



TOWN OF MORAGA
parks &
RECREATION
MASTER PLAN



final draft

november 2007

TOWN OF MORAGA PARKS AND RECREATION MASTER PLAN

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FOREWORD

The Parks and Recreation Master Plan is an overarching plan for the development and implementation of future parks and recreational opportunities in the Town of Moraga. Carefully developed during the course of nearly two years, the resulting document is the culmination of a consultative process facilitated by the firm of Moore Iacofano Goltsman, Inc. (MIG). Through a community survey and a series of community meetings, the Town and the Parks and Recreation



Commission engaged residents in order to learn about the community's needs with respect to the development of parks and recreational facilities. The Parks and Recreation Department then analyzed the Town's existing resources and benchmarked these resources against those of similar towns. This information was compared to community feedback and reviewed for consistency with the Town's General Plan. The resulting document is the Town of Moraga's Parks and Recreation Master Plan, a plan that is addressed to the prioritization of possibilities within a cohesive vision.

During the more than 30 years since the Town's incorporation, a natural evolution of a vision for the development of parks and recreational opportunities has transpired. A framework and futuristic vision that capture the essence of these evolving parks and recreational needs will help the community to maintain the pristine, natural characteristics of this beautiful area. Like the Town's first parks and recreation plan, adopted shortly after incorporation, this new Master Plan sets forth comprehensive goals that may well become the parks and recreation opportunities of the future, thereby, further enhancing the existing parks and recreational resources currently enjoyed by the community.

Over time, the specific role of parks and recreation has evolved, but it has always remained central to the core values of the Town of Moraga. Since much of the Town has remained virtually untouched since incorporation, Moraga has become a hidden jewel tucked within the hills of Lamorinda. As a result, Moraga has established and retained an identity unique within the larger Bay Area and perhaps even rivaling some of the most picturesque towns in the country. We are fortunate to be residents of this special Town, but we are also challenged to create a positive vision that is addressed to the charting of a clear path for the future. This Master Plan is a living document that represents the future of parks and recreation in the Town of Moraga for this generation and for those generations yet to come.

ACKNOWLEDGEMENTS

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TABLE OF CONTENTS

FOREWORD

EXECUTIVE SUMMARY.....i

- The Benefits of Recreation: Enhancing Our Community
- Public Involvement: The Cornerstone of the Plan
- Our Core Values: The Foundation for Recreation Services
- Our Vision and Mission: What We Do
- Our Goals: Our Community’s Future
- Our Actions: Improving Our Services
- The Capital Improvement Plan: What We Will Build
- Next Steps: The Future of Parks and Recreation

1. INTRODUCTION..... 1

- Planning Area
- Community Profile
- Park System
- Planning Process
- Report Organization

2. BENEFITS OF PARKS AND RECREATION 9

- Providing Access to Nature
- Providing Opportunities for Youth
- Strengthening Families and Community
- Promoting Health and Wellness
- Contributing to the Local Economy
- Environmental Sustainability

3. PLANNING FRAMEWORK 11

- Core Values
- Vision
- Mission
- Goals

4. HIGHLIGHTS	17
Park Acquisition and Development	
Community Recreation Facilities	
Trail System	
Partnerships	
5. RECOMMENDATIONS	23
Proposed Recreation Facilities	
Existing Recreation Facilities	
Proposed Parks	
Existing Parks	
Additional Recommendations	
Other Projects	
6. IMPLEMENTATION	33
Project Priorities	
Cost Assumptions	
Projected Costs	
Potential Private Development Projects	
Maintenance and Operations	
BIBLIOGRAPHY	39
APPENDIX A: PARK AND RECREATION FACILITY INVENTORIES	
APPENDIX B: PUBLIC INVOLVEMENT FINDINGS	
APPENDIX C: PARK AND RECREATION FACILITY ANALYSIS	
APPENDIX D: PARK DESIGN GUIDELINES	
APPENDIX E: CAPITAL AND NON-CAPITAL PROJECTS	
APPENDIX F: FUNDING SOURCES	

LIST OF FIGURES

Figure 1: Town of Moraga Population (1995-Buildout)

Figure 2: Town of Moraga by Age (1990-2000)

Figure 3: Town of Moraga Employment (2000-2015)

Figure 4: Planning Process

Figure 5: Moraga Planning Framework

LIST OF MAPS

Map 1: Existing and Approved Parks and Recreation Facilities

Map 2: Neighborhood Park Service Areas

LIST OF TABLES

Table 1: Cost Assumptions for Capital and Non-Capital Projects

Table 2: Projected Costs for Priority I Capital and Non-Capital Projects

Table 3: Proposed Annual Per Unit Maintenance Costs

Table 4: Existing and Anticipated Annual Maintenance Costs

Table 5: Projected Annual Staffing costs

Table A-1: Moraga Parks and Recreation Facility Inventory

Table B-1: Participation in Public Involvement

Table C-1: Existing Parkland Level of Service, Standards, and Guidelines

Table C-2: Existing Recreation Facility Level of Service and Guidelines

Table E-1: Proposed Projects: Priority I

Table E-2: Proposed Projects: Priority II

Table E-3: Proposed Projects: Priority III



Executive Summary

EXECUTIVE SUMMARY

The Town of Moraga Parks and Recreation Master Plan, initiated in the spring of 2006, establishes a community-supported road map for providing high quality, well-managed parks and recreation facilities throughout the community. The Master Plan identifies current and future recreation needs. It establishes goals, standards, and guidelines to improve parks and recreation facilities. In addition, the Master Plan presents costs and strategies for implementing capital and non-capital projects that will provide the most benefit to the Moraga community.



The Plan is designed to guide the Town in the development of a diverse, accessible, and community-oriented park system that meets the recreation needs of residents for years into the future. Although general guidance is provided, exact locations for Plan improvements will be decided on a project by project basis. Similarly, the pace at which the Plan's recommendations are implemented will depend on the rate of growth in Moraga. Partnerships with private developers, the local school district, and other providers will be critical to the effort to realize the Plan. When implemented, the Plan will help the Town provide adequate and safe recreation experiences and preserve natural resources.

THE BENEFITS OF RECREATION: ENHANCING OUR COMMUNITY

The parks and facilities proposed in the Plan will have multiple benefits, including preserving the natural environment, fostering youth development, promoting health and wellness, enhancing sense of community, and improving the property tax base by increasing the value of nearby properties (CPRS 1999; Crompton 2000). The Town also will be more desirable to current and future residents and businesses if Moraga continues to provide adequate recreation amenities. Likewise, future housing developments that include parks, trails, and natural areas are more likely to be in high demand than those that do not provide these amenities.

PUBLIC INVOLVEMENT: THE CORNERSTONE OF THE PLAN

The Parks and Recreation Master Plan was enriched by a wealth of information provided by the residents of Moraga. Almost 1,100 Town residents were involved in identifying current community needs, future

desires, and opportunities for improvements. This represents a high rate of participation for a town of Moraga's size.

Community preferences were measured and recorded through a variety of public involvement activities, which were planned to ensure the participation of a broad cross-section of the community. These included:

- Parks and Recreation Commission meetings
- A Community Workshop
- Community Questionnaires
- A Youth Questionnaire
- A survey of organized sport groups

Throughout the public involvement component of the planning process, Moraga residents clearly expressed the importance of parks, recreation, and open space to the Town's quality of life. Residents reported high levels of participation in recreation activities and high use of Town parks and facilities. However, Moraga residents also stressed several key needs with respect to parks and recreation. Among these, residents emphasized the need for trails, sports fields, a community center, and a gymnasium. Community members also stressed the need for additional recreation programming and improved coordination and partnerships around park and recreation service provision.

OUR CORE VALUES:

THE FOUNDATION FOR RECREATION SERVICES

Core values are the fundamental principles that guide all services provided by the Town of Moraga Parks and Recreation Department. These values form the basis for the vision, mission, and goals defined for the community, and are embodied in the recommendations of this Master Plan:

- Excellence
- Integrity
- Community Service
- People
- Sustainability



OUR VISION AND MISSION: WHAT WE DO

Parks and recreation are vital to the community of Moraga. The Town's parks and recreation facilities help create healthy living environments, enjoyable outdoor opportunities, and a sense of place for our continuously growing and changing community.



The Parks and Recreation Department vision is to *build a healthy community, protect the natural environment, and support a high quality of life for all residents*. The Town will achieve this vision by carrying out our mission, a mandate to *meet community needs by providing a system of parks, trails, recreation facilities, and natural areas that support environmental stewardship and diverse recreational programs and opportunities*. Together, this vision and mission will guide us in creating the premier park system that we imagine for our future.

OUR GOALS: OUR COMMUNITY'S FUTURE

Eight goals for parks, recreation facilities, and programs emerged during the planning process. These goals, the desired outcomes of this Master Plan, include:

- Promote health and wellness
- Provide diverse opportunities
- Preserve natural resources
- Reinvest in existing parks and recreation facilities
- Engage the public
- Promote lifelong human development
- Increase financial stability
- Expand community partnerships

OUR ACTIONS: IMPROVING OUR SERVICES

The Parks and Recreation Master Plan includes a number of key recommendations that will enhance the parks and recreation facilities offered by the Town of Moraga. These recommendations are based on findings from both extensive community involvement and data analysis.

When implemented, these strategies will help the community achieve its vision.

Based on the public involvement findings, several critical areas were identified as the focus for this plan:

- *Park Acquisition and Development:* Community members value our parks and recreation facilities because these places provide opportunities to socialize, connect people, and build stronger families and neighborhoods. At the present time, the Town's park system provides over 300 acres of developed parks and natural areas for Moraga residents. The Plan recommends additional acreage for neighborhood parks, a special use area, and open space. These new park sites will serve the needs of both existing and future residents.
- *Community Recreation Facilities:* The Plan's proposed parks will include a variety of recreation facilities designed to meet the community's highest priority needs: a gym and multi-generational community center, sports fields, and trails among them. These facilities will provide valuable space for recreation programming, foster social interaction, and promote physical activity.
- *Trails:* This Plan recommends the expansion of the Town's trail system. This expansion will allow connections to the vast regional trail network that surrounds Moraga and promote both recreation and transportation alternatives.
- *Partnerships:* The Plan recommends that the Town maximize partnerships to expand recreation opportunities. By cultivating strong, positive partnerships with public, private, and non-profit entities, the Town will work to unite efforts to acquire, develop, and maintain its park and recreation facilities. Because the Town is approaching buildout, collaboration with schools and private developers will be essential in meeting community needs.

THE CAPITAL IMPROVEMENT PLAN: WHAT WE WILL BUILD

The Master Plan recommends a number of capital and non-capital projects. Because the anticipated cost for implementing all improvements in the short term exceeds the Town's available funds, projects were categorized according to priority level.



High priority projects are those that most meet community needs, improve operations and maintenance, and strengthen the community. These projects include the development of a 30,000 s.f. multi-generational community center and gymnasium, improvements to existing parks and recreation facilities, the redevelopment of sports fields at Joaquin Moraga Intermediate School, and capital outlay for additional school sports field improvements. In addition, several non-capital projects, including an ADA Transition Plan and a marketing and public relations plan, are among the high priority projects.

The Department will establish a short term park and recreation financing strategy using these high priority projects as its foundation. Potential financing options will include Park Impact Fees (PIFs), grants, fundraising, and a Landscape and Lighting Assessment District. Project implementation will also require partnerships with local public agencies, developers, and other private organizations.

NEXT STEPS:

THE FUTURE OF PARKS AND RECREATION

Over the next few years, the Town of Moraga will continue to cultivate strong, positive relationships with residents and public, private, and non-profit organizations in order to unite community efforts to acquire, develop, and maintain parks, recreation facilities, and programs.

This plan is not a static document. It is a dynamic tool that can be adapted to respond to changing recreation trends and needs. The Town of Moraga will continue to seek the community's advice as we move forward in implementing this Master Plan, so that we can provide an exceptional system of parks and recreation facilities for all of our residents. We will need volunteers and partners to make the vision a reality. Please join us.



Introduction

I. INTRODUCTION

The Town of Moraga has a history of community-driven parks planning, dating back to the formation of Parks for Moraga, a citizen committee dedicated to the preservation of open space in the then unincorporated town. At the time, Contra Costa County was growing rapidly, and sites in Moraga had been slated for parkland, but none in the area had actually been built. Parks for Moraga became instrumental in developing park services for Moraga, writing its first Master Plan, establishing successful recreation programs, and purchasing parkland at sites across the Town. In the three decades since this auspicious beginning, the Town has developed a system with over 300 acres of parks, numerous recreation facilities, and approximately two miles of pedestrian and multi-use trails.



This Plan establishes a road map for Moraga Parks and Recreation that will allow the Department to continue to provide high quality, well-managed, and well-maintained parks and recreation facilities. Over the course of the planning process, the Town engaged the ideas and opinions of over 1,000 residents, an effort which has resulted in a truly community-driven, community-oriented tool. The hope is that the Town can use this momentum and this Plan for years to come as it works with citizens to improve its parks and recreation system and make Moraga a better place to live, work, and play.

PLANNING AREA

The Town of Moraga lies in western Contra Costa County, California, and is part of the greater San Francisco-Oakland metropolitan area. According to the U.S. Census, the Town has a total area of 9.3 square miles. It borders the City of Lafayette to the north and the City of Orinda to the northwest, and is bounded on other sides by preserved regional parkland. Two reservoirs, the Lafayette Reservoir and the Upper San Leandro Reservoir, lie to the north and south. In general, Moraga is quite hilly, with topography that characterizes much of the area surrounding San Francisco Bay.

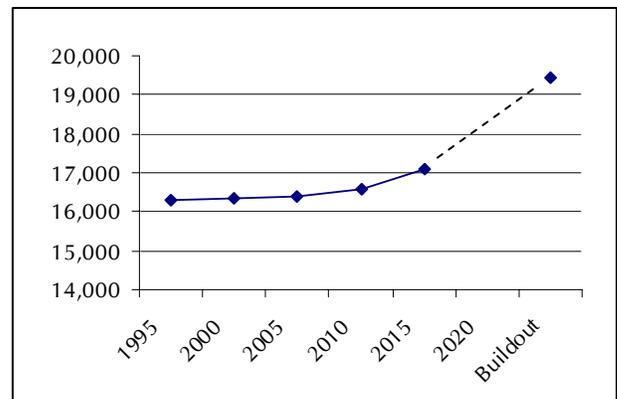
COMMUNITY PROFILE

The Town of Moraga's current population is 16,818, making it the smallest community in the immediate area. This population figure does not include St. Mary's College, which has approximately 2,500

undergraduate students. Population growth in Moraga has been slow in the past ten years, with only a .6% increase from 1995 -2005.

Population projections over the next several decades show a slight increase in growth rate. According to estimates by Economic and Planning Systems, Inc., Moraga’s population could expand to 17,100 by 2015 and 19,366 by buildout, depending on Town Council decisions regarding future development. The buildout estimate represents growth of 15.2% from the current population figure. Figure 1 shows current and projected population trends.

These projections have implications for the future of parks and recreation in the planning area. First, as the community approaches buildout, the need for parks and recreation facilities in Moraga will grow. Simultaneously, the quantity of available land in the Town will decrease, as will the opportunity to acquire suitable space for active and passive recreation. As a result, partnerships with the schools and developers will be critical in meeting future needs.



Source: EPS, Town of Moraga Market Assessment

Figure 1: Town of Moraga Population (1995-Buildout)

Household Composition

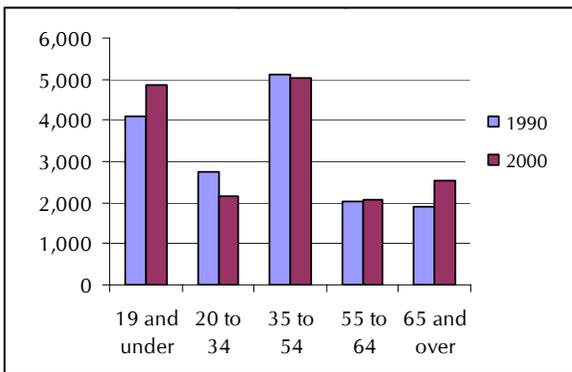
According to the U. S. Census, the vast majority of Moraga residents lived in family households with 1-3 members in 2000. Household trends in Moraga have been generally consistent over time, reflecting the Town’s popularity with small, professional families and empty nesters.

The predominance of these household types suggests that interest in parks and recreation should remain strong in Moraga over the next several decades. In addition, there may be some opportunities to capitalize on the commuting market, as well as that of older couples.

Age

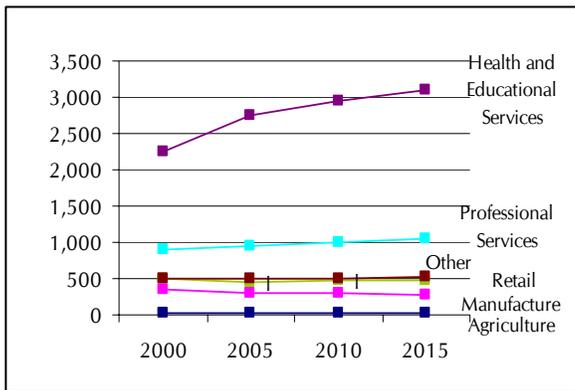
In 2000, the largest percentage of Moraga residents (30%) was between the ages of 35 and 54 (Figure 2). An additional 29% were under the age of 19, again reflecting the predominance of families within the Town. Age trends show that the under-19 and 65-and-older populations have been the fastest growing age groups in Moraga, while the 20 - 34 age group has decreased in absolute size since 1990. Figure 2 shows trends in age distribution.

With a relatively large percentage of youth in the planning area, participation in youth- and family-oriented parks and recreation activities should remain high over the course of the planning horizon. The large and increasing proportion of aging adults will also create a need for facilities and programs directed at older residents. There is a growing trend toward active recreation and volunteerism for older adults, and the Town of Moraga is well positioned to capitalize on these trends.



Source: EPS, Town of Moraga Market Assessment

Figure 2: Town of Moraga by Age (1990-2000)



Source: EPS, Town of Moraga Market Assessment

Figure 3: Town of Moraga Employment (2000-2015)

Employment

In 2000, Moraga had 4,940 jobs, the majority of which were in the health, educational, and recreational services sector. Financial and professional service jobs comprised the largest percentage of the remaining positions in Moraga in 2000, at 18%. Traditionally, many of the Town’s residents commute to work outside of the Town’s borders.

Over the next ten years, Moraga’s total employment is projected to increase by 9% to a total of 5,440 jobs. Most of this increase is expected in health, educational, recreational, financial, and professional services. Agricultural and manufacturing industries are projected to experience losses over the next ten years. Figure 3 shows Moraga’s projected employment patterns.

Both the health industry and St. Mary’s College, with its abundance of recreation amenities, are potential partners for the Town, especially in its effort to encourage health and wellness. Professional service firms also provide opportunities for partnership programs. Additionally, the large percentage of residents who commute to work represents a market segment that could be targeted for services by the Parks and Recreation Department, including after school and summer programs for youth of working parents.

Income

Although mean household income in Moraga was lower than both Lafayette and Orinda in 2000, over half of Moraga households earned more than \$100,000. In fact, the mean household income in Moraga in 2000 was \$168,243, almost three times that of California as a whole.

Moraga’s mean household income is projected to increase by 6% over the next ten years to \$178,918.

The Town of Moraga has a history of recreation-oriented philanthropy in its established Parks Foundation. With projected increases in income over the next ten years, there may be potential to enhance gifts and donations. Voter initiatives, such as bond measures and landscape and lighting assessment districts, may also be considered as potential funding mechanisms. In addition, user fees may be a strong source of support for recreation programs and facilities.

PARK SYSTEM

The Town of Moraga is currently responsible for the management of 307.05 acres of existing parkland within this planning area (Map 1). This acreage encompasses both 57.5 acres of developed parks and 250 acres of preserved natural areas. Likewise, the Town operates a number of recreation facilities, including picnic areas, volleyball courts, basketball courts, playgrounds, an amphitheater, a skate park, and approximately two miles of pedestrian and multi-use trail. In addition to these public resources, Moraga hosts a number of private recreation facilities. These facilities, provided by homeowners’ associations, clubs, and local developers, are valuable recreation resources and are used by many members of the community. A complete inventory of the Town’s parks and recreation facilities, school facilities, and facilities owned by other local agencies is included in Appendix A.

