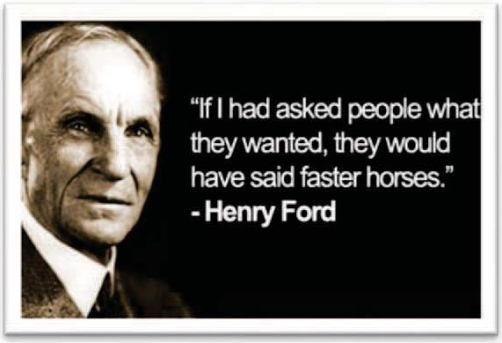
Part II - THE PROGRAMMING PLANNING PROCESS

The general theory behind our planning process at Dairy Creek

The design process is built on three (3) pillars of success. These pillars drive the process, and when followed properly, not only define the direction of a plan, they reinforce the conviction that the recommendations are sound, defendable, and make economic sense. They are:

1. User input
2. Facts and science
3. Experience



These pillars have been followed at Dairy Creek, and have been brought to the County through Staples Golf's outside, non-biased perspective. One may ask, "Why perform this type of planning?" It is indeed because golf is a business! Real issues continue to affect the entire golf industry today, and will continue on into the future. Rising costs, decrease of revenue, deteriorating conditions, and even safety issues due to the longer distances that a golf ball can travel, all weigh heavily on the idea that golf is a business. Municipal Golf is a business coupled with a public good. Just as other recreational activities (basketball, tennis, swimming, softball, etc.) are supported by public park and recreation agencies, municipal golf provides opportunities to improve the quality of life of the community's residents and contribute to a tourism and outdoor based economy. These are verifiable reasons why a golf facility needs to be ready to address these issues and invest for the future.

Fact: Changes *will* be made to the golf course by golf course staff.

Most golf courses have some form of a governing body in charge of caring for the long-term health of the facility. They are charged with allocating budgets, proposing improvements, and ensuring the overall quality of the course is maintained. It is prudent to have a plan in place that addresses these changes and directs staff when projects are implemented. Proper planning has proven to reduce costs and ensures projects are done right the first time.

An example of a tee built as an after-thought

Fact: A golf course naturally evolves and changes mostly for the worse.

As outlined in the Expected Life Cycle of Golf Course Items, it is shown that components of a golf course do have a life expectancy and will deteriorate over time. This life expectancy is also directly related to how well these items are maintained on an annual basis.

GOLF COURSE ITEMS
EXPECTED LIFE CYCLE

HOW LONG SHOULD PARTS OF THE GOLF COURSE LAST?

No two golf courses are alike except for one thing: deferring replacement of key items can lead to greater expense in the future, as well as a drop in conditioning and player enjoyment. The following information represents a realistic timeline for each item's longevity.

Component life spans can vary depending upon location of the golf course, quality of materials, original installation and past maintenance practices. The American Society of Golf Course Architects (ASGCA) encourages golf course leaders to work with an ASGCA member, superintendents and others to assess their course's components.

ITEM	YEARS
Greens (1)	15 – 30 years
Bunker Sand	5 – 7 years
Irrigation System	10 – 30 years
Irrigation Control System	*10 – 15 years*
PVC Pipe (under pressure)	*10 – 30 years*
H.D.P.E. Pipe	*40 – 60 years*
Pump Station	*15 – 20 years*
Cart Paths – asphalt (2)	5 – 10 years (or longer)
Cart Paths – concrete	15 – 30 years (or longer)
Practice Range Tees	5 – 10 years
Tees	15 – 20 years
Corrugated Metal Pipes	15 – 30 years
Bunker Drainage Pipes (3)	5 – 10 years
Mulch	1 – 3 years
Grass (4)	Varies

NOTES: *(1) Several factors can weigh into the decision to replace greens: accumulation of layers on the surface of the orginal construction, the desire to convert to new grasses and response to changes in the game from an architectural standpoint (like the interaction between green speed and hole locations). (2) Assumes on-going maintenance beginning 1 - 2 years after installation. (3) Typically replaced because the sand is being changed – while the machinery is there to change sand, it's often a good time to replace the drainage pipes as well. (4) As new grasses enter the marketplace – for example, those that are more drought and disease tolerant — replanting may be appropriate, depending upon the site.*

ASGCA thanks those at the USGA Green Section, Golf Course Builders Association of America, Golf Course Superintendents Association of America and various suppliers for their assistance in compiling this information.

The materials presented on this chart have been reviewed by the following Allied Associations of Golf:

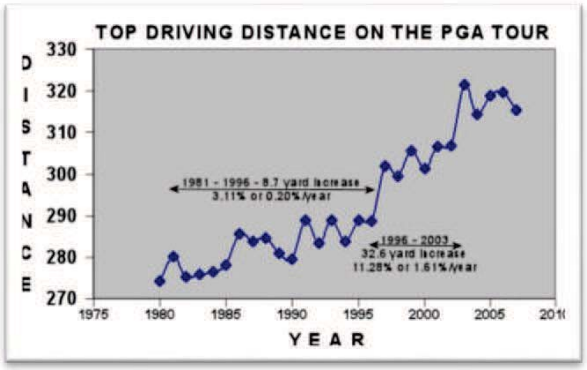
GCSAA · NGCOA · NGF · GCBAA · PGA · USGA

For more information, contact ASGCA at (262) 786-5960 or visit www.ASGCA.org

DATA COMPILED BY ASGCA, 125 NORTH EXECUTIVE DRIVE, SUITE 302, BROOKFIELD, WI 53005

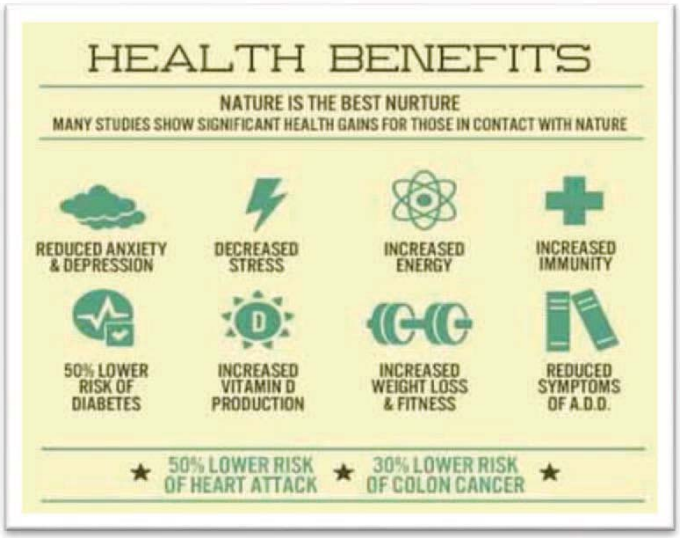
Fact: For a variety of factors, the golf ball is traveling further, and therefore has increased the total area needed to maintain a safe environment.

