TOWN OF MORAGA
TOWN COUNCIL

WEDNESDAY, AUGUST 26, 2026

Kerry Hillis, Mayor
Brian Dolan, Vice Mayor
Lisa Maglio, Councilmember
Graham Thiel, Councilmember
Steve Woehleke, Councilmember

Executive Team

Scott Mitnick, Town Manager	Denise Bazzano, Assistant Town Attorney
Katie Bruner, Admin. Services Director	Jon King, Police Chief
Sonia Urzua, Planning Director	Nate Levine, Public Works Director
Amy Heavener, Town Clerk	Mackenzie Brady, Parks & Recreation Director

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Town of Moraga Mission Statement

The Town of Moraga is dedicated to preserving our semi-rural character, conserving open spaces, providing exceptional municipal services, fostering safety and resiliency, providing opportunities for development, and creating a vibrant, innovative, and sustainable community for all.

AGENDA ACCESS: The meeting agenda is posted on the following notice board locations: 329 Rheem Blvd.; Moraga Library located at 1500 St. Marys Rd.; The Hacienda located at 2100 Donald Drive; and Online at: https://www.moraga.ca.us/AgendaCenter

VIEWING OPTIONS: The Moraga Town Council meeting is scheduled to take place on the 2nd and 4th Wednesday of each month. The meeting may be attended in person at 335 Rheem Blvd, Moraga, on your Local Community Access Television (CATV); or by viewing the Town's YouTube Live channel at: https://www.youtube.com/@TownofMoraga335
You may now view and participate in the Town of Moraga Town Council meetings via Zoom by navigating to Zoom.com and using the unique Meeting ID and Password published with each agenda.

PUBLIC INPUT: To provide input to the Town Council please submit comments via the following email address: publiccomment@moraga.ca.us up to two hours prior to the start of the meeting. Written comment cards will also be available for submission at the meeting. Individuals addressing the Town Council are requested to state their name and community of residence for the record. If further assistance is needed, please email the Town Clerk at townclerk@moraga.ca.us or call (925) 888-7021.

It is the policy of the Town of Moraga that Councilmembers, Town employees and meeting participants are to be treated with respect and dignity. Actual or perceived discrimination and/or harassment of a Councilmember, Town employee or others on the basis of age, ancestry, color, disability, gender identity, marital status, medical condition, national origin, race, religious creed, sex or sexual orientation will not be tolerated.

CEQA STATEMENT: Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(C), 15061(B)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

NOTICE: If you challenge a Town's zoning, planning, or other decision in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Town Council at, or prior to, the public hearing. Judging review of any Town administrative decision may be had only if petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environment determination may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision. The Town of Moraga will provide special assistance for disabled citizens upon at least 72 hours advance notice to the Town Manager's office (925- 888-7021). If sign assistance is needed or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

TOWN OF MORAGA
TOWN COUNCIL

TC - SPECIAL MEETING
WEDNESDAY, AUGUST 26, 2026
6:00 PM

TOWN COUNCIL CHAMBER
335 RHEEM BOULEVARD
MORAGA, CA

Senate Bill 707 (2025) ("SB 707") requires all "eligible legislative bodies" to offer remote public access for Town Council meetings through either two-way telephonic service or two-way audiovisual platforms. As a result, the Town of Moraga is offering remote participation via Zoom for all Town Council Regular and Special meetings.

INSTRUCTIONS FOR VIEWING AND PARTICIPATING IN THIS MEETING

IN PERSON: If you would like to speak during the public forum or on an item listed on the agenda, you are invited to submit a speaker card to the Town Clerk. You will be permitted to speak even if you elect not to submit a speaker card or decline to provide information requested on the card. Speakers will be called in the following order: Speakers who submit a speaker card to the Town Clerk will be called to speak first, followed by in-person speakers who raise their hand but do not submit a speaker card. Lastly, speakers who are attending remotely will need to raise their virtual hand and will subsequently be called upon to provide a remote verbal comment. Public comment is generally limited to 3 minutes per speaker per agenda item.

WRITTEN COMMENTS: You may also submit a public comment in advance of the meeting. You may hand deliver your comments to Town Hall at 329 Rheem Blvd. Moraga, CA 94556 or send an e-mail to townclerk@moraga.ca.us Please submit your comments two (2) hours prior to the start of the first meeting on the day of the scheduled Town Council meeting in order for your written comments to be included as part of the written record for the meeting. Your comments will be provided to the Town Council and will also be made a part of the public record at the meeting.

REMOTE ACCESS: You may participate remotely by accessing zoom.com and providing the webinar ID and passcode listed below or you may click the Zoom link below and provide the webinar ID and passcode.

NOTE: you MUST raise your virtual hand or the Town Clerk will not know you wish to make a comment.

