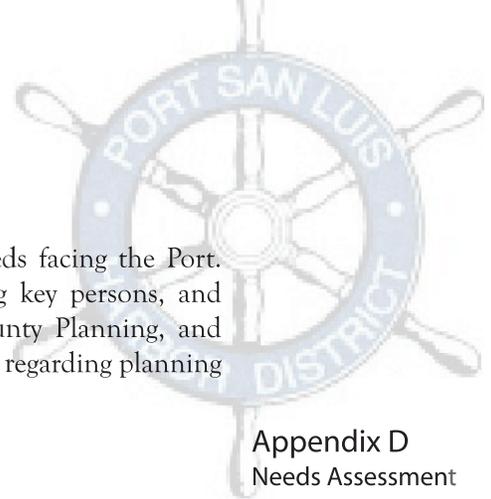




## Appendix D

### Needs Assessment



## Needs Assessment Process

Several methods were used to help with the assessment of issues and needs facing the Port. The methods included hosting three community workshops, interviewing key persons, and conducting two public outreach surveys; consulting Harbor District, County Planning, and Coastal Commission Staff; and, reviewing numerous documents and studies regarding planning and operations at Port San Luis.

### A. Public Workshops

Three public workshops kicked off the planning process and were held between May 31, 2001 and June 12, 2001 in Avila Beach, San Luis Obispo, and the Arroyo Grande /Five Cities area. Good input was received from all three workshops; similar comments and priorities were expressed, as well. Each workshop facilitated community input through exercises where participants listed ideas, issues, and concerns for consideration in the planning process. Issues were submitted for six planning areas, plus a catchall category, "other issues."

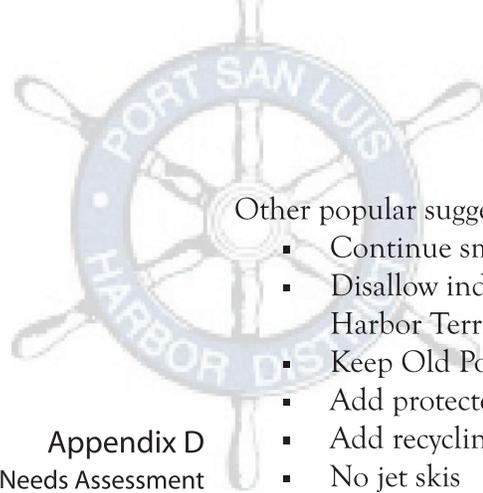
1. Lighthouse
2. Harford Pier and Landing
3. Harbor Terrace
4. Olde Port and Fisherman's Beaches
5. Avila Beach and Pier
6. Open Water (mooring)
7. Other Issues (Miscellaneous)

Although some of the suggested ideas were not physically, financially, or environmentally feasible, participants were encouraged to propose anything in which they were interested. After the community submitted ideas, they were asked to prioritize the ideas and issues. Although the exercise was not intended to be a scientific survey, at the end of the exercise there were clearly ideas and issues that were strongly and commonly supported and others that were more controversial. Each workshop is summarized below.

The First Workshop was in Avila Beach, and had a strong turn out of about 60 people, 10 of which were staff and Harbor commissioners. During the priority exercise, the Harford Pier ranked as the top priority category with Harbor Terrace and Avila Beach and Pier coming in a close second, and the mooring area coming in third. For the individual issues and ideas:

Top priorities:

- Add breakwater in mooring area
- Enlarge breakwater at mooring area – go east
- Keep lighthouse trail open at all times – no guide needed
- Consider Yurt / teepee camping
- Add marina (protected slips) in Harford Pier area
- Add permanent dingy dock in Harford Pier area
- Incorporate a broad use campground on Harbor Terrace
- Add more mooring near Avila



Appendix D  
Needs Assessment

Other popular suggestions:

- Continue small boat access at pier
- Disallow industrial uses in the future lease out existing mobile home properties at Harbor Terrace
- Keep Old Port and Fisherman's Beaches the same and keep fire ring.
- Add protected slips in the mooring area with vehicle parking
- Add recycling bins throughout
- No jet skis

Lowest priority:

- Allow public to drive on lighthouse access road
- Incorporate a gift shop at the lighthouse
- Housing for the public on Harbor Terrace