Generally speaking, an area of concern for courses built prior to 1980 is safety related to the close proximity of adjoining golf holes. Due to increased club and ball technology, many courses are seeing golf balls hit into places not seen before. As the golf ball has continued to fly further (and will most likely continue), the entire facility should be analyzed and assessed for possible future adjustments.



Fact: Due to a nationwide trend of the reduction of played rounds, diversification of the golf course facility is a proven and viable option.

A typical golf facility is traditionally utilized by only 10% of the community. However, all courses will need to look toward the 90% of those who do not play the sport, but are looking for the added benefits a golf course provides. The health of residents, youth especially, is becoming more front and center, and seen by many local goverments as an issue they should be addressing where possible. Updating the facility to bring in non-golfers, and to promote health oriented, outdoor recreational options is a wise move going forward.



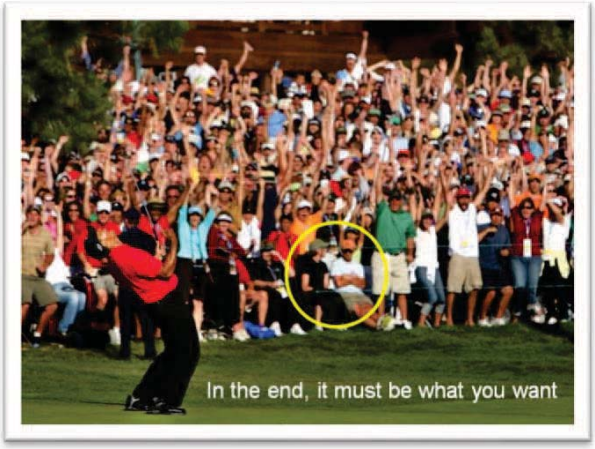
Fact: The costs to operate a golf facility and the likelihood of additional restrictions levied on these facilities are only increasing.

As the costs for resources such as water, energy, and fuel continue to rise and become less available, all golf facilities will need to become increasingly aware of how to address their future sustainability. Courses are already having to make unprecedented compromises in order to secure their future success. A Programming Plan looks for opportunity to reduce water and chemical use, improve maintenance efficiency and do its part to secure long term sustainability.

How much will our resources cost in the future?

Fact: Without a firm direction or plan, a golf course will slowly lose its continuity over time, negatively affecting the long term health of the golf course.

So, as an answer to why the County chose to perform this process, and develop this Programming Plan, it's very simple; a golf course needs a plan to account for the changes in the course that occur naturally, and to direct officials and staff when adjustments to the course are needed, to positively affect and preserve the long-term health of the Golf Course.



The Programming Plan Process at Dairy Creek

Dairy Creek's Programming Planning process has included:

1. Meetings with County Staff, the Advisory Committee, golfers at large, residents at large, San Luis Obispo Golf Team Staff, and other pertinent organizations
2. Initial introduction meeting at Dairy Creek with the Community at large on August 22, 2016
3. Dairy Creek facility evaluation phase including site research and analysis performed at various times during each on site visit
4. Design Team charrette February 21-23, 2017
5. Three (3) Community Workshops at Dairy Creek, on the dates of December 20, 2016, January 23, 2017, and March 20, 2017
6. Four (4) Advisory Committee webinar presentations to update the Team on the project status
7. Weekly conference calls with County Staff to track the progress of the project
8. Conceptual Design and Programming Phase including multiple design alternatives presented to Staff and the Advisory Committee

Picture of the January 23, 2017 Community workshop

Summary of Meetings

On December 13, 2016, Parks held its first Advisory Committee meeting to review the role of the committee, provide a background of the issues and direction from the Board and discuss key elements of the programming plan that include:

- Conceptual or focused plan question
- A positive golf experience is a key to success
- Water limitations restrict available turf
- Proposal must have overall financial viability
- Existing and new features must help integrate the park

December 20, 2016, Parks held a public workshop to discuss golf course options. Key takeaways from the meeting included:

- Discussion of the water and revenue situation and the County's desire to offset the annual loss with additional park revenue
- The continuing desire to keep 18 holes and find additional water, but an understanding that this appears infeasible.
- The group expressed an interest in understanding more how Cal Poly's golf team could help create a successful future and in retaining existing holes rather than totally reconfiguring the course.
- The desire to not lose the ability to reopen closed holes in the future should water become available at a future date.
- Staples explained industry trends such as beginner/family focus, designing facilities that take less time to play, and more priority placed on practice areas
- Night lighting, miniature golf, improved practice facilities and other concepts were also discussed.

A main focus of this community workshop was the exploration of current golf industry trends, and other "outside the box" thinking related to golf facility planning in the future. Attached are images that were

used to communicate these creative ideas, and gauge the community's interest and/or appetite for certain ideas.

