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Joint Facilities Planning Subcommittee

Notes of Meeting
September 8, 2014

Mosaic Room,
Hacienda de las Flores,
Moraga

Attendees

Members Present

- Campolindo High School (CHS): John Walker
- Moraga School District (MSD): Charles MacNulty
- Moraga Sports Alliance (MSA): Chris Maher, Judy McNeil, Ken Towers
- Town of Moraga (TOM): Mike Metcalf, Dave Trotter

Staff Present

- Town of Moraga: Jill Keimach, Jay Ingram
- Moraga School District: Bruce Burns

Members Absent

- Moraga Sport Alliance (MSA): Harry Crouch
- Moraga School District (MSD): Shari Simon
- St Mary's College (SMC): Tim Farley

Meeting Notes Approval

- The notes of the August 18, 2014 meeting were accepted as final. Mike Metcalf pointed out that he changed out the aerial photo for Rheem School with an image provided earlier by SSA Landscape Architects. The replacement image shows a grid layout on a Little League diamond.

Pleasant Hill Recreation and Park District Facilities Visit

- Jay Ingram reported on the site visit by a Moraga delegation to the Pleasant Hill Recreation and Park District on August 26, 2014. Attendees were those shown in the box at right. The group was hosted by Mr. Bob Berggren, General Manager of the District and Tina Young, District Superintendent. The tour group visited the following four separate facilities, which comprise most of the District's recreational amenities:

Participants in Pleasant Hill Recreation & Park District August 28, 2014

- Town Council: Dave Trotter
- Planning Commission: Christine Kuckuk, Teresa Onoda
- Design Review Board: John Glover
- Park & Recreation Commission: Robin Fielding, Bob Giomi
- Hacienda Foundation: Judy Dinkle, John Burgess, Scott Bowhay, Steve Forster, Tiraporn Olsen, Gail Tsuboi
- Moraga School District: Bruce Burns
- Campolindo High School: John Walker
- Moraga Sports Alliance: Judy McNeil, Ken Towers

- Teen Center (5,000 SF): Active facility used by 100 registered teens (current school year count); popular venue for weekend rentals; game room, computer lab, snack bar; connected to community pool facility.
- Senior Citizen Center (23,000 SF): Computer lab, game room, dance studio, large community kitchen, main hall, breakfast/lunch dining area.
- Community Center (22,000 SF): Pre-school rooms (2), playground (adjacent to building); meeting/event halls separated by movable walls, catering kitchen.
- Community park/sports fields (11-acre): soccer fields, baseball diamonds with dugouts/batting cages, picnic areas, park furniture, parking facilities.
- Bob Berggren provided a short briefing on the bond financing that funded development of the facilities at the four sites.
 - Prior to incorporation of the City of Pleasant Hill, a special recreation and park district was formed over all of the territory of Pleasant Hill including a significant amount of adjacent land surrounding the eventual city limits. The district is separate from PH City government. It has its own elected governance, separate administration, and operating budget which has no relationship to the city budget. The district has the power to incur debt, and the power to levy taxes on property owners within the district.
 - A \$28 million bond measure was passed by 76% vote in August 2009 (Measure E). The election was by mail. Additional fund raising was necessary to provide funds to cover the total development and outfitting cost, total \$32 million.
 - The strategy in forming the bond measure was to formulate a set of recreational projects targeting all demographics: seniors, teens, sports and outdoor enthusiasts, and the wider community — something for everyone. Abundant land and widely separate needs drove the decisions to develop three separate facilities in addition to the sports and park complex.
 - Tramutola was the political consultant for the bond measure.
 - Initiation of the development projects to completion of the last of the park facilities in 2014 spanned nearly 10 years).
- Pleasant Hill was fortunate to have significant lands available for recreation development. Various additional parcels of land were dedicated to the city, which were eventually incorporated into the recreation and park district. Most of the land was suitable for straight-forward recreational developments.
- The complex has no gymnasium. The reason is that local public school gymnasium facilities are available to satisfy most community indoor sports programs. The recreation and park district and the schools apparently have workable usage arrangements.