Controversial items:

- Provide low cost camping at Harbor Terrace
- Add protected marina
- Increase small funky commercial uses on Avila Pier
- Add picnic tables at Avila Beach and/or Pier
- Add fire pits to Avila Beach

The Second Workshop was in San Luis Obispo and had a turn out of about 20 people, 10 of which were staff and Harbor commissioners. During the priority exercise, the mooring area ranked as the top priority category with Harbor Terrace and Harford Pier coming in a close second. For the individual issues and ideas:

Top Priorities:

- Expand breakwater
- Skiff storage
- Breakwater/slips

Other popular suggestions:

- Rebuild pier at lighthouse
- Provide guest dock (pier side) 200+ feet long
- Provide slips and marina in mooring area

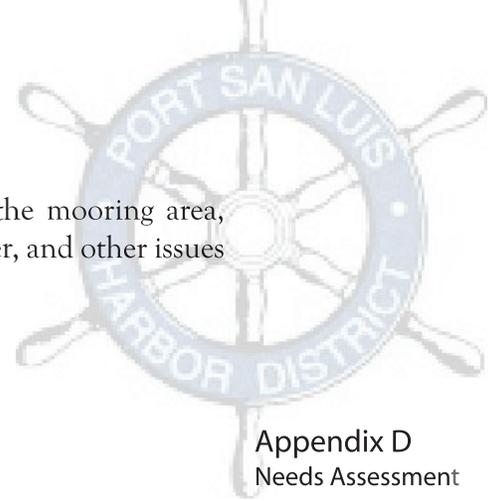
Lowest priority items:

- Prohibit two stroke engines (MTBE concern)
- Hotel conference facilities at Harbor Terrace
- Avoid competition with downtown Avila businesses

Controversial items:

- Motor home camping at Harbor Terrace

The Third Workshop was in Arroyo Grande and had a turn out of about 25 people, 10 of which were staff and Harbor commissioners. When prioritizing the main categories



during the priority exercise, the results evenly distributed between the mooring area, Avila Beach and Pier, and Harbor Terrace. The lighthouse, Harford Pier, and other issues were close behind. For the individual issues and ideas:

Top priorities:

- Protected marina with slips in mooring area
- Expand breakwater in mooring area
- RV parking and camping on Harbor Terrace
- Repair and maintain Harford Pier
- Continue to support commercial and sport fishing
- Dredge around Harford Pier area
- Keep beaches clean and maintained
- Maintain and support commercial fishing industry

Lowest priority items:

- Pier-related retail on end of Avila Pier
- More lights on Avila Beach

Controversial items:

- Invite cruise ship activity
- Keep beaches open to all (no closing hour)
- Close beaches at midnight

**B. Outreach Surveys**

Two non-scientific surveys also solicited public input. The first was a survey of 3,000 random Harbor District constituents, lessees, and yacht club members, plus a combination of Harbor and beach visitors, and online respondents (survey available on Port website). In addition, the survey was available online for several months on both sides of Allowable Uses hearing (Fall 2001). The survey queried public opinion on existing and potential uses of Port property, the condition and operation of facilities, and provided space for additional commentary. The summary of the survey population is shown on the next page.

Survey Statistics Summary

Sample Population= 3,000 random sample of Harbor District jurisdiction, 500 Port accounts, 65 Port visitors.

Total respondents by Geographic Area

Nipomo Respondents .....	36
South County .....	155
Avila Beach/Valley.....	46
San Luis Obispo.....	147
Rural Arroyo Grande/Edna Valley.....	55
Other/Outside Area .....	109
 Total .....	 548

While it was clear that the public enjoys the working ambiance of the Port (as opposed to an overly planned and fabricated atmosphere), respondents appreciate having services and amenities to enhance their visit. In particular, respondents indicated a desire for additional eating and drinking establishments and educational / interpretive exhibits. The overall maintenance of the Harbor was perceived to be average, as was the availability of parking at the two public lots, although parking at the beach was considered difficult at times. Many comments indicated need for increased and improved facilities for boating access, especially for floating docks, hoists, and skiff racks. Walkway improvements between the Port and Avila Beach were mentioned several times as necessary to improve the safety and experience of this route for walkers and cyclists.

