develop a park and boat launch ramp, consistent with protection of sensitive habitat.

## 6.5 Management Objectives

Management of coastal access is complicated because of the many different types of access facilities and the number of responsible agencies. Accessways include developed and undeveloped beaches, bluff top trails, stairways and paths to the beach, and vista points, parks, and overlooks. Accessways are managed by the State Department of Parks and Recreation and County Parks. The Morro Coast Audubon Society, a non-profit organization, manages the Sweet Springs Nature Preserve and the 4<sup>th</sup> street overlook. Other non-profit organizations, such as the Land Conservancy of San Luis Obispo County, may accept and manage coastal accessways.

Where the County is the responsible agency for managing coastal accessways, County Parks oversees:

- Acceptance of offers to dedicate vertical and lateral coastal access, as well as, opening of these easements.
- Design and installation of access facilities, such as parking, stairs, trash receptacles, restrooms, and signs

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## 6-6 Coastal Access



<b>Table 6-1: Policies concerning Coastal Access</b>	
Shoreline Access Policy 8 <i>Minimizing Conflicts with Adjacent Uses</i>	Maximum access shall be provided in a manner which minimizes conflicts with adjacent uses.
Shoreline Access Policy 9 <i>Restoration and Enhancement of Shoreline Access Areas</i>	Areas that have been severely degraded through overly intense and unrestricted use should be restored by such techniques as revegetation with native plants, trail consolidation and improvement, and through the provision of support facilities such as parking, defined trail and/or beach walk stairway systems, trash receptacles, restrooms, picnic areas, etc.
Shoreline Access Policy 10 <i>Protection of Property Rights and Privacy</i>	The acquisition of rights for access and view purposes and other uses by the public should be consistent with the protection of the property and use rights of property owners. Access routes should be selected and designed as to minimize the public impact on private property.
Shoreline Access Policy 11 <i>Taking of Private Property</i>	In meeting the foregoing policies for ensuring public access to the shoreline, careful consideration must be given to the requirements of [Coastal Act] Section 30010, which declares that no local government may "...exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without payment of just compensation.
Shoreline Access Policy 12 <i>Comprehensive Public Access Planning</i>	As part of the periodic update of an area plan, the draft plan shall include development of a Comprehensive Public Access Component, consistent with Section 30500 of the Coastal Act.

### **6.3 Implementation of Coastal Access Policies**

State and local coastal access policies are primarily implemented through the development review process. Tools for implementation include the Coastal Zone Land Use Ordinance (CZLUO) and the Planning Area Standards in Chapter 7 of this plan. Coastal access programs are listed in Chapter 2 of this plan.

Section 23.04.420 of the CZLUO contains requirements for protection and provision of coastal access. It specifies the type of required access, procedures for acquisition, and the type and extent of required improvements.

### **6.4 Overview of Existing and Potential Coastal Access**

The community of Los Osos offers a wide variety of public access opportunities, including two nature preserves, a state park, and formal and informal accessways to the Morro Bay estuary. Several improved facilities exist, including overlooks and trails along the shoreline of the Bay. Most accessways are lateral easements. There are also potential vertical accessways, vista points and a trail connecting Sweet Springs to Baywood along the shoreline of the Bay. Currently, the primary use of the shoreline of the Bay is by local residents, as residential neighborhoods border the shoreline. Examples of existing and potential coastal access are discussed by

#### **6-3 Coastal Access**

# Chapter 8: Public Facilities Financing Plan

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## 8.1 Key Findings and Summary of Implementation Plan

This chapter summarizes the Public Facilities Financing Plan (PFFP) for the LOCP. It provides an overview of the demographic and growth assumptions for the Community of Los Osos during the Community Plan horizon year (through 2040) and describes and quantifies the public facilities needed in the Community of Los Osos during the same period. The baseline and projected demographic and economic characteristics of Los Osos used in the financing plan are taken from Chapters 2 and 4 of the Los Osos Community Plan Draft Environmental Impact Report. Existing and potential funding sources are identified and aligned by facility improvement type and are consistent with the County's policies and adopted practices. A summary of priority implementation steps and actions is provided below and further explained in the Appendices.