Zoom Link: https://us02web.zoom.us/j/87446292482?pwd=NavN1UzxJwfeBhyphgIBSPqO9FjkTz.1
Webinar ID: 874 4629 2482
Passcode: 552976

1. CALL TO ORDER

ROLL CALL

2. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMUNICATION

Time reserved for those in the audience who wish to address the Town Council on item(s) **on this agenda.**

5. ADOPTION OF MEETING AGENDA

6. CONSENT CALENDAR

A. Consideration of Consent Items Removed for Discussion
B. Acceptance of Consent Items

6.1 Approval of Meeting Minutes for the July 8, 2026 Regular and Special meetings of the Moraga Town Council and the July 16, 2026 Lamorinda Tri Cities Special meeting.
Staff Report
Attachment A - DRAFT - JUL 08 2026 - TC Meeting Minutes - REG
Attachment B - DRAFT - JUL 08 2026 - TC Meeting Minutes - SPC - Interviews
Attachment C - DRAFT - JUL 16 2026 - SPC Lamorinda Tri Cities Meeting

6.2 By minute order, designate Mayor Kerry Hillis to serve as the Voting Delegate and Vice Mayor Brian Dolan and Councilmember Lisa Maglio to serve as Alternate Delegates at the September 23-25, 2026 Cal Cities Annual Conference General Assembly/Business Meeting.
Staff Report
Attachment A - SEP 23-25 2026 Cal Citites Voting Delegate Info Packet

6.3 Review and accept the Local Sales Tax Oversight Committee's Independent Report to the Town Council regarding the sources and uses of the Measure K Transactions and Use Tax for Fiscal Year 2024-25.
Staff Report
Attachment A - Draft LSTOC Annual Report 2024-25

6.4 Adopt a Resolution:

1. Accepting the All-Access Playground Resurfacing Project (CIP 25-303) as complete;

2. Authorizing the Town Manager to execute the Certificate of Completion; and

3. Authorizing the Town Engineer to record the Resolution of Acceptance and executed Certificate of Completion with the Contra Costa County Recorder.
Staff Report
Attachment A- Draft Resolution - All Access Close

Attachment B - AUG 27 2025 Staff Report - All Access Playground Re-Surfacing
Attachment C - Certificate of Completion
Attachment D - Commons Park Playground Vicinity Map
Attachment E - Project Photos

6.5 Adopt a Resolution authorizing the acceptance of a $165,998 California Highway Patrol Cannabis Grant for Fiscal Year 2026-27 to fund the purchase and equipping of a patrol vehicle and enforcement activities related to drivers who are operating their vehicle while under the influence.
Staff Report
Attachment A - Draft Resolution - Cannabis Grant
Attachment B - Cannabis Grant Acceptance Letter

7. ANNOUNCEMENTS AND REPORTS ON ACTIVITIES

A. Councilmember Reports on AB1234 Activities, Councilmember Announcements
B. Town Manager

9. DEPARTMENT REPORTS

9A. Waive the first reading and introduce by title only an ordinance repealing and replacing Chapter 2.08 (Town Manager) of the Moraga Municipal Code (MMC) allowing the Town Manager to appoint the Town Treasurer; adopt a resolution adopting the revised Audit & Finance Committee Charter, and find the Ordinance and the revisions to the Audit & Finance Committee Charter Exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.
Staff Report
Attachment A - Proposed Ordinance Repealing and Replacing Chapter 2.08
Attachment B - MMC 2.08.070 - Town Treasurer REDLINED
Attachment C - Draft Resolution Amending Audit and Finance Committee Charter
Attachment D - Audit and Finance Committee Charter REDLINED

9B. Receive an informational update regarding the Library Tree Risk Assessment and proposed redwood tree removals and monitoring approach.
Staff Report
Attachment A - Location Map
Attachment B - Library Tree Risk Assessment
Attachment C - Photo Exhibit
Attachment D - Redwood Tree Management Exhibit

13. ADJOURNEMENT

CONSENT CALENDAR: 6.1

Meeting Date: August 26, 2026

TOWN OF MORAGA **STAFF REPORT**

To: **Honorable Mayor and Councilmembers**

From: **Amy Heavener, Town Clerk**

Subject: **Approval of Meeting Minutes for the July 8, 2026 Regular and Special meetings of the Moraga Town Council and the July 16, 2026 Lamorinda Tri Cities Special meeting**

RECOMMENDATION

Approval of Meeting Minutes for the July 8, 2026 Regular and Special meetings of the Moraga Town Council and the July 16, 2026 Lamorinda Tri Cities Special meeting.