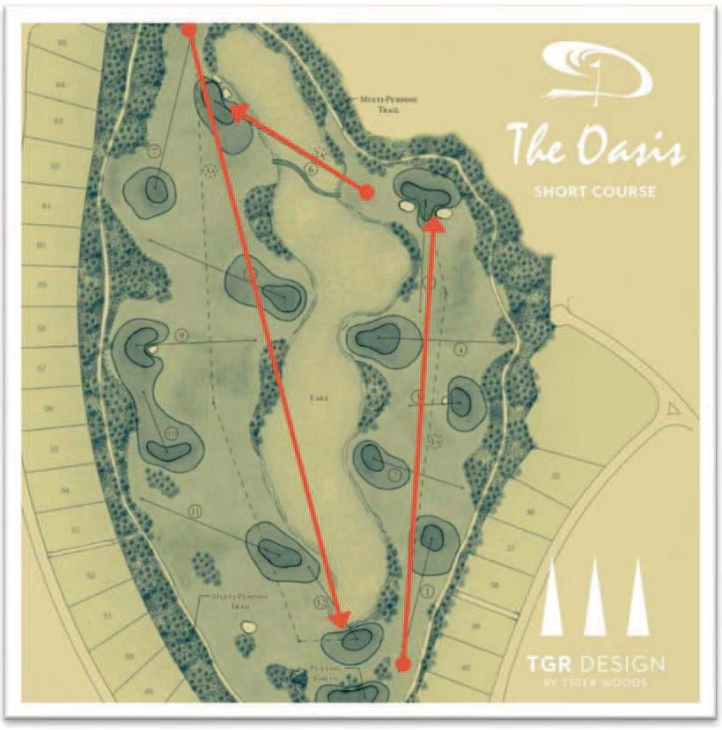
The reduction of resource use is major topic of conversation and of tremendous focus in today's golf industry

Subsurface irrigation is becoming more commonly used in landscape irrigation including golf courses

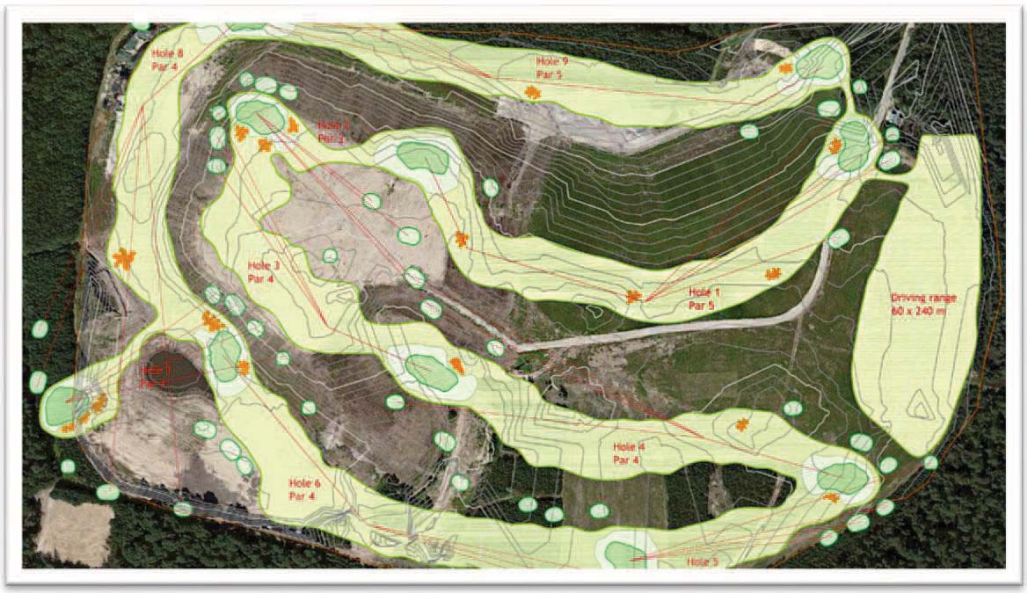
New Mexico State University is a leader in sustainable irrigation practices for golf courses

Golf courses are looking for ways to maximize space such as utilizing two flags in one putting green

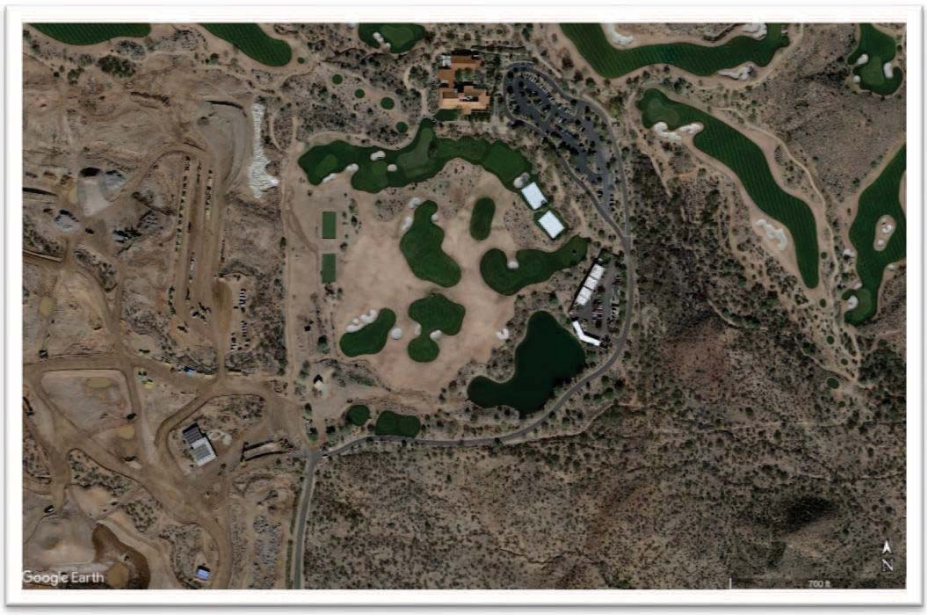
Par 3 courses such as the "Horse Course" in Nebraska are options for golfers looking to play golf in less time



Courses are being designed to be multi-use, being played in a variety of layouts on the same property



The course pictured above is a 9-hole course designed to be played in both directions



Currently there is a major focus on designing large practice facilities with a variety of options

Artificial turf is being utilized in areas where maintenance costs are high, and water is scarce