The second survey addressed how mooring lessees' and yacht club members' access vessels. The survey queried typical practices and preferences for getting to boats in the water and differentiated among commercial, power, and sailing vessels. Over 50% of mooring lessees use skiffs to reach vessels as compared to 44% who usually use the water taxi. 46% of respondents indicated a desire for additional skiff storage space, with most respondents indicated a desire to store skiffs at Harford Pier but also very strong support for space to support boaters at the Avila facilities.

### C. Harbor Commission Workshops

Planning issues were discussed at the following Public Hearings:

- June 19, 2001 (Regular Meeting, Master Plan Update Kickoff)
- July 17, 2001 (Special Meeting, Goals Workshop)
- October 9, 2001 (Special Meeting, Land and Water Uses Workshop)
- November 13, 2001 (Special Meeting, Policies Workshop)
- May 28, 2002 (Regular Meeting, Progress Report to Commission)
- June 10, 2002 (Special Meeting, Design Workshop)
- August 27, 2002 (Regular Meeting, Unresolved Issues )

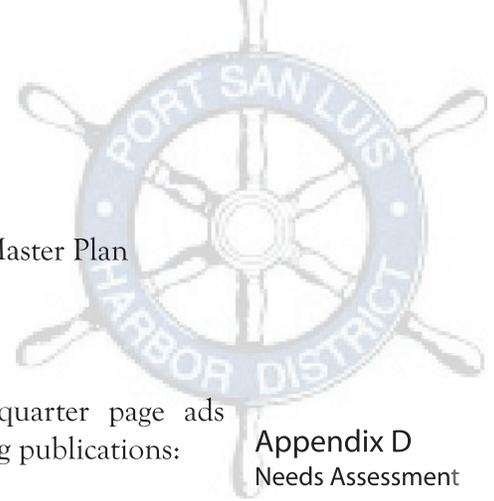
### D. Stakeholder Meetings/Advisory Committee Meetings

The following meetings helped refine Master Plan use and development concerns:

Individual Meetings: With Harbor Commissioners, property owners, Coastal Commission staff, Coastal Conservancy staff, County, Port tenants, and other interested parties.

Advisory Committee Meetings: Information was also presented to several Advisory Committees and at regular meeting of Avila Valley Advisory Committee. Met with Chairs of Avila Valley, Nipomo, and Edna Valley Advisory Committees. Presentation to AVAC August 12, 2002.

Consensus-building Meetings: Land uses at Avila properties and Harbor Terrace with Avila Community representatives, County Supervisor Pinard, and Port San Luis. Future meetings planned for continued discussion of same area and other topics as they evolve.



## **E. Media Efforts**

Public outreach used a range of media to solicit public input on the Master Plan development.

### **Print**

Total expenditures on press approximately \$5100.00, including quarter page ads advertising the Master Plan Update Public Workshops in the following publications:

Avila Community News

San Luis Obispo Tribune (Countywide; readership approximately 97,000)

Adobe Press (Nipomo; readership 8,000)

Gazette (Countywide; readership 50,000)

Times Press Recorder (5 Cities area; readership 7,500 to 8,000)

### **Television**

Cable Televised Broadcasts of Harbor Commission meetings on Master Plan Update.

### **Website**

- Website posting of Commission calendar, especially as related to Master Plan Update.
- Website notice of methods to participate in update process, including upcoming community meetings.
- Online survey (see above).
- Draft Port Master Plan posted online.
- Ability to receive public input on the Draft Port Master Plan

## **F. Key Person Interviews and Consultations**

California Department of Forestry

California Coastal Commission, Central Coast Office

County of San Luis Obispo Department of Planning and Building

Representatives from Avila Community Advisory Committee

Representatives from Oceano/Halcyon Advisory Committee

Representatives from Nipomo Advisory Committee

Representatives from Edna Valley Advisory Committee

Representatives from Lighthouse Keepers

Representatives from Avila Community Services District

Representatives from Patriot Sportfishing

Representatives from Front Street Enhancement Committee

Representatives from Avila Beach Community Service District

SLO County Supervisor Katcho Achadjian

SLO County Supervisor Peg Pinard