### 8.1.1 Key Findings

- 1. The facility and infrastructure improvements identified for the Community of Los Osos will be costly and require a broad range of funding sources and financing mechanisms to construct and maintain.***

Investments in utilities, transportation infrastructure, streetscapes, parks and public facilities have been shown to induce private investment, development, increase economic activity, and contribute to the quality of life. The synergistic relationship between public and private investment and the quality of the place can create a range of public and private benefits. Benefits include increased property values that can, in turn, contribute to the funding of additional improvements. More than \$69.6 million of capital improvement projects are identified for the Community of Los Osos, which are distributed across utility infrastructure, circulation and public facilities. At the completion of this full set of improvements, the additional operations and maintenance costs will also be significant.

- 2. New development in the Community will generate real estate value that serves as a basis for funding infrastructure improvements.***

Development projections in the LOCP Environmental Impact Report (EIR) indicate the potential for new development in the Community of Los Osos between now and 2040. Land, property, and development-based funding sources include development impact and connection fees, parkland dedication in-lieu fees, and special taxes or assessments. While development impact fees paid by new development are used exclusively for capital improvements serving new development, special taxes and assessments may be used for capital improvements or ongoing maintenance and operations costs. Based on development projections through 2040, Public Facility Development Impact Fees revenues could total nearly \$11.9 million and CSD Water Connection Fees are estimated to total approximately \$5.0 million.<sup>1</sup> Public facilities improvements currently total \$23.4 million and utility infrastructure improvements are

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<sup>1</sup> The \$5 million in CSD utility connection fees will be generated from development within the Los Osos CSD boundary and revenues will be applied to water infrastructure within the CSD boundary that benefits CSD ratepayers.

4. Where possible, this PFFP uses available cost estimates and presents them in 2020 dollars. However, cost estimates are not available for all of the identified improvements. Establishing cost estimates for the emerging priorities will be an important part of implementation of the LOCP. Cost estimates will be needed in order to be considered in the County CIP, to be a part of impact fee nexus study updates, and/or to apply for grants.
5. When updating this PFFP, continue to refine prioritization and phasing of infrastructure. Criteria for prioritization should include the Community's priorities, strategic growth opportunities, health and safety considerations, cost effectiveness, value, economic development potential, beautification, recreation (non-health and safety), funding availability, and facility maintenance costs (i.e., improvements that may reduce future maintenance and improvement costs).

### **Land-Secured Financing Mechanisms**

6. Study whether a CFD special tax can be established and whether there would be voter support for benefit received; a special tax can be used to help fund ongoing operations and maintenance, as well as capital improvements. A CFD special tax could fund stormwater and drainage improvements and ongoing operations and maintenance.

### **Development-Based Financing Mechanisms**

7. To ensure that new development pays its fair share of infrastructure improvement costs, identify improvements needed for the Community of Los Osos that are, or should be, added to existing fee programs (through fee updates), or potential new Countywide fee programs, where feasible. For example, the next time the parks component of the Public Facilities Fee is updated, costs for trail improvements should be added. This will require coordination with other County Department's efforts.
8. Consider establishing a fee program to fund stormwater improvements. Existing and future impact or "area of benefit" fee programs, should include a mechanism for reimbursing private parties to encourage infrastructure funding in advance of the collection of fees from other future development. The cumulative effect of fees, exactions and requirements will need to be carefully considered to avoid discouraging new development.

### **Grants**

9. Research grant opportunities and prepare grant applications, particularly for coastal access, roadway, sidewalk, bicycle/pedestrian, and trail improvements, to fill existing funding gaps and relieve pressure on the General Fund.

be difficult. The Community Services District (CSD) Law (Government Code §61000- 61850) was created to provide an alternate method of providing services in unincorporated areas.

A CSD is authorized to provide a wide variety of services, including water, garbage collection, wastewater management, security, fire protection, public recreation, street lighting, mosquito abatement, conversion of overhead utilities to underground, library services, ambulance services, and graffiti abatement. A CSD may span unincorporated areas of multiple cities and/or counties.

