



August 1, 2024

**TO:** Los Osos Utilities Advisory Committee

**FROM:** Ron Munds, General Manager

**SUBJECT: Agenda Item 8B – 08/01/2024 Utilities Advisory Committee**  
Discussion on the Park Space in Los Osos, Future Admission Fee to Montana de Oro State Park and Direction to Staff to Submit a Correspondence to the County of SLO Regarding the Park Issues

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### **STAFF RECOMMENDATION**

Staff recommends the Board adopt the following motion:

***Motion: I recommend the Board to:***

***1. Direct staff to Draft a letter to the County of San Luis Obispo Board of Supervisors which includes the discussion points from the Board meeting and Public Comments; and***

***2. Authorize the President, or his designee, to sign and submit the letter.***

### **Discussion**

Los Osos has, historically, been deficient in parkland space. The approved Los Osos Community Plan (LOCP) states that the current standard for community park facilities should be 3.0 acres per 1,000 residents (Community Plan Section 8.3.3 Parks). This would equate to 42 acres of parkland. The LOCP goes on to say in Section 3.7 Recreation & Tourism subsection, 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”.*

Stating that Los Osos residents have convenient access to Montana de Oro implies that this access is fulfilling part of the underprovided park space in our town.

The reason this is important is that in June 2009, the Board of Supervisors approved the construction of an entry kiosk on Pecho Valley Rd. and established four contingencies for State Parks to meet prior to moving forward with the Kiosk project and charging entry to Montana de Oro. These criteria are as follows:

- Offer an annual, single-family pass at a cost of approximately \$25.
- Offer free day-use for volunteers who serve the local district with at least 40 hours of service annually.

- Offer a commitment directing new revenues toward the development and maintenance of a trail system in the new park properties being acquired in the Irish Hills area.
- Agree to the proposed amendments to the Operating Agreement relative to rent payments and capital improvements at Morro Bay Golf Course as submitted to State Parks under the previous cover.

In the negotiations between the State and the County, it appears that the County used the road into Montana de Oro, approval of a kiosk, and entry fee as bargaining tools to receive better terms on the other parts of the operating agreement which include the Morro Bay Golf Course, Cayucos Vets Hall, Cayucos Pier and other amenities. The current operating agreement is in effect through August 2024, at which time a new operating agreement will be brought to the Board for approval. The date of the meeting is uncertain at this time.

The outcome of State and County negotiation process is that sometime in the future Los Osos residents will lose free access to one of the parks/recreational areas identified in the LOCP as a mitigation measure for not having adequate parklands within the community. In essence, leaving Los Osos citizens paying for part of the better terms in the operating agreement.

The community bears other impacts from its proximity to Montana de Oro. It is estimated that there are 700,000 vehicle trips to the park annually. Though there may be some economic benefit from the vehicles passing through town, the added traffic on Los Osos Valley Road (LOVR) increases congestion and risks at the many intersections entering onto LOVR.

It is recommended that the Board direct staff to draft a letter to the Board of Supervisors expressing the community's concerns about executing a new agreement which imposes a fee for entry into Montana de Oro State Park.

## **Attachment**

SLO County/State Parks Operating Agreement Report