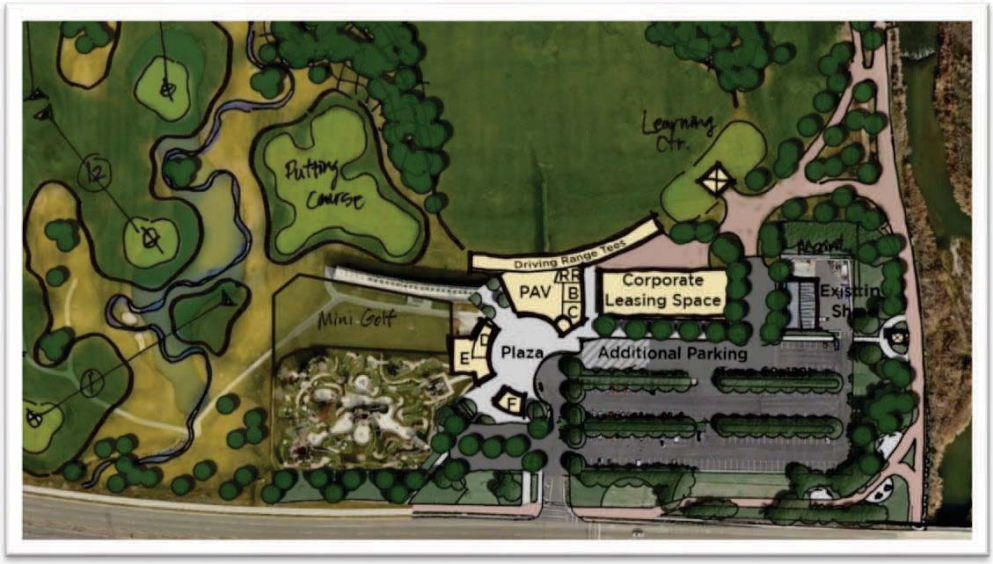
More municipal facilities are turning their focus on marketing to families, kids and beginner golfers

Attracting women golfers is key to successful golf operation

The golf industry has done a poor job of attracting golfers with disabilities to the game

Alternate uses on a golf course has been proven to attract non-golfers to the facility

Colleges across America are using practice facilities as recruitment tools for their golf programs



Many golf facilities are looking to partner with private entities to generate revenue (see corporate leasing space above)

"Top Golf" has begun to change people's perception of the traditional golf facility

Night lighting a golf course expands the hours of operation, and attracts players during off-work hours

January 10, 2016, Parks held its second Advisory Committee meeting. Concepts and ideas for golf facilities and circulation within the park were offered. Key design thoughts addressed were:

- Phased implementation of ideas
- Consideration of fewer holes with a larger golf envelope vs more holes
- Consideration of existing course vs a new course design
- High quality practice facility including Cal Poly Team practice elements
- Tee area irrigation concepts

While the main desire of golfers remains keeping the existing 18 hole course as it is or at least in some way viable for the future, there was some support for the concept of a nine hole facility with a three hole practice facility. There was consensus on improving the park circulation using a single access route with the current clubhouse area as the hub of the park by which all other features are accessed.

Additional discussion focused on the current irrigated area of turf, and total widths of the general playing corridors in relation to the amount of area that needed to be reduced based on available water.

January 23, 2017, Parks held a public workshop to gain input for the overall programming plan for all of El Chorro Regional Park. The key takeaways from this meeting were:

- Questions about profitability of options
- Questions about the public good aspect of golf and subsidization of golf similar to other recreational activities (i.e. sports fields, tennis, pickleball, swimming)
- Questions about water including storage (i.e. additional ponds) and delivery infrastructure
- Support for integration of park features
- Strong support for multi-use trails, especially connectivity to Los Padres National Forest property
- Support for camping opportunities and alternative camping options (i.e. cabins)
- Support for equestrian facilities, dog access to trails, and horse camping
- Support for zip lines, mountain bike skills course, disc golf, mini golf, and ropes challenge course
- Continued support for golf facilities with 18 holes preferred and conversion to 9 holes with 3 hole practice facility an option
- Support for marketing efforts, branding the facility around recreation, event location, and having a central "check-in" area at the clubhouse
- Support for expanding the Cal Poly partnership

March 6, 2017 Parks held its third Advisory Committee meeting. This meeting was a planning session for what the Team would take to the Community on March 20, 2017. Key concepts discussed during this meeting were:

- Discussion of the February 28th Board meeting directing us to look for additional sources of water
- Direction of the final steps of the planning process including consensus of what we reasonably know to be true, the economic drivers of the plan, and the 18 hole option versus less holes option
- Presentation of our Mission for the project

On March 20, 2017, the final Community Workshop was held, and a variety of topics were discussed. Many viewpoints were shared, and much consensus was heard. The following are the highlights of this meeting:

- An introduction of broad (non-golf) park planning concepts and principles by Lief McKay of RRM Design Group
- A final summary of the current water/revenue situation, and how our plans address multiple options to generate revenue based on water availability and Board direction
- Plans that provided a comprehensive view of the entire park plan, with proposed options
- Our Vision statement for the project
- A general Implementation Plan for the proposed options and water availability

What we heard during the process

During the process, we heard from a wide range of community residents and stakeholder groups, acquiring a variety of perspectives and individual interests. In the end, each group communicated their feelings, and we listened. This is what we heard:

1. The golfers want 18 holes; and, if the course is to be altered, all adjustments should honor the original design intent of the golf course with the least amount of change to the course, limiting the non-golf use impacts on the course to the extent possible
2. There is overwhelming support for diversification of the offerings, including uses that attract non-golf users, adjustments to the entry into the park, and evolution of the purpose and function of the current golf course clubhouse
3. Non-golfers were supportive of the golf initiatives, and expressed interest in seeing golf evolve to address future trends and revenue generation
4. Strong support for the increase of connectivity of a comprehensive trail system throughout the entire park, with the addition of appropriately designed amenities attached to the trails system such as mountain bike skills courses, disc golf, etc.
5. All stakeholders agreed the park should increase marketing, and were supportive of the possibility of a "rebranding" of the entire property under one name and likeness

Upon completion of the community outreach and workshop exercises, a number of important details about the project became apparent. To that end, the mission for Dairy Creek Programming Plan is:

What we reasonably know will happen in the future

Upon beginning this exercise, the Design Team set out to examine the issues related to the current water situation at Dairy Creek and develop a plan that addresses the long-term irrigation water availability and revenue gap. As described above in "the general theory behind our planning at Dairy Creek" section of this plan, the three pillars of success of proper planning have proven to be critical aspects of the design process at Dairy Creek. This Team worked to find all areas of consensus within the community, used the facts presented regarding water availability and revenues, as well as utilized the expertise in golf course design and park planning to drive realistic and feasible recommendations that give direction for the future of the course and park. This was not easy. However, a sound process has been followed, which leads to a reasonable level of understanding of what may happen in the future.

