



Meeting Date: February 19, 2013

**TOWN OF MORAGA -----STAFF REPORT**

**To: Park and Recreation Commission**  
**From: Shawna Brekke-Read, Planning Director**  
**Jay Ingram, Parks and Recreation Director**  
**Subject: Conceptual Park Plan for Camino Ricardo Subdivision**

**Request**

SummerHill Homes is proposing improving and dedicating a 2.53-acre park to the Town of Moraga as part of their proposed 26-unit subdivision off Camino Ricardo. Staff is requesting comments from the Commission on SummerHill Home's proposed community park.

**Background**

SummerHill Homes is proposing a 26-lot single family subdivision in the Moraga Center Specific Plan area. The 14.26-acre project site is a narrow, rectangular-shaped parcel that is located between Camino Ricardo (west boundary) and Town-owned property (known as the "marquee property") on Moraga Road (east boundary). The parcel is the northernmost portion of the old pear and walnut orchard north of Moraga Way. (The bulk of the orchard is owned by others and is not part of this project.) Historically, the project site was part of the CalTrans right-of-way. The parcel contains two creeks, the Corliss Tributary and Laguna Creek.

The 26-lot single family subdivision would be accessed off Camino Ricardo. The proposed homes would be concentrated on the western half of the site, leaving approximately 8 acres undeveloped as open space and a proposed park. To date, the Design Review Board and Planning Commission have jointly discussed the project, and the Planning Commission held a study session to review the latest proposed plans.

**Discussion**

As part of its project, SummerHill is proposing two pedestrian bridges crossing both creeks and improving and dedicating a public park to the Town of Moraga. The proposed park would be located on a triangular-shaped 2.53-acre parcel on the eastern end of the site, adjacent to the Town-owned "marquee property." Dense riparian

1 corridors flanking Corliss Tributary, on the west side of the parcel, and Laguna Creek,  
2 which flows parallel to but slightly east of the eastern boundary the new parcel  
3 physically define the proposed park site. The western bridge across Corliss Tributary  
4 would be accessed from the east end of the private subdivision access street via a  
5 paved pedestrian trail. A secondary trail would branch to the south from this trail and  
6 extend alongside the riparian corridor to the southern boundary of the site, providing for  
7 a future connection to the south.

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9 Neighbors have expressed concerns about a park in this location. Staff, however,  
10 recognizes this site could add value and park programming opportunities to the 4.49-  
11 acre Town-owned property adjacent to the site. This triangular-shaped Town-owned site  
12 is located directly across from the sand volleyball pit and skate park. The majority of the  
13 Town parcel is currently covered with dense riparian vegetation and contains numerous  
14 orchard trees.

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16 **Issues**

17 The Commissioners should consider and discuss the following issues pertaining to the  
18 proposed park:

- 19 • What types of uses are desired for the park area?
- 20 • Are there specific amenities that are desired for this site?
- 21 • How does the Commission envision this park site working with the Town-owned  
22 property?
- 23 • What are the Commission's comments about access (vehicular and pedestrian)?
- 24 • How should parking be addressed?
- 25 • What additional comments does the Commission have?

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