Exhibit A –

Biddle Regional Park
MASTER PLAN UPDATE

SAN LUIS OBISPO COUNTY PARKS

June 1, 2013

Biddle Regional Park
Master Plan Update

June 1, 2013

Prepared for

SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
Frank Mecham
Bruce Gibson
Adam Hill
Paul Teixeira
Debbie Arnold

PARKS COMMISSION
Deanne Gonzales
Pandora Nash-Karner
Bruce Hilton
Connie O'Henley
Kenny Dahlen

SAN LUIS OBISPO COUNTY PARKS
Curtis Black, GSA Deputy Director - Parks

TABLE OF CONTENTS

1. Introduction 7
2. Master Plan Update Process 11
3. Project Description 19
4. Sustainability 27
5. Adjacent Property Issues 31
6. Phasing and Implementation 33

1. INTRODUCTION

Biddle Regional Park was initially developed into its present shape as a regional park in the mid-70s. It is one of San Luis Obispo County's regional parks, and is a popular venue for a variety of day-use recreational pursuits such as field sports, picnicking, and walking.

Purpose

Since the park's development, there have been occasional minor improvements and upgrades to the facility. Certain elements of the park, such as the playgrounds, no longer meet state standards and need to be replaced. Rather than piecemeal improvements over time, the County has determined that there is a need to take a comprehensive look at the entire site through a Master Plan Update process. This document builds upon the original Master Plan that was completed in 1976. It is intended to provide a framework for

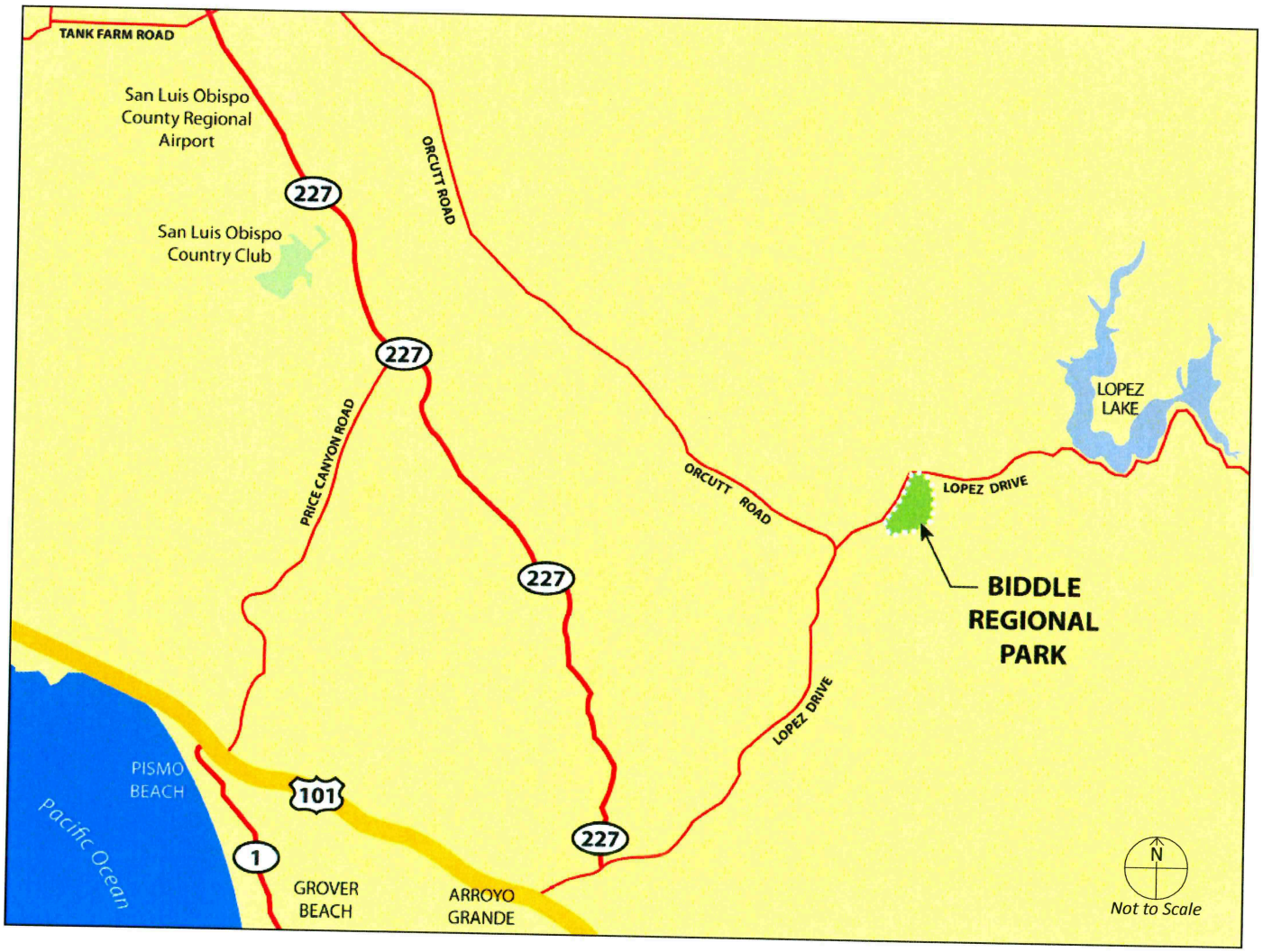


Image 1. Regional context map

future redevelopment of the existing park facility, in order achieve the following goals:

- Maintain the park's natural character, and reduce impacts on the existing cottonwood-sycamore riparian forest.
- Preserve the health of Arroyo Grande Creek by reducing erosion and sedimentation to the creek.
- Assess whether the community's needs and desires, which may have changed since the parks' inception, are still being met.
- Renovate and/or replace deteriorating infrastructure and amenities to provide increased recreational value.
- Ensure that park amenities are compliant with current laws and guidelines, including but not limited to building and safety codes, and the Americans with Disabilities Act (ADA).
- Explore potential new uses.

Project Setting

Located at 3500 Lopez Drive, Biddle Regional Park is approximately 5 miles east of Arroyo Grande *(Image 1)*. The park's only public entry is from Lopez Drive. The Arroyo Grande Creek corridor flows along the northern property line to the south-west from Lopez Lake.

Of the total 47 acres that the park occupies, about 22 acres are developed. The remaining area consists of the creek channel that supports a magnificent cottonwood-sycamore riparian forest and a dense riparian scrub understory.

The developed area of the park is adjacent to the south bank of the creek, and is a generally flat terrace that also includes a sycamore dominated riparian canopy. Improvements include asphalt vehicular roads and parking areas, 2 restroom buildings, a park host site, numerous group and individual picnic areas, 2 softball fields, and a large open grass area suitable for various field sports.

The neighboring property to the south is operated by Talley Farms, and is sown with rotating crops throughout the year.