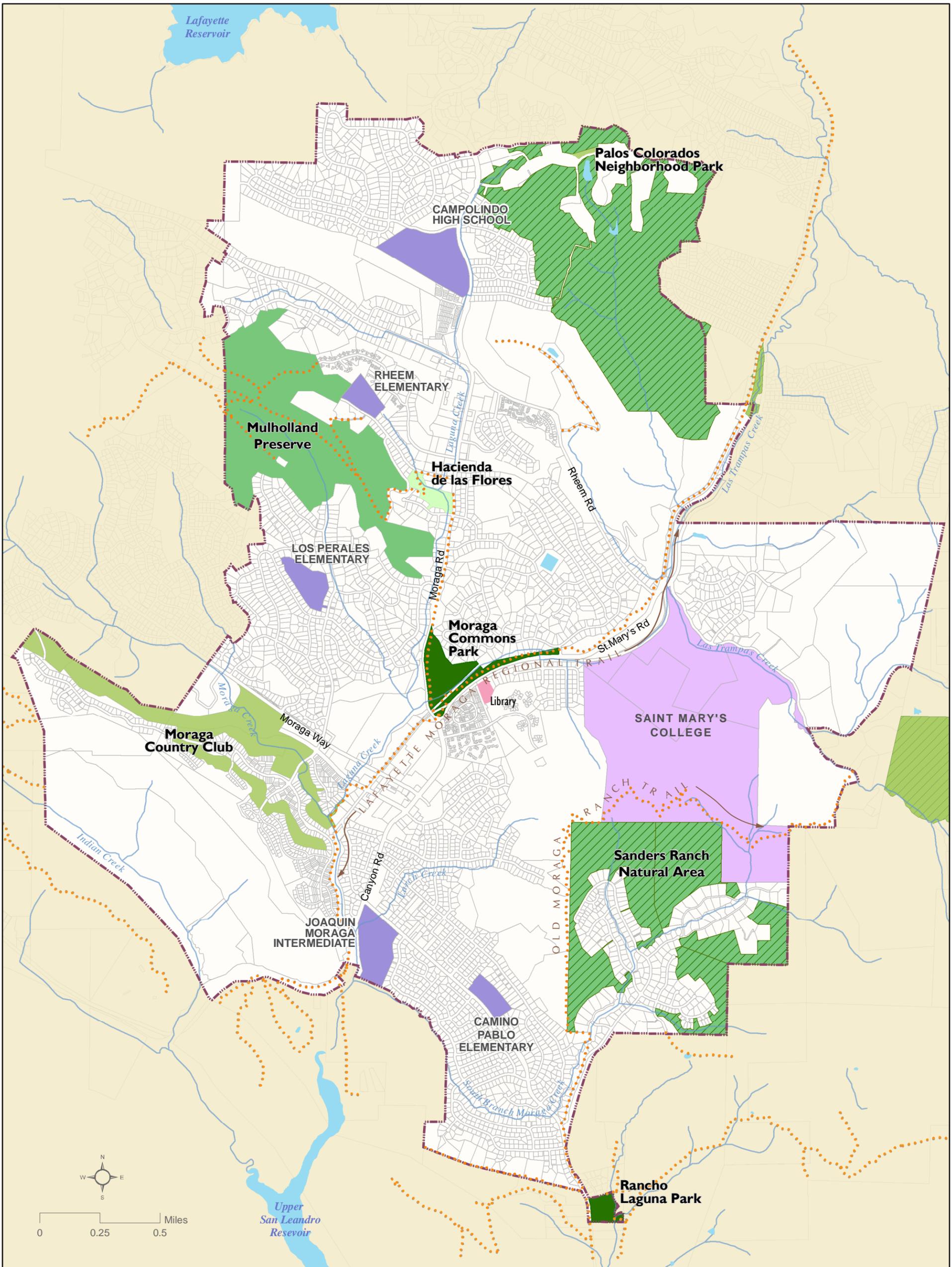


PLANNING PROCESS

The planning process for the Parks and Recreation Master Plan was designed to take into account the unique historical, demographic, and physical characteristics of Moraga, along with the recreation needs of the residents who live there. The planning process included four phases (Figure 4):

Phase I: Resource Identification

Phase I included an inventory of existing parks and recreation facilities. This phase also included the mapping of resources and introductory workshops with staff and the Parks and Recreation Commission to identify key issues for the Plan. Phase I culminated in an existing conditions summary report. The existing parks and facility inventory can be found in Appendix A.

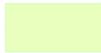


Map I: Existing and Approved Park and Recreation Facilities
Town of Moraga, California



MOORE IACOFANO GOLTSMAN, INC.

November 2007

- | | | | | | |
|---|---------------------------------------|---|------------------|---|-------------|
|  | Community Park |  | Special Use Area |  | City Limits |
|  | Natural Area |  | Trails |  | Parcels |
|  | Private Natural Area |  | Public Schools |  | Creeks |
|  | Private Neighborhood Park |  | College |  | Water Body |
|  | East Bay Regional Park District Lands |  | Library | | |

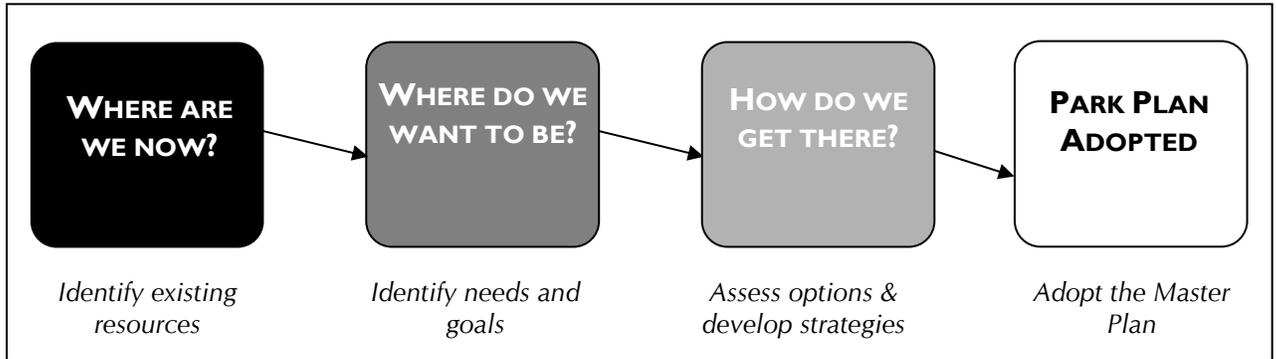


Figure 4: Planning Process

Phase II: Community Needs Assessment

Phase II involved significant outreach to the community through a series of public involvement efforts, including a community questionnaire, youth questionnaire, community workshop, and survey of organized sports groups.

Through these forums, community members identified major park and recreation needs and priorities. Key public involvement findings, along with an analysis of parks and recreation facilities, were incorporated into the Community Needs Assessment report. These report components can be found in Appendices B and C.

Phase III: Strategy Development

Based on the findings of the Community Needs Assessment, a set of actions were developed to help the community realize its vision for parks and recreation. These actions were accompanied by capital improvement and financing plans, which identified costs and funding sources for proposed park and recreation projects.

Phase IV: Plan Adoption

In Phase IV, all products from the Plan development activities were compiled into the Moraga Parks and Recreation Master Plan, which was presented to and reviewed by the public, Town staff, and Parks and Recreation Commission members. When adopted, the final document will guide parks and recreation service delivery in the planning area for the next 20 years.

REPORT ORGANIZATION

This report is organized into five chapters and five appendices:

- *Chapter One: Introduction* provides a description of the planning area, details the planning process, and outlines the organization of this report.
- *Chapter Two: Benefits of Recreation* highlights the many ways that parks and recreation benefit the Moraga community.
- *Chapter Three: Planning Framework* introduces the core values, vision, mission, and goals of the Town of Moraga Parks and Recreation Department.
- *Chapter Four: Highlights* identifies key recommendations of the Master Plan.
- *Chapter Five: Recommendations* presents capital and non-capital projects that will be initiated over the next twenty to help the Department achieve its vision.
- *Chapter Six: Implementation* describes high priority capital and non-capital project costs, projected maintenance and operations expenditures, and potential funding sources associated with Plan implementation.

Appendices include:

- *Appendix A: Park and Recreation Facility Inventories* contains complete inventories of parks, open space, and recreation facilities within the Moraga planning area.
- *Appendix B: Public Involvement* includes summaries of all community involvement activities completed as part of the Master Plan.
- *Appendix C: Park and Recreation Facility Analysis* summarizes the existing level of service for parks and recreation facilities in Moraga, along with the proposed standards and guidelines that form the basis for this Plan.
- *Appendix D: Park Design Guidelines* provides a set of design guidelines for each park type in the Department's inventory.
- *Appendix E: Capital and Non-Capital Projects* presents complete lists of prioritized capital and non-capital projects.
- *Appendix F: Funding Sources* includes a description of sources for funding capital and non-capital parks and recreation projects.





Benefits

2. BENEFITS OF PARKS AND RECREATION

Most Moraga residents feel that parks and recreation opportunities are very important to the community's quality of life. Community Questionnaire respondents most often recognized the importance of parks and recreation in providing access to nature, providing opportunities for youth, and strengthening families and communities. Parks and recreation also promotes health and well-being among Moraga residents and can be a valuable asset to the local economy.



PROVIDING ACCESS TO NATURE

The Town of Moraga can give residents many opportunities to enjoy the outdoors by providing parks and protecting significant natural areas such as hillsides, creeks, and native habitat. Recreation activities such as hiking, biking, walking, and wildlife viewing foster a deep connection to nature. By providing opportunities to engage in these activities close-to-home, Moraga can make nature accessible to residents of all ages and abilities. This exposure builds a sense of stewardship, since people who recognize local plants, animals, and natural features are more committed to protecting them for future generations.

PROVIDING OPPORTUNITIES FOR YOUTH

Nationwide, there is a growing concern about the amount of time that youth engage in "screen-related" activities, such as web-surfing and television-watching, and the resulting lack of exposure to the outdoors. By providing close-to-home recreational opportunities, Moraga can combat this growing trend. Recreation activities can foster positive social experiences, physical and mental health, and cognitive development in youth.

STRENGTHENING FAMILIES AND COMMUNITY

By providing opportunities for people to gather, parks and recreation programs strengthen both families and the communities that surround them. Activities such as picnicking, concerts, and sports allow families to socialize away from the stress of daily schedules and strengthen family and community relationships, which are important to Moraga residents.

PROMOTING HEALTH AND WELLNESS

Moraga is combating the national obesity crisis by providing a variety of opportunities for recreation. Research shows that as little as ½ hour of walking or similar activity per day can make a substantial difference in fitness and overall health. This can not only reduce health care costs, but promote lifelong independence as well. Trail systems, courts, fields, recreation centers, and places for informal recreation provide locations for these valuable healthy experiences.

CONTRIBUTING TO THE LOCAL ECONOMY

Parks and recreation make a substantial contribution to the local economy. Recreation activities, including hiking, biking, athletics, and special events can be a major economic generator. The presence of recreation opportunities attracts businesses, including businesses that provide recreation-related products and services. In addition, the creative class, a knowledge-based work force that can locate anywhere supported by technology, as well as retirees may choose to locate in Moraga based on its recreation opportunities.

ENVIRONMENTAL SUSTAINABILITY

Parks and recreation, in their most basic function, serve to protect the natural environment. In Moraga, this means not only creeks, hillsides, and valleys, but also the wide range of plants and animals that call them home. Moraga can help to protect the natural environment by acquiring and preserving parkland for future generations.



Planning Framework

3. PLANNING FRAMEWORK

The Town's values and the community's aspirations are the guiding forces for the Parks and Recreation Master Plan. Through a series of meetings with the Parks and Recreation Commission and Town staff, these values and aspirations were integrated into a Master Plan framework. The framework includes core values, a vision, a mission, and goals, which are described in detail in this chapter. The Town's vision is consistent with the California Recreation Policy, which

recognizes the importance of parks and recreation in creating healthy communities, promoting economic development, and preserving natural resources (CA State Parks 2005). The framework also reflects the statewide vision of the California Parks and Recreation Society's VIP Plan (CPRS 1999) and the core values of the Town of Moraga General Plan.



The four key elements of the framework are interrelated (Figure 5). Core values are the fundamental principles of the Moraga Parks and Recreation Department. These core values provide the basis for the vision. The values and vision also set the direction for the Department's mission and goals, which express how the Town of Moraga will provide parks, open space, and recreation facilities for the next 20 years.

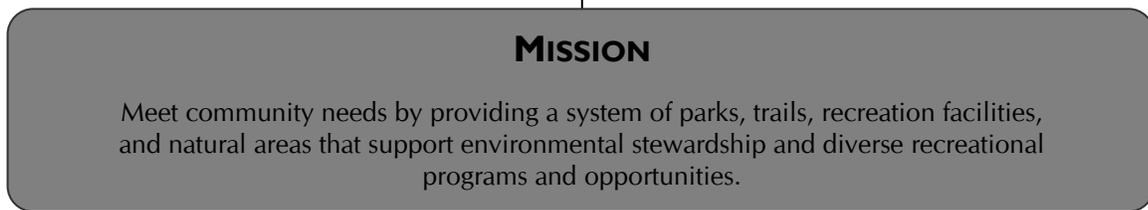
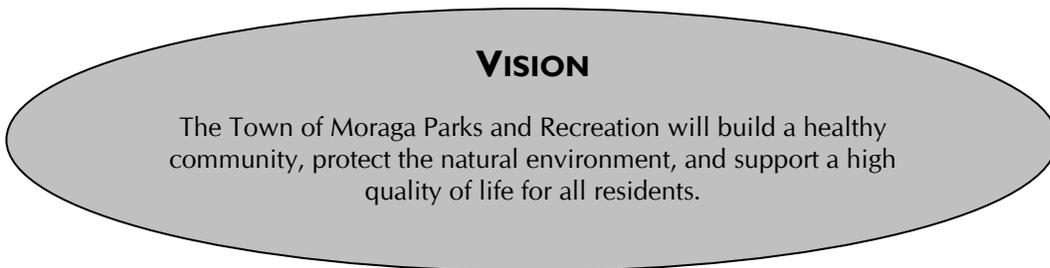
CORE VALUES

Core values are the overarching ideals that guide service delivery for the Town of Moraga Parks and Recreation Department. These principles are the foundation for the vision, mission, and goals included in the Master Plan. The Department's core values were developed in accordance with the core values presented in the Town's General Plan, and include the following:

Excellence

- Provide the highest quality programs and services
- Hire exceptional staff members and leadership
- Be efficient and effective
- Exceed standards
- Serve as a leader in parks and recreation locally, statewide, and nationally

CORE VALUES



GOALS

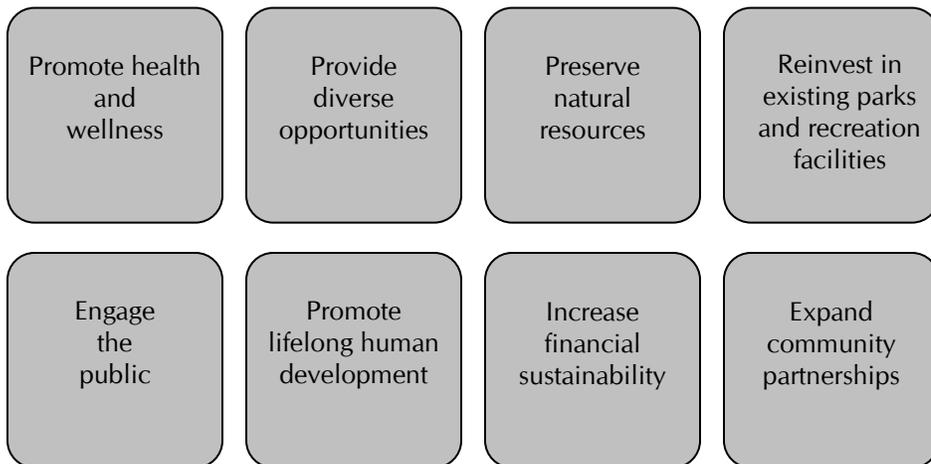


Figure 5: Moraga Planning Framework

Integrity

- Honor diversity in people, ideas, and values
- Practice fiscal responsibility
- Pursue, develop, and maintain strong community partnerships
- Be accountable to constituents

Community Service

- Recognize the value of a competent and committed workforce
- Seek innovative and creative solutions
- Offer diverse and balanced services that enhance the Town and the community



People

- Build a sense of community
- Reflect community strengths and values
- Promote inclusion, volunteerism, and community involvement
- Promote a positive community vision

Sustainability

- Pursue a strong understanding of natural systems
- Foster community stewardship of the built and natural environment
- Build versatile resources that allow flexibility as technology and demographics shift
- Preserve a legacy for future generations

VISION

The core values embraced by the Department provide the foundation for a vision of the community's future. Through the public involvement process, the following vision for parks and recreation emerged:

The Town of Moraga Parks and Recreation will build a healthy community, protect the natural environment, and support a high quality of life for all residents.

MISSION

A mission statement, congruent with the community's vision for parks and recreation, describes the approach that Department staff will use to develop and operate parks, open space, and recreation facilities. The Department's mission is:

Moraga Parks and Recreation will meet community needs by providing a system of parks, trails, recreation facilities, and natural areas that support environmental stewardship and diverse recreational programs and opportunities.

GOALS

Goals are the desired outcomes of the Master Plan. Eight goals emerged during the planning process, which reflect the Department's core values and vision. These goals include:

- *Promote health and wellness.* A livable community provides diverse opportunities for improving health and wellness through physical activity, mental challenges, and social engagement. The Department will offer these opportunities by supporting active lifestyles in its parks, facilities, and programs.
- *Provide diverse opportunities.* The Department will provide a variety of parks, recreation facilities, and open spaces that engage a broad cross-section of the community, including residents of all ages, abilities, and economic and cultural backgrounds. The Department will strive to make all parks, facilities, and open spaces geographically, physically, socially, and economically accessible to all members of the community.
- *Preserve natural resources.* The Department will promote an ethic of conservation and sustainability through outdoor recreation opportunities, environmental education, planning, design, and maintenance, and serve as a leader in the preservation of open space in Moraga.
- *Reinvest in existing parks and recreation facilities.* The Parks and Recreation Department will maintain and revitalize parks and facilities to support recreation activities, protect existing investments, maximize maintenance efficiencies, and improve user safety and ADA accessibility.
- *Engage the public.* Moraga Parks and Recreation will involve community members in the planning, design, and implementation of



parks and recreation efforts and be responsive and accountable to community needs.

- *Promote lifelong human development.* The Town of Moraga Parks and Recreation Department will offer recreation opportunities that engage community members of all ages in physical, social, and intellectual development.
- *Increase financial sustainability.* The Department will use a variety of long- and short-term funding strategies to provide dependable funding for parks, facilities, and open space acquisition, development, and maintenance. New revenue generating ideas, such as entrepreneurial projects, sponsorships, and joint ventures, will be explored and considered as adequate funding is sought to support our community's historical, cultural, and natural recreation resources.
- *Expand community partnerships.* The Department will continue to cultivate strong, positive partnerships with public, private, and non-profit organizations in order to unite community efforts to acquire, develop, and maintain parks and recreation facilities.



Highlights

4. HIGHLIGHTS

This chapter presents an overview of key recommendations in this Master Plan. These recommendations reflect the findings of both the public involvement process and the Community Needs Assessment conducted as part of this plan.

Plan highlights include:

- *Park Acquisition and Development:* Building new parks and renovating existing ones to provide higher quality recreation opportunities for all current and future residents of Moraga.
- *Community Recreation Facilities:* Developing major community recreation facilities, including a community center and gymnasiums, in order to meet current and future recreation needs.
- *Trail System:* Creating a connected trail network that links all parts of Moraga into an integrated system and provides access to the vast number of regional trails in the area.
- *Partnerships:* Maximizing public and private partnerships to expand recreation opportunities.



PARK ACQUISITION AND DEVELOPMENT

Moraga's natural beauty, access to open space, and sense of community have always attracted residents to the Town, and these assets will continue to play a vital role in the community's future health. The Town recognizes the need to improve and expand its system of parks and open spaces in order to preserve the character that Moraga residents have always valued.

The Plan recommends the provision of additional acreage for neighborhood parks, a special use area, and open space. The Plan also encourages the renovation of the Town's two existing community parks, Rancho Laguna and Moraga Commons, and the development of new amenities in these parks that complement the interests of Moraga residents.

The Plan also recognizes the continued protection of valuable natural areas in Moraga through the implementation of the Moraga Open Space Ordinance (MOSO). These open spaces will help to preserve the

community's aesthetic value, ensure that Moraga retains its semi-rural character, and provide opportunities for outdoor recreation.

