



Town of Moraga	AGENDA ITEM
Ordinances, Resolutions, Requests for Action	XI. A.

Meeting Date: December 14, 2011

TOWN OF MORAGA

STAFF REPORT

To: Honorable Mayor and Councilmembers

From: Jay Ingram, Parks and Recreation Director

Subject: Adopt Resolution ___-2011 Accepting the Park and Recreation Commission Recommendation to Provide Spatial Separation at Rancho Laguna Park (Continued from the October 26, 2011 Town Council Meeting)

Request

1. Adopt Resolution ___-2011 (Attachment A) accepting the Park and Recreation Commission Recommendation to provide spatial separation at Rancho Laguna Park, or
2. Adopt Resolution ___-2011 (Attachment B) accepting the attached design concept to provide spatial separation at Rancho Laguna Park as presented at the October 26, 2011 Town Council meeting.

Background

Town Council heard public comment and deliberated the issue at their regularly scheduled October 26, 2011 meeting. The Council generally agreed on the necessity of spatial separation, but did not decide specifically how to accomplish the separation. An additional design concept was presented to Town Council by one of the last public speakers during public comment on October 26. Town Council asked staff to provide cost estimates regarding the additional design concept.

During the meeting on October 26 the Town Council heard and closed public comment, deliberated and voted to continue this item to a date certain of December 14, 2011. In taking this action there is no obligation under the Brown Act to re-open public comment. Continuing to a date certain is intended to allow the Council to resume their discussion where they left off on October 26, during their deliberation.

Discussion

On October 26 the Town Council narrowed the discussion to two proposals. First, the Park and Recreation Commission recommendation continues as a Town Council option. The second option, known as the Additional Design concept, required additional information from staff for Council consideration on December 14. The Additional Design, while very similar to a Callander concept presented at the July 5, 2011 Park

1 and Recreation Commission meeting, isn't a Callander created concept. Design
 2 modifications were made prior to presenting the design to Council. Staff consulted with
 3 Callander to receive cost estimates for the Additional Design concept, but Callander
 4 could not provide estimates for a design they did not create. The left column shows
 5 Callander provided cost estimates for the Park and Recreation Commission
 6 recommendation. The right column shows staff estimated costs, using modified
 7 Callander unit costs that reflect a conceptual level of understanding as described during
 8 public comment on October 26. Both estimates include design and construction
 9 contingencies.

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Park and Recreation Commission Recommendation	
Phase 1	
Playground	\$100,000
S. side fencing (\$30 lf)	\$8,000- \$20,000
N. side fencing (\$30 lf & 6 gates) 750 ft.	\$33,300
Relocate BBQ	\$400
Relocate Picnic Tables	\$1,600
Phase 1 Estimate	\$143,300- \$155,300
10% Design Contingency	\$15,500
10% Construction Contingency	\$15,500
TOTAL ESTIMATED COST OF CONSTRUCTION	\$174,300- \$186,300

October 26, 2011 Additional Design Concept	
Phase 1	
Playground	\$100,000
S. side fencing (\$30 lf)	\$8,000- \$20,000
N. side fencing (\$30 lf & 6 gates) 825 ft.	\$35,550
Turf	\$6,840
Irrigation	\$12,000
Pathway realignments	\$14,500
Tree removal (two on NW corner of existing turf)	\$2,000
Relocate BBQ	\$400
Relocate Picnic Tables	\$1,600
Phase 1 Estimate	\$180,840- \$192,840
10% Design Contingency	\$19,200
10% Construction Contingency	\$19,200
TOTAL ESTIMATED COST OF CONSTRUCTION	\$219,240- \$231,240

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Add Alternates	
Clear & grub for new turf	\$2,000
Turf, sod	\$6,000
Irrigation	\$12,000
Soil preparation and fine grading	\$4,800
Decomposed granite path	\$4,275
Total, add alternates	\$29,075
TOTAL with Add Alternatives	\$203,375- \$215,375

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13 Estimates in the tables above are based on Callander Associates judgment at this level
 14 of document preparation and offered only as reference. Costs provided assume that
 15 phase two, turf drainage improvements would take place at a later date when funding is
 16 available. According to Callander estimates, turf drainage, using a sand channel
 17 system on the existing turf area, will cost approximately \$43,000.