ATTACHMENTS

Attachment A - DRAFT - JUL 08 2026 - TC Meeting Minutes - REG
Attachment B - DRAFT - JUL 08 2026 - TC Meeting Minutes - SPC - Interviews
Attachment C - DRAFT - JUL 16 2026 - SPC Lamorinda Tri Cities Meeting

TOWN OF MORAGA
TOWN COUNCIL
REGULAR MEETING

WEDNESDAY, JULY 08, 2026
DRAFT
MINUTES
5:30 PM

The following are minutes of the actions taken by the Town of Moraga Town Council. A full video recording of the meeting is available on the Town's website at:
https://livestream.com/moraga

TOWN COUNCIL CHAMBER
335 RHEEM BOULEVARD
MORAGA, CA

1. CALL TO ORDER

The regular meeting was called to order at **5:30 PM** by Mayor, Kerry Hillis.

ROLL CALL

Councilmembers Present:	Mayor Kerry Hillis, Vice Mayor Brian Dolan Councilmembers Lisa Maglio, Graham Thiel and Steve Woehleke
Councilmembers Absent:	None
Staff Present:	Town Manager, Scott Mitnick, Asst Town Attorney, Denise Bazzano; Town Clerk, Amy Heavener; Public Works Director, Nate Levine; Planning Director, Sonia Urzua; Police Chief, Jon King

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

3A. Proclamation - Parks & Recreation Month

Councilmembers read the proclamation aloud.

Parks & Recreation Manager, Jasmine Bateson was in attendance to accept the Proclamation on behalf of the Parks & Recreation Department.

Councilmembers provided comments.

3B. Proclamation - Port Chicago Remembrance Day - July 17, 2026

Councilmembers read the proclamation aloud.

There were no public comments.

Councilmembers provided comments.

DRAFT

4. PUBLIC COMMUNICATION

Lisa Tucker provided public comment.

5. ADOPTION OF MEETING AGENDA

ACTION:
Motion: **Dolan** / Second: **Thiel**
The meeting agenda was adopted as presented.
Vote: (5-0)

There were no public comments.

6. CONSENT CALENDAR

A. Consideration of Consent Items Removed for Discussion

Councilmember Woehleke pulled Consent Calendar items **6.2** and **6.7** for discussion and comments.

Consent Item 6.2: Councilmember Woehleke requested a revision to Consent Item 6.2, June 24, 2026 Regular Meeting Minutes. The Town Clerk made the revision to the minutes and it is reflected in the final version of the June 24, 2026 Regular Meeting Minutes.

Consent Item 6.7: Councilmember Woehleke provided comments on Item 6.7.

Lisa Tucker provided a public comment.

ACTION:
Motion: **Woehleke** / Second: **Maglio**
Consent Calendar Item 6.2 was approved with a revision to the June 24, 2026 Regular Meeting Minutes.
Consent Calendar Item 6.7 was approved as presented.
Vote: (5-0)

B. Acceptance of Consent Items

ACTION:
Motion: **Woehleke** / Second: **Dolan**
Approved Consent Calendar items 6.1, 6.3, 6.4, 6.5 and 6.6 as presented.
Vote: (5-0)

There were no public comments.

6.1 Receive Accounts Payable Claims for: June 8, 2026 - June 30, 2026 ($726,273.13).

6.2 Approval of Meeting Minutes for the June 10, 2026 Regular meeting: June 24, 2026 Special Closed Session and June 24, 2026 Regular meeting of the Moraga Town Council.

6.3 Waive the second reading and adopt an Ordinance amending Chapter 8.124 (Accessory Dwelling Units) of the Moraga Municipal Code to ensure consistency with current State ADU law, the Moraga 2040 General Plan, and the 2023–2031 Housing Element. Find the Ordinance exempt from review pursuant to section 15282(h) of the California Environmental Quality Act.

6.4 Adopt a resolution Adopting the Town of Moraga's Conflict of Interest Code for the Biennial Update.

DRAFT

6.5 Adopt a resolution establishing the Fiscal Year 2026-27 Annual Appropriations Limit (Gann Limit).

6.6 Adopt a resolution updating the Fiscal Year 2025-26 Annual Appropriations Limit (Gann Limit).

6.7 Adopt a Resolution:

1. Authorizing the Town Manager to execute a professional services agreement with Haley & Aldrich, Inc. for the Rheem Boulevard at Chalda Way Slide Repair Project (CIP 25-408) in a total amount not to exceed $237,519, which includes the agreement amount of $215,927 and a ten percent contingency of $21,592; and

2. Authorizing the Town Manager or designee to authorize individual phases, optional/additional tasks, and use of contingency within the approved total not-to-exceed amount; and

3. Finding that the recommended action is not a project under the California Environmental Quality Act (CEQA) because it is limited to consultant design and related professional services and does not approve construction or physical changes to the environment.