To fully understand the factors that are integral to the development of this plan, the following points are what are known to be true, or reasonably true, and are critical factors that have gone into this plan's recommendations.

If the park stays "as-is," and the total annual amount of water is not increased to the amount needed to fully water the entire 18-hole golf course as originally designed, the golf course will continue to show a loss in revenue. Further, with the reduced watering cycles, the mechanical aspects of the course such as the course's irrigation system, cart paths, putting greens, and drainage will continue to deteriorate and the course will not only struggle to stay relevant in the eyes of the community, but it quite literally will fall apart. Essentially, if keeping 18 holes open is the priority, the focus should be placed on finding the appropriate amount of water in order to properly water a top-quality golf facility.

If the worst case scenario considered in this plan happens, and water is reduced to the least amount of water available (100 AF of water, and 35 acres of irrigated turf), the golf course will certainly need to consider a complete change in user focus and the County must plan for a reduction of total holes. The course was designed as an 18-hole full-length, top-quality golf course, capable of challenging the region's best golfers. By reducing the footprint of overall turf on all 18 holes, tighter landing areas, more forced carries and an even more difficult golf course will occur. This is not the direction the golf course should be heading. Conversely, the course should look to maximize the amount of water available and focus this water on the high use play areas, focusing on providing the best experience possible. This, in turn, will necessitate a shift in the attention to using more water on less holes, in order to attract a user group more likely to utilize a golf course with a smaller footprint. Under this scenario, focusing on the beginner golfer, families, kids and seniors, and those that want to play in less time, would be prudent. Making the proper adjustments to the facility, then promoting the facility as the "best in class" golf learning center, with an association with Cal Poly's golf team, would be a likely solution. Bottom line, using less water on more holes, is not a realistic solution and should not be considered.

If the County is still unsure how much water can be made available to irrigate the golf course, there will be uncertainty on how best to handle the variety of amounts of water available, including how much water, and during what times of the year. This plan sets out to develop thresholds for a range of amounts of water, all based on providing a quality golf experience that residents will want to enjoy.

Instead of guessing at how much water the course needs, or arguing over how much is too much, or too little, this plan intends to provide guidance, and direction, when the unknowns become clearer.

Site Assessment of the Park Land

A site review and assessment of Dairy Creek/El Chorro Regional Park was completed by Andy Staples, as well as, Lief McKay of RRM Design Group. This assessment was performed over multiple day trips, throughout the months of December, 2016 and March, 2017, and included:

- Viewing the community engaged with the facility
- Walking tours of the site to understand the opportunities and constraints of park usage in golf and non-golf areas to understand and contemplate how additional uses can be envisioned from the "ground level."
- Interviews with maintenance staff about turf quality issues, irrigation and drainage, and agronomic considerations
- Interviews with staff concerning the operations of the club regarding daily play, range usage, overall park usage, percentage of use by residents, etc.
- Site evaluation to understand the current water storage capacity, access to various water sources, etc.
- Identification of opportunities and constraints based on physical and climatic factors
- Review of County documents such as the original El Chorro Environmental Impact Report (EIR), El Chorro Regional Park Development Plan dated January 1978, the current SLO Botanical Garden Plan, Parks & Recreation 2015 Strategic Plan, etc. for historical context and understanding
- Continued dialogue with Cal Poly officials, including the Cal Poly Golf Team, to look for possible parallels in planning for the future, including hosting a Cal Poly Golf Team building and practice facility

The Regional Park

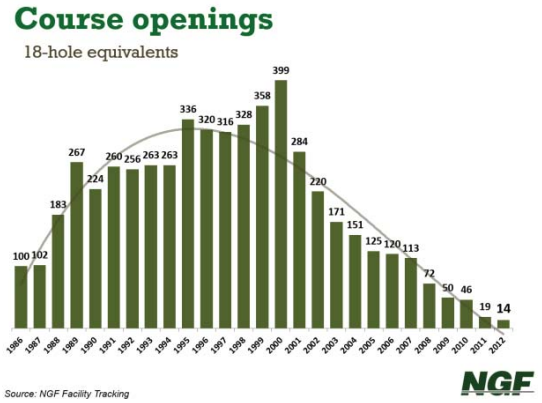
There is enough anecdotal evidence to suggest that many people primarily know, and interact with, El Chorro Regional Park for one or two reasons only. It may be the golf course. Or the softball fields. Or the botanical gardens. It is interesting that often people are unaware of much of what other elements the park has to offer, including the area north of the closed gate on Dairy Creek Road just past the dog park that accounts for roughly one-third of the entire property. From a park planning and site assessment perspective, this is the core challenge – finding ones' way around is not intuitive. Immediately upon entering the park, a visitor must make a choice to turn left or continue to the right, and in doing so one half of the park is immediately out of sight and out of mind. This is symptomatic of a circulation system that has evolved over time, probably relying heavily on historic ranch road alignments and adding to it over time in pieces – and it is very common for larger, older parks.