The Los Osos CSD was formed in 1999 for the purposes of developing a wastewater project. Once formed, the CSD also took over County functions in the area for providing water service (serving half of the community), some drainage, emergency fire services (under contract with CalFire), and street lighting to the residents and businesses in the community. While County Parks and Recreation has historically managed community parks, community interest has recently prompted the CSD to explore its parks and recreation powers.

Though District boundaries are largely consistent with the Community Plan area, all CSD services (with the exception of emergency services) are limited to specific areas within the CSD. One notable example is water – the District provides water service for approximately half of the population of Los Osos (Baywood Park area), while the remainder of the community is serviced by Golden State Water Company and, to a much lesser extent, S&T Mutual Water Company. The three water purveyors coordinate via the Los Osos Basin Management Committee and share some infrastructure to ensure redundancy, but rates vary significantly between the two main providers (CSD and Golden State).

As a special district, the CSD has public financing powers that could help implement the public facilities identified in the LOCP. For example, a CSD may issue bonds, or form an improvement district for the purpose of issuing bonds.

### **8.2.3 Demographics**

#### **Population and Households**

The Community of Los Osos has a current population of approximately 13,944 people. This estimate is based on an assumption of approximately 2.2 persons per occupied dwelling unit, as reported by the 2010 Census. Assuming this current ratio of people per household remains consistent over time, the Plan estimates that population in Los Osos will increase by 29 percent to 18,000 people by 2040, equivalent to an annual growth rate of 1.3 percent. According to the Community Plan, there are 6,338 housing units in Los Osos currently, and there will be a total of approximately 8,182 housing units in Los Osos in 2040 to accommodate the projected population. The median household income is reported to be \$57,683, based on 2012 Census data. According to the 2018 Census, median household income in Los Osos was \$75,327, a nearly 31% increase since 2012.

### 8.3.3 Public Facilities

In Los Osos, identified public facilities improvements include public parks and a 4,000-square foot expansion of the existing library (or a new facility).

#### **Parks**

Los Osos is served by one community park, the 6.2-acre Los Osos Community Park located at Los Osos Valley Road and Palisades Avenue. Based on the community's current population and a parkland standard of 3.0 acres per 1,000 residents, there should be approximately 42 acres of parkland serving the community, suggesting a significant deficit. As the population grows, the community may require up to 54 total acres of parkland. There are approximately 66 acres zoned for parks (52 acres zoned for recreation and 13.7 zoned for public facilities/recreation).

The 13.7 acres zoned for public facilities/recreation is a County-owned site in Midtown that is adjacent to the existing Los Osos Community Park and could serve as a major expansion of the current park. Because the site is currently deed-restricted, the County would need to coordinate with the Coastal Commission in order to improve the land for use as a park. Because this site is not currently available for parkland development, it is not accounted for in the estimated cost of new parkland (**Appendix Table G-1**).

Additional land may need to be acquired to meet the needs of the community. Based on parkland acquisition costs of \$125,000 per acre, and improvement costs of \$217,000 per acre, total parks costs are estimated to be approximately \$16.6 million, with \$12.4 attributable to existing deficiency and \$4.2 million attributable to new growth.

#### **Library**

Los Osos has a small library, located across from Los Osos Community Park, which is insufficient for the needs of the current population according to standards listed in Appendix Table D-5 of this Plan. Applying the standards in the LOCP, it is estimated that the existing community would require approximately 8,400 square feet of library space and that the buildout population would require approximately 10,800 square feet of space.

Planning for the library expansion has been underway for some time, and it is reflected in the County's Capital Improvement Plan (FY 2020-21 through 2024-25), which describes a 7,000-square foot project at an estimated cost of approximately \$6.8 million. The County Board of Supervisors' policy requires a 50/50 split in costs between the community and County Library budget to fund any new or remodeled buildings.

Revenue from the library component of the Public Facilities Impact Fee program will fund the County's portion, while the Los Osos Friends of the Library organization is fundraising to fund the balance of the project. The Friends of the Los Osos Library first organized in the mid-1970's by community members pushing for a larger library.