7. ANNOUNCEMENTS AND REPORTS ON ACTIVITIES

A. Councilmember Reports on AB1234 Activities, Councilmember Announcements

Councilmember Thiel	Attended the 6/25 Cornhole Tournament where the Town of Moraga came in 2nd; Councilmember Thiel also toured a Moraga Commons trail, in his role as the Town Council liaison for Art in Public Spaces to view future sculpture locations. Councilmember Thiel also attended the July 4th celebration in Moraga.
Councilmember Woehleke	Attended RecycleSmart Board meeting and provided details regarding the topics discussed at the meeting.
Councilmember Maglio	Attended the 2nd meeting of the Centennial Committee of Saint Mary's College in her capacity as a Councilmember Representative on the committee.
Vice Mayor Dolan	Acknowledged Moraga's 2nd place win in the Cornhole Tournament.
Mayor Hillis	Attended the 6/27 Ribbon Cutting for a new Optometry facility, Lunar View. Attended the AFC meeting on 6/30 as well as attending the Town of Moraga's 4th of July festivities.

B. Town Manager

Town Manager Mitnick	Thanked Council for their support for he July 4th festivities. Town Manager Mitnick recapped the 4th of July festivities. Commented on the Cornhole Tournament. Called Public Works Director, Nate Levine to provide an update on street pavement projects taking place in Moraga.

DRAFT

8. PUBLIC HEARING

None.

9. DEPARTMENT REPORTS

9A. Adopt a resolution:

1. Amending the Fiscal Year 2026-27 operating budget by increasing General Fund Revenues and Appropriations by $201,585; and

2. Amending the Fiscal Year 2026-27 Capital Improvement Budget to add the Commons Park All Access Playground Shade Structure (CIP 26-304), with a total project budget of $218,000.

Administrative Services Director, Katie Bruner presented the item.

Councilmembers asked clarifying questions.

Town Manager, Scott Mitnick and Parks & Recreation Manager, Jasmine Bateson addressed Council questions.

There were no public comments.

Councilmembers provided final comments.

ACTION:
Motion: **Dolan** / Second: **Woehleke**
Approved Item 9A as presented.
Vote: (5-0)

9B. Receive the report and direct staff to proceed with demolition planning for the La Sala building located at the Hacienda de las Flores property.

Mayor Kerry Hillis recused himself from voting on the item due to his residence proximity to the Hacienda de las Flores property.

Public Works Director, Nate Levine presented the item.

Councilmembers asked clarifying questions.

Public Works Director, Nate Levine and Parks & Recreation Manager, Jasmine Bateson addressed Council questions.

Kerry Hillis provided public comment.

Councilmembers provided final comments. Town Manager, Mitnick added his comments.

ACTION:
Motion: **Thiel** / Second: **Maglio**
To proceed with demolition planning for the La Sala Building located at the Hacienda.
Vote: (3-1-1: Hillis – Recused; Woehleke - No)

DRAFT

10. COUNCILMEMBER REQUESTS FOR FUTURE AGENDA ITEMS

Vice Mayor Dolan requested a future agenda item to appoint a Council alternate for the MOFD/Moraga (2x2) Fire Committee.

ACTION:
Motion: **Dolan** / Second: **Hillis**
Agendize the appointment of a Town Council alternate for the MOFD/Moraga (2x2) Fire Committee.
Vote: (5-0)

Mayor Hillis requested a future agenda item to consider producing verbatim meeting minutes for Town Council meetings.

ACTION:
Motion: **Hillis** / Second: **Thiel**
Agendize the consideration of producing verbatim meeting minutes for Town Council meetings.
Vote: (2-3): *Motion Failed*

11. INFORMATIONAL ITEMS

None.

12. TOWN MANAGER FOLLOW-UP AND ANNOUNCEMENTS

Town Manager Mitnick announced the prescribed burns at Mulholland Ridge as well as the upcoming Council meeting legislative break timeline and the July 16th Lamorinda Tri Cities Council meeting agenda topics. Councilmember Woehleke asked a clarifying question regarding the Lamorinda Tri Cities meeting regarding the potential for voting action. Town Manager Mitnick announced the next regular Town Council meeting will be a Joint Parks & Recreation/Town Council meeting on September 9, 2026 and will focus on the Parks, Recreation and Open Space Master Plan.

13. ADJOURNMENT

Mayor Hillis adjourned the Town Council Regular meeting at **7:45 PM in memory of former Town Council Mayor Sue Rainey.**

Respectfully submitted by:

_____
Amy Heavener, CMC
Town Clerk

Approved by the Town Council:

_____
Kerry Hillis, Mayor

DRAFT

TOWN OF MORAGA
TOWN COUNCIL

SPECIAL MEETING – OPEN SESSION
WEDNESDAY, JULY 08, 2026
DRAFT
MINUTES

5:00 PM

The following are minutes of the actions taken by the Town of Moraga Town Council.