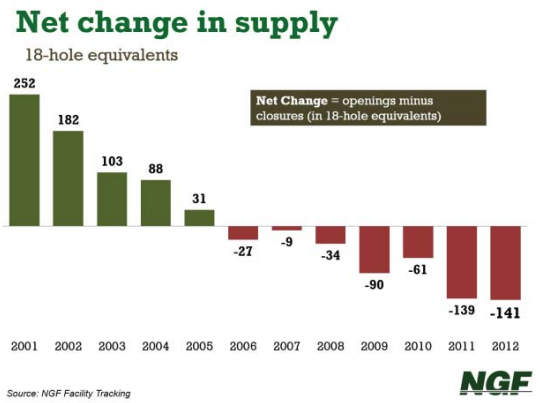
Golf course aside, El Chorro presents huge opportunities to add to the County's park system. Firstly, it's setting in the Chorro Valley is spectacular, with expansive views towards the coast; and importantly, it has a varied topography that enables users to get to higher elevations to appreciate it. Secondly, it is far enough from surrounding residents and adjacency conflicts to open up a vast array of potential new uses. And lastly, there is plenty of space to comfortably fit new uses and expand existing facilities. Much of the area around the clubhouse and park entry has been previously disturbed to some degree, so more intense activities can be developed with a low impact philosophy. The key to successfully bringing the various ideas together harmoniously is paying careful attention to the quality of the spaces that are created – and make sure that one amenity doesn't suffer at the expense of another.

As will be discussed at length in this plan, availability of water is the most restrictive constraint for potential new uses. Other considerations that will need to be carefully considered when siting new facilities are the prevailing winds, and the dry, summer heat.

The Golf Course

Staples Golf's opinions of Dairy Creek date back to the first encounter with the course in 1998 when Andy Staples first traveled to San Luis Obispo, working on a nearby project. Overall, the impressions of the entire golf course are incredibly positive, and the course ranks as one of the highest of quality for any public, municipally owned facility in the State of California, when watered properly. That said, when one digs deeper into not only the timing of its original construction, but also the recent water crisis and long-term water availability, another story begins to emerge.





Dairy Creek was built in 1997, and by all accounts, was opened in golf's "heyday." The late 1990's and early 2000's saw the game of golf enjoy a prosperous existence; one that many thought would never come to an end. Dairy Creek was a product of this time, and when one investigates the design and makeup of the facility, the telltale signs are readily available. The course sits on incredible land, indicative of the central coast of California. However, the land is steep by nature, and by no means considered "natural" golf ground. In order for the course to be built here, large amounts of soil were moved, and fairways and greens were shaped into the landscape by bulldozers and excavators. The design does not facilitate an easy walk, but rather, focuses play on golf cart use to navigate the property. The hillsides were replanted, and then a variety of grasses were re-established over time. By all accounts, the final product maximized the ground, and was properly built. The course certainly provides a huge benefit to all golfers, and the occasional non-golf user, by allowing them to experience the land by traversing over the hills and swales, chasing the proverbial little white ball. But, when compared to even the most modest of examples, Morro Bay Golf Course for one, the course rises into the category of being difficult for most golfers, especially beginners, has narrow fairways, and many side-hill lies that fall away from the golfer, which makes keeping the ball in play on every hole a bit of a challenge. When placed in the spectrum of other courses in the area, or compared to its competition, Dairy Creek is one of many; a course that competes by price, local pride and a small group of devout followers, and little to do with a unique offering, or social experience or culture. This is not to say Dairy Creek is a bad golf course; it's not. It's a very good golf course that happens to be a product of its time, much like many others across the country, searching for an identity, and a "silver bullet" to solve their annual revenue deficit problem.

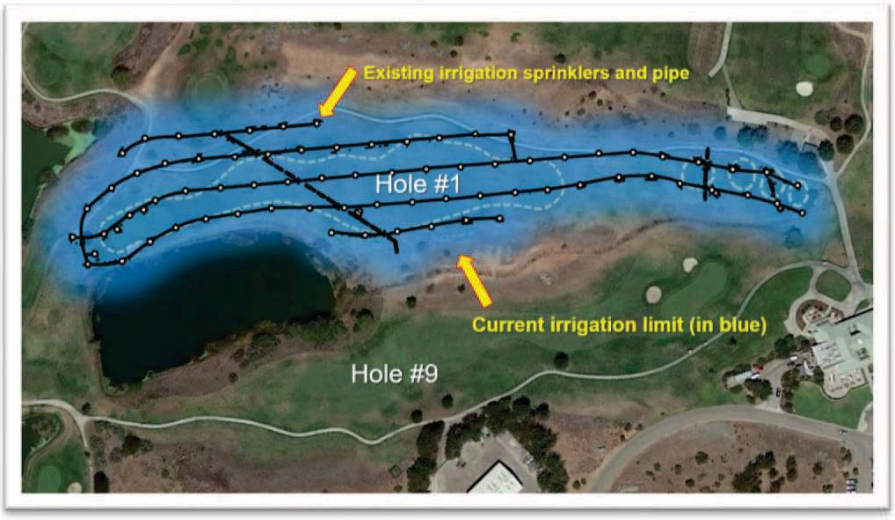
Flash forward to the summer of 2016, and Dairy Creek is experiencing a shortage of irrigation water due to the cut backs in the population of the California Men's Colony, the course's primary source of recycled water. After a cursory tour of the course, it is obvious the course is not being maintained as John Harbottle, the course's original designer, envisioned it. What exists is a vast waste land of dried out turf and hard, cracking ground surrounded by islands of semi-green grass around the putting greens and teeing grounds. Annoying bugs are also now prevalent due to the slow conversion back to the native hillsides. What was once a series of continuous pathways of well irrigated turf, are now bone-dry landing zones, difficult to play a leisurely, fun round of golf.

Courses are meant to be watered. Their irrigation systems require weekly, or at minimum a few times a year, use by allowing the sprinklers to run. Turf is meant to be "farmed" by not only applying the appropriate amounts of water, but they are also in need of fertilizer, sand top dressing and the occasional poking of holes through the top surface of thatch and old grasses. When these daily tasks are not implemented, the internal makeup and health of the course suffers.