#### **Other Public Facility Improvements**

Other less defined public facility improvements are also identified in this Plan and considered in a general way in this PFFP. Other improvements include streetscape and sidewalk improvements (particularly in the central business district and the Baywood commercial area), transit stop improvements, a new park-and-ride lot, and gateway improvements that indicate the entry points to Los Osos. At this point, there are no cost estimates available for these improvements.

**Table 2-2: Summary of Los Osos Community Plan Policies and their Implementation**

#	Summarized Policy	Implementation
EC-1	Encourage economic development that will make Los Osos more economically self-sufficient.	Program EC-1.1: Identify target businesses. Program EC-1.2: Conduct targeted marketing. Program EC-1.3: Promote tourist-oriented development.
EC-2	Provide flexible zoning that enables businesses to expand and remain in the community.	Land use plan
EC-3	Improve commercial areas by making them more attractive and pedestrian-friendly.	Program EC-3.1: Business Improvement District.
PS-1	Monitor water demand through the Resource Management System to ensure that new development can be supported by available water supplies.	Program PS-1.1: Water-Allocations for new development. Estero Area Plan, Chapter 7, Standard III.J
PS-2	Implement the provisions of an adopted Basin Plan for the Los Osos Groundwater Basin.	Program PS-2.1: Water – Groundwater management.
PS-3	Prioritize programs in the Basin Management Plan that halts or, to the extent possible, reverse seawater intrusion into the Basin.	Program PS-2.1: Water – Groundwater management.
PS-4	Continue to work cooperatively with local government agencies to coordinate location of new facilities and shared use of existing facilities.	Implemented as a policy.
LU-1	Maintain a hard inland urban edge around Los Osos, surrounded by a well-managed greenbelt, and a soft bayside edge to protect future wetland and estuary function in light of sea level rise.	Land use plan Program LU-1.1 Los Osos Greenbelt Program LU-1.2 Morro Bay Estuary Protection
LU-2	Concentrate or cluster development to protect contiguous environmentally sensitive areas and the Morro Bay Estuary.	Estero Area Plan, Chapter 7, Standard III.A
LU-3	Maintain a small-town atmosphere, while increasing opportunities for business and employment.	Land use plan Planning Area Standards: ■ Section 7.3 – Subsections B.2, E, L.3, N, and P. Program LU-3.1: Gateways. Program LU-3.2: CBD design and enhancement.
LU-4	Promote pedestrian travel and activities so that commercial areas become pedestrian- rather than automobile-oriented.	Land use plan Circulation plan Planning Area Standards: ■ Section 7.5 – Subsection A.3
LU-5	Plan for a flexible combination of residential, service, and office at the Morro Shores Mixed Use Area.	Planning Area Standards: ■ Section 7.5 – Subsection J

<b>LU-6</b>	Maintain and enhance the unique character of the Baywood Commercial Area.	Program LU-6.1: Baywood Commercial Area design and enhancement. Planning Area Standards: ■ Section 7.5 – Subsection A.4 and A.5
<b>LU-7</b>	Provide opportunities for a variety of housing types that are affordable to people of different income levels.	Planning Area Standards: ■ Section 7.3 – Subsection O ■ Section 7.5 – Subsections I.1.b and J.4.c
<b>LU-8</b>	Maintain a suburban character in Residential Single Family neighborhoods that are not be served by the wastewater project.	Planning Area Standards: ■ Section 7.5 – Subsections L.3 and L.11
<b>LU-9</b>	Provide adequate parkland, open space, and recreation areas to accommodate Los Osos’ anticipated population in 2045.	Land use plan Program LU-9.1: New parks and recreation facilities. Program LU-9.2: Multiple use of drainage basins. Program LU-9.3: Joint use of school facilities. Program LU-9.4: Recreation program.
<b>CIR-1</b>	Maximize public access to and along the coast.	Circulation plan Program CIR-1.1: Accept and retain coastal access offers Program CIR-1.2: Abandonments and quiet title action. Program CIR-1.3: Protect existing access points. Program CIR-1.4: Develop access improvements. Program CIR-1.5: Sea Level Rise and Public Access
<b>CIR-2</b>	Provide safe, convenient access to multiple transportation modes from shopping centers, schools, residential areas, and recreation facilities.	Circulation plan Program CIR-2.1: Transit system. Program CIR-2.2: Transportation Demand Management.
<b>CIR-3</b>	Responsibly finance and administer the community circulation system.	Implemented as a policy.
<b>CIR-4</b>	Design the circulation system to be compatible with the community’s character and responsive to local environmental needs.	Circulation plan Program CIR-4.1: Narrow streets. Program CIR-4.2: Trees. Program CIR-4.3: Commercial streetscape. Program CIR-4.4: Traffic calming.
<b>CIR-5</b>	Assess the vulnerability of the Los Osos circulation system to sea level rise.	Implemented as program.
<b>EN-1</b>	Effectively manage endangered and threatened biological resources in and around Los Osos.	Program EN-1.1: Habitat Conservation Plan. Program EN-1.2: Recovery Plan. Program EN-1.3: Habitat monitoring. Program EN-1.4: Protection and management of sensitive habitats. Program EN-1.5: Support conservation organizations. Program EN-1.6: Morro Bay shoreline wetlands mapping.