TOWN HALL - 329 RHEEM BLVD
PEAR CONFERENCE ROOM
MORAGA, CA

1. CALL TO ORDER

The special meeting was called to order at **5:00 PM** by Mayor, Kerry Hillis.

ROLL CALL

Councilmembers Present: Mayor Kerry Hillis, Vice Mayor Brian Dolan
Councilmembers Steve Woehleke, Lisa Maglio,
Graham Thiel (arrived at 4:35 pm)

Councilmembers Absent: None.

2. PUBLIC COMMUNICATION

There were no public comments.

3. SPECIAL MEETING – OPEN SESSION

A. Interview and consider one applicant for the Art in Public Spaces Committee.

NO ACTION: Town Council to interview applicant and consider at the next regular meeting.

4. ADJOURNMENT

Mayor Hillis adjourned the Town Council Special Meeting Open Session at **5:45 PM**.

DRAFT

Respectfully submitted by:

_____
Amy Heavenerr CMC,
Town Clerk

Approved by the Town Council:

_____
Kerry Hillis, Mayor

DRAFT

SPECIAL MEETING
LAMORINDA TRI CITIES MEETING

THURSDAY, JULY 16, 2026
DRAFT
MINUTES

6:00 PM
SAINT MARY'S COLLEGE – SODA CENTER

1. CALL TO ORDER / ROLL CALL

Mayor Hillis called the Special Meeting to order at **6:00 PM**

COUNCILMEMBERS PRESENT:	**Moraga:**	Mayor Hillis; Vice Mayor Dolan; Councilmembers: Maglio, Thiel and Woehleke
	Lafayette:	Mayor Anduri; Vice Mayor McCormick; Councilmembers: Candell, Cervantes and Wotherspoon
	Orinda:	Mayor Iverson; Vice Mayor Gee; Councilmembers: Hoxie, Malkani and Riley
COUNCILMEMBERS ABSENT:	**Moraga:**	None
	Lafayette:	Vice Mayor McCormick and Councilmember Cervantes
	Orinda:	Mayor Iverson

2. PLEDGE OF ALLEGIANCE

3. ADOPTION OF AGENDA

ACTION:
Motion: Woehleke / Second: Dolan
The meeting agenda was adopted as presented.
Vote: (12-0-3)

4. PUBLIC FORUM

There were no public speakers.

5. WELCOME

Welcome remarks were given by Dr. Roger Thompson, Saint Mary's College President.

Councilmembers provided their comments.

6. LEGISLATIVE UPDATE

A. Townsend Public Affairs

Casey Elliot, Vice President & Chief Strategy Officer presented on behalf of Townsend. The topics presented included a State budget update, priority legislation and a look ahead at a variety of topics including federal appropriations, local funding requests, federal appropriations timing and an overview of November Ballot Measures.

Councilmembers asked follow up questions and provided comments.

7. LAMORINDA TOPICS

A. Bay Area Rapid Transit (BART) Report

Chief Financial Officer, Joe Beach presented on behalf of BART. The presentation included an overview of the BART rail system to include the following topics: updates to BART's safety and cleanliness; various ways to utilize the BART train system using new technology; wayfinding options; ridership statistics; customer satisfaction statistics; BART's deficit which detailed operational costs, reasons for the deficit, a financial path forward; as well as an SB 63 Transit Measure Accountability overview, how SB 63 will financially stabilize BART, alternatives to SB 63; and BART's FY27 Adopted Budget.

Councilmembers asked follow up questions and provided comments.

B. Contra Costa County Transportation Authority (CCTA) Report

1. Countywide Evacuation Study
2. Lamorinda Smart Signals
3. CCTA Expenditure Plan

Executive Director, Tim Haile who presented on behalf of Contra Costa Transportation Authority (CCTA) began with an overview of Measure J and how funds are allocated as they pertain to CCTA's roles in the region. The presentation included information on a Countywide Evacuation Study, the study topics were a readiness assessment for State regulations, practical investments, partnerships with local agencies, and the consultant selection process. Director Haile gave an overview of the Smart Signals program in the Lamorinda region and provided a snapshot of the project and its funding. There was a short video on mobility hubs prior to a section on the Transportation Expenditure Plan (TEP). This was followed by an interactive session on how CCTA should invest in transportation in the future where Councilmembers and attendees were able to use their devices to offer suggestions in real time.

Councilmembers asked follow up questions and provided comments.

C. Moraga Way Connectivity Study

Public Works Director, Nate Levine presented an overview of the Moraga Way Safety and Connectivity Planning Study: Safe Streets and Roads for All (SS4A) Grant. The presentation included an overview of the grant amount and the size of the corridor as well as giving details about the study with emphasis that it is a planning study only and will not include a final design or construction. Director Levine reported on what the study would achieve, a tentative schedule

and status update and how the community can get involved. There will be upcoming meetings, follow-up updates via Moraga and Orinda agency websites and the ability to sign up for alerts once the study is underway.