- Usage fees provide nearly 80% of the district’s annual operating budget. The balance is covered tax levies on properties within the district.
- Pleasant Hill is a much larger city than Moraga (see comparative city data at top right). Pleasant Hill Recreation and Park District’s annual operating budget is about \$8 million, which is approximately the size of Moraga’s annual operating budget. Clearly, Moraga likely would never build facilities on the scale of the Pleasant Hill complex. Nonetheless, the experiences of Pleasant Hill can inform Moraga on some approaches to major community facility development.
- Jay Ingram confirmed a visit by Michael Harris of the Pleasant Hill City Council on September 30th to discuss his experiences as a city council member in the formation of the separate special district bond measure which funded the improvements.
- There was an enthusiastic discussion on financing of recreation facilities for Moraga. While it is much too early to focus on financing plans, it is appropriate for the subcommittee to be introduced to some of the public financing methods which might come into play. Sam Sperry, a local resident, is a retired public finance attorney who has wide experience with financing public works. Sam has expressed a willingness to assist the subcommittee in the realm of community facilities financing in Moraga.

City Data (2012)	Moraga	Pleasant Hill
Population	17,000	34,000
Median age	42	40.7
Median income	\$114,256	\$72,814
Number of homes	5,722	14,000
% owner occupied	84%	64%
Median home value	\$795,502	\$468,231

Source: *Lamorinda Weekly*, Sep 10, 2014

Field/Facility Projects Identification

- At the August 18th meeting, the subcommittee began the process of matching recreation facilities (sports fields, gymnasium, community/senior center) with potential sites within the town. The initial discussion focused on sports fields. Three potential projects were identified:
 - Campolindo HS lower field improvements
 - JMIS field improvements
 - Rheem Elementary field improvements
- At the present meeting, the discussion turned to sites for gymnasium and community/senior center facilities. Using the list of potential sites shown in the box at lower right, subcommittee members nominated projects they believed should be studied further. Discussion developed around the following sites and projects:

Potential Sites For Community Recreation Facilities

1. Moraga Center Specific Plan- Site A (between Moraga Rd and RV storage yard)
2. JMIS Fields/Gym including Pear Orchard
3. Moraga Commons Park-Back 40
4. Moraga Commons Park-Front Corner (St. Mary’s Rd/Moraga Rd)
5. Town-owned marquee property opposite Skate Park (west side Moraga Rd)
6. Moraga Tennis and Swim Club
7. Undeveloped property east of Moraga Rd, opposite Campolindo HS
8. Town-owned property north of St Mary’s Rd, from Rheem Blvd toward Moraga Commons, east side
9. Haciends de las Flores property
10. Painted Rock project site

Moraga Tennis and Swim Club (MTSC)

(Site #6)

- The property is about 25 acres, only 4 acres of which has been developed for recreation purposes: lighted tennis courts (7 ea), swimming pool, beach volleyball courts, picnic area, club house, and parking. The developed area is relatively flat; the remainder area (to the N and E) is hilly. See photo at right.
- The currently developed land could hold a gymnasium and/or community/senior center. The parking lots hold about 80 vehicles. On-street parking is permissible. Basic infrastructure (utilities) is in place.
- While the site is not centrally located within the town, it is on Larch Ave, a collector street. Access to the existing facilities is easy.
- At one time, the neighbors were accustomed to an active recreation facility in their neighborhood.
- MTSC ceased operations as a private recreation establishment about 10 years ago. For a brief period Moraga Country Club used the facility while they were building their new club house, tennis courts and pool. Otherwise, the MTSC facility has remained unused. Whether existing buildings, pool and tennis courts could be salvaged is unknown.
- The property is zoned MOSO, for which recreation uses are permissible.