<b>EN-2</b>	Manage urban runoff to reduce discharge of pollutants into Morro Bay.	Program EN-2.1: Los Osos runoff control. Program EN-2.2: Los Osos urban watershed management. Program EN-2.3: Community Drainage Improvements
<b>EN-3</b>	Continue County engagement with Native American tribes.	Planning Area Standards: ■ Section 7.4 Subsection C
<b>EN-4</b>	Effectively manage significant archaeological and historical resources in and around the community of Los Osos.	Planning Area Standards: ■ Section 7.3 Subsection S
<b>EN-5</b>	Effectively manage significant historical building, structures, and districts in and around the community of Los Osos.	Planning Area Standards: ■ Section 7.3 Program EN-5.1: Historic Resource Inventory Program EN-5.2: Protection and Management of Historical Resources
<b>EN-6</b>	Pecho Valley Road from Rodman to the boundary of Montana de Oro State Park shall be designated as a Critical Viewshed.	Planning Area Standards: ■ Section 7.3 Subsection V
<b>EN-7</b>	South Bay Boulevard, and Los Osos Valley Road east of South Bay Boulevard, shall be designated as a Critical Viewshed	Planning Area Standards: ■ Section 7.3 Subsection V
<b>EN-8</b>	Special Status Species Habitat Preservation and Enhancement.	Planning Area Standards: ■ Section 7.3 Subsection K Program EN-8.1 Los Osos Habitat Conservation Plan compliance
<b>FIN-1</b>	Identify and implement a range of funding sources and financing mechanisms to fund infrastructure and public facilities in an equitable manner	Program FIN-1.1: Pay as you go Program FIN-1.2: Debt financing Program FIN-1.3: Grants Program FIN-1.4: New Development Program FIN-1.5: Existing Deficiencies Program FIN-1.6: Benefit Assessment Program FIN-1.7: Development outside the plan area
<b>FIN-2</b>	Implementation of this Plan shall expand infrastructure improvements and services in a phased manner, consistent with the Community's priorities and such that adequate capacity is provided as development occurs.	Program FIN-2.1: Financial Feasibility Program FIN-2.2: Prioritization Program FIN-2.3: Phasing