Councilmembers asked follow up questions and provided comments.

8. SET NEXT MEETING DATE AND LOCATION

ACTION:
Motion: Hillis / Second: Dolan
Defer setting the next meeting date to staff.
Vote: (12-0-3)

9. ADJOURNMENT

Mayor Hillis of the Town of Moraga adjourned the Lamorinda Tri Cities Special meeting at **9:07 PM.**

Respectfully submitted by:

_____
Amy Heavener, CMC
Town Clerk

Approved by the Moraga Town Council:

_____
Kerry Hillis, Mayor

DRAFT

CONSENT CALENDAR: 6.2

Meeting Date: August 26, 2026

TOWN OF MORAGA **STAFF REPORT**

To: **Honorable Mayor and Councilmembers**

From: **Amy Heavener, Town Clerk**

Subject: **Selection of Voting Delegate and Alternate Voting Delegates for the September 23-25, 2026 Cal Cities Annual Conference General Assembly/Business Meeting**

RECOMMENDATION

By minute order, designate Mayor Kerry Hillis to serve as the Voting Delegate and Vice Mayor Brian Dolan and Councilmember Lisa Maglio to serve as Alternate Delegates at the September 23-25, 2026 Cal Cities Annual Conference General Assembly/Business Meeting.

BACKGROUND

The annual League of California Cities Conference was created to enable cities to share ideas, success stories, and lessons learned through sessions and discussion forums pertaining to various areas of municipal interest including:

- Communications
- Community Services
- Disaster Planning
- Environmental Quality
- Finance
- Housing
- Infrastructure and Public Works
- Management and Administration
- Personnel
- Planning/Land Use/Economic Development/Redevelopment
- Public Safety
- Telecommunications/Technology
- Youth and Children

This year's annual League Conference is scheduled to take place from September 23 (Wednesday) to September 25 (Friday), 2026 at the Anaheim Convention Center. As part of

the annual conference, the League President submits resolutions to individual policy committees (e.g., Revenue and Tax, Public Safety, Transportation, Communications, and Public Works, etc.) for review and recommendation to be voted on at the General Assembly/Business Meeting at the end of the Conference. The General Resolutions Committee then considers these proposed resolutions. The General Resolutions Committee refers approved resolutions to the General Assembly/Business Meeting to be voted on by all of the League's cities/towns.

This year's General Assembly/Business Meeting will take place on Friday, Sept. 25, 2026. Resolutions approved by the General Assembly will become official League of California Cities policy. League Policies are important because they serve as an official legislative guide for League lobbyists and League Board of Directors in supporting municipal interests and concerns.

To vote at the General Assembly/Annual Business Meeting, each city/town must designate an official voting delegate and one or two voting delegate alternates. Per League policy, voting delegates and alternates may be extended to staff positions when no other governing board members are available.

DISCUSSION

Since Mayor Kerry Hillis, Vice Mayor Brian Dolan and Councilmember Lisa Maglio are registered to attend the September 23-25, 2026 League Conference, staff recommends Mayor Hillis serve as the Moraga voting delegate and for Vice Mayor Dolan and Councilmember Maglio serve as alternate voting delegates.

FISCAL IMPACT

No direct fiscal impacts associated with this agenda item.

CEQA COMPLIANCE

Assigning a Cal Cities Voting Delegate is not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000 et seq. and the CEQA Guidelines (14 Cal.Code Regs. 15000 et seq. (the "State CEQA Guidelines") as this is not a "project" that may cause a direct, or reasonably foreseeable indirect, physical change in the environment.

ALTERNATIVES

1. Do not designate a voting delegate and alternate voting delegates; or

2. Provide alternative direction to staff

NEXT STEPS

Upon designation by Town Council, the Town Clerk will submit the official voting delegate and alternate voting delegate names to the League's online submission portal no later than the Tuesday, September 01, 2026, deadline date.

ATTACHMENTS

Attachment A - SEP 23-25 2026 Cal Citites Voting Delegate Info Packet

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by September 1, 2026

DATE: Wednesday, May 13, 2026

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 23-25, 2026
Anaheim Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Friday, Sept. 25, 2026 the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through the online submission portal by Tuesday, Sept. 1, 2026. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration opens June 2.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and

alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' event and meeting policy in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Anaheim Convention Center, will be open at the following times: Wednesday, Sept. 23, 8:00 a.m.-6:00 p.m. and Thursday, Sept. 24, 7:30 a.m.-4:00 p.m. On Friday, Sept. 25, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Tuesday, Sept. 1. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates —one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly

CONSENT CALENDAR: 6.3

Meeting Date: August 26, 2026

TOWN OF MORAGA **STAFF REPORT**

To: **Honorable Mayor and Councilmembers**

From: **Nate Levine, Public Works Director / Town Engineer**

Subject: **Fiscal Year 2024-25 Local Sales Tax Oversight Committee Independent Report**

RECOMMENDATION

Review and accept the Local Sales Tax Oversight Committee's Independent Report to the Town Council regarding the sources and uses of the Measure K Transactions and Use Tax for Fiscal Year 2024-25.