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19 **Environmental Review**

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21 Both of the proposed project options which replace playground equipment, install
 22 fencing along the north and south sides of the park, relocate barbecues and picnic
 23 tables from the north side of the park to the south side, clear shrubbery from the north

1 side to accommodate turf, install turf and irrigation, and add pathways at an existing
2 park are categorically exempt from the provisions of the California Environmental
3 Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to:
4

- 5 • Section 15301 of the CEQA Guidelines (“Class 1, Existing Facilities”) which
6 exempts operation, repair, or minor alterations of existing public or private
7 structures or facilities or topographical features involving negligible expansion of
8 use, including fences, *because the proposed project will remain within the*
9 *existing footprint of the existing Rancho Laguna Park, will allow multiple users of*
10 *the park in physically separated locations of the existing park. The changes will*
11 *result in no, or negligible, expansion of use because the existing park’s uses*
12 *currently include on-leash and off-leash dog use, depending upon the time of day*
13 *and the time of year; sport practices; day-use by individuals of all ages; picnics;*
14 *overnight campouts; swim team parties; school graduations; summer and after*
15 *school sports camps, etc. The overall use of the park would not change and is*
16 *designed to physically separate existing users of the existing park;*
- 17 • Section 15302 of the CEQA Guidelines (“Class 2, Replacement or
18 Reconstruction”) which exempts replacement or reconstruction of existing
19 structures and facilities where the new structure will be located on the same site
20 as the replaced structure and will have substantially the same purpose and
21 capacity as the replaced structure *because the playground and children’s*
22 *equipment will replace existing and previously-existing play areas and equipment*
23 *on the Rancho Laguna Park site for children and will replace existing barbecue*
24 *and picnic areas currently located on the park site;*
- 25 • Section 15303 of the CEQA Guidelines (“Class 3, New Construction or
26 Conversion of Small Structures”) which exempts construction and location of
27 limited numbers of new, small facilities or structures, including fences, *because*
28 *the proposed new fencing will be limited to approximately 1.1 to 1.8 acres and*
29 *the fencing will be located outside any environmental sensitive area with the top*
30 *of bank for King Canyon Creek being outside the existing property line fence;*
- 31 • Section 15304 of the CEQA Guidelines (“Class 4, Minor Alterations to Land”)
32 which exempts minor public alterations in the condition of land and/or vegetation
33 which do not involve removal of healthy, mature, scenic trees except for forestry
34 or agricultural purposes *because the project retains all existing trees on the*
35 *project site, the project does not involve any grading activities, and all*
36 *improvements will be located outside the King Canyon Creek streambed and*
37 *banks.*

38 **Fiscal Impact**

39 Funding for the project has not yet been identified or budgeted. This project can be
40 phased, with spatial separation and playground installation completed in phase one and
41 phase two completed when funds become available. Potential funding sources include:
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- 43 • East Bay Regional Park District, Measure WW grant funds
- 44 • Community based organization donations
- 45 • Volunteer labor (to reduce costs)
- 46 • Park Development Impact Fees

1 The largest expense for this project is currently playground replacement. One cost
2 reducing measure could be for the Town to purchase and install one play structure for
3 ages 5-12 and relocate the "Train Station" (currently located on the north side) to the
4 south side, leaving a space for another play structure to be installed at a later date.
5 Purchasing and installing a play structure for ages 2-5 at a later date could reduce the
6 phase one cost by \$30,000 to \$40,000.

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8 **Alternatives**

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- 10 1) Adopt Resolution ___ - 2011 (Attachment A), accepting the Park and Recreation
11 Commission recommendation to provide spatial separation at Rancho Laguna Park.
12 2) Adopt Resolution ___ - 2011, accepting the October 26, 2011 additional design
13 concept recommendation to provide spatial separation at Rancho Laguna Park.
14 3) Not adopt a resolution, provide staff with further direction.

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16 **Recommendation**

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18 Adopt Resolution ___ - 2011, accepting a design concept and direct staff to bid only the
19 spatial separation portion for phase one.

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21 Direct staff to return to Council no later than February 2012 to award a contract for the
22 spatial separation portion of phase one improvements to Rancho Laguna Park.

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24 **Report reviewed by: Jill Keimach, Town Manager**
25 **Shawna Brekke-Read, Planning Director**

26

27 **Attachments:**

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A. Resolution ___ - 2011 accepting the Park and Recreation Commission
29 Recommendation to provide spatial separation at Rancho Laguna Park

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B. Resolution ___ - 2011 accepting the October 26, 2011 additional design
31 concept recommendation to provide spatial separation at Rancho Laguna
32 Park

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C. Design Concept Cost Detail

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D. Letter from MPA, Town Risk Manager, November 9, 2011

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E. Excerpt of Town Council Meeting Minutes, October 26, 2011

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F. December 14, 2011 Meeting Correspondence

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G. Public Meeting Notice

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