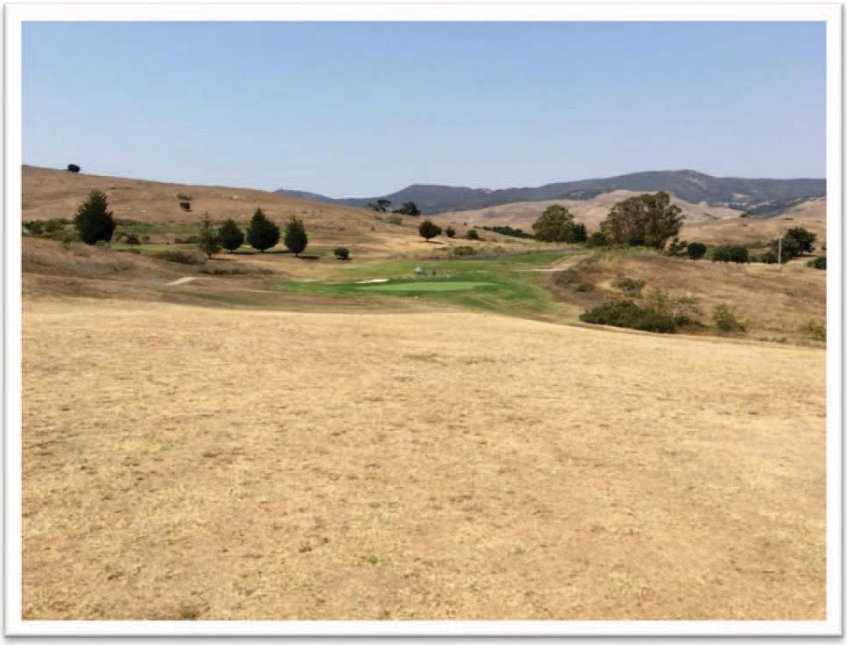
Many might say this situation is "normal" or "not a big deal." Staples Golf differs with that opinion. In a golf environment where competition is fierce, and budgets are tight, maintaining a course in the manner in which Dairy Creek is maintained with insufficient water is not a recipe for success.

Below is a list of items that are in need of further examination for the potential for long-term harm or even complete loss:

1. Irrigation system – it appears to be in great condition, however, if the sprinklers are abandoned permanently, or even for long durations of time, the parts become frail, and prone to failure.
2. Putting greens – poor drainage within the soil profile, salt build up, loss of turf in problematic areas
3. Drainage systems – the existing drain lines are showing signs of failure, and need replacement
4. Sand bunkers – appear to be reaching the end of their life cycle
5. Cart Paths – the soil around the paths, and bridge abutments, are prone to shrinking and expanding based on the wide variance of wet and dry conditions, causing gaps in the soil, and cracking of the concrete, causing the paths to deteriorate and cause a possible liability concern
6. The driving range – the current depth of the range is short by today's standards, and is small in terms of teeing space, visibility to various landing areas, and limited in the quality of practice options
7. Quality of existing campgrounds – to keep occupancy rates as high as possible, it should be a primary goal to attract repeat customers. Although the choice of campgrounds on the coast is often a simple factor of availability, when all things are equal the overall quality of the camping experience is important. This includes utility infrastructure, adequate space between sites, noise, and protection from the relentless prevailing winds.



Overhead view of the manner in which the original golf course has been designed to be watered.



Hole #12 showing the watering practices of only greens and tees – Photo taken in August of 2016

There is evidence of salt build up in the greens profile, causing loss of turf

The stress on the turf has caused a variety of different types of non-sustainable grasses to begin growing around the greens (note yellowish, light green colored grasses)

The current practice facilities

The current practice facilities at Dairy Creek, while adequate and generally in good shape, are lacking in terms of the latest trends in the golf industry. Today, as players have less time to play golf, and are becoming increasingly interested in different options of playing and practicing the game, more focus is being placed on generous, high quality facilities that allow for all levels of golfers access to practice. Dairy Creek's range, short game area, and putting green are showing deficiencies in these areas.

The direction of the range faces due west, into the prevailing wind, and has room enough for 19 hitting bays. The existing range tee was "notched" into the hillside, located in a small space. This is not unusual, as at the time of inception, there was more of a focus on placing the priority on the golf course, and then used what was left for the range. This can be seen by the lack of clear visibility from the range tees to various landing areas, the tight space the current short game area sits, and the short length of the entire range. As a matter of fact, it is customary for the better golfer to be hitting their balls into the adjacent ravine located to the west, along hole #2. Further, since the range is located "up the hill," it can be considered inconvenient for the causal golfer that just wants to hit balls.

Drainage appears to be a reoccurring issue around the entire range area. The current concrete tee line used for artificial mats, appears to hold water, limiting mat use to the dry times of the year. The range tee is built to slope from front to back, causing all drainage to run backwards and sit against the graded "steps" in the tee tops. This causes soft areas, which in turn causes ruts and weak turf.

The putting green adjacent to the clubhouse is perfectly located, but it is steep and not very conducive to practicing. And, if there is an idea of increasing use through additional non-golf programs and uses, this putting green would be considered too small for this amount of play.

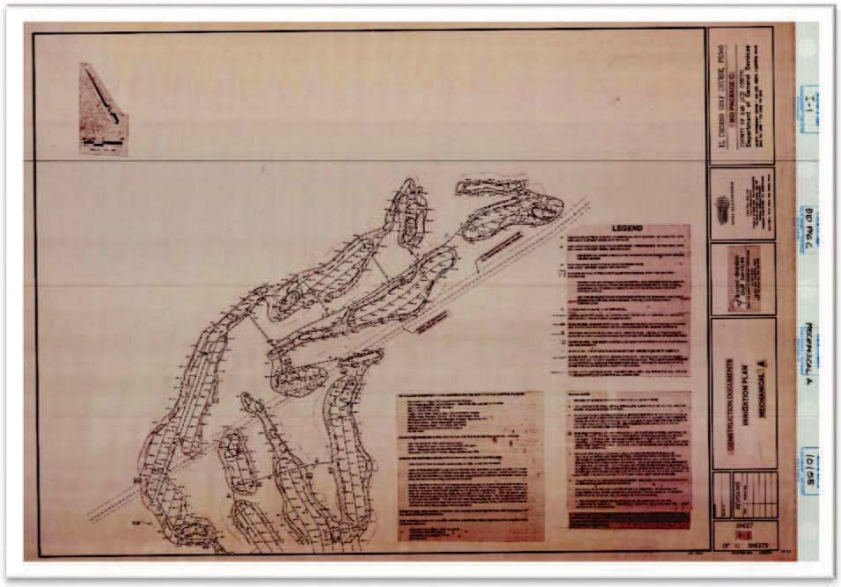
Overall, when the practice area is considered against current trends in golf course design, and operations, there is a strong argument against the current layout. Consideration should be made to expand the current layout, by regrading and/or by reorienting the angle with the intent to make the range longer with more hitting stalls. Also, by increasing the quality and overall offerings of the entire practice facility, there is a better chance of increasing use, which will in turn result in increased revenues.