BACKGROUND

On November 6, 2012, the voters of Moraga overwhelmingly passed Measure K, a local one-cent Transactions and Use Tax (Local Sales Tax), with 70.5% (5,993 yes votes; 2,503 no votes) in support of the measure.

On January 23, 2013, the Town Council approved Resolution 4-2013 and adopted the Local Sales Tax Oversight Committee (LSTOC) Charter that established the terms, composition, and duties of the new LSTOC pursuant to Ordinance No. 238.

The specific duties of the committee were identified as:

1. Annually, review revenue receipts and expenditures of the Local Sales Tax.

2. Annually, review the status and performance of the programs and services funded wholly or partially with proceeds from the Local Sales Tax.

3. Annually, prepare an independent report to the Town Council regarding the revenue and expenditures of the Local Sales Tax.

It is not within the purview of the committee to direct staff, recommend any particular contracts, or define the scope of a road repair project. These responsibilities remain under the authority of the Town Council, Town Manager, and professional staff.

DISCUSSION

The Local Sales Tax Oversight Committee currently comprises five (5) committee members. At its meeting on May 18, 2026, the LSTOC designated a subcommittee specifically tasked with reviewing the Town's FY 2024-25 financial records related to Measure K revenue and expenses and drafting a report for the full Committee's consideration. The subcommittee was comprised of two (2) members, Spencer Schilling and Dirk Sodestorm. The subcommittee completed their work and presented the annual report to the LSTOC at the August 10, 2026, LSTOC meeting.

The LSTOC Annual Report for FY 2024-25, dated August 10, 2026 (Attachment A) to the Town Council regarding the sources and uses of the Transactions and Use Tax (Measure K) provides the following excerpts:

- Measure K funds are held and accounted for in a separate fund, which has been designated as a "Major Fund" by the Town Council, as represented in the Town's audited financial statements. Consequently, the accuracy of the financial documents provided to us for our review of Measure K funds received and spent has been validated within that framework.

- Measure K funds reviewed by the Committee in this reporting period were used for Town's Street Management Program.

Following the Committee's review of those documents, the expenditures were found to be consistent with and in support of Measure K goals and objectives and the conditions set forth by the Town Council based on our review of sampled expenses amounting to 100% of the total Street Management Program expenditures.

The Street Management Program, which is primarily funded by Measure K funds, proceeded in a manner consistent with commitments made to voters of Moraga.

FISCAL IMPACT

There is no direct fiscal impact in the review and discussion of this report.

CEQA COMPLIANCE

Acceptance of a report that reviews the sources and uses of transactions and use tax does not constitute a project as defined by the California Environmental Quality Act (CEQA) via Public Resources Code Section 21000, et seq. This action does not have the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

ALTERNATIVES

1. Review and accept the Local Sales Tax Oversight Committee's Independent Report to the Town Council regarding the sources and uses of the Transactions and Use Tax for Fiscal Year 2024-25; or

2. Do not accept the Local Sales Tax Oversight Committee's Independent Report to the Town Council regarding the sources and uses of the Transactions and Use Tax for Fiscal Year 2024-25 and provide the LSTOC with an alternate direction(s).

NEXT STEPS

Staff will finalize the Local Sales Tax Oversight Committee's Independent Report if so directed.

ATTACHMENTS

Attachment A - Draft LSTOC Annual Report 2024-25

Local Sales Tax Oversight Committee
Moraga, California
Annual Report for FY 2024/25

Background

At the general election of November 6, 2012, the voters of the Town of Moraga approved Measure K, a local one-cent Transaction and Use Tax (i.e., sales tax). On December 12, 2012, the Town Council certified the election results, confirming passage of Measure K, and, as called for in Measure K, established the Measure K Local Sales Tax Oversight Committee. Although Measure K tax revenues are legally general purpose funds, the Town Council committed to dedicating Measure K funds primarily to street improvements and repairs.

Introduction

The Local Sales Tax Oversight Committee (the Committee) is charged with the responsibility to report to the Town Council on the revenue and expenditures of the Local Sales Tax (also referred to as "Transaction and Use Tax"). The Committee consists of seven members, all residents of the Town of Moraga, appointed by the Town Council. Generally, terms are limited to three consecutive two-year terms for a total of six consecutive years. The Committee shall sunset in 2033. The Committee's specific duties are as follows:

- Annually review revenue receipts and expenditures of the Transactions and Use Tax.
- Annually review the status of the programs and services, funded wholly or partially, with proceeds from the Transactions and Use Tax.
- Annually prepare an independent report for the Town Council regarding the revenue and expenditure of the Transactions and Use Tax.