<b>FIN-3</b>	Engage with other public and private stakeholders and coordinate with other regional and/or countywide public facilities planning efforts on an ongoing basis in the development of Financing Strategies and implementation measures.	Program FIN-3.1: Plan Consistency. Program FIN- 3.2 Periodic Updates Program FIN -3.3: Reimbursement Program FIN-3-4: Coordination with School District Program FIN-3.5 Community Facilities District (CFD). Program FIN-3.6: Public-Private Partnerships Program FIN-3.7: Business Improvement District.
<b>FIN-4</b>	Provide for Long-Term Operation, Maintenance and Replacement Costs.	Program FIN-4-1 Ongoing Operation and Maintenance
<b>FIN-5</b>	Consistent with the objectives of the County’s Groundwater Sustainability Plan, ensure a safe and reliable potable water supply and delivery system sufficient to meet the current and future needs of the Community Plan area.	Program FIN-5.1: Coordination of Water Purveyors
<b>FIN-6</b>	Ensure adequate wastewater collection and treatment and the safe disposal of waste in a timely fashion to support the current and future needs of the Community Plan area.	Program FIN-6.1: Coordination with County Public Works
<b>FIN-7</b>	Collect and dispose of stormwater in a manner that minimizes inconvenience to the public, reduces burden on existing stormwater facilities, encourages groundwater recharge, minimizes potential water-related damage, and enhances the environment.	Program FIN-7.1: Community Facilities District (CFD)
<b>FIN-8</b>	Pursue financing in a timely manner from a variety of sources to maintain, enhance, and expand the roadway, sidewalk, bicycle, and transit networks to achieve and maintain a safe and efficient complete transportation network.	Program FIN-8.1: Coordination and Plan Consistency Program FIN-8.2: Updates to Road Improvement Fee
<b>FIN-9</b>	Pursue financing in a timely manner from a variety of sources to maintain, enhance, and expand the parks, trails, and coastal access opportunities to achieve and maintain the Community’s inventory of open space.	Program FIN-9.1: Coordination and Plan Consistency Program FIN-9.2: Updates to Public Facilities Fee Program FIN-9.3: Grants.
<b>FIN-10</b>	Pursue financing in a timely manner from a variety of sources to facilitate the development of an expanded library to serve the Community.	Program FIN-10.1: Coordination and Plan Consistency Program FIN-10.2: Library Impact Fee Revenue Program FIN-10.3: Community Groups

**Table 2-3: Program Implementation**

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
EC-1.1	<b>Identify target businesses.</b>	LOBPCC	EVC, non-profits	Private	When funded.
EC-1.2	<b>Conduct targeted marketing.</b>	LOBPCC	EVC, non-profits	Private	When funded.
EC-1.3	<b>Promote tourist-oriented development.</b>	LOBPCC	EVC, non-profits	Private	When funded.
EC-3.1	<b>Business Improvement District.</b>	LOBPCC	PLAN, ADMIN	Assessments	Based on local interest.
PS-1.1	<b>Water – Allocations for new development.</b>	PLAN	LOWM, PW, LOCSD, GSWC, S&T MWC	General fund	Per Basin Plan
PS-2.1	<b>Water – Groundwater management.</b>	LOBMC	PW, LOCSD, GSWC, S&T MWC	Assessments, user fees, grants, bonds, etc.	Per Basin Plan
LU-1.1	<b>Los Osos Greenbelt.</b>	PLAN	USFWS, CDFW, non-profits	Development fees, grants	Achieved incrementally.
LU-1.2	<b>Morro Bay Estuary Protection</b>	PLAN	MBNEP, USFWS, CDFW, non-profits	General fund, grants, etc.	Ongoing.
LU-3.1	<b>Gateways.</b>	PW	PLAN, SLOCOG	Grants	When funded.
LU-3.2	<b>CBD design and enhancement.</b>	PLAN	LOCAC	General fund, grants, etc.	Based on local interest.
LU-6.1	<b>Baywood Commercial Area design and enhancement.</b>	PLAN	LOCAC	General fund, grants, etc.	Based on local interest.
LU-9.1A	<b>Expand Los Osos Community Park.</b>	PARKS	PLAN, LOCSD	Quimby fees, grants, etc.	When funded.
LU-9.1B	<b>Funding and financing</b>	LOCSD	PLAN, LAFCO	Assessments	Based on local interest.
LU-9.1C	<b>Additional parks and recreational projects.</b>	PARKS or LOCSD	PLAN, LAFCO	Assessments, Quimby fees, grants, etc.	When funded.
LU-9.2	<b>Multiple use of drainage basins.</b>	PLAN	PARKS, LOCSD, PW	General fund, Quimby fees, grants, etc.	Based on local interest.
LU-9.3	<b>Joint use of school facilities.</b>	PARKS	SLCUSD, PLAN	General fund	Based on local interest.
LU-9.4	<b>Recreation program.</b>	PARKS or LOCSD	SLCUSD, MB	Assessments, user fees, etc.	Based on funding and local interest.