Image 2. California sycamore forest

Image 3. Aerial photograph of Biddle Regional Park and surrounds

Related Documents & Studies

The original Biddle Regional Park Master Plan (1976) remains the foundation of the park design philosophy. In support of the 2010 Master Plan Update, the County commissioned 3 additional studies/reports to provide critical analysis of the proposed improvements. In conjunction with the 1976 document, these reports inform design, operational, and management decisions for the park; they are:

1. **Biddle Park Master Plan**, 1976

   Prepared by Sedes

2. **Environmental Constraints Analysis**, January 2010

   Prepared by SWCA Environmental Consultants

   This report provides an analysis of the environmental setting, biological and cultural resources, traffic and pedestrian circulation and safety, noise, aesthetics, public services and utilities, drainage, erosion and sedimentation, geology, and land use planning. The constraints associated with the various issue areas are discussed and summarized. The environmental constraints, when coupled with economic and engineering constraints, are intended to provide a basis for building consensus among all project stakeholders regarding the preferred design for the proposed project.

3. **ARBORIST REPORT**, April 29, 2009

Prepared by Carolyn B. Leach Consulting, L.L.C.

This report provides an evaluation of the existing site trees, including species information, size and age estimates, general health conditions, diseases and pests, and current management practices. Also included are management recommendations, potential project impacts, and potential mitigation measures.

2. MASTER PLAN UPDATE PROCESS

The Biddle Park Master Plan Update was prepared based on input from the community received at two public meetings, and a series of meetings with County staff. An informal meeting was also held with a representative of the neighboring Talley Farms. The chronological steps of the process were as follows:

Public Meeting No. 1

All the identifiable user groups of the park from the last 2 years, based on the County's reservation records, were invited to a public meeting held at 5:30pm in one of the park's large group picnic areas on June 23, 2009. The meeting was also noticed in local newspapers, and on the County's website. Approximately 25 people attended, the majority of whom were affiliated with one of a number of County-wide recreational soccer leagues, both youth and adult. Talley Farms and County Parks were also represented.

After a brief introduction to the project, attendees were led by the consultant team through a brainstorming exercise designed to identify and assess community needs and priorities. During this exercise, the following questions were asked and discussed:

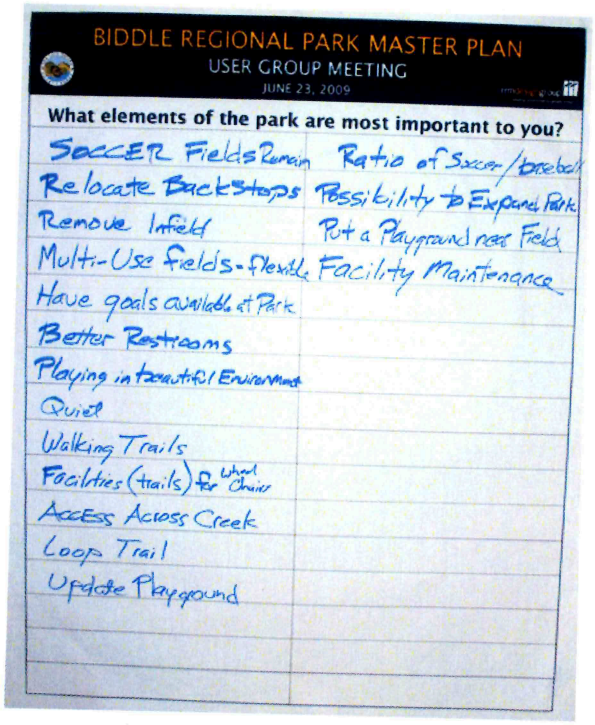
- What elements of the park are most important to you?
- What new features would you like to see at the park?
- What elements of the park could be improved?

All the attendee responses were transcribed onto large flip-charts, along with other general comments and questions *(Images 4 & 5)*.

The overriding sentiment expressed at the meeting was in support of the preservation and potential improvement of the active recreational facilities, particularly the grass playing fields. People were generally happy with the existing condition of the fields, but were interested in the possibility of adding more grass to make the overall dimensions more functional in order to accommodate more fields.

Another suggestion that received a positive response was to upgrade and/or renovate the existing picnic areas. It was pointed out that the existing facilities are run-down, and there are limited opportunities to have a more formal event. In order to support such events, which could include weddings, reunions, parties, etc., the group areas would benefit from paved surfaces, all-weather structures, lawn, more accessible parking, and perhaps restrooms.

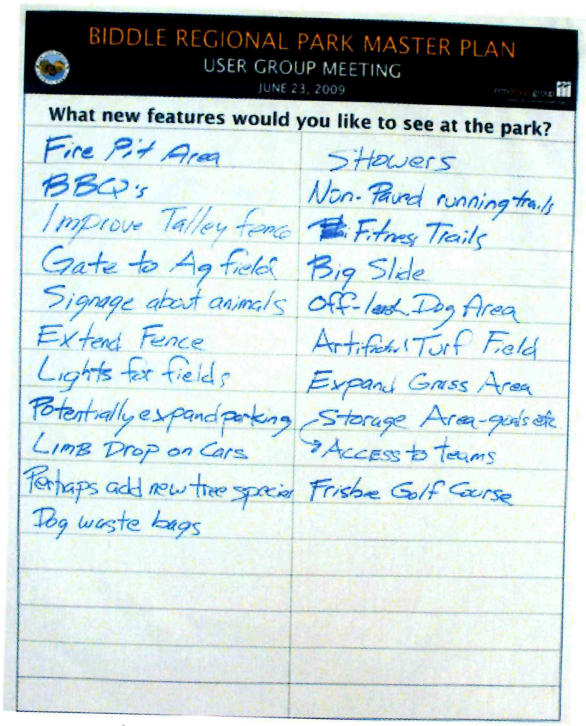
Other items that garnered support included a multi-use loop trail, and upgrading old facilities such as the restrooms and playgrounds.


BIDDLE REGIONAL PARK MASTER PLAN
USER GROUP MEETING
JUNE 23, 2009

What elements of the park are most important to you?

- Soccer Fields Remain
- Relocate Backstops
- Remove Infield
- Multi-Use fields - flexible
- Have goals available at Park
- Better Restrooms
- Playing in beautiful Environment
- Quiet
- Walking Trails
- Facilities (trails) for Wheel Chairs
- Access Across Creek
- Loop Trail
- Update Playground
- Ratio of Soccer / baseball
- Possibility to Expand Park
- Put a Playground near Field
- Facility Maintenance

Image 4. Public brainstorming session ideas


BIDDLE REGIONAL PARK MASTER PLAN
USER GROUP MEETING
JUNE 23, 2009

What new features would you like to see at the park?

- Fire Pit Area
- BBQ's
- Improve Talley fence
- Gate to Ag field
- Signage about animals
- Extend Fence
- Lights for fields
- Potentially expand parking
- Limb Drop on Cars
- Perhaps add new tree species
- Dog waste bags
- Showers
- Non-Paved running trails
- ~~Fitness~~ Trails
- Big Slide
- Off-leash Dog Area
- Artificial Turf Field
- Expand Grass Area
- Storage Area - goals etc
- Access to Teams
- Frisbee Golf Course

Image 5. Public brainstorming session ideas

Design Team Meetings

Following the first Public Meeting, County staff facilitated several meetings (including 2 site walks) that included various representatives from the County Parks Department and their consultant team. Through the course of these meetings, the results of the public brainstorming session were reviewed to assess their compatibility with the findings and recommendations of the project arborist, the Environmental Constraints Analysis, and also with the operational, management and maintenance needs of the County Parks Department.