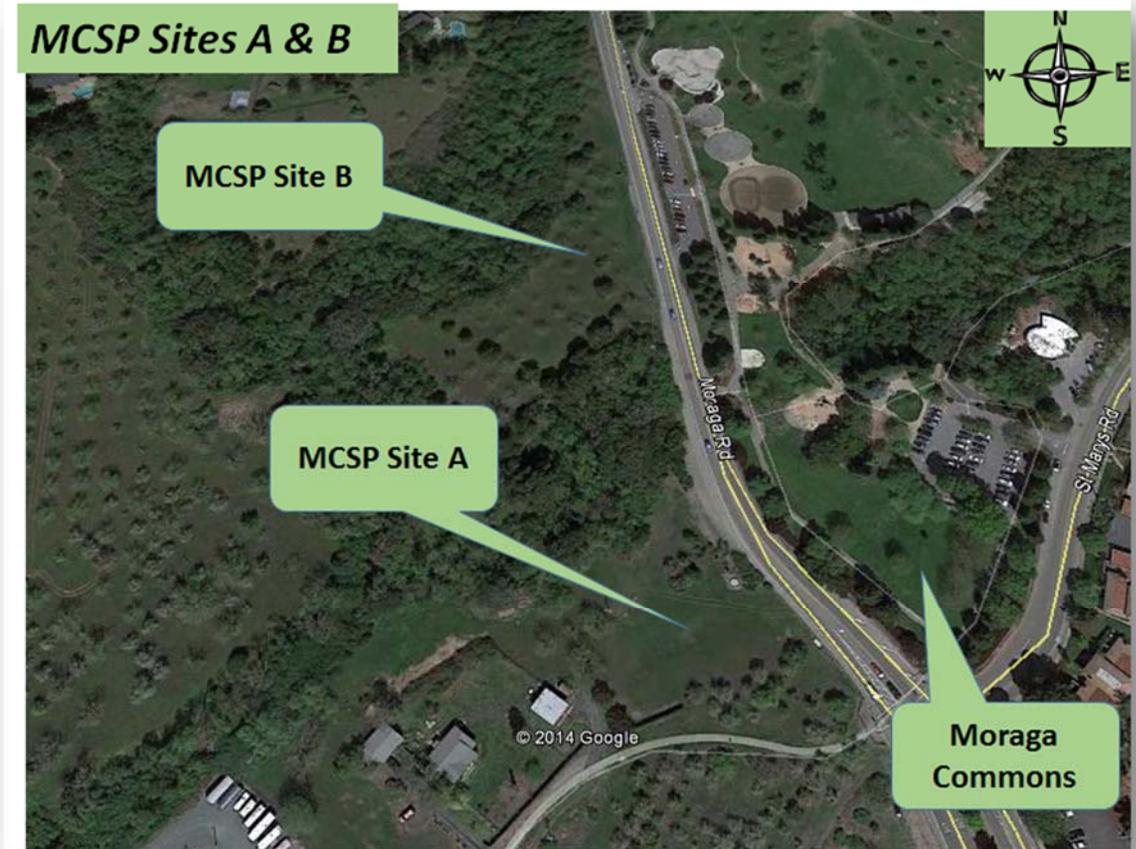


- The property is on the market. Details are not known. The current property owners — Terry and Linda Gong — reside in Moraga, and are known to several subcommittee members.

Moraga Center Specific Plan (MCSP)-Site A

(Site #1)

- This site was identified as Site A in the MCSP as a potential site for a community recreation facility. The site is bounded by Moraga Rd on the E, School St extension on the S, and the Ranch Laguna Creek (on the N side). Site A could possibly be extended westward toward the existing vehicle storage area. See aerial photo at right.
- Contiguous to Site A on the NE corner is Site B, which was identified in the MCSP as an alternative smaller site for community recreation facilities. Site B holds only the town’s community message board (marquee).
- Site A and Site B are flat and undeveloped. The land could easily hold a community/senior center with ample parking (which could help reduce parking pressures on Moraga Commons, cross Moraga Rd to the E). Basic infrastructure would need to be developed.
- Site A occupies the Lafayette-Moraga Trail (owned by EBRPD), which runs through Site A. There are synergies with this trail and with the Moraga Commons.