**Table 2-3: Program Implementation**

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
CIR-1.1	Accept and retain coastal access offers.	PARKS	PW, PLAN	General fund.	Ongoing.
CIR-1.2	Abandonments and quiet title actions.	PLAN	PARKS, LOCSO, LOCAC	General fund.	As abandonments, quiet title actions occur.
CIR-1.3	Protect existing access points.	PARKS	PW, PLAN	General fund.	Ongoing.
CIR-1.4A	Coastal Access Improvements: Mitchell Drive / Doris Avenue.	PARKS	PW, PLAN, Non-profits	Assessments, Quimby fees, grants, etc.	When funded.
CIR-1.4B	Coastal Access Improvements: 7 <sup>th</sup> Street, and Pecho Road.	PARKS	PW, PLAN, Non-profits	Assessments, Quimby fees, grants, etc.	When funded.
CIR-1.5	Sea Level Rise and Public Access	PARKS	PW, PLAN	Quimby fees, grants, etc.	Ongoing.
CIR-2.1	Transit system.	SLORTA	SLOCOG, PLAN, PW	Grants, user fees.	When funded.
CIR-2.2	Transportation Demand Management (TDM).	SLOCOG	APCD, PW, PLAN	Grants, project mitigation, private sources.	When funded.
CIR-2.3	Pedestrian Plan and Active Transportation Plan	PW	PLAN, SLOCOG	General fund, grants	When funded
CIR-4.1	Narrow streets	PW	PLAN	Condition of development approval.	With new subdivisions.
CIR-4.2A	Trees: New development.	PLAN	PW	Condition of development approval.	With new development.
CIR-4.2B	Trees: Tree Master Plan.	PLAN	PW, LOCAC	General fund, grants, etc.	When funded.
CIR-4.2C	Trees: Tree funding.	PLAN	Non-profits	Grants	Based on local interest.
CIR-4.3	Commercial streetscape.	PLAN	PW	Condition of development approval.	With new development.
CIR-4.4	Traffic calming.	PW	LOCAC	General fund, road fees, project mitigation, grants	When funded.
EN-1.1A	Habitat Conservation Plan: Incidental Take Permit	USFWS	PLAN, CDFW	General fund, grants	Implemented with HCP.

**Table 2-3: Program Implementation**

<b>Program</b>	<b>Description</b>	<b>Responsible Agency*</b>	<b>Other Participants*</b>	<b>Funding Source</b>	<b>Timing</b>
EN-1.1B	<b>Habitat Conservation Plan: Streamlined permitting.</b>	PLAN	USFWS, CDFW	General fund, grants.	Implemented with HCP.
EN-1.2	<b>Recovery Plan.</b>	USFWS	CDFW, PLAN, PW	Unknown.	Ongoing.
EN-1.3	<b>Habitat monitoring.</b>	USFWS or CDFW	PLAN	Unknown.	Based on local interest.
EN-1.4	<b>Protection and management of sensitive habitats.</b>	PLAN	USFWS, CDFW, non-profits, PW	General fund, grants, mitigation fees, etc.	Based on local interest and funding.
EN-1.5	<b>Support conservation organizations.</b>	Non-profits	PLAN, USFWS, CDFW, LOCAC	General fund, grants, mitigation fees, etc.	Based on local interest and funding.
EN-1.6	<b>Morro Bay shoreline wetlands mapping.</b>	PLAN	CCC	Grants	When funded
EN 1.7	<b>Los Osos Habitat Conservation Plan compliance</b>	PLAN	USFWS	Mitigation fees	On-going
EN-2.1	<b>Los Osos runoff control.</b>	PW	LOCSD, PLAN	General fund, stormwater assessment	When funded
EN-2.2	<b>Los Osos urban watershed management.</b>	PLAN	PW, LOCSD, RWQCB	General fund, stormwater assessment, grants	When funded
EN-2.3	<b>Community Drainage Improvements</b>	PW	LOCSD, PLAN	General fund, stormwater assessment	When funded
EN-5.1	<b>Historic Resource Inventory</b>	PLAN	Non-profits	Unknown	When funded
EN-5.2	<b>Protection and Management of Historic Resources</b>	PLAN	Non-profits	Unknown	When funded
FIN-1.1	<b>Pay as you go</b>	PLAN	PW	Mitigation fees	When funded
FIN-1.2	<b>Debt financing</b>	COUNTY LOCSD	PLAN PW	Unknown	When funded