During this time, the consultant prepared 3 conceptual alternatives based on the collective input received *(Images 6-8)*. The County team chose their preferred option, and the consultant prepared a refined Draft Master Plan for presentation to the public.

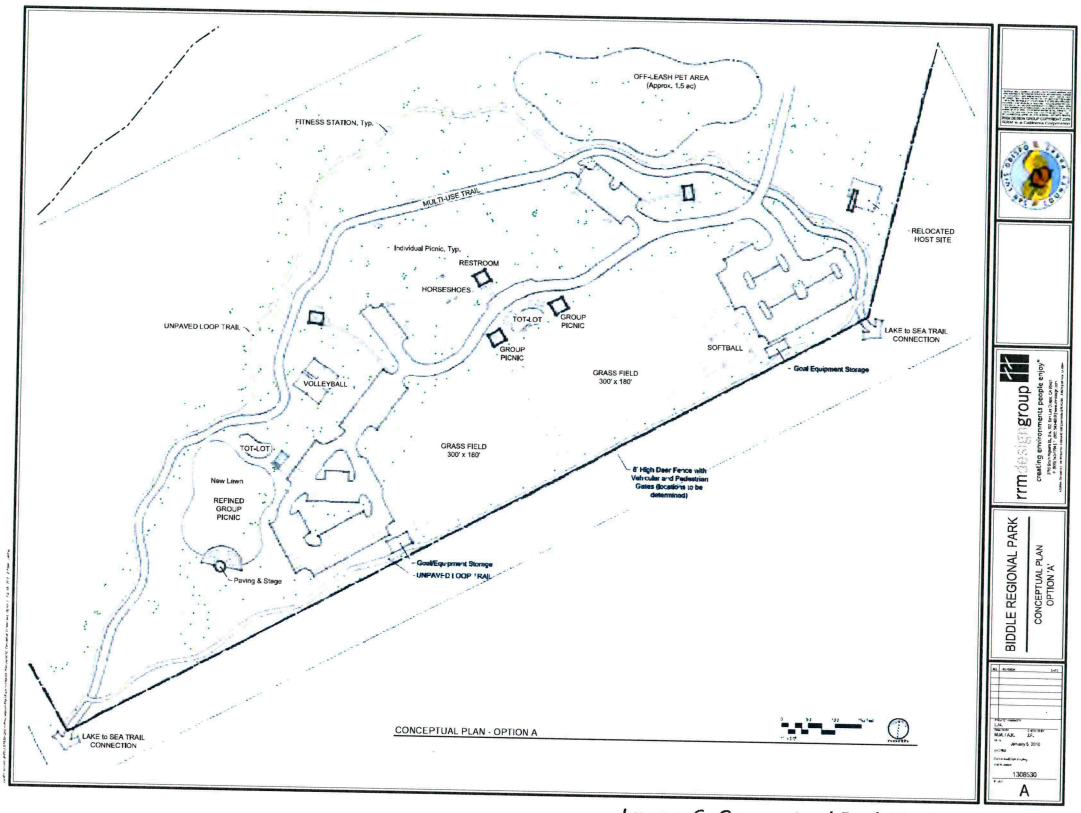


Image 6. Conceptual Park Design, Option A

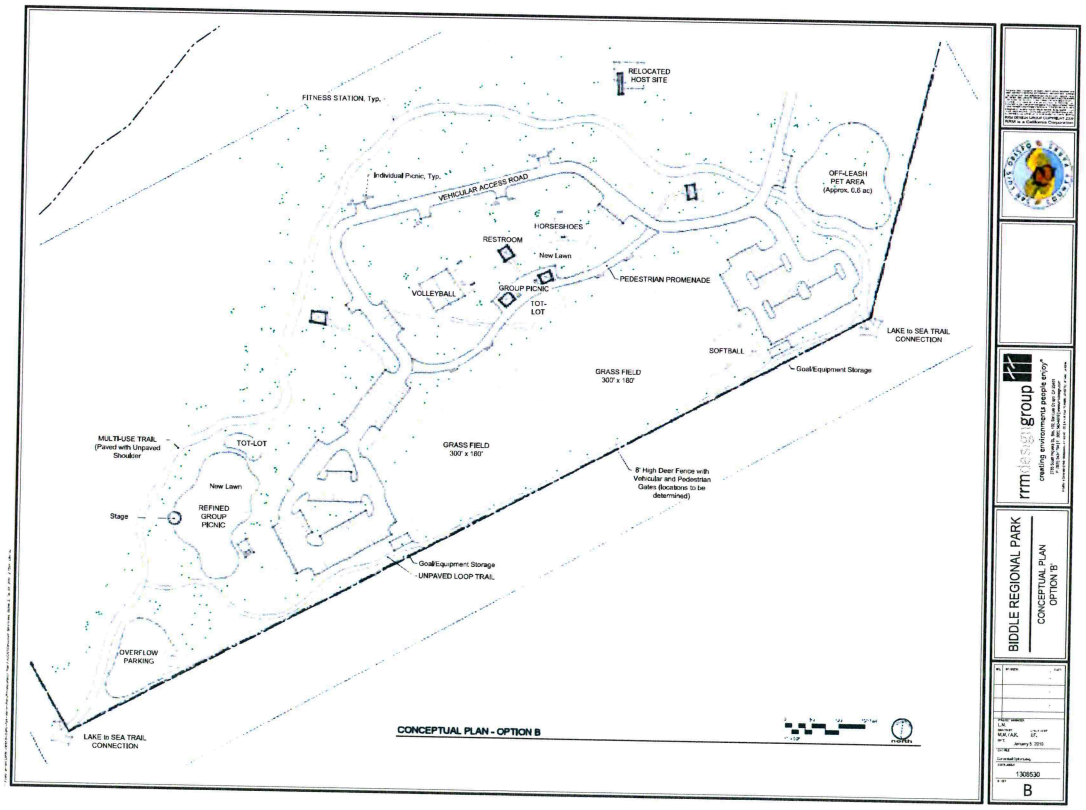


Image 7. Conceptual Park Design, Option B

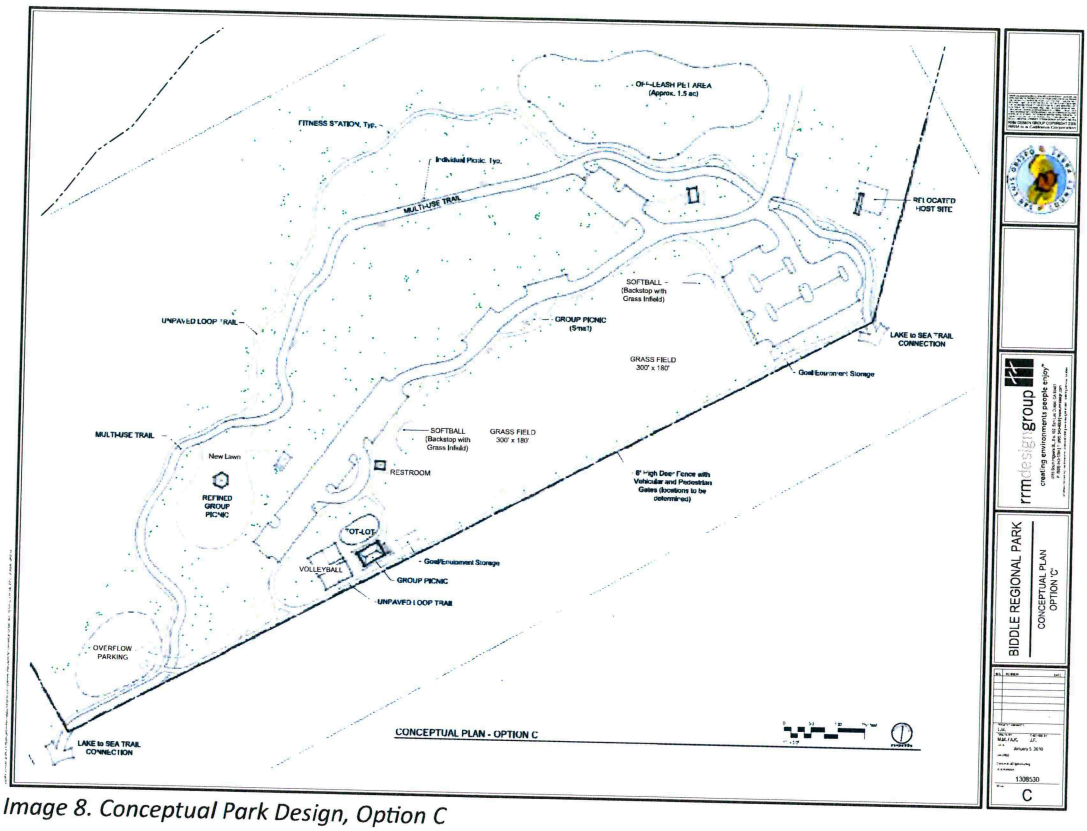


Image 8. Conceptual Park Design, Option C

Image 9. Biddle Regional Park Master Plan

Public Meeting No. 2

Held at the Arroyo Grande Hall on January 7, 2010, this meeting's purpose was to present the Draft Master Plan. The consultant methodically explained the rationale behind the new design, and was able to show how many of the publics' suggestions and desires were incorporated into the plan. In the instances where a public comment was not included, the reason was able to be provided (such as environmental or budgetary constraints).

Parks and Recreation Commission Hearing

The Draft Master Plan was presented to the Parks and Recreation Commission on February 25, 2010 *(Image 9)*. Staff and the consultant gave an overview of the design and public process, and answered questions. The Commission supported the design direction and provided the following input for consideration:

- Should an equestrian staging area be included? See page 25 for discussion.
- Should the multi-use trail be realigned to the west of the amphitheater, in order to keep it as close as possible to the creek channel? See page 23 for discussion.

Image 10. Existing park entry - host site is on left

3. PROJECT DESCRIPTION

The Master Plan Update involves improvements only within the 22 acres of Biddle Regional Park that are currently developed. It includes both upgrades to existing elements, and the addition of new features to provide a complementary variety of different recreational facilities. The balance of the 47 acres will be preserved as a riparian forest natural resource.

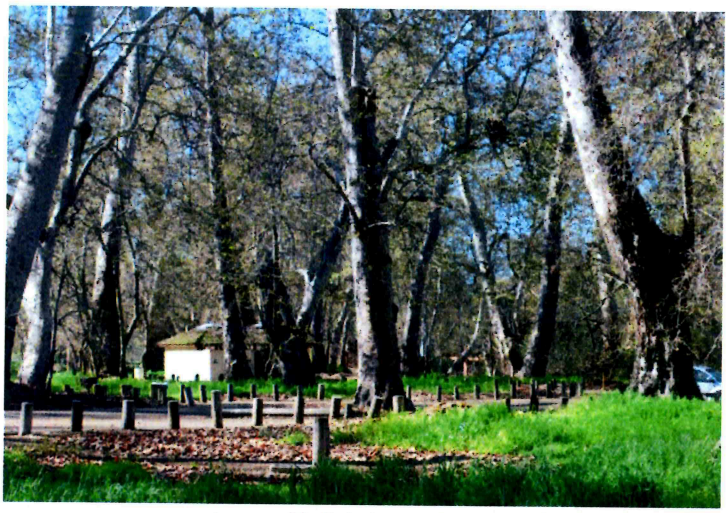


Image 11. Existing restroom in the riparian forest

Design Intent

One of the first things to impress many first-time visitors to Biddle Regional Park is its stunning natural and rural setting. It is an environment that is unique to the County's park system, and therefore the primary, overarching goal of the new design is to aid in the preservation and health of the dominant riparian forest that features the California sycamore. This is achieved by strategically moving concentrated active use areas out of the prime forest zone, and relocating them to the southern portion of the park. The small number of tree removals that the new improvements will require will only involve younger trees that were planted at the time of, or after the development of the park. The proposed improvements will not necessitate removal of naturally occurring sycamores. All the following features and amenities are designed with this basic concept as a guiding principle.

