



January 17, 2017

TO: LOCSD Board of Directors
FROM: Renee Osborne, General Manager
SUBJECT: **Agenda Item 11I– 2/2/2017 Board Meeting**
Adopt Resolution Authorizing Staff to Negotiate Terms of Lease and Studies for Proposed Community Dog Park

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DESCRIPTION

The Board is currently reviewing a number of project sites for a proposed community dog park. A focused alternatives analysis of four sites is summarized below. The General Manager would like for the Board to choose Site A, and adopt a resolution authorizing staff to enter into negotiations with the County for a potential lease for property located on Palisades Avenue for the purpose of a dog park.

STAFF RECOMMENDATION

This item will be approved along with the Consent Calendar unless it is pulled by a Director for separate consideration. If so, Staff recommends that the Board adopt the following motion:

Motion: I move that the Board direct staff to proceed with Site A – Existing Community Park, and continue the project development process including lease acquisition, studies, and environmental review; and, that the Board adopt Resolution 2017-07 authorizing the Board President and the General Manager to enter into negotiations with the County of San Luis Obispo regarding a potential lease of County property on Palisades Avenue, APN 074-229-027, for the creation of a dog park.

DISCUSSION

The Parks and Recreation Committee previously discussed a number of project sites for a community dog park. The following four sites are analyzed herein for Board action:

Site A: Existing Community Park – generally located to the north of the existing tennis courts.

Site B: Vista De Oro Leach Field – previously used to dispose of effluent from the Vista De Oro community wastewater system, which is now connected to the Los Osos Wastewater Project.

Site C: Sunnyside School – not an option at this time.

Site D: Vicinity of Los Osos Library - adjacent to the District's Palisades water supply well.

While many criteria could be applied to the site selection process, a matrix of quantitative and qualitative factors was developed to provide a summarized comparison of the sites (see attached matrix). Staff believes Site A – Existing Community Park to be the most viable based primarily on land availability, cost, and proximity to existing infrastructure. Existing conceptual plans exist for Site A based on previous work performed by San Luis Obispo County, and initial discussions with County staff have been positive, including the potential for a long-term lease at no cost.

FINANCIAL IMPACT

Long term financial impact will be determined based on adding the Dog Park to the District's insurance policy since daily maintenance will be incurred by an "Adopt a Park" organization. Short term costs will be based on proposals received by any engineering and environmental studies needed. The General Manager will bring back any and all RFPs for any consultants working on this project. Consultant costs would impact Fund 900/Parks and Recreation.

Attachment

Los Osos Community Services District
Comparison of Alternative Sites for Community Dog Park
revised January 24, 2017

Description or Selection Factor	Site A: Existing Community Park	Site B: Vista De Oro Leach Field	Site C: Sunnyside School	Site D: Vicinity of Los Osos Library
APN	074-042-001	074-229-027	074-331-001	074-229-008
Available area	1.2 acres	0.7 acre	> 1 acre	Minimal area available
Ownership	SLO County	LOCSD	SL Coastal Unified School District	SLO County
Estimated land cost	Minimal, no cost lease available	None	Unknown	Unknown
Land acquisition viability	High, based on initial discussions	LOCSD-owned	Low	Low
Environmental constraints	Sensitive habitat will require studies and permits	Sensitive habitat will require studies and permits	Low if existing field used	Unknown, minimal area available
Availability of recycled water	High, extend from existing park connection	Moderate, requires <300' extension, approx. \$40k cost	High, extend from existing school connection	Moderate, requires <100' extension, approx. \$20k cost
Availability of existing parking	High	Low	High	Moderate to High
Feasibility of turf installation	High	High	Turf exists	Low
Neighbor proximity issues	Current park operation	New impact with potential issues	Existing school, but would be new recreational use	Existing library, but would be new recreational use
Proximity to existing public rest rooms	High	Low	Medium to high	Medium to high

RESOLUTION NO. 2017-07

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE LOS OSOS COMMUNITY SERVICES DISTRICT
DIRECTING THE GENERAL MANAGER AND THE BOARD PRESIDENT TO ENTER INTO
NEGOTIATIONS WITH THE COUNTY OF SAN LUIS OBISPO REGARDING
THE POTENTIAL LEASE OF COUNTY PROPERTY FOR THE CREATION OF A DOG PARK**

WHEREAS, during the last year and a half the Los Osos Community Services District, through an advisory body, has explored methods of exercising its latent power to provide recreation; and

WHEREAS, part of that work was to survey citizens and residents in regards to the types of recreational needs that are currently unmet; and

WHEREAS, the advisory body and the Board have identified a dog park as one potential unmet need that might be addressed within the budgetary constraints that exist for providing recreation .

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE RECITALS, THE BOARD OF DIRECTORS OF THE LOS OSOS COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER THAT:

- 1. The General Manager and the Board President are directed to negotiate with the County of San Luis Obispo for a lease for a dog park at a to be determined location on property owned by the County to include, generally, the following terms:**
 - a. The Los Osos Community Services District shall bear the expense of the lease, necessary engineering and environmental determinations.**
 - b. The Los Osos Community Services District shall find or create a group that will adopt the dog park to help offset the costs described above as well as any ongoing maintenance or other expenses.**
 - c. A recommendation for lease terms to be brought back to the Board of Directors for review and potential approval**

On the motion of Director _____, seconded by Director _____, and on the following roll call vote, to wit:

Ayes: _____
Noes: _____
Absent: _____
Conflicts: _____

The foregoing resolution is hereby passed, approved, and adopted by the Board of Directors of the Los Osos Community Services District this 2nd day of February 2017.

Jon-Erik G. Storm
President, Board of Directors
Los Osos Community Services District

ATTEST:

APPROVED AS TO FORM:

Renee Osborne
General Manager and Secretary to the Board

Roy A. Hanley
District Legal Counsel