Because land and resources are limited in Moraga, partnerships with public and private entities, such as schools and private developers, will be critical to the effort to provide new parks and facilities that accommodate the Town's existing population and its newcomers. Through these partnerships, the Town can enhance and expand its parks and open space system in a way that provides recreation opportunities for residents both new and old.

Significant Public Involvement Findings

- Nearly all Community Questionnaire respondents (94.9% online, 91.7% paper questionnaire) believe parks, recreation services, and open space are very important to the quality of life in Moraga.
- Use of parks in Moraga is high. High percentages of online Community Questionnaire respondents reported using Moraga Commons (97.5%), Rancho Laguna (93.8%) and Mulholland Ridge (85.2%) in the past two years. Responses on the paper version were similar.
- Over one-third (39.5% online, 33.9% paper) of Questionnaire respondents felt that a park consisting primarily of sports fields is the most needed park type in Moraga, ranking sports park first on a list of five park types.
- Nearly one-fourth (23.6% online, 24.7% paper) of the respondents to the paper version of the Community Questionnaire said that the most-needed type of park in Moraga is large multi-use parks that serve the whole community, ranking this park type second after parks consisting primarily of sports fields.
- One in four Youth Questionnaire respondents (27%) expressed a need for parks consisting primarily of sports fields, and almost 22% reported a need for large parks that serve the whole community, making these parks the most popular with youth respondents.
- According to Community Workshop attendees, better use and management of existing parks and resources was a significant need.



COMMUNITY RECREATION FACILITIES

In the past, Moraga had a memorandum of understanding with the neighboring town of Lafayette for the joint provision of recreation programs at their community center. Through a similar arrangement, the Town has negotiated the use of Moraga School District sports fields. These agreements have allowed the Town to provide access to recreation facilities without significant capital outlay.

Throughout the Plan's public involvement process, however, Moraga residents expressed a strong interest in building Town-owned recreation facilities inside Moraga. Community members supported the idea of developing a multi-generational community center, gymnasiums, and sports fields. The need for these facilities was also supported by the technical analysis conducted as part of this Plan. There is high demand for recreation programming, organized athletics, and activities for older adults in Moraga, but these programs are limited by lack of facilities.



The Master Plan recommends the construction of a new multi-generational community center with gymnasiums, offices, and flexible programming space. In addition, the Plan identifies the need for six additional sports fields. As with park development, partnerships will be essential to the effort to plan and build these facilities. Once constructed, they will reduce pressure on the neighboring agencies and schools who currently provide space for Town programming. Perhaps more importantly, the new facilities will foster social interaction, improve community livability, and enhance community pride.

Significant Public Involvement Findings

- According to the Community Questionnaire, over 32% of paper respondents and 29% of online respondents believe the Town of Moraga should focus its park and recreation efforts on building new major facilities, such as a community center, ranking this option first on a list of seven potential parks and recreation projects.
- Sports fields ranked first on the online Community Questionnaire (at 21.7%) in terms of recreation facility needs. Community centers also ranked first on the paper version of the questionnaire, with 37.1% reporting a need.
- According to the paper version of the Community Questionnaire, 13.7% of respondents feel that gymnasiums are the most needed

recreation facility in Moraga, ranking gyms third of seven. Gyms also ranked third on the online version of the questionnaire, with 20.3% of respondents reporting gymnasium need.

- On the Community Questionnaire, over 97% of online respondents and 34.4% of paper respondents indicated that they believe recreational activities should be held at Town parks and facilities, rather than at schools, the library, or in private facilities. On both versions of the questionnaire, the Town-owned option ranked first.
- Among respondents to the Youth Questionnaire, gymnasiums and sports fields were perceived as the most needed sports facilities. Over 20% of respondents reported a need for additional gymnasiums, and almost 20% reported a need for soccer, lacrosse, or football fields.
- Many Community Workshop attendees reported a need for more and better sports fields, a community center, gymnasiums, and trails. Of these, sports fields and community centers emerged as top priorities.
- Almost all organized soccer, baseball, softball, and basketball groups reported scheduling issues with recreation facilities in Moraga. The quantity of sports fields was also a concern.
- Organized basketball groups repeatedly noted the need for additional adult-sized gymnasiums in Moraga. Groups reported that the existing gyms in Moraga are both small and overcrowded.



TRAIL SYSTEM

Moraga is surrounded by one of California's premier regional trail systems, miles of East Bay Regional Park and East Bay Municipal Utility District trails that provide access to points across the East Bay. Yet Moraga lacks the internal trail network to allow local residents to connect with this system from their homes, schools, and places of work.

The Master Plan recommends that Moraga develop an integrated trail system that links residential neighborhoods with local parks and community destinations via soft-surfaced and hard-surfaced trails. More importantly, this system should provide Moraga's neighborhoods with seamless connections to the area's vast regional trail networks, creating opportunities for alternative transportation, environmental education, and improved health and wellness.

Significant Public Involvement Findings

- On the online version of the Community Questionnaire, Moraga residents reported walking for pleasure (66.4%), exercising/aerobics (41.9%), and hiking (38.7%) more than any other activities. The paper version of the questionnaire had similar results, with exercising, walking for pleasure, and dog walking rounding out the list of most popular activities. The average respondent who walked did so more than nine times per month.
- Biking, hiking, and walking for pleasure also topped a list of activities residents would like to do more often. On the paper questionnaire, 10.2% of respondents indicated an interest in biking for pleasure and 9.9% in hiking.
- Trails were among the strengths mentioned by Community Workshop attendees.



PARTNERSHIPS

A diminishing supply of vacant land and escalating development costs mean that the capital projects included in this Plan will require a significant investment on the part of the Town of Moraga. To meet the challenge of providing adequate facilities to satisfy community demand, the Town must maximize existing park and recreation resources by collaborating with potential partners.

The Master Plan emphasizes the continued cultivation of strong partnerships with the public, private, and non-profit sectors. The Plan recommends enhancing existing collaborations with local agencies, such as the Moraga School District, to provide high-quality shared facilities. In addition, the Plan recommends developing new partnerships to fill existing park and recreation gaps. For example, volunteerism, which will be marketed as a recreation opportunity, should be greatly expanded for both individuals and groups to augment the Town's existing maintenance capacity. Since the Town is nearing buildout, working with developers will be essential to meet current and future recreation needs.

The Plan recommends that the Town formalize partnerships through written agreements and periodically evaluate these partnerships to review their effectiveness. Through both enhanced and new partnerships, the District will increase efficiency and create a web of services that more appropriately supports residents of the community.

Significant Public Involvement Findings

- Community Workshop attendees expressed a need for a sports alliance between local schools and the Town, especially with regard to the scheduling of sports fields.
- The Parks and Recreation Commission also noted the need for partnerships, especially with respect to recreation facilities.
- Moraga residents expressed interest in volunteering on the Community Questionnaire, with 46% and 35% reporting interest on the paper and online versions, respectively.



Recommendations

5. RECOMMENDATIONS

This chapter of the Master Plan outlines a series of recommendations designed to enhance the Moraga parks and recreation system. These recommendations include new parks and facilities, improvements to existing parks and facilities, and system-wide improvements. All

recommendations reflect both the findings of the public involvement process and data analysis. Summaries of public involvement activities can be found in Appendix B.

Appendix C contains a synopsis of the Plan's technical analysis.



In addition, the recommendations below are designed to match the policies contained in parks and recreation element of the Moraga General Plan. In accordance with the General Plan, the Master Plan recommendations maximize the use of existing community assets, encourage the development of high quality parks and facilities, improve accessibility for all residents, and foster physical and programmatic connectivity.

When implemented, these recommendations will help the Town achieve its vision:

Moraga Parks & Recreation will build a healthier community, protect the natural environment, and support a high quality of life for all residents.

The recommended park and recreation system will ensure that each resident in Moraga has access to a variety of recreation opportunities. Developed parks should be situated for easy access by bicycle, foot, or car. In addition, it is recommended that each major region of the Town contain protected natural areas that provide opportunities for trail-related and nature-related activities. To make this concept a reality, the Plan recommends the preservation and development of two new neighborhood parks, one special use area, and acres of open space.

This Plan also recommends developing recreation facilities not currently provided in Moraga, such as an off-leash dog park. It proposes a new 30,000 multi-generational community center to meet the Town's need for indoor activity areas, meeting rooms, and gymnasiums. It suggests the development of additional sports fields to provide much needed athletic space. New trails are recommended to create transportation

alternatives, provide recreation opportunities, and connect residents to the regional open space network. In sum, the Plan proposes new facilities that encourage active, healthy lifestyles by supporting the activities that residents participate in most.

In addition to recommending new parks and recreation facilities, the Master Plan suggest improvements to existing parks and facilities. These upgrades are designed to protect existing investments, enhance user safety and ADA accessibility, maximize maintenance efficiencies, and better support recreation activities. Major improvements are proposed at Moraga Commons and Rancho Laguna to enhance recreation activities at these significant sites. The Plan incorporates improvements to the Hacienda de las Flores and Mulholland Preserve as well. These will enable the Town to chart a direction for Hacienda uses and restore natural resources at Mulholland Preserve.

The Master Plan also suggests that the Town pursue several projects to improve the parks and recreation system as a whole. The most significant of these are an ADA Transition Plan to improve access for people with disabilities and a Maintenance Plan to define a maintenance level of service for each park type.

Finally, the Plan also includes a series of park and recreation projects that will be undertaken either in partnership or solely by other entities in Moraga. While these projects may or may not require capital outlay on the part of Town’s Parks and Recreation Department, these projects are critical to the community’s parks and recreation system. Potential private open space dedications, for example, will be essential in helping the Town meet its parkland needs, as will partnerships with schools and other public agencies.



PROPOSED RECREATION FACILITIES

Through the course of the planning process, Moraga residents identified a number of recreation needs which can be accommodated through the development of new recreation facilities.

Multi-Generational Community Center

This plan recommends that the Town pursue the development of a major multi-generational community center within town. In accordance with regional and national trends, the new community center should be designed at 30,000 s.f. This will allow the Department to house offices, gymnasiums, meeting rooms, and programming space in the building.

The multi-generational community center should be a highly visible, state-of-the-art facility that acts as a magnet and gathering place for community activities. As such, it should be cited along a major arterial in a central location in town. The multi-generational community center should include:

- Four basketball courts, designed to serve as the primary courts for league use in the community;
- Multi-purpose classrooms and meeting space;
- Specialized activity areas, such as dance studios, stages, youth/teen rooms, and space for programs for older adults;
- Places for large group gatherings; and
- Social gathering space, such as a coffee shop or lounge.

Trails

This Plan recommends the development of a series of trails that form a network of alternative transportation and recreation opportunities and access to major community destinations. While some of these trails may fall to the Town to develop, trail projects may also be accomplished as a condition of approval for new development. Per the General Plan, the Town may require developers to provide appropriate provisions for parkland dedication, trails, trail easement, and/or in-lieu of fees as part of the planning and development process.



EXISTING RECREATION FACILITIES

This Plan also recommends a series of improvements to existing recreation facilities in Moraga. These improvements are designed to make better use of the Town's existing assets.

Hacienda de las Flores

With its new commercial kitchen, landscaping, and historic architecture, the Hacienda de las Flores has great potential for rentals and special events. Recognizing this potential, the Town has formed a committee to study and make recommendations on the Hacienda's future use. In keeping with this effort, this plan suggests that the Town develop a business plan for the Hacienda de las Flores.

School Facilities

The Town and its schools have a longstanding partnership to provide recreation facilities. In order to improve both this partnership and school recreation facilities, the Master Plan recommends the following:

- Partner with the Moraga School District to consider reconfiguring the fields at Joaquin Moraga Intermediate School to increase capacity.
- Establish an annual fund to implement other facility improvements at schools in Moraga.

PROPOSED PARKS

This Plan recommends the acquisition and development of two neighborhood parks and a special use area to meet the needs of the community. The Plan also recognizes the need to balance future development by preserving natural areas.

Neighborhood Parks

Neighborhood parks are proposed to serve two underserved areas as identified in Appendix C. These sites create a potential for joint stormwater detention, trail, and park development. All neighborhood parks should take into account the design guidelines in Appendix D, with facilities appropriate for the park size.

Special Use Area

The Plan recommends the development of a small special use area in a central location in town. The special use area should be planned in accordance with the design guidelines in Appendix D, and could serve as the site for the proposed gym and multi-generational community center.

EXISTING PARKS

This plan also recommends improvements and renovations to existing parks in Moraga.

Hacienda de las Flores

The Hacienda de las Flores is a 8.9 acre park in the northern Moraga and the Town's only special use area. The site includes a short nature trail, very small amphitheater, botanical garden, and four buildings which house the Town offices and provide recreation program space.

Recommendations for this site include:

- Renovate turf.



- Implement ADA accessibility improvements.
- Complete other park renovations as recommended by the Hacienda Committee.
- Expand bike amenities.
- Improve existing trails.



Moraga Commons

Moraga Commons is the Town's main community park, sitting on 40.2 acres in the heart of the Town. At present, the Commons houses a sizable amphitheater, play equipment, a disc golf course, skate park, basketball courts, a volleyball court, and a perimeter trail, which has been included in the park acreage. Recommendations for this site include:

- Consider the development a new site master plan, which may include the following elements:
 - Develop a logical entrance with signage consistent with all Moraga parks.
 - Create a map of the site which also serves as a public art piece.
 - Expand bike amenities.
 - Renovate restrooms.
 - Renovate and provide new picnic areas, including picnic tables for a variety of group sizes and a covered picnic shelter.
 - Restore Laguna Creek to provide an improved overlook, improved creekside picnic area, and dry creek bed that serves as a natural sand and water play area
 - Develop a community-scale play area.
 - Provide ADA accessible seating and an accessible path of travel in front of the amphitheater.
 - Consider relocating bocce court and horseshoe pits to a more central area near other small-scale sports facilities.
 - Consider providing a gazebo for viewing sports activities.
 - Develop a dog park in the 'back 40.'

Mulholland Preserve

The Mulholland Open Space Preserve is the Town's only natural area. Mulholland Preserve spans 250 acres adjacent to Orinda on the Town's west side and used by the public primarily for walking, hiking, and running. 99 acres are also leased as agricultural land.

Recommendations for this site include:

- Remove invasive species.
- Restore natural areas.
- Develop trails and amenities as permitted by the Moraga Open Space Ordinance and with consideration of environmental impacts.

Rancho Laguna

Rancho Laguna occupies a 8.4 acre site at the southern end of Moraga and currently houses a playground, large turf area, picnic areas, and a volleyball court. Recommendations for this site include:

- Consider developing a new site master plan, including the following elements:
 - Create monument entrance signage consistent with all Moraga parks.
 - Expand bike amenities.
 - Renovate restrooms.
 - Create a new, central ADA accessible play area that incorporates historical, cultural, environmental, and age-specific elements.
 - Develop a central plaza area and use as amphitheater.
 - Consider multi-use, synthetic turf sports fields in the existing turf areas.
 - Renovate and provide new picnic areas, including picnic tables for a variety of group sizes and a covered picnic shelter.
 - Provide small scale sports activities, such as sand volleyball and basketball, adjacent to picnic areas.
 - Renovate the creekside as a natural area with restored vegetation, ADA accessible pathways, interpretive signage, and benches.

ADDITIONAL RECOMMENDATIONS

During the process of updating the Park and Recreation Master Plan, residents identified several other areas where the Town can improve,

strategies and specific recommendations for partnerships, plans and assessments, park and facility planning, and financing system improvements.



Partnerships

Collaboration among service providers has become increasingly important in meeting community needs for facilities, programs, and services. Specific recommendations for the Town of Moraga include:

- Facilitate collaboration among area recreation providers, including East Bay Regional Parks (EBRPD), East Bay Municipal Utility District (EBMUD), local school districts, Lafayette, Orinda, Contra Costa County, and other public and private agencies to improve services and maximize efficiency.
- Continue cultivating positive, strong relationships with current partners.
- Maintain and improve the Joint Facilities Committee partnership in order to provide Moraga residents with sufficient high quality sports facilities.
- Strengthen facility use agreements with local school districts for the scheduling of gymnasiums and sports fields.
- Coordinate with local school districts for joint implementation of sport field improvements in exchange for field use.
- Partner with businesses to provide services and amenities, such as vendors in parks.
- Partner with developers to acquire land for parks, natural areas, trails, and recreation facilities.
- Pursue and maintain partnerships with public, private, and non-profit organizations to acquire, develop, and maintain parks, open space, and recreation facilities that reflect the objectives and goals of this plan, such as community centers and athletic fields.

Town Plans and Assessments

The Town should conduct and develop the following plans and assessments to support the provision of parks and facilities:

- Develop a Natural Area Management Plan.
- Develop an ADA Transition Plan.

- Develop a Maintenance Plan to define and establish the a maintenance level of service for each park type.

Park and Facility Planning

Specific recommendations affecting the park and facility planning include:

- Resolve the issue of school field use, scheduling, and maintenance.
- Evaluate how well potential acquisitions support the goals and guidelines identified in this Plan.
- Conduct a feasibility study prior to design and development of all new major facilities.

Financing

The following recommendations pertain to the Department’s financial resources:

- Maximize donations, grants, and partnerships to increase the resources available for parks and recreation.
- Encourage donations of land, facilities, equipment, services, and gifts that are consistent with goals and objectives of the Park and Recreation Master Plan and benefit the larger community.
- Explore opportunities to add revenue-generating facilities to parks where appropriate.
- Re-evaluate annually the priority and timeline for the implementation of projects within the park system as part of the development of the annual parks and recreation capital improvement budget.
- Re-assess the priorities of capital projects when updating the long-range park and recreation capital improvement plan every five years.
- Create a “replacement fund” to be able to act on needed maintenance and/or replacement of damaged or unsafe facilities, equipment, and other assets.



OTHER PROJECTS

In addition to projects that will be implemented by the Town of Moraga through the Parks and Recreation Department, this Plan identifies a number of new projects that will be undertaken by other entities. When completed, these projects will contribute to the community’s park and recreation system. At this time, these anticipated projects include both

developers' open space dedications and projects to be carried out under the Public Works Department.

Private Open Space/Natural Areas

The Moraga Open Space Ordinance (MOSO), adopted by the Town in 1986, ensures that a significant amount of land in Moraga remains protected as open space. This protected land is usually held privately, but often contains provisions for public access. For example, in many cases public trails are planned for privately-held open space areas. This is the case with the Palos Colorados development, for instance, where 4.5 miles of trails are planned through 386 acres of open space. Though these assets will be privately owned, public access will be permitted.

Corporation Yard

The Town anticipates developing a new corporation yard in the next several years to replace the existing facility at the Hacienda de las Flores. Moving the existing facility will allow easier public access to Hacienda buildings and create additional space for event parking at the site. The development the new Corporation Yard will fall under the auspices of the Public Works Department.



Implementation

6. IMPLEMENTATION

The development of the Master Plan involved a detailed analysis of the park system and an assessment of park and recreation needs. As might be expected, the cost of meeting these recreation needs far exceeds the Town's existing financial capabilities. However, a variety of funding sources exist which can help the Town achieve its short term park and recreation goals.



This chapter identifies the cost of high priority capital and non-capital parks and recreation projects. It calculates the cost of maintaining and operating these high priority projects, once implemented. In addition, it suggests a number of funding sources which might be used to finance the new parks and facilities, improvements, and maintenance identified in this Plan. Because it is difficult to project actual income from any of these sources, this Chapter does not present a specific financing strategy. Instead, two general approaches are presented. These scenarios are intended to serve as general guides for the Town, and should be updated based on further financial planning.

PROJECT PRIORITIES

The recommendations in Chapter 4 include numerous capital and non-capital projects. Because the anticipated cost of these projects will exceed the Town's financial means, Department staff prioritized proposed projects. The following criteria were considered:

- *Meets Master Plan needs:* Projects were prioritized based on their ability to meet facility needs as identified in the Community Needs Assessment. This includes meeting community needs in unserved or underserved areas and satisfying relevant requirements, such as ADA and safety guidelines. In addition, priority was determined based on the projects' capacity to expand the Town's recreation opportunities; secure needed parkland; and leverage potential for grant funding, cost-shared partnerships, and/or joint development, especially public/private partnerships.
- *Improves existing recreation resources:* Priority was also determined based on the ability of the proposed project to maintain or enhance the condition of existing Town resources and to expand recreation opportunities at these sites.