Image 12. Existing sports fields

Park Features and Amenities

Riparian Forest

The Central Coast Cottonwood-Sycamore Riparian Forest occurs throughout the park, and is the feature that most defines the park's character. Tree species of this community include black cottonwood *(Populus balsamifera)*, coast live oak *(Quercus agrifolia)*, black walnut *(Juglans californica)*, red willow *(Salix laevigata)*, arroyo willow *(Salix lasiolepis)*, and bay laurel *(Umbellularia californica)*; however, the dominant tree of the developed terrace area of the park is undoubtedly the western sycamore *(Platanus racemosa)*. The sycamore stand is one of, if not the largest one of its kind in San Luis Obispo County. Recognizing the preciousness and value of this environment, the plan attempts to alleviate pressures from human activities on these magnificent trees. Most of the existing active recreational amenities, such as playgrounds and large group areas, have been relocated from the heart of the forest to the fringes. The roadway to gain access to the western end of the park remains in place but most of the parking along it has been relocated, thereby increasing the amount of permeable surface in and around the tree root zones. Visitors will be guided through the forest en-route to the western parking lot, providing an entry experience that emphasizes the park's natural resources. The forest remains open to visitors, and will be fully accessible via a paved loop trail.

Sports Fields

The existing grass sports field area has been reconfigured slightly to accommodate two 300' x 180' fields end-to-end that could accommodate a variety of sports such as soccer or rugby. This modification will increase the flexibility of the field area. By rotating the direction of the fields 90 degrees, approximately 4-5 youth sized fields could be configured. One of the existing softball infields and backstop is removed, and the other is relocated to the southeastern corner of the grass area. This eliminates any overlap between the grass fields and the softball infield, and also redirects softball hitting away from the adjacent private property. There is approximately 4.3 acres of grass in the sports field area and no sports field lighting is proposed.

Large Group Areas

The plan shows five group areas that are designed to provide users with diverse options, from both a size and experiential perspective. These areas will be able to be reserved by organizations or individuals for a variety of events.

East Group Area (+/- 0.5 acres): Features of this area include an accessible shade structure, restroom, playground, built-in BBQ pit, picnic tables, and horseshoe pits. There is also a flexible grass area that could be used for numerous recreational activities such as casual picnicking, badminton, volleyball, bocce, flying discs, etc. Parking and the loop trail are conveniently located adjacent to the site. This group area can accomodate approximately 150 people.