- The Site A property owner— the Bruzzone Family — has expressed their objection to community use of this parcel. The property is suitable for residential and commercial development. Site B is owed by the Town of Moraga.

Town Property St Mary's Road & Rheem Blvd

(Site #8)

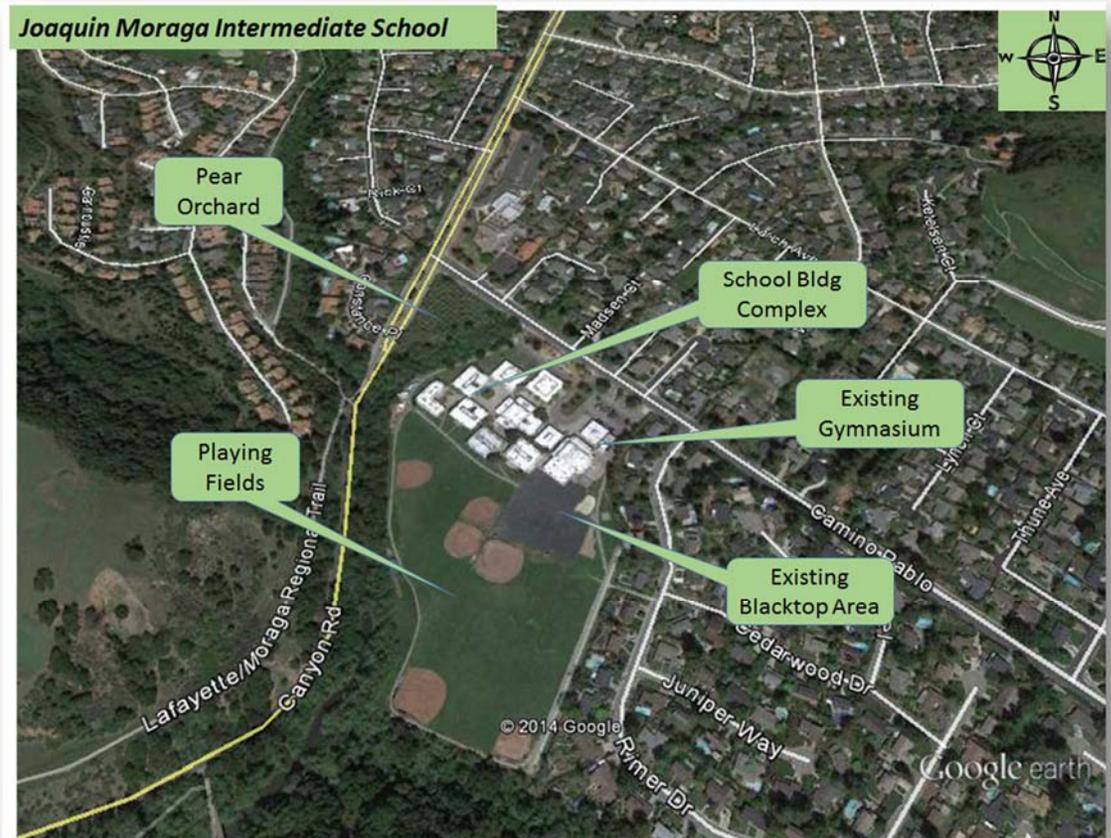
- This site is bounded by Rheem Blvd (on the NE), St Mary's Road (on the SE); it extends as far as Stafford Drive (to the SW). It is undeveloped land. See aerial photo at right.
- The property could possibly hold a community/senior center, and/or a gymnasium. Earthworks and slope containment would be necessary. All infrastructure (access and utilities) would need to be developed.
- The site is adjacent to the Lafayette-Moraga Trail, which includes a staging area for the Lafayette-Moraga Trail, which is owned and operated by EBRPD. An existing parking lot in the trail staging area could be expanded for more parking. A large parking area would be possible, but would probably require significant earthworks.
- The land is owned by the Town. It is zoned MOSO, for which recreation uses are permissible.