- *Strengthens the community:* Lastly, proposed projects were prioritized based on their ability to strengthen community identity. In addition, projects that would serve a diverse cross-section of the community and projects that have potential for positive economic impact were ranked high in priority.

Based on these criteria, projects were assigned a priority of I through III:

- *Priority I:* highest priority
- *Priority II:* medium priority
- *Priority III:* low priority

A detailed list of all capital and non-capital projects, along with their priority, is found in Appendix E.

COST ASSUMPTIONS

Once projects were prioritized, cost estimates for all priorities were developed. For projects already identified in the Town’s budget, budgeted costs were incorporated. For new projects, the cost assumptions in Table 1 were used. These cost assumptions are based on

Table 1: Cost Assumptions for Capital and Non-Capital Projects

Item		Cost/Unit
Acquisition	Parks and facilities	\$ 850,000 /acre
	Trails	\$ 215,000 /acre
Master Planning	Neighborhood Park	\$ 50,000 each
	Natural Area	\$ 35,000 each
	Trails (pedestrian)	\$ 10,000 each
	Trails (multi-use)	15% construction
	Community center	\$ 100,000 each
Development	Neighborhood Park	\$ 300,000 /acre
	Natural Area	\$ 30,000 /acre
	Trail (pedestrian)	\$ 500,000 /mile
	Trail (multi-use)	\$ 50,000 /mile
	Community center	\$ 200 /s.f.
	Sports Fields	\$ 35,000 each
	Signs	\$ 5,000 each
Additional Costs	Contingency	15% construction
	Architecture & engineering	15% construction

both current Moraga costs and the costs of comparable California communities, such as Orinda.

PROJECTED COSTS

Based on the assumptions listed above, projected costs for Priority I capital and non-capital projects were developed (Table 2).

To fund Priority I projects and meet the short term needs of the community, two potential draft financing approaches have been identified. Both strategies are quite conservative in nature, and both are intended to serve as general guides for the Town, rather than fixed plans. Both should be adapted based on actual future revenues, which will depend on Town Council policy, updated impact fees, and the pace of development in Moraga, among other variables.

Option A

Option A is a conservative financing strategy that would combine revenue from existing revenue sources: park development fees, assorted grants, the General Fund, and fundraising. Option A would meet some of the community's short term needs, but would probably not fund all of the recommended Priority I capital and non-capital projects.

Option B

Option B is a slightly more aggressive strategy which would fund more high priority projects. Option B would include both the funding sources of Option A plus revenue from a town-wide Landscape and Lighting Assessment District (LLAD). In this option, revenue from the assessment would pay the debt service for a bond and give the Town an immediate infusion of money to support acquisition and development. Option B could potentially fund all of the recommended Priority I projects and associated maintenance and operations costs.

A list of potential funding sources, including those noted above, is provided in Appendix F. As the Town develops short and long term financing strategies, it should update this implementation plan to reflect its approach.



Table 2: Projected Costs for Priority I Capital and Non-Capital Projects

Capital Projects	No.	Units	Total Cost
New Parks			
Acquire special use area/site for multi-generational community center ^A	5	acres	\$4,250,000
Park Improvements			
Develop new play equipment at Moraga Commons ^B	N/A	N/A	\$-
New Recreation Facilities			
Develop Master Plan for gym/multi-generational community center	30,000	s.f.	\$100,000
Develop gym/multi-generational community center	30,000	s.f.	\$7,000,000
Develop new corporation yard ^C	N/A	N/A	\$-
Recreation Facility Improvements			
Implement Hacienda de las Flores building improvements	15,300	s.f.	\$1,000,000
Renovate Moraga Commons amphitheater ^D	N/A	N/A	\$-
Reconfigure sports fields at Joaquin Moraga Intermediate School	5	fields	\$205,188
Implement other school sports field improvements	N/A	N/A	\$500,000
Total Capital			\$13,055,188
Non-Capital Projects			
Recreation Facilities			
Conduct Feasibility Study for gym/multi-generational community center			\$75,000
Develop Hacienda de las Flores Business Plan			\$20,000
Financial Resources			
Complete Nexus Study every five years			\$25,000
Planning and Design			
Develop ADA Transition Plan			\$40,000
Public Information and Program Marketing			
Develop a marketing and public relations plan ^E			\$-
Total Non-Capital			\$160,000
TOTAL PRIORITY I			\$13,215,188

^A Site could potentially be acquired as a condition of development approval.

^B Already funded through grant revenues identified in current budget.

^C Will be funded through the Public Works Department.

^D Will be funded through the Parks Foundation.

^E Will be conducted in-house.

Table 3: Proposed Annual Per Unit Maintenance Costs

Town		Developed Parks	Undeveloped Parks/ Natural Areas	Buildings
Moraga	2005-2006	\$4,010/acre	N/A	\$4.02/s.f.
	2006-2007	\$4,867/acre	\$148/acre	\$13.64/s.f.
Danville		\$9,020/acre	N/A	\$7.01/s.f.
Lafayette		\$4,452/acre	N/A	\$9.66/s.f.
Orinda		\$5,586/acre	N/A	\$6.58/s.f.
Average of Comparable Agencies		\$6,353/acre	N/A	\$7.75/s.f.
Proposed Cost		\$5,000/acre	\$500/acre	\$8/s.f.

POTENTIAL PRIVATE DEVELOPMENT PROJECTS

As discussed in the previous chapter, several of the proposed capital projects in this Plan may be privately funded. These projects include natural areas and neighborhood parks inside areas that are zoned for potential future development. Some of these projects may be implemented by developers as a condition of development approval. These projects are integral to Moraga's parks and recreation system.

MAINTENANCE AND OPERATIONS

When completed, the high priority capital projects listed above will require increases in the Town's overall park maintenance budget. In order to prepare for such increases, the Town should consider estimated park and facility maintenance costs prior to individual project approval. This will ensure that appropriate maintenance funding is both planned for and budgeted.

Table 3 includes the estimated per acre annual maintenance costs that were used to develop maintenance projections for the Moraga park and recreation system. The figures in Table 3 are based on both the Town's current maintenance allocations and the maintenance costs of comparable agencies in the Lamorinda area.

The proposed maintenance allocation for undeveloped parkland and open space represents an increase from the current expenditure. This is in keeping with the *Mulholland Ridge Open Space Preserve Habitat Preservation and Restoration Plan*, which suggests that the Town prioritize the maintenance and restoration of significant habitat areas. Maintenance tasks in natural areas and open space may include the

Table 4: Existing and Anticipated Annual Maintenance Costs

Parks and Facilities	Estimated Cost/unit	Existing System		Proposed High Priority Projects		Total Cost
		Units	Existing Cost	Additional Units	Additional Cost	
Developed Parks	\$5,000/acre	57.5	\$287,500	5	\$25,000	\$312,500
Undeveloped Parks/ Natural Areas	\$500/acre	151.0 [^]	\$75,500	0	\$0	\$75,500
Community Buildings	\$8/s.f.	15,300	\$122,400	30,000	\$240,000	\$362,400
Total	--	--	\$485,400	--	\$265,000	\$750,400

[^] Includes acres at Mulholland Preserve not leased for agricultural use.

removal of health and safety hazards, water quality enhancement, natural resource maintenance, habitat restoration, and the restoration of trails and trail-related facilities.

Table 4 illustrates the anticipated total annual cost for maintaining the Moraga system when high priority park and recreation projects are implemented. Although the actual maintenance budget will depend on the final phasing of planned improvements, the total annual maintenance budget at implementation will exceed \$750,000 if all projects are implemented.

Developing new capital projects will also have a significant effect on the Town’s recreation staffing needs, especially with the addition of a new multi-generational community center and gymnasium. Table 5 shows anticipated personnel costs associated with the new multi-generational community center. When completed, the community center will employ approximately 6.5 FTEs at a combined cost of \$292,500. Positions will include managers, recreation staff, maintenance staff, and a receptionist.

At the present time, no specific maintenance and operations funding strategy is proposed. Instead, further study of maintenance financing strategies is suggested. A list of potential funding sources is included in Appendix F.

Table 5: Projected Annual Staffing Costs

Parks and Facilities	FTEs	Average Salary	Projected Cost
Community Center	6.5	\$45,000	\$292,500



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Appendix A: Park and Recreation Facility Inventories

Table A-1: Moraga Parks and Recreation Facility Inventory

	Site	Total Acreage	Outdoor Facilities																Indoor Facilities			
			Multi-Use Field	Baseball Field	Football Field	Soccer Field	Softball Field	Amphitheater	Basketball Court	Wallball Court	Tennis Court	Volleyball Court	Pool	Frisbee Golf	Playground	Horse-shoes	Bocce	Trail (in miles)	Skate Park	Gym	Multi-Purpose Room	
Town of Moraga	Community Parks																					
	Moraga Commons	40.20						1	2			2		1	2	2	2		1			
	Rancho Laguna	8.40										1			2							
	Natural Areas																					
	Mulholland Preserve	250.00																1.76				
Special Use Areas																						
Hacienda de las Flores	8.90							1									0.25					
Subtotal		307.50	0	0	0	0	0	2	2	0	0	3	0	1	4	2	2	2.01	1	0	0	
Schools	Camino Pablo Elementary School	3.00	1						4	2					4						1	
	Los Perales Elementary School	3.40	1												5						1	
	Rheem Elementary School	2.00	2						4	2					2							
	Joaquin Moraga Intermediate School ^A	8.00	3						10	8		2								1		
	Campolindo High School ^B	11.30		1	1	1	1						3							2		
St. Mary's College ^D											12											
Subtotal		27.70	7	1	1	1	1	0	18	12	12	2	3	0	11	0	0	0	0	3	2	
Other Local Agencies	Alta Mesa HOA										2		1									
	Ascot Drive Apartments												5									
	Ascot Court												1									
	Ascot Plaza												1									
	Camino Perales HOA												1									
	Campolindo HOA												1									
	Carroll Ranch HOA												1									
	Chalda Way HOA												2									
	Donald Drive Apartments												6									
	East Bay Regional Parks																	7.54				
	Los Encinos																	1.25				
	Moraga Country Club ^C											12	4									
Moraga Swim and Tennis Club											10	1										
Palos Colorados ^D	387.00																4.50					
Subtotal		387.00	0	0	0	0	0	0	0	0	24	0	24	0	0	0	0	13.29	0	0	0	
Total		722.20	7	1	1	1	1	2	20	12	36	5	27	1	15	2	2	15.30	1	3	2	

^A Joaquin Moraga acreage has not been included in the neighborhood park analysis due to the condition of its neighborhood park amenities.

^B Campolindo High School and St. Mary's facilities have not been included in the analysis, since access to these facilities is extremely limited.

^C Includes an 18 hole golf course and putting green.

^D Palos Colorados acreage includes both a one acre neighborhood park and 386 acres of open space.



Appendix B: Public Involvement Findings

APPENDIX B: PUBLIC INVOLVEMENT FINDINGS

In order to develop an accurate understanding of parks, recreation, and open space needs in the Town of Moraga, input was solicited from a broad range of sources, including planning area residents, organizations, community groups, and Department staff. All public involvement activities were designed to ensure the participation of a cross section of community members. Altogether, over 1,000 residents participated, a very high figure for a town of Moraga's size (Table 1). Residents took part in the following activities:

- *Parks and Recreation Commission Meeting:* In March 2006, a meeting was held with members of the Moraga Parks and Recreation Commission to focus on strengths, weaknesses, opportunities, and vision for the Town's park and recreation system.
- *Community Workshop:* A workshop-style meeting was held in March 2006 to gather input from community members on current park and recreation needs and priorities. Altogether, 140 residents attended.
- *Community Questionnaire:* Paper and online versions of the Community Questionnaire were distributed in the spring of 2006. The questionnaire was designed to solicit information on current park and recreation usage patterns, needs, preferences, and priorities. Over 450 residents responded. Although the questionnaire was not designed to obtain a scientific sample, the number of responses was significant enough to provide a relatively accurate picture of the Moraga community.
- *Youth Questionnaire:* The Moraga Parks and Recreation Department also distributed a questionnaire to local middle and high school youth in the spring of 2006. This questionnaire collected data from 470 respondents on parks and recreation use, needs, and preferences. Although the youth questionnaire was not statistically

Table B-1: Participation in Public Involvement

Public Involvement Activity	Participants
Parks and Recreation Commission Meeting	4
Community Workshop	140
Community Questionnaire	452
Youth Questionnaire	470
Survey of Organized Sports Groups	14
Total	1,080

valid, the number of responses provides a good sample of Moraga youth opinions.

- *Survey of Organized Sports Groups:* A survey was conducted in the spring of 2006. The survey collected information on the facility needs of 14 organized sports groups within the community.

PARKS AND RECREATION COMMISSION MEETING

In March of 2006, members of the Moraga's Park and Recreation Commission met to discuss the status of parks, recreation, and open space in Moraga and to develop a vision for the future.

Key Findings

- Commission members like the character of Moraga's parks and appreciate their ability to *build community and promote family togetherness*.
- Park and Recreation Commission Meeting attendees found the *natural beauty and topography* of Moraga to be one the Town's greatest strengths.
- *Unique amenities* like the frisbee golf course, water elements, bocce courts, and the bandshell were among other strengths mentioned by Commission members.
- Commission members felt Moraga's *lack of a sports field complex and indoor facilities* was a significant weakness.
- *Maintenance* was another weakness repeated by many Commission members.
- The Commission saw *opportunities to partner* with local schools, St. Mary's College, and private developers in the Town.
- Commission members also perceived an *opportunity to improve accessibility and build bike lanes*.
- *Threats* noted by Commission members included resistance to change, lack of funding, competition with other towns, and a lack of understanding of the importance of parks.



COMMUNITY WORKSHOP

In March of 2006, community members from the Town of Moraga gathered for a two-hour Community Workshop designed to elicit feedback on the needs for parks, recreation, and open space in Moraga and to begin to develop a vision for the future.

Key Findings

- Workshop attendees believe the Town of Moraga's *open space and natural beauty* are among its greatest strengths.
- *Special events, trails, maintenance, and safety* were other strengths mentioned by Community Workshop attendees.
- Workshop attendees reported *high satisfaction with existing parks and facilities*, especially the skate park, Moraga Commons, and Hacienda de las Flores.
- The *lack of a community center and gym* was another major weakness cited by Workshop attendees.
- Workshop attendees reported a *lack of recreation programs* for people of all ages, especially for seniors and teens.
- *Other weaknesses* frequently mentioned at the Community Workshop were drainage, the lack of sports fields, and underused facilities.
- According to Workshop attendees, *better use and management of existing resources* was a significant park need.
- Many Workshop attendees reported a need for *more and better sports fields, a community center, gymnasiums, trails, and better play equipment*. Of these, sports fields and community centers emerged as top priorities.
- A *teen center with hang-outs and programs* was another facility need frequently mentioned at the Community Workshop.
- The most frequently-mentioned programmatic need was *better publicity for parks and programs*.
- Community Workshop attendees also noted the *need for a sports alliance* between local schools and the Town, especially with regard to the scheduling of sports fields.

COMMUNITY QUESTIONNAIRE

The Community Questionnaire was designed to elicit information regarding park and recreation preferences and usage patterns. It included questions which focused on satisfaction levels, familiarity, recreation interests, participation, and preferences, among others. The questionnaire was available online. A paper version was also distributed at public meetings and at a variety of community locations.

Key Findings

- Nearly all Community Questionnaire respondents (94.9% online, 91.7% paper questionnaire) believe *parks, recreation services, and open space are very important* to the quality of life in Moraga.
- For most online Community Questionnaire respondents (65.9%), the *opportunity to enjoy the outdoors and nature was the most important benefit* of parks, recreation, and open space. The paper questionnaire's respondents found the promotion of youth development to be the most important benefit.
- *Use of parks in Moraga is high.* High percentages of online Community Questionnaire respondents reported using Moraga Commons (97.5%), Rancho Laguna (93.8%) and Mulholland Ridge (85.2%) in the past two years.
- Of the Questionnaire respondents who had never been to the Hacienda de las Flores, 58.2% of online respondents and 39.2% of paper respondents said they *didn't know what's available there*. Most Community Questionnaire respondents who do use Hacienda de las Flores use it for recreation programs.
- Ideas for the *future use of Hacienda de las Flores* were nearly evenly divided, with 36.7% wanting recreation classes/programs, 29.5% for weddings and special events, and 27.4% for daytime rentals and business meeting space.
- Over one-third (39.5% online, 33.9% paper) of Questionnaire respondents felt that *a park consisting primarily of sports fields* is the most needed park type in Moraga, ranking sports park first on a list of five park types.
- Nearly one-fourth (24.7%) of the respondents to the paper version of the Community Questionnaire said that the most-needed type of



park in Moraga is *large multi-use parks that serve the whole community*, ranking this park type second.

- According to the paper Community Questionnaire, over 32% of respondents believe the Town of Moraga should focus its park and recreation efforts on *building new major facilities, such as a community center*, ranking this option first on a list of seven potential parks and recreation projects.
- *Sports fields* ranked first on the online Community Questionnaire (at 21.7%) in terms of recreation facility needs.
- *Community centers* ranked first on the paper version of the questionnaire, with 37.1% reporting a need.
- According to the paper version of the Community Questionnaire, 13.7% of respondents feel that *gymnasiums are the most needed recreation facility in Moraga*, ranking gyms third of seven. Gyms also ranked third on the online version of the questionnaire, with 20.3% of respondents reporting gymnasium need.
- On the online version of the Community Questionnaire, Moraga residents reported *walking for pleasure* (66.4%), *exercising/aerobics* (41.9%), and *hiking* (38.7%) more than any other activities. Biking, hiking, and walking for pleasure rounded out the list of activities residents would be interested in participating in more often.



YOUTH QUESTIONNAIRE

A total of 470 Youth Questionnaires were completed by middle and high school students in Moraga in April and May 2006. The questionnaire was designed to elicit information about recreation participation, preferences, and needs of Moraga youth.

Key Findings

- Most Youth Questionnaire respondents access parks and recreation activities by *riding with someone else or walking*. Large portions of respondents also reported driving themselves or biking to reach parks and recreation facilities in Moraga.
- Youth Questionnaire respondents use parks mainly to *play sports and socialize*. Almost 23% of respondents indicated that they play sports in parks, 20% meet friends, and 12% use parks to walk, bike, or enjoy the outdoors.

- Among existing parks and recreation facilities in the Town, Moraga Youth Questionnaire respondents most frequently used *school sports facilities*. Almost 35% of respondents reported using these facilities once a week or more.
- Youth reported more frequent use of *Moraga Commons and local trails* than other existing parks and facilities. Almost half (45%) of Youth Questionnaire respondents reported using Moraga Commons one or two times per month, and almost one quarter (24%) reported using trails that often.
- However, large proportions of Youth Questionnaire respondents *never use school playgrounds, Lafayette Community Center, and Hacienda de las Flores*.
- Over 50% of Youth Questionnaire respondents reported that they *did not know Mulholland Ridge exists*, and 38% *did not know about the Hacienda*.
- One in four Youth Questionnaire respondents (27%) expressed a *need for parks consisting primarily of sports fields*, and almost 22% reported a *need for large parks that serve the whole community*, making these two park types the most popular with youth respondents.
- Youth Questionnaire respondents clearly indicated a need for more entertainment options in Moraga. Over 50% of respondents said that *entertainment businesses are needed* within the Town, and 13.7% of respondents reported a *need for an indoor recreation center*, ranking them first and second on a list of seven potential recreation facility needs.
- *Gymnasiums and sports fields were perceived as the most needed sports facilities in Moraga*. Over 20% of Youth Questionnaire respondents reported a need for additional gymnasiums, and almost 20% reported a need for soccer, lacrosse, or football fields.
- *Working out, swimming, jogging, and playing basketball were the most popular recreation activities amongst Youth Questionnaire respondents*. Respondents reported working out an average of 5.84 times per month, swimming an average of 5.39 times per month, jogging 5.16 times per month, and playing basketball 4.5 times per month.



- According to the Youth Questionnaire, the *activities that Moraga youth would most like to participate in more often were softball, aerobics, basketball, skateboarding, and horseback riding*. Just over 20% of questionnaire respondents indicated that they would like to play softball more often if they could, 18% would exercise, 17% would play basketball, 17% would skateboard, and 16% would go horseback riding.