Central Group Areas (+/- 0.4 acres, total): There are two group areas at the center of the park that are designed such that they could also be reserved

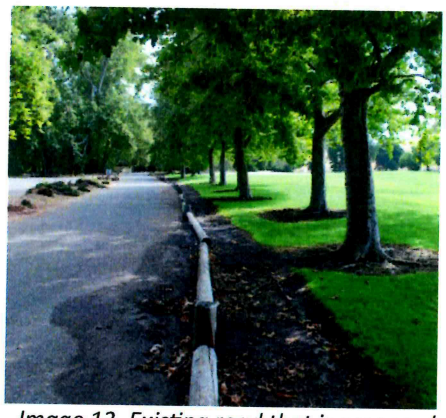


Image 13. Existing road that is proposed to become a pedestrian promenade.

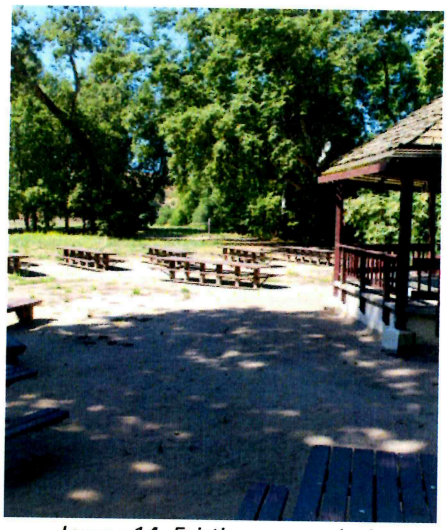


Image 14. Existing group picnic area

Image 15. Multi-family picnic area

together in order to accommodate one large event. Each fully accessible area features a shade structure, built-in BBQ pit, picnic tables. Other amenities such as drinking fountains, spigots, electrical outlets, etc. should be considered. They share an adjacency to restrooms, a playground, the sports fields, and flexible grass areas. No parking is allowed at this central area, but limited loading/unloading access will be provided for permitted events via the pedestrian promenade. This will be controlled through locking, removable bollards at each end of the promenade. There is enough room for vehicles to turn around and exit the same way they entered. To impact as lightly as possible on the existing trees, almost all the paved surfaces in this area (including the promenade) are located within the limits of the existing asphalt roadways and parking lots. Each of the individual group areas can accomodate approximately 100 people, with a total of 200 people for the entire area.

West Group Area (+/- 1 acre): This area is identified to receive a higher level of refinement than the other group areas. Set against a majestic backdrop of sycamores and located in a quiet corner of the park, it lends itself to hosting special events such as daytime weddings or events, and has potential for ongoing revenue generation. Facilities to support this higher level of functionality include a patio area with enhanced paving, shade structure, built-in BBQ pit, and tables. Electrical outlets for amplified sound (daytime only) and catering needs should be provided. A graceful lawn area will provide flexibility for events to set up in a variety of ways and formats (including such things as a modular stage, podium or dance floor). The adjacent utility building provides restrooms, a prep kitchen, a changing room, and storage for rentable items such as folding chairs, modular stage, etc). This area can accomodate approximately 250 people.

This area is also adjacent to a playground and parking lot (both permanent and overflow area).

Vehicular loading/unloading access is provided to both this area and the amphitheater via a shared pathway from the parking lot, and controlled by locking, removable bollards.

Night use is not appropriate due to environmental constraints.

Amphitheater (+/- 0.2 acres): The amphitheater shares many of the same characteristics in terms of its setting as the West Group Area, but is smaller and more intimate. It is located in a natural depression, and would be suitable for use as an outdoor classroom, or as a venue for smaller special events (events, weddings, etc). Stepped seating is built into a slope with potential for a grassy area, facing a small stage. Electrical outlets could be provided at the stage for amplified sound (daytime only). The amphitheater can accomodate approximately 100 people.

Multi-Family Picnic Areas

There are five, accessible multi-family picnic areas spaced throughout the park, each one offering convenient proximity to different park amenities. They each include two to three picnic tables and an individual charcoal grill *(see Image 15 for example site)*. These spaces are designed to accommodate small groups (1-3 families), and are not intended to be reservable. All the multi-family areas are close to parking.

PLAYGROUNDS

Three new playgrounds are shown in the updated Master Plan: one at the Central Group Area, and one each at the East and West Group Areas respectively. In addition to meeting current ADA requirements, the playgrounds should reflect the latest innovations and trends in play area design. These could include components that encourage unstructured imaginative play *(Image 17)*, or higher than usual levels of physical activity. Specific play equipment selection, including colors and theme, should be compatible with the parks rural, natural character *(Images 16 & 18)*. Additionally, all playground areas should include benches and be within a reasonable distance of a drinking fountain and restrooms. To address safety and maintenance concerns, the exact location of the playgrounds should be outside of tree canopies to the extent possible, to minimize the volume of branches, twigs, and leaves that will drop on and around the equipment.

Image 16. Treehouse play structure

Central Playground: This playground, adjacent to group facilities and the sports fields, is the largest in the park. Its location at the hub of park activities is such that it will frequently serve a large number of visitors, and is sized accordingly. It occupies an area of approximately 3,700 sf – 4,000 sf, and should include structures appropriate for 2-5 year olds, and 6-12 year olds. It should also include individual components such as swings.

Image 17. Challenging, unstructured play

East and West Playgrounds: These playgrounds are smaller in size than the central playground, each a minimum of approximately 1,500 sf. They are located in proximity to group picnic areas to primarily (but not exclusively) serve groups using those amenities. They should feature a variety of structures and/or individual components appropriate for ages 2-5 and 5-12.

Image 18. Playground should be integrated into natural setting

Restrooms

The Master Plan Update shows the eventual removal of the two existing restroom buildings, and the construction of three new facilities. The new restrooms are conveniently located nearby new park improvements at the east, center, and west ends of the park, and all have vehicular access for maintenance. The restroom buildings are also utilized to achieve other goals: the eastern building includes storage for sports and maintenance equipment, and the western building serves multiple purposes as outlined in the West Group Area section. Architectural style and aesthetics should be compatible with the rural, natural setting of the park.

Image 19. Joggers often prefer to run on unpaved shoulders

Recreational Trails

An approximately ¾ mile multi-use loop trail meanders loosely around the perimeter of the developed terrace. It is routed outside of the vehicular circulation, so that in one entire lap only one road crossing, at the park entry, is necessary. Along the northern edge, the trail is also loacated to the outside of the park amenities, with the exception of the amphitheater. Although aligning the trail on the creek side of the amphitheater was considered, it was determined that keeping it to the inside (east and south) was preferable due to potential conflicts between trail users and special events such as performances or weddings. The trail consists of an accessible 10' paved path for bikes, strollers, walking, etc, with a 4' wide unpaved shoulder to provide a 'soft' surface for joggers and future equestrian use. The flat terrain will enable the trail to be constructed at a very gentle gradient, not exceeding 5% (1 in 20) at any point.

Image 20. Loop trail provides park users recreational choices

Fitness stations are located intermittently along the trail, to provide further exercise opportunities *(Image 21).*

The loop trail design also anticipates a future connection to the Arroyo Grande Creek Trail at the south-east and south-west corners of the site.