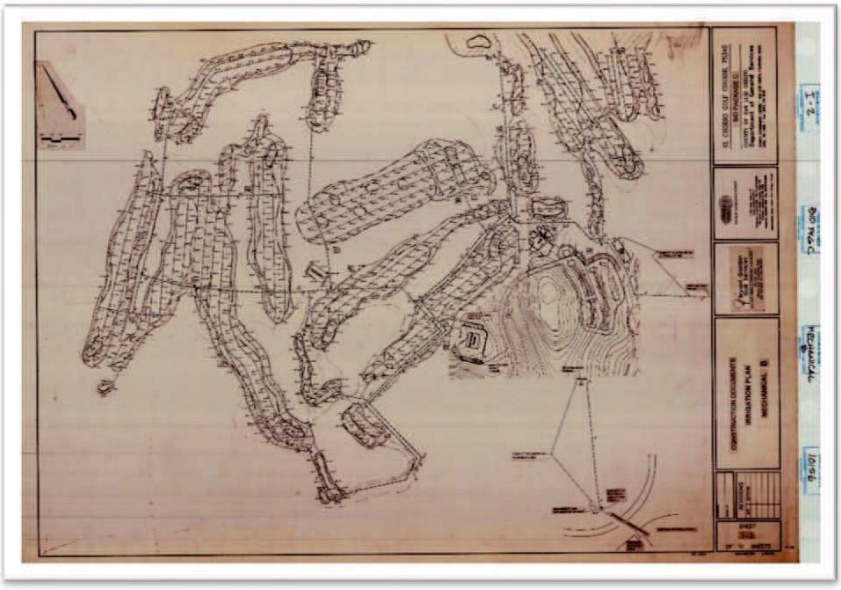
Drainage issues are prevalent around the course, including the current driving range tee

The current short game area is in need of improvement including fixing the drainage issues

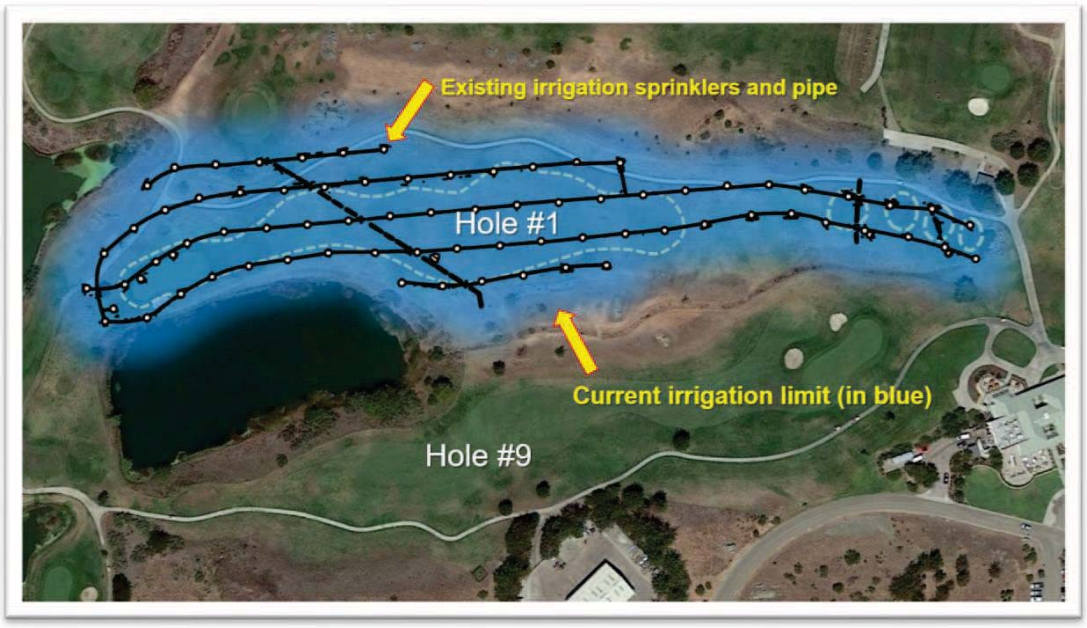
The current irrigation system

The current irrigation system is set up to irrigate the playable areas, including the green, tees, fairways and roughs in their entirety. When the golf course was first built, the County employed professional irrigation system consultants to design the irrigation system to match the proposed design of the golf course. See below, as provided by San Luis Obispo County.





As the example noted below shows, the current layout of the irrigation system covers the entire turf area "wall to wall," spacing each sprinkler approximately 65-feet apart, on a triangular spacing pattern.



This exhibit shows the current layout of the irrigation system and what areas of the course receive water

In order to make adjustments to what parts of the course are watered, and also, to make adjustments to the preferred limits of turf, the operators of the system are tied to utilizing the current sprinkler pattern. Overall, it is much easier to remove areas receiving irrigation by simply turning off the operation of the sprinklers, as opposed to adding turf or adjusting the outside limit of coverage.

These concepts are important to understand for two reasons. First, if any adjustments are to be made to the layout of the golf course relative to the overall limits of irrigation coverage, or overall playable areas, then these adjustments will be most cost effective, and reasonably made by planning around the current layout of the system. Second, if major adjustments are made to the course design and layout, then this will increase the implementation costs of installing new or partially new portions of the system to conform to the new layout.