SURVEY OF ORGANIZED SPORTS GROUPS

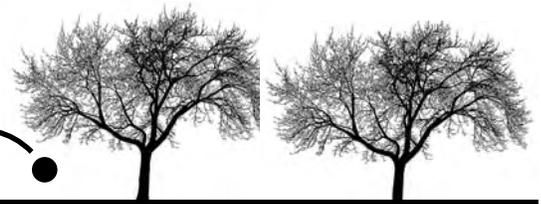
Fourteen sports organizations in Moraga completed a survey of organized sports groups in the spring of 2006. The survey collected information on recreation facility use, needs, and conditions.

Key Findings

- Almost all soccer, baseball, softball, and basketball groups reported *scheduling issues* with recreation facilities in Moraga.
- Basketball groups repeatedly noted the need for *additional adult-sized gymnasiums* in Moraga. Groups reported that the existing gyms in Moraga are both small and overcrowded.
- The *quantity of sports fields was also a concern* for many of the sports groups.
- Many sports groups reported *poor facility conditions*, especially with respect to fields. Turf and drainage were pressing concerns for many of the organizations.
- Sports groups also repeatedly mentioned the *need for amenities* like bathrooms, bleachers, and lights at local athletic fields.

TOWN OF MORAGA

RECREATION QUESTIONNAIRE



Dear Residents of Moraga:

We would like your help to determine what type of parks and specialized recreation facilities are needed to meet the growing recreation needs of our community.

Please return your completed questionnaire to Penelope Leach at 2100 Donald Drive, Moraga, CA 94556 by April 21. If you have questions, email Penelope Leach at pleach@moraga.ca.us. Thank you! (Survey also online at www.moraga.ca.us in the News & Events section under Announcements.)

1. How important are parks, recreation services, and open space to the quality of life in Moraga?

- 1) ___ Very important 4) ___ Not important
 2) ___ Somewhat important 5) ___ Don't know
 3) ___ Important

2. Which of the following benefits of parks, recreation services, and open space are most important to you? Check your top 2 choices.

- 1) ___ Provide opportunities to enjoy nature/outdoors
 2) ___ Promote youth development
 3) ___ Improve health and wellness
 4) ___ Protect the natural environment
 5) ___ Provide opportunities for lifelong learning
 6) ___ Provide cultural opportunities
 7) ___ Help seniors and people with disabilities remain active
 8) ___ Connect people together, building stronger families and neighborhoods
 9) ___ Enhance community image and sense of place
 10) ___ Other: _____

3. In the past 12 months, have you visited any park facilities in Moraga?

- 1) ___ Yes 2) ___ No

4. How often do you use the following parks and recreation facilities?

Feature or Amenity	Frequently (Once a week or more)	Sometimes (1 - 2 times a month)	Rarely (less than 5 times per year)	Never	Did not know it existed
Rancho Laguna					
Moraga Commons					
Mulholland Ridge					
Trails					
School playgrounds					
School sports facilities					
Lafayette Community Center					
Hacienda de las Flores					

5. If you seldom use or do not use the parks and facilities managed by Moraga Parks & Recreation, what are your reasons? Check your top 2 choices.

- 1) ___ Not interested 6) ___ Too far away
 2) ___ No time 7) ___ Do not have transportation
 3) ___ Feel unsafe 8) ___ Don't know where they are
 4) ___ Lack of facilities 9) ___ Don't know what's available
 5) ___ Poorly maintained 10) ___ Too crowded

6. How would you rate your overall satisfaction with the level of park, open space, and facility maintenance? Please check one box.

←-----→

Very Satisfied Neutral Very Unsatisfied

Don't know

7. What activities do you do at the Hacienda de las Flores? Check all that apply.

- 1) ___ Recreation programs 3) ___ Just enjoy park
 2) ___ Rentals 4) ___ Have not used it

8. If you've never been to Hacienda de las Flores, why not?

Check all that apply.

- 1) ___ Not interested 6) ___ Too far away
 2) ___ No time 7) ___ Don't have transportation
 3) ___ Feel unsafe 8) ___ Don't know where it is
 4) ___ Lack of facilities 9) ___ Don't know what's available
 5) ___ Poorly maintained 10) ___ Too crowded

9. In which area should Moraga focus its park and recreation efforts? Check one.

- 1) ___ Acquiring land for future parks
 2) ___ Developing new parks
 3) ___ Upgrading existing parks
 4) ___ Developing new multi-purpose trails
 5) ___ Maintaining existing parks and facilities
 6) ___ Building new major facilities, such as a community center
 7) ___ Providing recreation programs and activities

10. What type of park is most needed in Moraga? Check one.

- 1) ___ Small parks in my neighborhood
 2) ___ Large multi-use parks that serve the whole community
 3) ___ Natural areas
 4) ___ A park consisting primarily of sports fields
 5) ___ Linear trail corridors
 6) ___ No additional parks or natural areas are needed

11. What type of recreation facility is most needed in Moraga? Check one.

- 1) ___ Community center 5) ___ Gymnasium
 2) ___ Trails 6) ___ Teen center
 3) ___ Dog park 7) ___ Other: _____
 4) ___ Sports fields

12. How should the Hacienda de las Flores (current location of Moraga recreation classes & town offices) be used in the future? *Check all that apply.*

- 1) ___ Recreation classes/ programs
- 2) ___ Wedding and special event rentals
- 3) ___ Day time rentals for business meeting space
- 4) ___ Other _____

13. What additional amenities should be added to Moraga Commons Park?

14. Do you currently exercise?

- 1) ___ Yes
- 2) ___ No

15. Where do you exercise? *Check all that apply.*

- 1) ___ Home
- 2) ___ Private Club
- 3) ___ Schools
- 4) ___ Other _____

16. What activities have you done in the past 2 years? **Step 1:** *Put a check in front of the activities you have done in the Town of Moraga or elsewhere in the past two years.* **Step 2:** *For activities you checked, please check the box that most closely represents how often you participate when the activity is in season.* **Step 3:** *Circle the FIVE activities you would most LIKE to do. Assume you have the time, money, and transportation to do whichever 5 you want.*

Recreation Activity	1 time a week or less	2 times a week	3 times a week	4 times a week	almost daily
<input type="checkbox"/> baseball					
<input type="checkbox"/> basketball					
<input type="checkbox"/> bicycling for pleasure					
<input type="checkbox"/> bicycling (commute)					
<input type="checkbox"/> dancing					
<input type="checkbox"/> disc golf					
<input type="checkbox"/> dog walking					
<input type="checkbox"/> exercising/aerobics					
<input type="checkbox"/> fairs and festivals					
<input type="checkbox"/> hiking					
<input type="checkbox"/> horseback riding					
<input type="checkbox"/> jogging/running					
<input type="checkbox"/> martial arts					
<input type="checkbox"/> nature walks					
<input type="checkbox"/> picnicking					
<input type="checkbox"/> playground activities					
<input type="checkbox"/> skateboarding					
<input type="checkbox"/> soccer					
<input type="checkbox"/> softball					
<input type="checkbox"/> swimming					
<input type="checkbox"/> tennis					
<input type="checkbox"/> volleyball					
<input type="checkbox"/> volunteering					
<input type="checkbox"/> walking for pleasure					

17. Where should organized recreational activities be held? *Check all that apply.*

- 1) ___ City parks or facilities
- 2) ___ Schools
- 3) ___ Libraries
- 4) ___ Churches
- 5) ___ Private facilities

18. How would you rate the overall quality of recreation programs available in Moraga? *Please check one.*

- 1) ___ Excellent
- 2) ___ Average
- 3) ___ Poor
- 4) ___ Don't know

19. What barriers, if any, do you experience that may inhibit participation in leisure and recreation programs? *Check all that apply.*

- 1) ___ Transportation
- 2) ___ No leisure partners
- 3) ___ Money
- 4) ___ Lack of skill
- 5) ___ Limited ability
- 6) ___ Limited time
- 7) ___ Accessibility
- 8) ___ Safety concerns
- 9) ___ Activity not available
- 10) ___ Location of programs
- 11) ___ Lack of childcare
- 12) ___ There are no barriers that limit my participation

20. Which group is most underserved by current recreation programs? *Check one.*

- 1) ___ Adults
- 2) ___ Children
- 3) ___ Teens
- 4) ___ Seniors
- 5) ___ People with disabilities
- 6) ___ Families
- 7) ___ None

21. Are there any recreational programs you would like to see provided in Moraga that are not currently available?

22. What is your age?

- 1) ___ 18-24
- 2) ___ 25-34
- 3) ___ 35-44
- 4) ___ 45-54
- 5) ___ 55-64
- 6) ___ 65+

23. What is your gender?

- 1) ___ Male
- 2) ___ Female

24. How long have you resided in Moraga?

- 1) ___ 3 years or less
- 2) ___ 4-6 years
- 3) ___ 7-10 years
- 4) ___ 11-19 years
- 5) ___ 20 years

25. Would you be willing to volunteer your time to assist the Town of Moraga in providing better park and recreation services?

If so, check those areas in which you would be interested.

- 1) ___ Youth sports
- 2) ___ Park Maintenance
- 3) ___ Community-wide special event
- 4) ___ Program instruction (list): _____
- 5) ___ Other (list): _____

If you are willing to volunteer, please provide your contact information:

Name: _____

Phone: _____

Email: _____



TOWN OF MORAGA PARKS & RECREATION

TEEN SURVEY

We want to know what you think! Where do you hang out in Moraga? What do you like to do? What WOULD you like to do? Let us know -- YOUR OPINION COUNTS!

Please fill out this survey -- do the front and the back. Your ideas will help us create better parks, outstanding facilities, and awesome programs and activities!

6. How often do you use the following parks & recreation facilities?

Park or Facility	Frequently (once or more a week)	Sometimes (1-2 times a month)	Rarely (less than 5 times a year)	Never	Did not know it existed
Rancho Laguna					
Moraga Commons					
Mulholland Ridge					
Trails					
School Playgrounds					
School Sports Facilities					
Lafayette Community Center					
Hacienda de las Flores					

1. How old are you? _____

2. What is your gender?

1. ___ male 2. ___ female

3. Where are the best places to play, hang out, or have fun in Moraga?

4. How do you usually get to parks or recreation activities?

Check two answers.

- 1. ___ Walk
- 2. ___ Bike
- 3. ___ Skateboard, rollerblade, scooter
- 4. ___ Drive myself
- 5. ___ Ride with someone else
- 6. ___ Take the bus
- 7. ___ Other: _____

5. What are the main reasons that you use parks in Moraga?

Check two answers.

- 1. ___ Enjoy the outdoors or nature
- 2. ___ Use a specific facility (like a disc golf course)
- 3. ___ Play sports
- 4. ___ Picnic
- 5. ___ Walk or bike
- 6. ___ Meet friends
- 7. ___ Participate in family activities
- 8. ___ Attend special events/concerts
- 9. ___ Don't use parks

7. What type of park is most needed by youth and teens in Moraga? Check one answer.

- 1. ___ Small parks in my neighborhood
- 2. ___ Large parks that serve the whole community
- 3. ___ Natural areas
- 4. ___ A park consisting primarily of sports fields
- 5. ___ Trails for walking, biking, and hiking
- 6. ___ No additional parks or natural areas are needed

8. Which of the following recreation facilities are most needed by youth in Moraga? Check one answer.

- 1. ___ Environmental education/nature center
- 2. ___ Areas for special events and festivals
- 3. ___ Trails and paved pathways that connect parks, schools, and stores
- 4. ___ Indoor recreation center with gym, social areas, classrooms, etc.
- 5. ___ Entertainment businesses (movie theater, bowling alley, etc.)
- 6. ___ Other: _____
- 7. ___ No new facilities are needed

9. Which of the following sport facilities are most needed by youth in Moraga? Check one answer.

- 1. ___ BMX track
- 2. ___ Gymnasiums
- 3. ___ Soccer/lacrosse/football fields
- 4. ___ Baseball/softball fields
- 5. ___ Outdoor basketball courts
- 6. ___ Other: _____
- 7. ___ No new facilities are needed

10. What additional features should be added to Moraga Commons Park?

11. What types of recreation programs are most needed by youth in Moraga? *Check two answers.*

1. ___ Environmental programs (nature programs, etc.)
2. ___ Extreme sports (rock climbing, hiking, snowboarding, etc.)
3. ___ Aquatic programs (swimming, scuba diving, water fitness, etc.)
4. ___ Special events (dances, concerts in the park, festivals, etc.)
5. ___ Sports (baseball, soccer, etc.)
6. ___ Arts (performing, visual, cultural)
7. ___ Drop-in activities (gymnasium, game room, computers, etc.)
8. ___ Job-related activities (volunteer, internship, or employment opportunities)
9. ___ Other: _____
10. ___ No new activities are needed

12. Where should youth recreation programs be held (i.e., where would you feel most comfortable going)?

Check up to two answers.

1. ___ School
2. ___ Teen Center
3. ___ Community Center
4. ___ Other: _____
5. ___ Don't know

13. Which recreation classes would you be interested in taking?

Check two answers.

1. ___ Sports conditioning
2. ___ Guitar
3. ___ Art
4. ___ Carpentry
5. ___ Language
6. ___ Acting/drama
7. ___ Dance/cheerleading
8. ___ Cooking
9. ___ Computer (web design, graphics, movie making, etc.)
10. ___ Science
11. ___ Other: *(list)* _____

14. Below is a list of activities that might take place in a park.

Step 1: *Put a check in front of the activities you have done in the Town of Moraga or elsewhere in the past two years.*

Step 2: *For activities you checked, please check the box that most closely represents how often you participate when the activity is in season.*

Recreation Activity	1 time a week or less	2 times a week	3 times a week	Almost daily
1. <input type="checkbox"/> Baseball				
2. <input type="checkbox"/> Basketball				
3. <input type="checkbox"/> Bicycling for pleasure				
4. <input type="checkbox"/> Dancing				
5. <input type="checkbox"/> Disc golf				
6. <input type="checkbox"/> Dog walking				
7. <input type="checkbox"/> Exercise/working out				
8. <input type="checkbox"/> Fairs and festivals				
9. <input type="checkbox"/> Hiking				
10. <input type="checkbox"/> Horseback riding				
11. <input type="checkbox"/> Jogging/running				
12. <input type="checkbox"/> Martial arts				
13. <input type="checkbox"/> Nature walks				
14. <input type="checkbox"/> Picnicking				
15. <input type="checkbox"/> Playground activities				
16. <input type="checkbox"/> Skateboarding activities				
17. <input type="checkbox"/> Soccer				
18. <input type="checkbox"/> Softball				
19. <input type="checkbox"/> Swimming				
20. <input type="checkbox"/> Tennis				
21. <input type="checkbox"/> Volleyball				
22. <input type="checkbox"/> Volunteering				
23. <input type="checkbox"/> Walking for pleasure				

15. Using the list above, circle the FIVE activities you would most LIKE to do. *Assume you have the time, money, and transportation to do whichever activities you want.*



Appendix C: Park and Recreation Facility Analysis

APPENDIX C: PARK AND RECREATION FACILITY ANALYSIS

The Park and Recreation Facility Needs Analysis is informed by public involvement and comprises the technical component of the needs assessment. It:

- Documents existing parks and recreation facilities in Moraga
- Analyzes the ratio of parks and recreation facilities to population
- Proposes standards and guidelines based on comparable communities, public involvement findings, and geographic distribution.
- Calculates current and future need for parks and facilities

TERMINOLOGY

The following terms are used throughout the Park and Recreation Facility Needs Analysis:

Level of Service

Level of service (LOS) describes the number of parks and recreation facilities currently provided within the planning area as a ratio of acres or facilities to number of residents.



Adopted Standards

Adopted standards are expressed in terms of acres or facilities per number of residents and serve as goals that guide the development of a park and recreation system. These standards help ensure that a variety of recreation opportunities are provided in accordance with community values.

Guidelines

The parks and recreation facility analysis also recommends guidelines for specific park types and recreation facilities within the planning area. These guidelines are expressed as ratios of acres or facilities to number of residents. Because new recreation trends are always emerging, these general guidelines are not meant to serve as formal standards.

METHODOLOGY

A variety of tools were used to assess current and future need for parks and recreation facilities in Moraga:

Public Involvement

All results of Master Plan public involvement were used in the development of this report, including the Community Questionnaire, Youth Questionnaire, Community Workshop, meetings of the Parks and Recreation Commission, and survey of organized sports groups. The major findings of these activities are summarized in Appendix B.

Review of Trends

The following sources were consulted in order to identify local, state, and national trends in sports and recreation.

- *National Sporting Goods Association (NSGA)*: The NSGA is the national association for sporting goods retailers and conducts an annual nationwide study in order to determine trends in recreation participation.
- *California State Outdoor Recreation Plan (SCORP)*: The SCORP is a five-year statewide recreation plan published by California State Parks. The SCORP identifies outdoor recreation issues and opportunities and to explore state and local response strategies. It includes valuable data on current trends in recreation participation and demand in California.

Parks and Recreation Facility Inventory

In early 2006, Department staff compiled an inventory of parks, open spaces, and recreation facilities owned and operated by the Town of Moraga. In addition, the staff developed an inventory of private and school park and recreation facilities that are used by members of the community. This inventory is provided in Appendix A.

Standards Analysis

To help determine the need for park and recreation facilities within the planning area, the Department's current level of service for each park type was compared to other standards, which are also expressed in acres/1,000 residents. The sources for these comparable standards were:

- *Comparable California Agencies*: The existing parkland levels of service were calculated for four neighboring communities, including Danville, Lafayette, Orinda, and Walnut Creek. These figures were then averaged.

- *National Recreation and Park Association (NRPA)*: For more than 30 years, the NRPA has recommended guidelines for neighborhood parks, community parks, and recreation facilities. These guidelines have been modified and adapted by agencies across the country.

Geographic Analysis

In addition, geographic distribution was considered in determining need for some parks and recreation facilities within the planning area. For example, with neighborhood parks, a service area radius of ½ mile was used to identify underserved areas of Moraga.

Demand Analysis

Community demand, as indicated by program participation and public involvement activities, was used to determine the need for parks and recreation facilities as well. For example, for some recreation facilities, sports participation numbers were used to develop facility guidelines and compared directly to facility supply.

PARKLAND NEEDS ANALYSIS

The parkland needs assessment discusses the current and projected need for each of the community's four major park types:

- Neighborhood Parks
- Community Parks
- Natural Areas
- Special Use Areas

Appendix A includes a complete inventory of existing parkland owned by the Town of Moraga, schools, and private entities in the planning area. Map 1 in Chapter 1 of this Plan shows how this existing parkland is distributed throughout the community.

In order to assess the need for each of the park types in Moraga's system, a series of standards were developed. These standards were based on the results of public involvement activities, current recreation trends, and geographic analysis. Moraga's existing inventory and level of service were then compared against these proposed standards, resulting in a standards based-assessment of need.

In the case of several park types, no formal standards have been proposed. Instead, guidelines have been developed, and future

acquisitions should be based on opportunity and resource value. This will allow the Department more flexibility in its parkland development.

Table C-1 shows existing level of service, proposed standards, and current and anticipated need for each of the four park classifications in the Moraga system. Average levels of service for neighboring agencies and NRPA guidelines are presented in Table C-1 for purposes of comparison.

Neighborhood Parks

Located within walking and bicycling distance of most users, neighborhood parks are generally two to five acres in size and serve residents within a ½-mile radius. Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity, and preserve neighborhood open space. Neighborhood parks often include amenities such as playgrounds, turf areas, picnic tables, and benches.

