



Meeting Date: June 15, 2010

TOWN OF MORAGA

STAFF REPORT

To: Parks and Recreation Commission
From: Jay Ingram, Parks and Recreation Director
Subject: June Agenda Items

Unfinished Business

Bocce Ball Courts at Rancho Laguna Park (discussion/action) –

At the last meeting the Commission asked staff to provide a cost estimate for four bocce ball courts at Rancho Laguna (south side) and/or two courts in the Commons Park. After meeting with the Planning and Public Works Directors, staff has determined that two additional bocce ball courts at the Commons would be an additional burden on the already limited Commons parking. Commissioners and audience present at the May meeting liked the idea of four courts replacing the existing sand volleyball court at Rancho Laguna Park. The estimate below is based on a project cost of \$25,000 and grading to excavate approximately 219 cubic yards (95' x 46' x 18").

Cost Estimate – 4 Bocce Ball Courts at Rancho Laguna Park

Fee

	Fee
Grading, Plan Review and Inspection from Public Works (~219 cu. yds.)	\$2,486
Site Improvements from Public Works - Plan Review and Inspection	\$2,625
Design Review Board (Special Design Review)	\$2,050
Department of Fish and Game Fee – would be waived with categorical exemption	\$1,850
Tree Removal Permit (based on removing three and replacing 3:1) does not include cost to plant nine new trees	\$300
Staff time and Notice of Exemption filing (CEQA filing)	\$170
Total	\$9,481

Designs costs are not included in the estimate above. Designs, plans, demolition and construction would be paid by the applicant. Additionally, the applicant would be responsible for all other fees, including relocation/disposal of sand, removal of trees and planting new trees.

Once courts are completed they will become an additional park amenity, owned by the Town. The Town will require a usage schedule from the bocce group so they can be rented during non-league play. The current per hour fee to reserve the bocce court is \$15/non-profits, \$20/private and \$30/commercial. Furthermore, the Parks and Recreation

Department would request that a bocce representative provide instruction on how to play bocce through a fee based program offered in the seasonal recreation activity guide. It should also be noted that no court lighting would be installed.

The addition of the bocce ball courts to Rancho Laguna Park once again raised the issue of spatial separation. At the May Commission meeting the off-leash dogs and bocce group realized the league would be playing during off-leash times. It was suggested that a fence be installed separating the bocce courts from the grass area. If a fence were constructed staff suggests that it follow the existing path. The fence on the south side would be approximately 235 feet and would separate the play area, bocce ball and group picnic area from the turf. For the north side a 165 foot fence would be installed to separate the trees, two picnic tables, BBQ, play structure and Par Course. This would provide partial spatial separation.

Friends of Rancho Laguna Park expressed support for the four bocce courts. Staff has recently meet with bocce and three representatives from Friends of Rancho Laguna Park to discuss the proposed plan. The attached plan shows the park with partial spatial separation using “ranch style” fencing.

Fiscal Impact

As proposed, applicant would pay all project costs related to the installation of the bocce courts. Town staff would assume no maintenance on any bocce courts in the Commons or Rancho Laguna, as has been past and current practice. The Bocce group would be responsible for any future additional maintenance and upkeep on all six courts.

A 2009 estimate for ranch style fencing was \$33/lineal foot for redwood and \$45/lineal foot for “Trex” style recycled plastic. The estimated amount of lineal feet needed is 400 for a cost of \$13,200 to \$18,000. This is not a cost the Town is willing to fund at this time.

Friend of Rancho Laguna Park had previously offered up to \$50,000 for spatial separation fencing if a previous option was selected. The Friends have again been asked to renew a financial commitment for funding a section of the north and south side of the park. Given the suggested configuration an additional drinking fountain could be located close to the north side fountain, on the other side of the fence for the playground area.

Other than staff time, the fiscal impact for these two projects would be minimal.

Recommendation

1) Staff recommends the Park and Recreation Commission approve the addition of four bocce ball courts to the south side of Rancho Laguna Park at a Town estimated cost of \$9,481 (not including design, construction and installation) and direct the bocce group to develop plans for submittal to the Town.

2) If desired, the Commission may make a recommendation to the Town Council regarding a fee waiver for the majority of the \$9,000. The Commission cannot waive fees, but the Town Council can. Staff suggests the Commission recommend a fee waiver for all fees listed on the previous page. The fee waiver request would go to the Town Council on June 23.

3) Recommend the Town Council approve the attached spatial separation option for Rancho Laguna Park, assuming Friends of Rancho Laguna Park are willing and able to donate funding to install fencing on the north and south side.

New Business

None