**Table 2-3: Program Implementation**

<b>Program</b>	<b>Description</b>	<b>Responsible Agency*</b>	<b>Other Participants*</b>	<b>Funding Source</b>	<b>Timing</b>
FIN-1.3	<b>Grants</b>	COUNTY LOCS	PLAN, PW	Unknown	When funded
FIN-1.4	<b>New Development</b>	COUNTY LOCS	PLAN, PW	Unknown	When funded
FIN-1.5	<b>Existing Deficiencies</b>	COUNTY LOCS	PLAN, PW	Unknown	When funded
FIN-1.6	<b>Benefit Assessment</b>	COUNTY LOCS	PLAN, PW	Unknown	When funded
FIN-1.7	<b>Development outside the plan area</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-2.1	<b>Financial Feasibility</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-2.2	<b>Prioritization</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-2.3	<b>Phasing</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.1	<b>Plan Consistency</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.2	<b>Periodic Updates</b>	PLAN	PW	Unknown	When funded
FIN-3.3	<b>Reimbursement</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.4	<b>Coordination with School District</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.5	<b>Community Facilities District (CFD)</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.6	<b>Public-Private Partnerships</b>	COUNTY	PLAN, PW	Unknown	When funded

**Table 2-3: Program Implementation**

<b>Program</b>	<b>Description</b>	<b>Responsible Agency*</b>	<b>Other Participants*</b>	<b>Funding Source</b>	<b>Timing</b>
FIN-3.7	<b>Business Improvement District</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-4.1	<b>Ongoing Operation and Maintenance</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-5.1	<b>Coordination of Water Purveyors</b>	PW	LOCSD, PLAN	Unknown	When funded
FIN-6.1	<b>Coordination with County Public Works</b>	PLAN	PW	Unknown	When funded
FIN-7.1	<b>Community Facilities District (CFD)</b>	COUNTY	PLAN, PW, LOCSD	Unknown	When funded
FIN-8.1	<b>Coordination and Plan Consistency (Circulation)</b>	PW	PLAN	Unknown	When funded
FIN-8.2	<b>Updates to Road Improvement Fee</b>	PW	PLAN	Unknown	When funded
FIN-9.1	<b>Coordination and Plan Consistency</b>	PARKS	PLAN, PW	Unknown	When funded
FIN-9.2	<b>Updates to Public Facilities Fee</b>	PLAN	PW	Unknown	When funded
FIN-9.3	<b>Grants</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-10.1	<b>Coordination and Plan Consistency (library)</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-10.2	<b>Library Impact Fee Revenue</b>	COUNTY	PLAN, PW	Unknown	When funded
FIN-10.3	<b>Community Groups</b>	COUNTY	PLAN, PW	Unknown	When funded

\* Please refer to the Key to Agencies on the next page.



### FULL BUILDOUT SITE STATISTICS

DESCRIPTION	AREA SQ. FT.	PERCENT OF SITE
Total Site Area:	320,500	100.0%
Buildings:	12,220	3.8%
Parking Lot:	25,700	8.0%
Paving/Walks:	67,010	20.9%
Tennis Paving:	38,727	12.1%
Turf Area:	70,335	22.0%
Non-turf Landscape Area:	96,864	30.2%
Tot Lot:	6,604	2.0%
Sand Volley Ball Court:	3,040	1.0%
Total Area of Grading:	139,570	44.0%



SCALE: 1"=80'

**FULL BUILDOUT LAND USE PLAN**  
**LOS OSOS COMMUNITY PARK**  
 LOS OSOS, CALIFORNIA