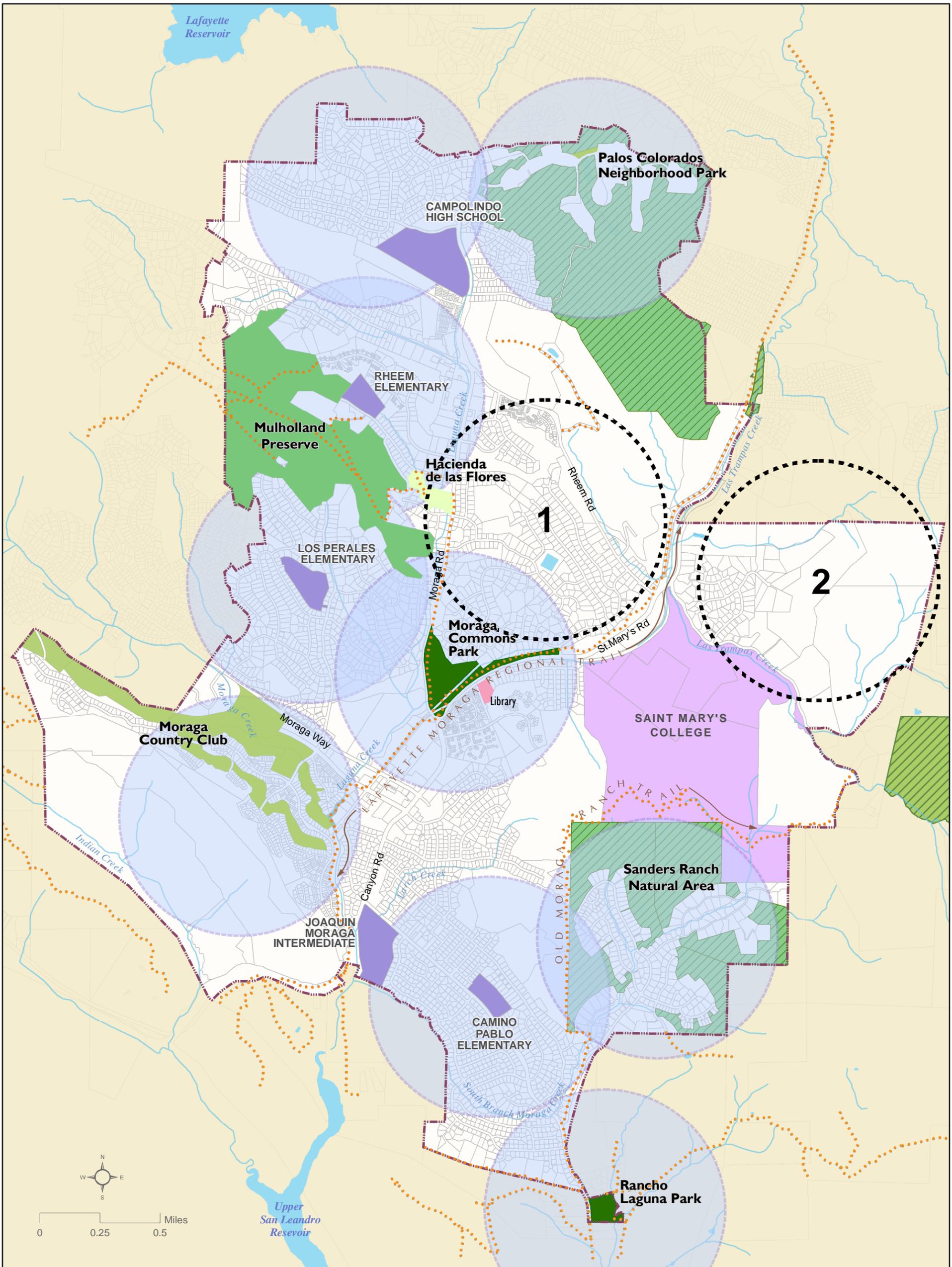
Overview

Currently, the Town of Moraga has no neighborhood parks. However, local elementary schools in Moraga have neighborhood park amenities and essentially function as neighborhood park sites. As a result, their acreages have been included in the neighborhood parkland inventory. The three elementary schools in Moraga, Camino Pablo, Los Perales, and Rheem, provide a total of 8.4 acres of neighborhood parkland. In addition, there is a one acre private neighborhood park planned for the Palos Colorados development. When this park is developed, it will serve neighborhood park needs in the Palos Colorados area. As a result, it has also been included in the neighborhood parkland inventory. The Moraga Country Club, with its pool, golf course, and tennis courts, has also been considered a neighborhood-serving recreation amenity for residents of southwest Moraga. In addition, the northwest area is served by the Campolindo Swim Club. The area south of Stain Mary's College, Sanders Ranch, has homeowner's association land available for a neighborhood park should they choose to develop one. Therefore, there are two areas in the Town that are not served by a neighborhood park (see Map 2).



Public Involvement Findings/ Trends

- Almost one-third (32%) of online Community Questionnaire respondents reported that they participate in playground activities, a



**Map 2:
Neighborhood Park
Service Areas**
Town of Moraga, California



MOORE IACOFANO GOLTSMAN, INC.

November 2007

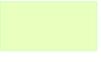
- | | | | | | |
|---|---------------------------------------|---|--------------------------------|---|-------------|
|  | Community Park |  | Special Use Area |  | Trails |
|  | Natural Area |  | Unserved Area |  | City Limits |
|  | Private Natural Area |  | Neighborhood Park Service Area |  | Parcels |
|  | Private Neighborhood Park |  | Public Schools |  | Creeks |
|  | East Bay Regional Park District Lands |  | College |  | Water Body |
| | |  | Library | | |

Table C-1: Existing Parkland Level of Service, Standards, and Guidelines

Park Type	Average Level of Service for Comparable Agencies ^A	Historic NRPA Guidelines	Moraga Existing Facilities	Moraga Acres	Other Local Agencies' Acres	Existing Level of Service (acres per 1,000 persons)	Existing Level of Service (including other agencies)	Proposed Standard or Guideline	Additional Acres Needed to Meet Standard or Guideline	
									Current Population 16,818 (2005)	Future Population 19,366 (buildout)
Neighborhood Parks	.18	2.0	0	0.00	9.4 ^B	0.00	0.56	1	7.4 ^B	10 ^B
Community Parks	2.49	8.0	2	48.60	0.00	2.89	2.89	2.5	0.00	0.00
Natural Areas	13.41	N/A	1	250.00	386.00 ^C	14.87	37.82	N/A	N/A	N/A
Special Use Areas	.22	N/A	1	8.90	0.00	0.53	0.53	N/A	N/A	N/A
TOTAL	16.3	10	4	307.50	395.40	18.3	41.9	3.5	7.4	10

^A Comparable agencies include Danville, Lafayette, Orinda, and Walnut Creek.

^B Includes elementary school facilities and a pocket /neighborhood park proposed for the Palos Colorados development.

^C Includes publicly accessible open space proposed in the Palos Colorados development.

common pastime in neighborhood parks. Playground activities ranked fifth of 23 recreation activities in terms of participation on the online community questionnaire.

- On the online version of the Community Questionnaire, 50% of respondents reported using playgrounds once or more per week. On the paper version of the questionnaire, respondents indicated that they participate in playground activities an average of 3.5 times per month, ranking them 8th in terms of frequency of participation.
- However, only 4.6% of respondents on the paper version of the Community Questionnaire perceived a need for small parks in their neighborhoods, ranking neighborhood parks last on a list of six park types. There were similar results on the online version of the questionnaire, where only 5.2% of respondents reported a need for small parks.

Level of Service Analysis

Altogether, the three elementary schools in Moraga and the one neighborhood park at Palos Colorados provide a level of service of .56 acres/1,000 persons for neighborhood parks. This level of service exceeds the average level of service for comparable California agencies, .18 acres/1,000, but falls short of the historic NRPA guideline of 2 acres/1,000.

A geographic analysis of service areas shows that there are two residential areas in Moraga that are currently underserved by elementary school sites or neighborhood park amenities. If three to five acres of parkland were provided in each of these areas, then approximately 10 additional acres neighborhood parks are needed.

By dividing this figure by the Town's projected population, a proposed neighborhood parkland standard of 1/1,000 persons can be derived. Given this standard, 7.4 additional acres of neighborhood parks are currently needed in Moraga, and 10 acres will be needed to accommodate the projected population at buildout. As in the past, the Town may rely on other providers and partners to help meet this need. Table C-1 includes a summary of the standards analysis for neighborhood parks.

Potential Partners

Because acquisitions in Moraga will likely be costly and topography challenging, partnerships will be key to the Town's effort to provide

additional neighborhood parks. Local school districts are the most significant provider of neighborhood park amenities within the Moraga planning area. As the Town increases in population, the Parks and Recreation Department could consider partnering with local schools to redesign existing elementary school grounds, such as the playground area and lower field at Los Perales School, or develop new joint school-neighborhood park sites. This would help to ensure that school grounds are designed and constructed in ways that protect school functions and allow public access to quality neighborhood park amenities. The same could be done with private neighborhood park sites like that at Palos Colorados.

Community Parks

Community parks are planned to provide opportunities for both structured, active and passive, informal recreation. Community parks generally include facilities that attract people from the entire community and require support facilities, such as parking and restrooms. These parks may also include significant natural areas and trails. The optimal size of community parks is a minimum of 15 acres.

Overview

The Town of Moraga currently operates two community parks, Moraga Commons and Rancho Laguna. Moraga Commons is a sizable park of 40.2 acres and Rancho Laguna, located in the southern part of town, is smaller, 8.4 acres. Together these parks supply Moraga with a total of 48.6 acres of community parkland. Although Campolindo and St. Mary's campuses are used by some community members as parks, they have limited availability and do not meet community park needs. Therefore, they have not been included as existing community parks in this analysis. However, St. Mary's campus meets the needs of students attending the college.

Public Involvement Findings/ Trends

- Use of community parks in Moraga is high. More online Community Questionnaire respondents reported using Moraga Commons (97.5%) and Rancho Laguna (93.8%) than any other parks in the Town. Use of Moraga Commons and Rancho Laguna was also significant on the paper version of the questionnaire.
- Nearly one-fourth (24.7%) of the respondents to the paper version of the Community Questionnaire said that the most-needed type of park in Moraga is large multi-use parks that serve the whole community, ranking this park type second after parks consisting

primarily of sports fields. Large multi-use parks also ranked second on the online version of the questionnaire, where 23.6% of respondents reported a need.

- Almost one in four Youth Questionnaire respondents (22%) reported a need for large parks that serve the whole community, again making this the second most popular park type after sports parks.

Level of Service Analysis

The Town's current level of service with respect to community parks is 2.89 acres/1,000 persons. This level of service is just above the average level of service for comparable agencies, 2.49 acres/1,000. However, it falls well below the historic NRPA guidelines for community parks of 8 acres/1,000.

Although residents are interested in large, community-oriented parks and active recreation facilities, there is a limited supply of vacant land in Moraga. No specific sites are identified for acquisition at this time. The Town should consider acquiring acreage for a potential community park if the opportunity exists to do so.

Since no additional community parks are recommended, the Town will maintain the same community park acreage as its population grows. Consequently, the proposed standard will be lower than the current LOS, reflecting the increased population served by the same amount of parkland. By dividing the current park inventory of 48.6 acres by the Town's projected population, a proposed community park standard of 2.5 acres/1,000 persons can be derived. Table C-1 includes a summary of the standards analysis for community parks in Moraga.

Potential Partners

Middle and high schools in the planning area play a major role in the provision of sports fields, facilities usually found in community parks. The Town should continue to collaborate with local middle and high schools to co-locate, develop, and share community park facilities through joint use agreements.

Natural Areas

Natural areas are permanent, undeveloped green spaces which are managed for both their natural value as well as for recreational use. Natural areas can range in size from one to more than 1,000 acres, and





may include wetlands, wildlife habitats, or stream corridors. Natural areas provide opportunities for nature-based recreation, such as bird-watching and environmental education. These parks may preserve or protect environmentally sensitive areas, such as unique and/or endangered plant species.

Overview

At the present time, the Town of Moraga owns one natural area, the Mulholland Open Space Preserve. The Mulholland Preserve is by far the Department's largest park at 250 acres in size. It occupies a sizable piece of property adjacent to Orinda on the Town's west side and is used by the public primarily for walking, hiking, and running. Ninety-nine acres of the property are currently leased as agricultural land.

In addition to natural areas owned and maintained by the Town, there are also private open spaces in Moraga. The Palos Colorados development, for example, will provide 386 acres of privately-owned open space when completed. This open space will include trails and be accessible to the public. St. Mary's College also includes approximately 300 acres of natural areas. Since the St. Mary's natural areas are not primarily intended for public access, they were not included in the analysis.

Public Involvement Findings/Trends

- Use of Mulholland Ridge is high. Over 85% of online Community Questionnaire respondents reported using Mulholland Ridge in the past two years. On the paper version of the questionnaire, reported use of Mulholland Ridge ranked higher than any other Moraga park.
- Community Workshop attendees mentioned open spaces and natural beauty as one of the greatest strengths of Moraga parks.
- Natural areas provide opportunities to enjoy nature and the outdoors, the most important benefit of parks and recreation as identified by respondents on both the paper and online versions of the Community Questionnaire.
- However, only 19.2% of online Community Questionnaire respondents and 10.9% of paper questionnaire respondents perceived a need for additional natural areas in the Town, ranking this park type third and fourth of six respectively.

Level of Service Analysis

The Town's existing level of service for natural areas is 14.87 acres/1,000 persons. This level of service exceeds the average level of service for comparable agencies, 13.41 acres/1,000. There is no historic NRPA guideline for natural areas.

When the planned open space at Palos Colorados is added to the planning area inventory, the Town's level of service for natural areas improves to 37.82 acres/1,000 residents. This level of service far exceeds the average levels of service of comparable agencies.

As is evident in the recent agreement between the Town and the developers of Palos Colorados, the private dedication of open space can help to preserve Moraga's wildlife habitat, viewsheds, and semi-rural character for future generations. This approach is consistent with the Moraga General Plan, which directs the Town to preserve open space to the maximum extent possible. Arrangements between the Town and area developers, like that in Palos Colorados, should continue to be negotiated as development occurs. However, because the exact size of these anticipated dedications is not definite, no formal guideline or standard is proposed for natural areas at this time. A summary of this analysis appears in Table C-1.



Potential Partners

Aside from the developers who could make open space dedications in Moraga in the future, there are a number of public partners that could help in the effort to provide natural areas and open space within Moraga. These include East Bay Regional Parks and East Bay MUD. These agencies, which together manage almost 150,000 acres of open space in the East Bay, could be major assets in the effort to preserve expensive open space in the planning area, potentially helping to defray acquisition or management costs. Furthermore, these agencies and others have a wealth of knowledge about open space preservation and management, and could serve as a valuable educational resource as the Town works to improve Mulholland Preserve and other natural areas.



Special Use Areas

Special use areas are freestanding specialized use facilities, such as community centers, aquatic centers, sports complexes, or skate parks. Since special use areas vary widely in function, there are no minimum sizes. However, special use areas must be large enough to accommodate the intended use. Support facilities including parking and restrooms are often included.

Overview

Hacienda de las Flores is the Town's only special use area. The Hacienda site is a total of 8.9 acres in size. The site includes a short nature trail, very small amphitheater, botanical garden, and four buildings which house Town offices and provide recreation program space.

Public Involvement Findings/Trends

- More than one in four (27.7%) respondents to the paper version of the Community Questionnaire have never used Hacienda de las Flores and of those, over 39% report that this is because they don't know what is available there. An even higher percentage of online questionnaire respondents (39.9%) have never been to the Hacienda, and of those, 58.2% report that this is because they don't know what is available.
- Most Community Questionnaire respondents who do use Hacienda use it for recreation programs (39.1% paper, 39.9% online).
- Ideas for the future use of Hacienda de las Flores were nearly evenly divided on the Community Questionnaire, with the largest proportions wanting recreation classes/programs (36.7% paper, 81.8% online); weddings and special events (29.5% paper, 68.8% online); and daytime rentals and business meeting space (27.4% paper, 58.5% online).

Level of Service Analysis

The Town's existing level of service with respect to special use areas is .53 acres/1,000 residents. This level of service exceeds the average for comparable cities, .22 acres/1,000. There are no historic NRPA guidelines for special use areas.

In order to allow the Town flexibility in responding to potential acquisition opportunities, no formal standard for special use areas is

proposed. Instead, the Department should pursue a policy of purchasing parcels suitable for special use areas as the opportunity or the need arises. For example, there may be potential for the acquisition of small parcels suitable for special facilities with high community demand, such as gyms, community centers, and sports fields.

Potential Partners

Schools and private providers present opportunities for partnerships to develop special use areas.

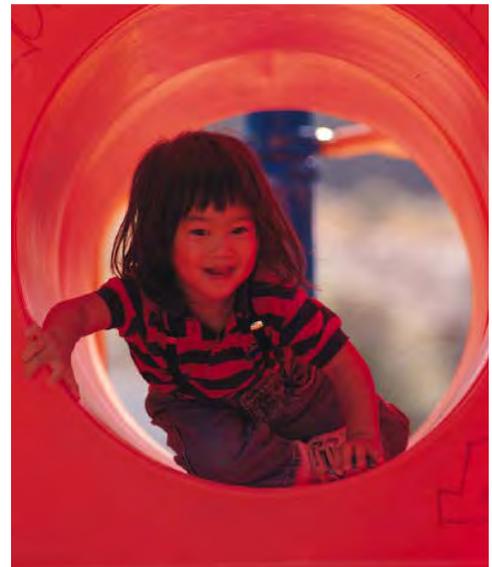
RECREATION FACILITY NEEDS ANALYSIS

Currently, the Town of Moraga houses a variety of recreation facilities. The need for the following facilities is assessed in this recreation facility needs analysis:

- Community Centers
- Dog Parks
- Gymnasiums
- Skate Parks
- Sports Fields
- Trails

Appendix A includes a complete inventory of public and private recreation facilities in Moraga. This inventory includes facilities owned and managed by the Town, local school districts, and private providers. Map 1 in Chapter 1 of this Plan shows the location of these facilities.

In order to assess the current and future need for recreation facilities in Moraga, a number of methods were used. Current level of service for recreation facilities was compared with NRPA guidelines, where applicable. In cases where current recreation participation data was available, demand was used to develop guidelines and calculate need. Community support, as measured through public involvement, was also considered in the development of new guidelines and the assessment of need. No formal standards for recreation facilities are proposed. Table C-2 includes historic NRPA guidelines and existing levels of service for existing recreation facilities in the Moraga planning area. Table C-2 also includes proposed recreation facility guidelines, existing facility needs, and anticipated deficits as well.



Community Centers

Community centers are facilities which provide a focus for recreational, social, educational, and cultural activities within a neighborhood or community. Community centers generally vary from 10,000 to over 80,000 s.f. in size and may contain gymnasiums, indoor tracks, fitness areas, pools, meeting rooms, teen spaces, office space, and other community amenities.

Overview

There is no dedicated community center in Moraga, although the Hacienda functions as a site for a limited number of recreation classes and programs. The Moraga Public Library also provides a variety of recreational opportunities, but is insufficient to serve as a multi-purpose community center. Because the Town lacks a modern community center facility, many Moraga residents use the community center in the neighboring town of Lafayette.

With its new commercial kitchen, landscaping, and historic architecture, the Hacienda has great potential for culinary and arts-related programming. However, its design is not suitable for the expansion of other recreation programs. It lacks large classroom space and it does not meet the ADA accessibility and safety standards of modern community centers. Instead, it is suggested that its successful use as a rental site and the location for specialized programs be expanded.

Public Involvement Findings/Trends

- According to the paper Community Questionnaire, 32% of respondents believe the Town of Moraga should focus its park and recreation efforts on “building new major facilities, such as a community center,” ranking this option first on a list of seven potential parks and recreation projects. On the online questionnaire, results were similar, with 29.2% of respondents ranking new facilities like a community center a higher priority than any other recreation project.

Table C-2: Existing Recreation Facility Level of Service and Guidelines

Facility	Historic NRPA Guidelines	Moraga Existing Standard	Existing Facilities		Unit of Measure	Total	Moraga Existing Level of Service	Existing Level of Service Including Other Public Agencies	Proposed Guideline	Facilities Needed to Meet Guideline	
			Moraga	Other Public Agencies ^A						Current Population 16,818 (2005)	Projected Population 19,366 (buildout)
Community Centers	N/A	N/A	0	1 ^B	each	0 ^B	N/A	1/16,818	1/16,000	1	1
Dog Parks	N/A	N/A	0	0	acres	0	N/A	N/A	1/16,000	1	1
Gymnasiums ^C	N/A	N/A	0	1	each	1	N/A	1/16,818	1/5,500	2	3
Skate Parks	N/A	N/A	1	0	each	1	1/16,818	1/16,818	N/A	N/A	N/A
Sports Fields ^C	1 / 5,000 1/10,000	N/A	0	7 ^D	each	7 ^D	N/A	1/2,403	1/1,600	4	5
Trails	N/A	N/A	2.01	13.29 ^E	miles	15.3	1/8,367	1/1,099	1/800	5.7	8.9

^A Includes local school districts and other providers; see Table A-1 for relevant inventories.

^B The Lafayette Community Center has not been included in the level of service analysis.

^CThe gymnasiums and fields at Campolindo High School have not been included in the level of service analysis because they are not available to the public on a regular basis.

^DThis figure has been reduced by 10% in the analysis to reflect maintenance issues.

^EIncludes planned trails at Palos Colorados and Los Encinos.