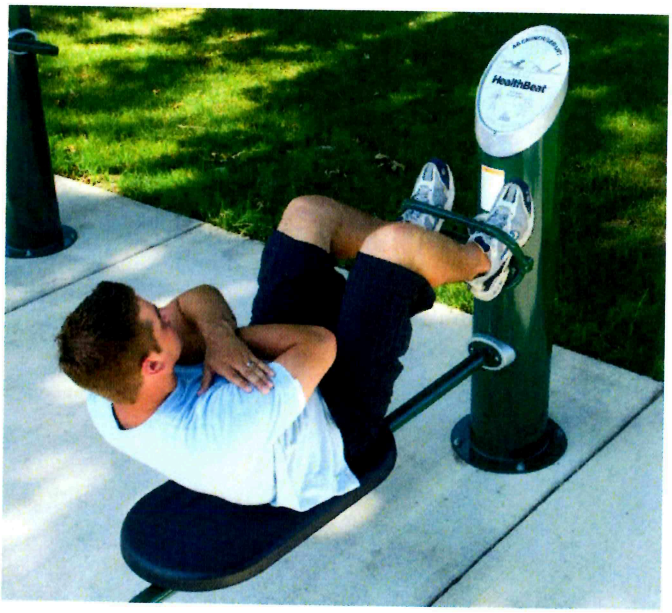


Image 21. Fitness station

Horseshoe Pits

There are three horseshoe pits in the updated park master plan to replace the existing ones: one pit is located at the East Group Area, and two are adjacent to a multi-family picnic area near the center of the park. The exact placement of the horseshoe pits should be outside of the tree canopies to the extent possible to minimize the buildup of leaf litter debris on the pits.

Interpretive Exhibits

The unique natural and agricultural setting provides the opportunity to incorporate an interpretive program into the Master Plan. Four locations are shown as potential candidates for interpretive stations. These could consist of signage and/or physical exhibits *(Images 22 & 23)*; for example, a large fallen tree could be cut to expose and highlight its growth rings. Topics for interpretation could include flora (such as the cottonwood-sycamore plant community), fauna, surrounding agricultural use, and history of the property.

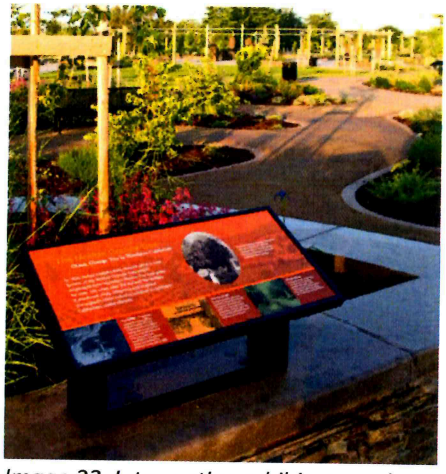


Image 22. Interpretive exhibit example

Parking and Circulation

One of the most significant changes in the Master Plan Update from the existing park is the configuration of the parking and circulation. The design aims to de-emphasize the automobile, and reclaim much of the park back for pedestrians. At the center of the park, one segment of the existing loop road is closed off to through-traffic and converted into a pedestrian promenade. Along the remaining roadway, many of the smaller bays of parking have been removed and consolidated into two primary lots at either end of the park; this works toward the goal of reducing impacts on the trees by creating more permeable surfaces around the older tree root zones, and minimizes 'cut-through paths' that develop when people are forced to park on one side of the property and walk to the other. In other words, the parking is located close to where the majority of users want to go – the sports fields and the group areas.

The plan also identifies an approximately 0.4 acre unpaved overflow parking area at the south-western corner of the park, that can be accessed from the western parking lot.

Camp Host Site

The Camp Host site is currently located at the entrance to the developed area of the park. With the aim of creating a less cluttered visual entry experience, the Master Plan Update shows the Camp Host site in its existing location but with better screening. This could be achieved through strategic placement of the host site behind mature trees as well as the additional planting of taller shrubs that would block certain elements of the residence.

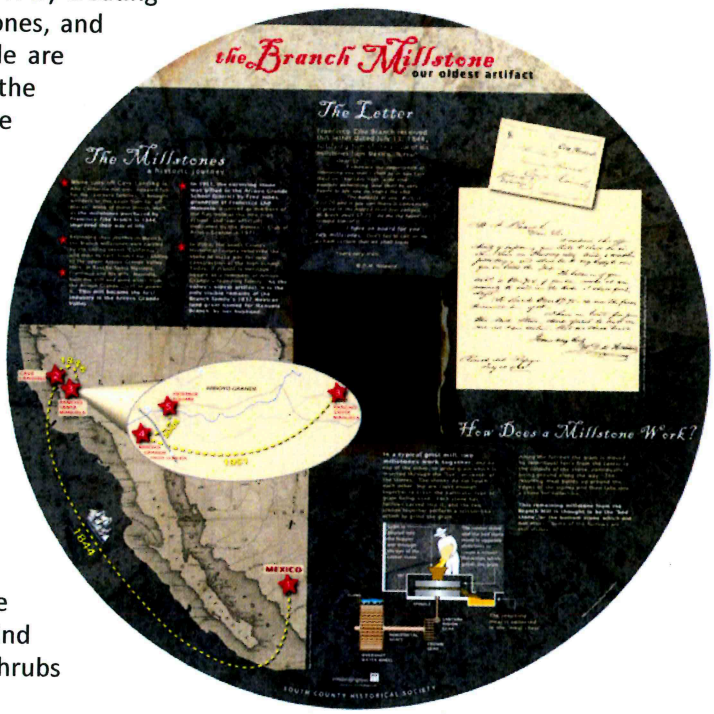


Image 23. Interpretive exhibit example

OTHER CONSIDERATIONS

Equestrian Use. Although the idea of providing an equestrian staging area within the park was suggested by the Parks Commission, desire for such a facility was not expressed at the user group meetings, nor was it identified as a high priority by County staff. This Master Plan does not include equestrian facilities for the reasons listed below. However, if user needs or County priorities change in the future, the following issues should be taken into consideration to help determine the suitability of Biddle Regional Park for this use:

1. **Trail Connection(s):** There are currently no trails for equestrians that link to the park. The planned Arroyo Grande Creek Trail might provide that connectivity in the future. Because of the amount of time and preparation it takes for most equestrians to mobilize, the trail system needs to be significant enough to justify that effort. If the trail system is too short, or if connections to other trails are limited, it is less likely to be used, and the cost of building and maintaining a staging area may not be warranted.

2. **Spatial Requirements:** An equestrian staging area could potentially be accommodated on the north side of the creek on the graded terrace near the existing entry kiosk. Locating such a facility within the developed area of the park is problematic due to the large maneuvering and parking stall requirements of horse trailers.

Off-Leash Pet Area. Support for a fenced, off-leash area for dogs and other pets was shown at the first user group meeting. While County staff recognize the need and value of such facilities, after weighing the potential environmental impacts, maintenance and operational factors, and distance from residential neighborhoods, it was determined that Biddle Regional Park was not the most appropriate location for an off-leash pet area. If community interest and support increases in the future, there are areas within the park that could be considered as potential sites.