Joaquin Moraga Intermediate School (JMIS)

(Site #2)

- This site is entirely on MSD property in the immediate vicinity of JM Intermediate School. The existing complex of playing fields has already been identified as a candidate for an improvement project. The existing gymnasium has been mentioned as a candidate for re-purposing for some other school use; the gymnasium function could be replaced by a new gymnasium building possibly located on the existing blacktop area to the S of the existing gym.
- The Pear Orchard to the NW of the JMIS building complex is a possible site for a community/senior center. But limitations on the orchard land, including an environmentally sensitive creek with significant setbacks required from the top of bank, would likely limit orchard development.
- One major attraction of the JMIS site is that many recreation activities would be co-located. On the other hand, community uses will be limited by school uses. The extent to which these conflicts could be resolved is unknown.
- New facilities on school property attract a 25% increased charge from the Division of the State Architect. Renovation projects do not carry the state levy. A new gymnasium would carry the premium; field renovations might not.
- Parking in the neighborhood of JMIS has traditionally been a sore topic with the neighbors to the N and E of the school. Improvements to, and addition of, new facilities could exacerbate the situation. Development of new parking would be necessary. Portions of the Pear Orchard and on-street parking on Canyon Road are possibilities.



- MSD has cautioned the subcommittee that MSD’s current strategic facilities planning studies might identify educational uses for any of their properties which are not recreation uses. Such uses might preclude any development of community recreation facilities. MSD explained to the subcommittee that the facilities studies probably would not be concluded until end of 2015. As a result of this explanation, the subcommittee focused discussion on potential community facility projects not on school district properties.

Hacienda de las Flores

(Site #9)

- Presently, the Hacienda is a popular venue for weddings and various community functions. The Hacienda complex is considered the town’s de facto community/senior center. The Hacienda Foundation has enjoyed some success in helping more Moragans become aware of this exceptional property. During the past year, a private dining concession was operated in the main building on a trial basis. It was very popular, but the operation has since moved elsewhere in the town. At present, the Hacienda is under-utilized.
- The four buildings — main building, La Sala, Pavilion, and Casita — are aged and in need of refurbishment. Among the more difficult challenges are finding ways to make the buildings and grounds compliant with ADA requirements.
- The Town and Hacienda Foundation have studied ways to enhance usage of the complex. Some suggestions are minor, others are ambitious. A proposal had been heard to replace the existing Casita with a much larger open-plan building which could house indoor events (perhaps seating 300 persons).



- The structural conditions of all four buildings are being studied by the Town and Foundation. If the building is deemed beyond repair, the Foundation has indicated it might propose rebuilding in place, retaining the original architectural theme and many of the attractive details of the existing buildings. This study is expected to be completed sometime this winter.
- A detailed topographic survey of the entire property has been completed. Detailed maps include location and identification of major trees, landscape, hardscape, and buildings.
- A private entrepreneur — João Magalhães — has been discussing with the Town and Foundation a concept for converting the Hacienda into a commercial venture including restaurant, meeting rooms, special events, and small hotel/bed & breakfast. How such uses would accommodate community uses is unknown. João is scheduled to make a presentation to the Town Council in November 2014.
- Expansion of Hacienda activities may cause some concern with surrounding neighbors. Residential development had been established on the N and S borders of the Hacienda property.

Next Meetings

- Tuesday, September 30, 6-7:30pm, Hacienda – discussion with Michael Harris re Pleasant Hill Recreation and Park District Measure E experience.
- Monday, October 6, 6-7:30pm, Hacienda – regular meeting to refine and complete the identification of potential projects for further study, and to outline a path forward.

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