- More than one-third (37.1%) of respondents to the paper version of the Community Questionnaire reported that a community center is the most needed type of recreation facility in Moraga, ranking it first on a list of seven. On the online version, community center ranked second, with 23.9% of respondents indicating a need.
- Almost 14% of Youth Questionnaire respondents also reported a need for an indoor recreation center, ranking it second on a list of seven recreation facility needs.
- For many Community Workshop attendees, community centers were one of the highest park and recreation priorities.
- Over 14% of online Community Questionnaire respondents noted the location of Moraga programs as a significant barrier to participation. Almost 9% of respondents to the paper questionnaire felt similarly.

Level of Service Analysis

While the Lafayette facility essentially functions as community center for Moraga, it is not within walking or even biking distance of many Moraga residents. As a result, it fails to serve as a true community facility. It follows that the Lafayette Community Center has not been included in a level of service analysis for Moraga. The existing level of service for community centers in Moraga is 0 centers/16,818 persons. Moraga has no existing standard for community centers, nor does the NRPA.

Because the Lafayette Community Center does not appear to adequately meet the Town's needs and because support for a Moraga facility is so strong, it is suggested that the Town develop a multi-generational community center, including a gym, offices, and flexible programming space, in the near future. This facility could serve all age groups, including youth and older adults. A guideline of 1 community center/16,000 residents is proposed. Given this guideline, Moraga needs one community center at the present time, and this one facility will accommodate the needs of the future population. A summary of this analysis appears in Table C-2.

Potential Partners

Partnerships with other providers, including public and private organizations, could help to meet future community center need. For example, partnerships with local school districts could allow the construction of buildings which serve as both public community

gathering spaces and educational facilities. Private partnerships could help supply funding for such facilities.

Dog Parks

Dog parks can be either free-standing facilities or dedicated portions of larger parks. In either case, these areas are designed as off-leash areas for dog owners and dogs. Dog parks should include shade structures, trash receptacles, and drinking fountains, and may include special features, such as concessions.

Overview

There are currently no dog parks in Moraga, although Rancho Laguna essentially functions as an informal off-leash area.

Public Involvement Findings/Trends

- On the online Community Questionnaire, 32.1% of respondents reported walking dogs, ranking it fifth of 23 recreation activities in terms of participation. Dog walking ranked higher than basketball, baseball, soccer, and swimming. Dog walking also ranked high on the paper version of the questionnaire, where the average respondent reported dog walking their dog 6.72 times per month.
- At the Community Workshop, the lack of a dog park was mentioned as a weakness of the parks and recreation system in Moraga.
- However, according to the Community Questionnaire, only 2.3% of paper respondents and 5.4% of online respondents feel that a dog park is the most needed type of recreation facility in Moraga. Dog parks ranked last on both the online and paper questionnaires.

Level of Service Analysis

At the present time, Moraga's level of service for dog parks is 0/16,818 residents. Neither the Town of Moraga nor the NRPA has an existing standard or guideline for dog parks.

Given the high participation in dog walking activities in the community, it is suggested that the Town adopt a proposed guideline of 1 dog park/16,000 residents. This guideline results in a need for one additional dog park at the present time. This dog park could be developed as a natural area or as part of a larger community park. A summary of this analysis appears in Table C-2.

Potential Partners

It is becoming increasingly common for parks and recreation departments to partner with dog owners and dog advocacy groups to design and construct off-leash areas. Likewise, dog park memberships are becoming more commonplace as mechanisms for funding maintenance and improvements. Moraga could employ these strategies to help provide dog parks in the future.



Gymnasiums

Gymnasium dimensions vary according to intended use, but in order to accommodate regulation basketball, gyms should be 94 feet in length by 50 feet in width. The playing surface should consist of resilient flooring materials. Gymnasiums may be located in free-standing facilities, but more often are located within community centers.

Overview

The Moraga Parks and Recreation Department has no existing gymnasiums. Instead, local schools serve as the major provider in Moraga, supplying three gyms within the planning area. Joaquin Moraga Intermediate School houses one gym that is used by the community on a regular basis. The two additional gyms are located at Campolindo High School and are, in fact, rarely available for public use. While the multi-purpose rooms of the three elementary schools in the planning area are often used as gym facilities, they have not been included in the inventory due to their small size.

Public Involvement Findings/Trends

- Playing basketball was the fourth most popular recreation activity amongst Youth Questionnaire respondents. Respondents reported playing basketball an average of 4.5 times per month.
- On the online Community Questionnaire, basketball ranked 10th out of 23 recreation activities in terms of participation, with 20.4% of respondents reporting basketball play. Basketball also ranked average on the paper version of the questionnaire, with the average respondent reporting participation just over three times per month.
- According to the Youth Questionnaire, basketball is the activity with the third highest youth interest. A significant proportion (17%) of Youth Questionnaire respondents would play basketball more often if they could.

- Gymnasiums were perceived by youth as the most needed sports facility in Moraga. Over 20% of Youth Questionnaire respondents reported a need for additional gymnasiums in the community.
- According to the paper version of the Community Questionnaire, 13.7% of respondents feel that gymnasiums are the most needed recreation facility in Moraga, ranking gyms third of seven. Gyms also ranked third on the online version of the questionnaire, with 20.3% of respondents reporting gymnasium need.
- At the Community Workshop, attendees repeatedly mentioned the need for gymnasiums.
- Attendees at the Parks and Recreation Commission Meeting also noted new gymnasiums as one of the Town's biggest opportunities.

Level of Service Analysis

Because Campolindo High School's gyms are not readily accessible to the public, they have not been included in the level of service analysis. When the one public gym at Joaquin Moraga is counted, the Town's level of service for gyms is 1/ 16,818 persons. The Town of Moraga has no existing gym standard, and the NRPA does not have recommended guidelines for gymnasiums.

In order to determine current and future need for gymnasiums in Moraga, sports group data was used to conduct a supply and demand analysis. Based on existing use patterns as reported by local sports groups, it is assumed that Joaquin Moraga's one gym can be used for out-of-school activities for 3.5 hours on weekdays, 8 hours on weekends, and a total of 27.5 hours per week.

The survey of organized sports groups indicates that, between games and practices, the community's basketball and volleyball groups currently generate the following demand:

- Volleyball generates a demand for approximately four games, eight practices, and a total of 12 gym hours per week.
- Basketball groups generate a demand for 31 games, 44 practices, and a total of 92 gym hours per week.

However, only a few of these volleyball and basketball leagues have seasons that overlap. When the demand of those groups that play during the same season is combined, the peak demand for gym time in Moraga is 82 hours. After adjusting by 10% for growth in gym demand

over the course of the planning horizon, the total gym demand within the community is 90 gym hours/week. At an average of 27.5 hours/gym per week, this demand is equivalent to 3 gyms during peak season.

If the current population is divided by the total current demand, a proposed guideline of 1 gym/5,500 results. Given this guideline, there is a current shortage of two gyms in Moraga, and three gyms will be needed to accommodate the population at buildout. These gyms could be provided in a future community center. A summary of this analysis appears in Table C-2.

Potential Partners

Schools serve as the most obvious potential partner for the Town in terms of gymnasium space. Local sports groups already use school gyms and multi-purpose rooms to accommodate their needs, and in all likelihood, this arrangement will have to continue into the near future in order to satisfy gym demand. Private entities might also be a partner in the effort to provide additional gymnasium space.



Skate Parks

Skate parks vary in size. Most full-size, dedicated facilities are at least 10,000 s.f. Skate parks must have a concrete or other hard surface, and may include half pipes, quarter pipes, and handrails. A skate park may also contain other features designed for tricks, such as ramps, stairs, trick boxes, or pyramids.

Overview

The Moraga Parks and Recreation Department recently added a major skate facility, Lamorinda Skate Park, to Moraga Commons. The skate park, which was completed in 2004, is designed to serve as a regional facility for all of the Lamorinda communities.

Public Involvement Findings/Trends

- According to the Youth Questionnaire, the average respondent skateboards 1.65 times per month, ranking it third from last in terms of frequency of participation.
- Skateboarding also ranked low in terms of participation on both the online and paper versions of the Community Questionnaire.
- However, skateboarding ranked fourth highest in terms of interest on the Youth Questionnaire. Youth Questionnaire respondents reported that they would skateboard more often if they could (17%).

- According to the NSGA, nationwide participation in skateboarding increased by 15.1% from 2003 to 2004, ranking it sixth of 45 in terms of participation increase.

Level of Service Analysis

The Town’s current level of service for skate parks is 1 park/16,818 residents. The Department has no existing standard for skate parks, nor does the NRPA.

No specific skate park guideline is proposed at the current time. However, given the increasing popularity of skating, developing design guidelines that encourage skate elements in parks is recommended. Several communities in the west have pursued this type of strategy, where skate features are treated as a basic element of design. In some cases, design guidelines encourage the development of major skate features within all large community parks. Guidelines also often promote the inclusion of small-scale skate features, such as a bench or stairs, in all neighborhood parks.

Potential Partners

In terms of skate features in future neighborhood or community parks, the private sector provides a valuable opportunity for partnership. Local skate shops might be engaged in the design of skate features, and the private sector could also be helpful in funding such projects.

Sports Fields

Baseball fields must have a backstop and dugouts, and may have a grass infield. Outfield and baseline dimensions vary according to intended age group and league. An outfield fence, although desirable, is not required. Fields must be level without holes.

Like baseball fields, soccer field dimensions can vary in dimension according to the intended age group. However, in order to support regulation play, a soccer field must be at least 50 yards x 80 yards for youth and 60-75 yards x 110-120 yards for adults. Portable goals may be used. Fields must be level without holes or mounds.

Softball fields must have a backstop, skinned infield, as well as dugout or player benches. Outfield and baseline dimensions vary with intended



use. An outfield fence is not required, but fields must be level without holes or mounds.

Overview

Currently, the Moraga Parks and Recreation Department has no sports fields in its inventory. Instead, local schools, including those in the Moraga and Acalanes School Districts, supply the only sports fields in the planning area. Altogether, these schools house 11 multi-use and dedicated sports fields. Three of these are located at the Joaquin Moraga Intermediate School, one at the Camino Pablo Elementary School, one at the Los Perales Elementary School, two at Rheem Elementary School, and four at Campolindo High School. The Town currently provides local school districts with a fee to offset the cost of scheduling and maintaining these fields. However, the condition of school fields vary from good to very poor, and access is sometimes limited. For instance, the fields at St. Mary's and Campolindo High School are rarely open for use by the community and do not alleviate practice needs. As a result, they have been excluded from the analysis entirely, leaving only seven school fields in the inventory.



Public Involvement Findings/Trends

- In terms of field sports, participation amongst Moraga youth is high. On the Youth Questionnaire, soccer ranked seventh in terms of frequency of participation at 3.48 times per month, baseball 11th, and softball 18th.
- On the Community Questionnaire, participation in field sports was high. On the online version of the questionnaire, baseball ranked sixth in terms of total participation, soccer ranked 11th, and softball ranked 15th of 23. Baseball and soccer were also among the activities on the Community Questionnaire with most frequent participation. The average respondent to the paper version of the questionnaire played baseball 4.38 times per month and soccer 3.94 times per month. Respondents reported playing softball 1.13 times per month.
- More Youth Questionnaire respondents reported interest in softball than any other recreation activity. Just over 20% of questionnaire respondents indicated that they would like to play softball more often if they could.
- According to the 2003 *Report on Public Opinions and Attitudes on Outdoor Recreation in California*, field sports ranked high in terms

of participation rates statewide: softball or baseball (27.1%), soccer (23.1%).

- The NSGA reported in 2005 that participation in the following organized sports has increased nation-wide since 2003: baseball (2.9%), touch football (2.5%), and soccer (2.2%).
- Youth Questionnaire respondents reported that they use parks mainly to play sports. Almost 23% of respondents indicated that they play sports in parks, making it the most prevalent reason for park use.
- One in four Youth Questionnaire respondents (27%) expressed a need for parks consisting primarily of sports fields, making this park type the most popular with youth respondents.
- Parks with sports fields were also most popular with respondents to the Community Questionnaire, where over one third (33.9% paper, 39.5% online) reported a need.
- Sports fields alone ranked first on the online Community Questionnaire (at 21.7%) in terms of recreation facility needs. They ranked second after community centers on the paper version of the questionnaire.
- According to Youth Questionnaire respondents, sports fields were also among the most needed sports facilities in Moraga. Almost 20% of respondents reported a need for soccer, lacrosse, or football fields, ranking these facilities third on a list of seven.



Level of Service Analysis

The Town's existing level of service for multi-use sports fields, including those school fields in the inventory, is 1 field per 2,403 residents. Moraga has no existing standard for sports fields, but this level of service for multi-use fields exceeds all of the historic NRPA guidelines for designated fields: 1/5,000 for baseball, 1/10,000 for soccer, and 1/5,000 for softball. It should be noted that most communities currently exceed these guidelines.

In order to conduct a more detailed assessment of need, information from local sports groups was used to compare current sports field supply and demand in Moraga. Based on current data, Moraga fields supply an average of three hours of practice or game time on the weekdays, eight hours on weekends, and a total of 23 hours of field time per week. This means that when the supply of the seven existing sports fields in Town is

combined, sports fields in Moraga offer a total of 161 hours of field time per week. After adjusting by 10% to account for periods in which multiple fields may be taken offline for maintenance, the Town's net supply of field hours per week is 145. At an average of 23 hours/field, this supply is equivalent to six sports fields.

To determine demand, the game and practice needs reported by local sports groups were converted to field hours and totaled. When figures were tallied, sports organizations within the planning area generate the following demands:

- Flag football leagues generate a demand for 36 games per week, 36 practices per week, and a total of 20 hours of field time.
- Softball leagues generate a total demand for 91 games, 12 practices, and 165 field hours per week.
- Baseball leagues generate a demand for 32 games, 82 practices, and a total of 228 field hours per week.
- Soccer leagues generate a demand for 38 games, 74 practices, and a total of 126 field hours per week.



However, only a few of these leagues have seasons that actually overlap. When the demand of only those leagues playing simultaneous seasons is combined, the peak demand for sports fields in Moraga totals 204 field hours per week. After adjusting for 10% growth in this demand over the course of the planning horizon, the total demand increases to approximately 224 hours. When this total demand is divided by the average field supply of 23 hours per week, existing sports groups in Moraga generate a peak demand for 10 fields.

By dividing this demand into the current population, a proposed guideline of one sports field/1,600 residents can be derived. Given this guideline, which allows for 10% increase in demand, and the 10% discount on field supply, the Town needs four additional fields to meet the needs of the current population and five to accommodate the population at build out. This increase in demand and discount on supply would also help accommodate any emerging sport, such as lacrosse or rugby. These fields could be designed as a sports complex or as individual fields located in existing or future community parks. A summary of the analysis for sports fields appears in Table C-2.

Potential Partners

Schools currently serve as the only providers of sports fields in the Moraga planning area, and as a result, they are an existing partner for the Parks and Recreation Department in terms of sports field provision. While the joint use agreement between the Town and the local school district is an effective response to the Town's lack of fields, it does pose problems. For example, the current condition of school fields is an issue. A written agreement between the Town and local school districts which defines scheduling, maintenance, and financial responsibilities would significantly improve the sports field situation in Moraga. The local school district might also help the Town better meet the needs of its projected population by increasing the number of fields at Joaquin Moraga Intermediate School. In addition, the Town should consider developing a partnership with the neighboring town of Orinda as it builds a tournament field facility.

Trails

Trails can be soft-surfaced or hard-surfaced. Examples of soft surfaces include soil, crushed rock, and wood chips. Hardened surfaces include asphalt (permeable or impermeable); concrete; crushed rock or soil stabilized with resin products or cement; open or solid masonry; and boardwalks. Most soft surfaces do not provide accessibility for people with disabilities, but are preferable for some recreation activities, such as running. Most hardened surfaces are ADA accessible, with the exception of some masonry surfaces. Hard-surfaced, multi-use pathway designs may incorporate adjacent soft-surfaced paths for running or equestrian use.

Overview

The Moraga Parks and Recreation Department currently operates approximately 2.01 miles of trail within the planning area. The majority of these are located at Mulholland Ridge. In addition to these Town trails, several other providers support trail development in Moraga. East Bay Regional Parks provides two regional trails, the Lafayette-Moraga Regional Trail and the Old Moraga Ranch Trail, which run through Moraga. The developers at Palos Colorados and Los Encinos have planned to provide public trails in Moraga as well. When these developers' trails are completed, these other providers' trails will total approximately 13.29 miles in length.



Public Involvement Findings/Trends

- Over one-third (37%) of Youth Questionnaire respondents reported using trails in Moraga at least once or twice per month.
- Jogging was the third most popular recreation activity amongst Youth Questionnaire respondents. Respondents reported jogging an average of 5.16 times per month.
- On the online Community Questionnaire, more respondents reported walking for pleasure (66%) than any other recreation activity. Participation in hiking (38.7%), bicycling (37.9%), and jogging (28.1%) was also high. Respondents to the paper version of the Community Questionnaire reported that they walk for pleasure an average of 9.32 times per month, making it the recreation activity with second most frequent participation in Moraga. Respondents reported running frequently as well, at an average of 5.01 times per month, ranking it fifth of 23 in terms of frequency of participation.
- According to the *Report on Public Opinions and Attitudes on Outdoor Recreation in California*, 91.1% of Californians had participated in walking for fitness and fun in the prior year in 2003, making it the most popular recreation activity in the state.



- According to the NSGA, in 2004 more Americans participated in exercise walking than any other sporting activity.
- More Community Questionnaire respondents (10.1%) reported an interest in biking for pleasure than any other activity, ranking it first on a list of 25 in terms of community demand. Walking for pleasure (9.9%) and hiking (9.9%) also ranked high.
- Participants in both the Community Workshop and the Parks and Recreation Commission Meeting identified trails as one of Moraga's greatest strengths. Attendees also identified a need to create additional bike and pedestrian connections.

Level of Service Analysis

The Town's level of service for trails is 1 mile/8,367 residents. When other providers' trails are included in the total, this level of service improves to 1 mile/1,099 residents. The Town has no existing standard for trails, nor does the NRPA.

In response to the popularity of trails-related activities in the planning area, this plan proposes to develop approximately 10 additional miles of trail in Moraga to connect local destinations with the East Bay MUD and East Bay Regional Park networks. If all 10 miles of Master Plan trail are developed, there will eventually be almost 25 miles of trail in Moraga.

If this figure is divided into the future population, a proposed guideline of 1 mile/800 residents can be derived. Given this guideline, 5.7 miles of trail are currently needed in Moraga, and 8.9 will be needed to accommodate the population at buildout. There may be additional opportunities for trail development in association with stormwater management efforts. A summary of this analysis appears in Table C-2.

Potential Partners

Clearly, East Bay MUD and East Bay Regional Parks could serve as valuable partners in the effort to develop a trails network in Moraga that links into a larger county system. Likewise, local non-profits, for-profits like bike shops or running stores, private homeowners, and homeowners' associations might be able to help the Town in terms of funding and even trail construction.

Other Recreation Facilities

Swimming Pools

There are currently 27 pools in Moraga that are owned and managed by other local agencies, including private HOAs, country clubs, and schools. Of these, the only public pool is the Soda Aquatic Center at Campolindo High School. This pool, though large, is regularly programmed for team practices and lap swim and does not routinely accommodate public recreational swimming. However, due to the small population in the community, the cost of aquatic center development, and the fact that operations would likely have to be subsidized by about 75% from the General Fund, the Plan does not recommend the development of a separate Town pool.



Tennis Courts

There are 12 public tennis courts in Moraga, all located at St. Mary's College. In addition, Moraga has 24 private courts owned by HOAs and country clubs. Since there is some evidence of additional tennis court need, the Town could consider developing public courts at a future community park if space is available. However, this should be considered a low priority.



Appendix D: Park Design Guidelines

APPENDIX D: PARK DESIGN GUIDELINES

This Master Plan appendix includes a set of general park system design and development guidelines which address Town-wide planning and development issues. In addition, this appendix establishes design and development guidelines for all park classifications:

- Neighborhood Parks
- Community Parks
- Natural Areas
- Special Use Areas



Park design guidelines for specific classifications provide information regarding recommended size, layout, amenities, facilities, and other park planning and development concerns.

It should be noted that every site and neighborhood is unique, and that these guidelines are not intended to override specific site concerns. In some cases, exceptions that address neighborhood preferences or site issues may take precedence if consistent with the park function and the goals of the Master Plan.