Trash - A trash enclosure is shown at the east parking lot, with capacity for two dumpsters. Trash and recycle receptacles should be placed throughout the park at all the group areas, playgrounds, and at other key locations.

Image 26. Bioswale

4. SUSTAINABILITY

Sustainability has many facets, including environmental protection by choosing appropriate materials, minimizing waste and pollution, and restoring and preserving the natural environment. In the process of implementing the Biddle Regional Park Master Plan, there will be numerous opportunities to utilize sustainable techniques, technologies, and best management practices (BMP's). Examples include:

- Incorporate sustainable materials and construction practices so that the construction activities and maintenance of the park does not have negative impacts on the surrounding environment and wildlife;
- Integrate salvaged or recycled materials that would otherwise end up in landfills. Especially try to reuse material that exists on-site;
- Use reclaimed asphalt and permeable paving;
- Where feasible, use bioswales and other low impact development BMP's to cleanse storm water runoff from parking areas (for further information about storm water BMP's, visit http://www.bmpdatabase.org/);
- Specify low VOC products and sustainable sealants to reduce air and water pollution;
- Specify sustainably grown and salvaged wood materials to reduce the demand for wood from forests;

- Utilize highly efficient irrigation system, including 'intelligent' automatic controllers that can adjust watering schedules based on current weather conditions, and low precipitation rate nozzles and sprinklers;
- Incorporate California native plantings that are drought-tolerant;
- Integrate alternative energy sources such as solar and wind power for lighting and structures where feasible;
- Incorporate education exhibits that highlight the environment;
- Promote sustainability to park users and explain how it is incorporated into the park through educational exhibits;
- Enable maintenance practices to continue initial sustainable design concepts, while having minimal impacts on surrounding natural systems.

Sustainable Materials

Where feasible, the park shall use products that are manufactured using environmentally sustainable processes, are reclaimed or salvaged, and/or have recyclable content to the greatest extent possible. If there are multiple sustainable products available that are of equal quality, preference should be given to locally manufactured items (within 500 miles).

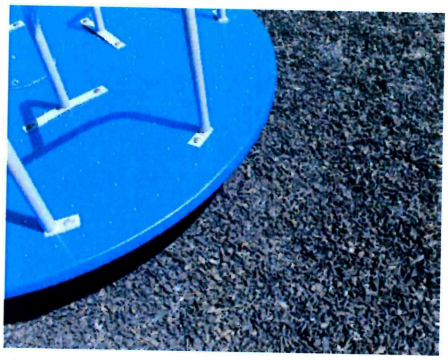


Image 27. Recycled rubber play surfacing

The following is a list of common sustainable material options worthy of consideration:

- Recycle and/or salvage non-hazardous park construction and demolition debris such as metal, concrete, and clean wood;
- Recycled content aggregate, sand, or stone;
- Recycled wood chips from park green waste;
- Recycled steel, aluminum, cast iron, or plastic;
- Recycled plastic timbers – require no preservatives and little maintenance, and are made from post-consumer plastic products like plastic containers and bags;
- Recycled high density polyethylene (HDPE) for playground equipment;
- Recycled tire rubber - Styrene Butadiene Rubber (SBR) - for playground surfacing and mulch for landscaping;
- Recycled old sports shoes made into a rubber granulate for playground surfacing;
- Reclaimed and salvaged lumber, stones, pavers, cobbles, bricks, and aggregate

Image 28. Pervious asphalt

Image 29. Unit pavers

Permeable Paving

Due to the nature of the park, there are limited areas of paving. However, there is still potential to utilize permeable paving to allow water to infiltrate into the ground. This is especially important in areas within the dripline (or under the canopy) of existing trees. Typical types of permeable paving include:

- Unit Pavers - interlocking blocks contain open areas or channels that allows water to drain through the surface to infiltrate into the soils beneath to help maximize groundwater recharge, they can be installed rapidly and support heavy loads, they have a life span of more than 20 years, and they are LEED ™ compliant;
- Recycled or reclaimed paving materials – broken concrete, flagstone, bricks, stones and cobbles;
- Decomposed Granite and Pebbles
- Pervious Concrete - Similar in appearance to conventional concrete but manufactured without 'fine' materials, it incorporates void spaces to allow infiltration, it has a non-slip surface that tends to wear better than traditional pavements, and it is LEED ™ compliant.

Image 30. Reclaimed asphalt paving

Reclaimed Asphalt Paving & Sustainable Sealants

Reclaimed asphalt pavement (RAP) can be used to rejuvenate existing asphalt paving within the park. RAP is the term given to the process of removing and/or reprocessing of pavement materials containing asphalt and aggregates. RAP is now routinely accepted in asphalt paving mixtures as an aggregate substitute and as a portion of the binder. There is abundant technical data available indicating that properly specified and produced recycled hot mix asphalt is equivalent in quality and structural performance to conventional asphalt, and it generally ages more slowly and is more resistant to the action of water than conventional asphalt.

There are several new sealants and coatings on the market that can protect and extend the life of asphalt paving:

- Solar Reflective Coating: high-performance coating that is fuel resistant and non-fading, contains very low VOCs, and is LEED ™ compliant.
- Recyclable Paving Mat: an option for use with asphalt resurfacing that can extend the performance of pavement by up to 500%, it guards against moisture and reflective cracking, and installation is quick.
- Cementitious Surface Treatment: an EPA-approved, high-performance polymer for asphalt surfaces that is odor-free, has all the benefits of a sealcoat and once applied it protects the surface for 20 years or more, and saves energy by reducing the need for seal coating and resurfacing.

Image 31. Rejuvenated asphalt

- Tire Rubber Modified Surface Seal (TRMSS): combines recycled tire rubber and asphalt to create an innovative new high performance sealcoat that significantly extends pavement life by preserving the vital oils of the asphalt mix while preventing damage caused by sun, oxidation, and water.

Alternative Energy

New building construction will provide an opportunity to explore solar or LED lighting, and also to incorporate natural ventilation and skylights.

Low Volatile Organic Compound (VOC) Products

Designers should specify Low-VOC products wherever possible:

- Low-Odor and Low-or-Zero VOC products such as paints, stains and preservatives;
- Low VOC Striping Paints - Fast drying, highly durable and dirt resistant, these striping paints are VOC-compliant, and they cure consistently regardless of ambient temperature;
- Solvents used to thin paints and stains should be vegetable-based rather than mineral-based;
- Paint and stain pigments should be made from inorganic earth and mineral pigments, and preservatives should be water borne and include zinc, copper, or fluoride compound salts.

Sustainable Wood Materials

- Wood materials should be certified by the Forest Stewardship Council (FSC) and supplied from ecologically sound sustained yield practices and/or managed forests
- A rapidly renewable/recycled-content wood (such as bamboo) may be used if it comes from a local source
- If preservatives must be used for wood products, they must be non-arsenic based
- Use wood that is a naturally durable hardwood grown from a source as close to the park as possible.

5. ADJACENT PROPERTY ISSUES

Image 32. Adjacent ranch field. Park property is at left of picture

Through the course of the public meetings and subsequent County staff discussion, various issues and concerns were raised regarding the interface between the park and the neighboring agricultural operations. The consultant and County staff met with a representative of Talley Farms, and discussed and agreed in concept to the following potential strategies:

FENCING

The existing fence along the southern property line is approximately 8 feet tall. Its purpose is to deter park users from climbing the fence to retrieve wayward balls. The Master Plan calls out that the fence should allow for wildlife egress while still serving it purpose of a ranch fence.