GENERAL PARK SYSTEM GUIDELINES

Each park within the Town will be designed in a context-specific manner and in ways that enhance connections between community members and their environment. All parks in Moraga should be designed to:

- Engage community members of all ages in meaningful participation in the park planning and design process;
- Respond to local conditions, including topography and site context;
- Reflect specific uses and activities that help define the park and create an identity; and
- Incorporate flexible space which responds to potential change in community needs.

Amenities

- In all parks, provide:
 - Standard Moraga park signage; and
 - Appropriate site furnishings (e.g. picnic tables, benches, bike racks, drinking fountains, trash receptacles) for the intended park use.
- Preserve and enhance the area’s characteristic landscape by emphasizing native tree and plant species.
- Blend landscaping with the existing native vegetation both ecologically and visually. Non-native trees and plants, fully adaptable to the area’s environmental conditions, may be provided when they add visual compatibility, beauty, and avert losses caused by overdependence on a single species.
- Emphasize drought-tolerant species in landscape plans.
- Provide turf only where it contributes to recreation opportunities. Evaluate the need for mowed and irrigated turf when designing new parks or renovating existing ones to efficiently use maintenance resources.
- Preserve and enhance existing views of surrounding hills.
- Locate park amenities which will generate noise or light in context-sensitive locations. For example, locate fields and courts away from neighboring homes.
- Locate amenities such as playground equipment, skate parks, and basketball courts proximate to adjacent streets in order to improve visibility, promote use, and enhance user safety.
- Consider lighting and coverings, such as shade structures, to extend the use of outdoor facilities such as skate parks, basketball courts, and children’s play areas.
- Design lighting systems and select fixtures to minimize light pollution.
- Integrate “placemaking” elements, including water features, art, or special facilities which reflect local culture and history, into parks.
- Use design to capitalize on existing environmental conditions, re-create past environmental features, and teach visitors about the local or regional environment.



- Locate permanent restrooms in highly visible areas with high visitation in order to reduce the risk of vandalism.

Accessibility and Circulation

- Connect parks with a circulation system of trails, streets, and bikeways.
- Consider parking and lighting when reviewing park accessibility.
- Design parks using universal access principles to facilitate use by people of all ages and abilities.
- Provide adequate parking for intended uses, including parking for major facilities and special events.

Safety

- Design parks to enhance the safety of both park users and the surrounding neighborhood.



- Consider lighting in parks as a means of increasing safety.

Maintenance

- Involve maintenance staff at all levels of park design to ensure that creative design is also efficient and sustainable.
- Account for maintenance requirements in the design of parks and the selection of amenities or develop a maintenance management plan as part of the design process.
- Incorporate labor-saving design elements, such as mow strips, into park design.
- Incorporate innovative technologies, such as computer-controlled irrigation, into park designs.
- Identify maintenance costs and funding sources.
- Require outside contractors to comply with the Moraga IPM policy.

Stormwater Management

- Incorporate dual-use stormwater detention facilities into parks, where appropriate.
- Include stormwater management elements in linear features of park design, such as trails.

GUIDELINES FOR SPECIFIC PARK CLASSIFICATIONS

The following guidelines for specific park classifications reflect the Department's commitment to providing a diversified and well-designed park system. The guidelines include:

- *Definition:* A definition of the park classification.
- *Size:* Typical park size.
- *Site Selection:* Criteria, including location, site size, and access, to consider when selecting sites for park development.
- *Amenities to Provide:* Elements which should be provided in every park within this classification.
- *Amenities to Consider:* Elements which should be considered during the master planning and design process.
- *Amenities to Avoid:* Elements not compatible with the park classification.

NEIGHBORHOOD PARKS

Definition

Located within walking and bicycling distance of most users, neighborhood parks are generally two to five acres in size and serve residents within a ½-mile radius. Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity, and preserve neighborhood open space.

Size

2 to 5 acres

Site Selection

- Site should be a minimum of two acres and a maximum of five acres in size.
- At least 50% of site should be relatively level and usable.
- Site should have at least 200 feet of public street frontage.
- Access to site should be provided via local street with sidewalks, not an arterial, and by non-motorized trails.
- If residential uses abut the site, additional access points of at least 25 feet in width should be provided from the neighborhood.



- Site should be reasonably central to the neighborhood it is intended to serve.
- Walking or bicycling distance should not exceed one-half mile for the park service area. Access routes should minimize physical barriers, such as steep slopes and major arterials.

Amenities to Provide

- Site identification signage
- Appropriate site furnishings, including drinking fountains and bicycle storage.
- Open turf area for unstructured play
- General landscape improvements (including tree planting)
- Playground equipment or comparable structure
- Accessible pathway connecting park elements
- Basketball (full or half court)

Amenities to Consider

- Small picnic shelter and barbecues
- Skate features
- Volleyball court
- Community gardens
- Interpretive signage
- Natural area/greenspace
- Portable restrooms if necessary
- Public art

Amenities to Avoid

- Sports fields
- Off-street parking
- Permanent restrooms
- High maintenance facilities or plantings

COMMUNITY PARKS

Description

Community parks are planned to provide opportunities for both structured, active and passive, informal recreation. Community parks generally include facilities that attract people from the entire community and require support facilities, such as parking and restrooms. These parks may also include significant natural areas and trails.

Size

15 to 100 acres

Site Selection

- Site should be a minimum of 15 acres.
- At least 80% of site should be relatively level (2% slope maximum) and usable.
- Access to site should be provided via collector or arterial street with Walking or bicycling distance should not exceed ½ to 1 mile for the park service area.

Amenities to Provide

- Site identification signage
- Appropriate site furnishings
- Tot lot and playground equipment
- Open turf area for unstructured play
- Sport fields
- General landscape improvements (including tree planting)
- Looped pathway system connecting park elements
- Picnic shelters, for groups of up to 100 people
- Active recreation facilities appropriate for the size, scale, and topography of the park (options listed below)
- Community gathering and event space
- Expanded utility service to support events
- Permanent restrooms



- On or off-street parking at approximately 5 spaces per acre of developed park area

Amenities to Consider

- Volleyball courts
- Tennis courts
- Horseshoe pits
- Other sports facilities (disc golf, bocce, etc.)
- Field lighting
- Skate park or major skate features
- Water playground
- Custom-designed play environment
- Off-leash dog area



- Community gardens
- Concession or vendor space
- Interpretive signage
- Natural area/greenspace
- Public art
- Performance space, such as a stage area or bandshell
- Special facilities such as an indoor recreation center or swimming pool

- Storage or maintenance buildings
- Off-street parking at 50 spaces per field or 5 spaces per developed park acre

Amenities to Avoid

- Varies according to site

Examples

- Moraga Commons
- Rancho Laguna

NATURAL AREAS

Definition

Natural areas are permanent, undeveloped green spaces which are managed for both their natural value as well as for recreational use. Natural areas can range in size from very small to very large, and may include wetlands, wildlife habitats, or stream corridors. Natural areas provide opportunities for nature-based recreation, such as bird-watching and environmental education. These parks may preserve or protect environmentally sensitive areas, such as unique and/or endangered plant species.

Size

Varies

Site Selection

- Site size should be based on natural resource needs, with acreage based on area needed to preserve or protect the resource

Amenities to Provide

- Site identification signage
- Appropriate site furnishings
- Interpretive signage
- On-street or off-street parking

Amenities to Consider

- Shelters
- Picnic areas
- Trail or pathway system with trailhead
- Viewpoints or viewing blinds
- Seasonal or permanent restrooms
- Indoor or outdoor interpretive or educational facilities

Amenities to Avoid

- Turf areas
- Ornamental plantings



- Active use facilities (e.g. courts, fields)

Examples

- Mulholland Open Space Preserve

SPECIAL USE AREAS

Description

- Special use areas are freestanding facilities, such as community centers, aquatic centers, sports complexes, or skate parks.

Size

Varies

Site Selection

- Site size depends on intended use, but should be sufficient to accommodate the special use and necessary support facilities.
- Access should be provided via collector or arterial street.



Amenities to Provide

- Site identification signage
- Appropriate site furnishings
- General landscape improvements (including tree planting)
- Special use facility
- Permanent restrooms
- On-street or off-street parking to accommodate the planned use

Amenities to Consider

- Amenities compatible with or that support the primary special use, including:
 - Playground equipment or comparable creative play area
 - Open turf area for unstructured play
 - Courts for basketball, volleyball, or tennis (if compatible and if space permits)
 - Sports facilities (disc golf, bocce, horseshoe pits, etc.)

- Picnic shelters
- Looped pathway system
- Water features
- Concessions or vendor space
- Public art
- Storage or maintenance buildings

Amenities to Avoid

- Uses that conflict with the special use on the site

Examples

- Hacienda de las Flores



Appendix E: Capital and Non-Capital Projects

Table E-1: Proposed Projects: Priority I

Capital Projects to Consider	No.	Units	Priority		
			I	II	III
Parks					
New Parks					
Special Use Area					
Acquire site for gym/multi-purpose center ^A	5	acres	■		
Park Improvements					
Develop new play equipment at Moraga Commons ^B	N/A	N/A	■		
Recreation Facilities					
New Recreation Facilities					
Develop Master Plan for gym/multi-purpose center	30,000	s.f.	■		
Develop gym/multi-purpose building	30,000	s.f.	■		
Develop new corporation yard ^C	N/A	N/A			
Recreation Facility Improvements					
Implement Hacienda de las Flores building improvements	15,300	s.f.	■		
Renovate Moraga Commons ampitheater ^D	N/A	N/A			
Reconfigure sports fields at school site at Joaquin Moraga Intermediate School	5	fields			
Implement other school sports field improvements	N/A	N/A			

Non-Capital Projects to Consider	No.	Units	Priority		
			I	II	III
Recreation Facilities					
Conduct Feasibility Study for gym/multi-generational center			■		
Develop Hacienda de las Flores Business Plan			■		
Organization					
Financial Resources					
Complete Nexus Study every five years			■		
Planning and Design					
Develop ADA Transition Plan			■		
Public Information and Program Marketing					
Develop a marketing and public relations plan ^E			■		

^A Site could potentially be acquired as a condition of development approval.

^B Already funded through grant revenues identified in current budget.

^C Will be funded through the Public Works Department.

^D Will be funded through the Parks Foundation.

^E Will be conducted in house.

Table E-2: Proposed Projects: Priority II

Capital Projects to Consider	No.	Units	Priority		
			I	II	III
Parks					
Park Improvements					
Implement consistent park signage program	2	signs			
Implement Hacienda de las Flores improvements	8.9	acres			
Develop new Master Plan for Rancho Laguna Park	1	each			
Redevelop Rancho Laguna Park	8.4	acres			
Develop Master Plan for Moraga Commons	1	each			
Redevelop Moraga Commons	40.2	acres			
Recreation Facilities					
New Recreation Facilities					
Acquire site for Mulholland Link Trail ^A	N/A	N/A			
Acquire site for trail from St. Mary's Road to the Utah Easement ^A	N/A	N/A			
Acquire site for South Branch Moraga Creek Trail	12.00	acres			
Develop Master Plan and construction documents for Mulholland Link Trail	1	each			
Develop Master Plan and construction documents for trail from St. Mary's Road to the Utah Easement	1	each			
Develop Master Plan and construction documents for South Branch Moraga Creek Trail	1	each			
Develop Mulholland Link Trail	0.5	miles			
Develop trail from St. Mary's Road to the Utah Easement	0.75	miles			
Develop South Branch Moraga Creek Trail	2	miles			

Non-Capital Projects to Consider	No.	Units	Priority		
			I	II	III
Organization					
Financial Resources					
Complete Nexus Study every five years					
Establish a "replacement fund" for recreation facilities					
Planning and Design					
Develop Natural Area Management Plan					
Develop a Maintenance Plan					
Assess community needs and update the Master Plan on a 5-year basis					

^A Sites could potentially be acquired as a condition of development approval.

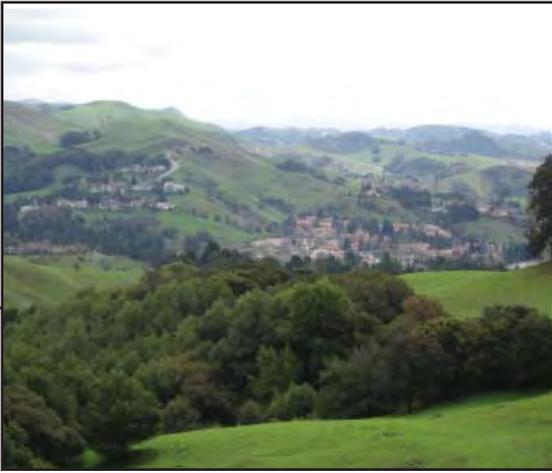
^B Will be developed by the Palos Colorados developers.

Table E-3: Proposed Projects: Priority III

Capital Projects to Consider	No.	Units	Priority		
			I	II	III
Parks					
New Parks					
<i>Neighborhood Parks</i>					
Acquire site for neighborhood park #1	2	acres			
Acquire site for neighborhood park #2	2	acres			
Develop Master Plan for neighborhood park #1	1	each			
Develop Master Plan for neighborhood park #2	1	each			
Develop neighborhood park #1	2	acres			
Develop neighborhood park #2	2	acres			
<i>Natural Areas</i>					
Develop natural area in Northwest ^A					
Develop natural area in Northeast ^A					
Develop natural area in Bollinger ^A					
Develop natural area in Moraga Center ^A					
Develop natural area in Southeast ^A					
Develop natural area in Indian Valley ^A					
Recreation Facilities					
New Recreation Facilities					
Acquire site for Bollinger Canyon Trail ^B	N/A	N/A			
Acquire site for Heritage Trail ^B	N/A	N/A			
Acquire site for Indian Ridge Trail ^B	N/A	N/A			
Acquire site for Indian Valley Trail ^B	N/A	N/A			
Acquire site for Rheem Boulevard Trail ^B	N/A	N/A			
Acquire site for Rheem Reservoir Trail ^B	N/A	N/A			
Develop Master Plan and construction documents for Bollinger Canyon Trail	1	each			
Develop Master Plan and construction documents for Heritage Trail	1	each			
Develop Master Plan and construction documents for Indian Ridge Trail	1	each			
Develop Master Plan and construction documents for Indian Valley Trail	1	each			
Develop Master Plan and construction documents for Rheem Boulevard Trail	1	each			
Develop Master Plan and construction documents for Rheem Reservoir Trail	1	each			
Develop Bollinger Canyon Trail	1.25	miles			
Develop Heritage Trail	0.25	miles			
Develop Indian Ridge Trail	1.5	miles			
Develop Indian Valley Trail	1	miles			
Develop Rheem Boulevard Trail	1.25	miles			
Develop Rheem Reservoir Trail	3	miles			
Non-Capital Projects to Consider	No.	Units	Priority		
Organization			I	II	III
<i>Financial Resources</i>					
Complete Nexus Study every five years					

^A Sites could potentially be acquired and developed by the private developers of each specific plan area

^B Sites could potentially be acquired as a condition of development approval.



Appendix F: Funding Sources

APPENDIX F: FUNDING SOURCES

Significant financial resources will be necessary to implement this plan. The following is a list of new and existing funding sources the Town should consider:

- *General Fund*: The General Fund is subsidized primarily through taxes and provides most of the Town's operating revenue. For many cities, the General Fund is the main revenue source for park and facility improvements. However, in Moraga, the General Fund allocation for parks and recreation is minimal. In the 2005/2006 FY, parks and recreation received \$7,900 from the General Fund. The majority of these funds were not used for capital improvements.
- *Development Impact Fees*: Development Impact Fees are paid by residential developers to offset the cost of additional park and facility needs created by their developments. Two statutes apply to park development fees in California:
 - *The Quimby Act*: Quimby Act fees or in-lieu fees are applied to the development of subdivided, single family property. The revenue from these fees can be used to purchase land or improve existing parks. Quimby fees are calculated based on the cost of land acquisition and the maximum state standard of 5 acres/1,000 residents. Specific standards vary according to the community's existing level of service. For example, since Moraga's current level of service for developed parkland is just under 3 acres/1,000, the 3 acre standard would apply.
 - *AB1600*: AB1600 creates the framework for Park Impact Fees. These fees are charged to developers to offset the cost of maintaining a certain parkland level of service. Impact fees can be used for land acquisition or development, but not for maintenance or upgrade of existing facilities.

The Town of Moraga is in the process of developing new impact fees.

- *Landscaping and Lighting Assessment District (LLAD)*: This funding mechanism permits a public agency to assess housing units or land parcels for a variety of town services, including parkland acquisition, development, and/or maintenance. The agency can choose to use the revenue generated from the LLAD on a pay-as-you-go basis or can sell bonds in order to receive a lump sum amount. In this scenario, the bonds are paid back from the annual revenue

generated from the assessment. Establishing a Landscape and Lighting Assessment District requires a simple majority vote by property owners, and may apply to a specific area or the entire community. Because establishing an LLAD requires only a simple majority, it has become more popular than seeking approval of a general obligation bond.

- *General Obligation Bond:* These are voter-approved bonds with the assessment placed on real property for a specified period of time. Passage requires a two-thirds voter majority. The revenue can only be used for capital improvements, not maintenance. Major disadvantages of this funding option are the high approval requirement and the high interest rate.
- *Revenue Bonds:* These bonds are sold and paid from the revenue produced from the operation of a facility. If the facility does not produce enough revenue to pay for debt service, the agency must then subsidize repayment from the General Fund. Revenue bonds do not require a public vote, but interest rates are generally higher than those of G.O. bonds. Moraga does not have any recreational facilities that are funded in this manner, but revenue bonds could be used to finance new recreation facilities in the future.
- *Donations:* The donations of labor, land, or cash by service agencies, private groups, or individuals are a popular way to raise money for specific projects. In the past, donations have not been a particularly strong revenue source for the Town of Moraga. However, there appears to be potential for significant increases in fundraising and donations.
- *Joint Public/Private Partnership:* The concept of public/private partnerships has become increasingly popular for park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build, and/or operate a public facility. Generally, the three primary incentives that a public agency can offer are a free site, tax advantages, and access to the facility. While the public agency may have to give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost.
- *Public Land Trusts:* Public land trusts such as the Trust for Public Land, Inc. and the Nature Conservancy can acquire and hold land for eventual acquisition by a public agency.
- *Government Grant Programs:* There are a number of government grant programs for park and recreation projects. Key programs are:

- *Transportation Efficiency Act for the 21st Century (TEA- 21)*: Originally called The *Intermodal Surface Transportation Efficiency Act* (ISTEA), this federal program has funded a wide variety of transportation-related projects. Funding is passed through the states. In 1998 this program was modified somewhat and became known as TEA-21. TEA-21 was extended by Congress in 2003, 2004, and again in 2005. Over the years, California has received considerable revenue for trail-related projects from TEA funds. In terms of recreation, the program primarily funds landscape and amenity improvements related to trail and transportation projects. The money can be used for both maintenance and capital construction, but is primarily focused on regional systems and not local neighborhood trails.
- *Land and Water Conservation Funds*: This grant program is funded by the National Park Service and administered by California State Parks. The funds can be used for acquisition and development of outdoor facilities and require a 50% match.
- *Urban Forestry Grants*: There are several grant programs that provide money for urban forestry projects. One is funded by the U.S. Small Business Administration and provides money to purchase and plant trees. This program sometimes funds street tree planting programs.
- *California Department of Fish and Wildlife (CDFW)*: CDFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and water crossing enhancements.
- *State Bicycle Funds*: These funds are generated from state gas taxes and are distributed to California towns for the development of bicycle lanes. Bicycle funds can also finance off-street bicycle trails.
- *Recreation Trails Program*: This is a grant program funded through the California Parks and Recreation Department. Projects eligible under this program include 1) maintenance and restoration of existing trails, 2) development and rehabilitation of trailhead facilities, 3) construction of new recreation trails, and 4) acquisition of easements and fee simple title to property. Grants are distributed on an annual basis and require a 20% match.

- *Statewide Park Bond (Proposition 40)*: In recent years, California has passed two statewide bond measures for funding parks and open space projects. The funding program has several elements including a grant based on a per capita allocation, a matching grant, and several competitive grant programs.
- *Other State Funds*: Other grant sources from the State of California include the Youth Soccer Recreation Program Grant. Project grants range from \$75,000-\$1,000,000.
- *Private Grants and Foundations*: Many trusts and private foundations provide funding for park, recreation, and open space projects. Grants from these sources are typically allocated through a competitive application process, and vary dramatically in size based on the financial resources and funding criteria of the organization. Private grants usually fund unique projects or ones in areas of extreme need.