Image 33. Existing vehicular access gate on southern property line

PEDESTRIAN ACCESS

Despite the addition of the higher fence, it is still recognized that there may be a need on occasion for people to access the private property for the sole purpose of retrieving balls. Two pedestrian gates are indicated on the plan to allow for this potential access. Signs would be posted to reinforce to members of the public that they are entering private property, and any other conditions or terms that the property owners and the County agree to. Additionally, the gates would be able to be locked by either the County or the property owner if needed (due to agricultural operations, for instance).

VEHICULAR ACCESS

A vehicle gate/access point is shown at the east parking lot. The intent of this gate is for the mutual benefit of the County and the property owner, and would not allow for public access. This gate will be able to be opened by either party by mutual agreement for emergency access, or due to other unforeseen circumstances that may be agreed upon in the future.

6. PHASING AND IMPLEMENTATION

The Master Plan is intended to guide development of the park to an envisioned build out. This Master Plan does not establish a phasing plan, although the estimated time frame for completion is 20 years. The timing, type and extent of park improvements depend on the overall cost of the improvements and available funding opportunities of the next 20 years. County Parks will seek grants and other funding sources for the improvements listed in the Master Plan.

The County was required by the California Environmental Quality Act (CEQA) to complete an Environmental Document as part of the Master Plan review process. This document identified impacts and provides mitigations measures to minimize these impacts. The County is responsible for verifying and enforcing mitigation measures on General Service Agency- Parks' projects because the County is both the Lead Agency and the project proponent. To ensure the County and public have a clear understanding of how the environmental mitigations relate to implementation of this Master Plan, the County has prepared the Mitigation Implementation Plan.

MITIGATION MEASURES TABLE

Grading of over 50 cubic yards	BIO-1 At the time of Cottonwood-sycamore tree(s) removal for either construction or maintenance, a Tree Replacement Plan shall be prepared. The Tree Replacement Plan should provide for replacing removed trees at a 3:1 ratio. BIO-3 If ground disturbing or tree removal activities either construction or maintenance related are conducted in the typical nesting season (February 1 to September 1) a pre-activity nesting bird survey shall be completed by a County approved biologist.
Prior to Construction	AG-2 At the time of construction activities within 200 feet of the southern property line the General Service Agency shall: • Locate interpretive and educational signs within the park that explains agriculture's historic role in the Arroyo Grande Valley. • Locate "no trespassing" signs and signs that warn about agricultural spraying from the adjacent agriculture fields. These shall be installed as soon as construction is complete. AS-1 All construction plans shall include: • Preserving existing mature vegetation to the maximum extent feasible. • Implementation of revegetation efforts if tree or vegetation removal is necessary to accommodate improvements, or is required due to hazardous conditions. • Incorporation of the use of wood or wood-appearing materials and earth tone exterior colors to visually blend structural components into the natural setting. • Building and parking lot lighting to be: motion sensor type on timers with a manual override, shielded and downward facing. BIO-2 To protect the trees during construction an arborist shall evaluate the construction plans and prepare a Tree Protection Plan for construction phase. This plan shall include but is not limited to: • Identifying planned access routes for equipment during construction, • Assigning construction storage areas, staging areas, concrete washout areas, etc. • Utilizing protective fencing at the critical root protection areas during construction. Monitoring and reporting of protection measures during construction, trenching, or while using alternative methods or equipment such as hand excavation, air excavation, or boring. TC-1 Prior to construction, the County General Services Agency shall provide evidence that the on-site circulation and structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

During Construction	BIO-4 During the construction phases of the project, a county approved biologist shall conduct pre-activity surveys that include capture, and relocation (or passive exclusion) of common and special concern species. Species to target during the surveys would include various bat species utilizing the trees and structures for roosts and snakes foraging in the area. PS-3 At the time of construction of the Arroyo Grande Creek Trail through Biddle Park, the General Service Agency shall place a trail marker at the park, on the trail alignment, that designates where trail users are on the trail. This will aid Cal Fire in locating where a trail user is if they call for assistance. PS-9 During construction: a. all construction sites shall be fenced off, b. signs shall indicate the construction area is off limits to the general public, c. all construction equipment, kept at the site overnight, shall be secured at the site after hours, with a complete recorded inventory kept on file, d. any detours during construction should be clearly marked, e. adequate lighting of the construction area should be implemented, and f. if possible, increased security personnel should be at the site after hours.
Construction of Building(s) and/or Picnic Shelters	GEO-2 At the time construction of park related buildings are proposed, a geologic report shall be completed by a certified engineering geologist that addresses the liquefaction potential and recommends foundation requirements. PS-1 At the time of construction of any building 1,000 square feet or larger, the General Service Agency shall verify that a fire hydrant is installed at the park. PS-2 At the time of construction of any building larger than 1,000 square feet at the park, the General Service Agency shall ensure fire sprinklers are installed in the building. PS-4 At the time of construction of buildings and/or picnic area shelters the General Service Agency shall ensure there is a clear view of the exterior of any structure from the interior and vice versa to create an opportunity for several set of eyes to observe any suspicious activity in either area. PS-6 At the time of construction of parking lots, buildings and/or picnic structures, adequate lighting to deter property crime and provide personal safety shall be installed, if deemed necessary. These lights shall be motion sensor type on timers with a manual override, shielded and downward facing. PS-7 At the time of construction of buildings and/or picnic area shelters, special care should be taken to avoid creating "hiding places" in alcoves or entry areas. PS-8 At the time of construction of buildings and/or picnic area shelters the General Service Agency shall ensure there is a clear view of the exterior of any structure from the interior and vice versa to create an opportunity for several set of eyes to observe any suspicious activity in either area.

Continued over...

On-going/For The Life of the Park	AG-1 The General Service Agency- Parks' shall for the duration of the use of this site as recreation facility: • Retain mature trees along the southern property boundary. • Continue to maintain the eight foot high deer fence at the southern property line to prevent sport balls and equipment from flying over the fence. • Continue coordination with the agricultural operator to the south to avoid ball field reservations during typical spray times. BIO-1 At the time of Cottonwood-sycamore tree(s) removal for either construction or maintenance, a Tree Replacement Plan shall be prepared. The Tree Replacement Plan should provide for replacing removed trees at a 3:1 ratio. BIO-3 If ground disturbing or tree removal activities, either construction or maintenance related, are conducted in the typical nesting season (February 1 to September 1), a county approved biologist shall complete a pre-activity nesting bird survey. GEO-1 For the duration of the use of this site as recreation facility, the site shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/ or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec. HAZ-1 If special events are allowed at the park where food is sold to the public, licensed food service providers shall be used. PS-5 For the duration of use of this site as recreation facility, County General Services Agency-Parks' shall provide visible signage with hours of operations and any type of regulations in the park, as necessary. The(se) sign(s) shall be properly maintained PS-10 Provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events). TC-2 No activities associated with this park shall be allowed to occur within the public right of-way including, but not limited to, project signage; tree planting; fences; trails; etc without a valid Encroachment Permit issued by the Department of Public Works.