The Committee's function is strictly oversight. It is not within the committee's purview to direct staff, recommend any particular contracts, or define the scope of a repair project. These responsibilities remain under the authority of the Town Council, Town Manager, and Town professional staff.

Summary of FY 2024/25 Measure K Revenues and Expenditures

In Fiscal Year 2024/25, the Town received annual Measure K Receipts (Sales Tax Revenue) and had expenditures for two Pavement Projects: the 2023-24 Street Rehabilitation Project (CIP 23-401) and the 2025 Street Rehabilitation Project (CIP 25-401). Additionally, there was a debt service transfer for the Certificates of Participation (COP).

Table 1 on Page 3 shows the annual Measure K revenues and expenditures.

Table 2 on Page 4 shows the annual CIP project total expenditures and funding sources.

FY 2024/2025 Measure K Expenditure Review and Funds Use

The Committee sampled approximately $ 4,256,993 (89%) of the $4,787,465 total Measure K expenses. This consisted of reviewing the underlying documentation, such as invoices, staff time charges, revenue receipts, and other related documents. The committee also discussed various expenses with the Public Works Director, Senior Engineer, and Administrative Services Director when further clarification and/or explanation was needed.

Measure K funds are intended to be used to fix local streets and roads, enhance quality and safety, and maintain Town services.

We are not aware of specific restrictions on the use of Measure K Funds, and the Council may allocate funds for uses other than the specific pavement management program without rescinding or adopting any previously written policies.

All Measure K funds reviewed in this reporting period were used for the Pavement Management Program and not for other General Fund purposes or Town services. Based on this review, the Committee believes the sampled expenses were consistent with and in support of Measure K's objectives and the associated goals of the Town Council. We, the Local Sales Tax Oversight Committee, have been monitoring the spending and continually assigning a clean bill of health with regard to Measure K Funds.

DRAFT

Table 1

Measure K Fiscal Year 2024-2025		
Beginning Audited Fund Balance (July 1, 2024)		**$2,755,954**
Funding Sources - Pavement Management Program		
Measure K Receipts		$2,669,802
LAIF Interest		$78,106
Transfer In - CIP 22-401 Project Closeout		$480,372
	Total	**$3,228,280**
Operating Expenditures		
Street Rehabilitation Cost Sharing Policy		$139,286
	Total	**$139,286**
Transfer Out		
2023-24 Pavement Rehabilitation – CIP 23-401		
Construction		$4,143,309
	Total	**$4,143,309**
2025 Pavement Rehabilitation – CIP 25-401		
Project Management/Staff Time/Design		$113,684
	Total	**$113,684.00**
Annual Debt Service		
Debt Service Transfer to 2013 COP		$530,472
	Total	**$530,472**
Total Transfers Out		**$4,787,465**
Total Expenditures & Transfers Out		**$4,926,751**
Measure K Net Change in Fund Balance, FY 2024-25 (Funding - Transfer Out - Expenditures)		**($1,698,471)**
Ending Audited Fund Balance, June 30, 2025		**$1,057,483**

DRAFT

Table 2

Fiscal Year 2024/2025	Pavement Management Program		
Expenditures - Pavement Management			
2023 Street Rehabilitation – CIP 23-401	**Measure K**	**Other Funds**	**Total**
Construction	$3,764,336	$2,201,211	$5,965,547
Construction Management	$378,973	$279,460	$658,433
Project Management/Staff Time	$0	$126,373	$126,373
Design Services	$0	$4,373	$4,373
Miscellaneous	$0	$0	$0
Total	**$4,143,309**	**$2,611,417**	**$6,754,726**
2025 Street Rehabilitation – CIP 25-401			
Construction	$0	$0	$0
Construction Management	$0	$0	$0
Project Management/Staff Time	$39,683	$3,314	$42,997
Design Services	$74,001		$74,001
Total	**$113,684**	**$3,314**	**$116,999**
Expenditures - Others			
Debt Service Transfer to 2013 COP	$530,472	$0	$530,472
Total - Other	**$530,472**	**$0**	**$530,472**
Total Expenditures	**$4,787,465**	**$2,614,731**	**$7,402,197**

Conclusions

The Committee has concluded:

- As noted earlier, Measure K funds are now sequestered in "Major Fund 213" of the professionally audited Town of Moraga Annual Comprehensive Report. Consequently, the accuracy of the financial documents provided us for our review of Measure K monies received and spent have been validated within that framework.
- All Measure K funds reviewed in this reporting period were used for Pavement Management Program and not for other General Fund purpose needs or Town services.
- Following our review of those documents, the expenditures were found to be consistent with and in support of Measure K goals and objectives and the conditions set forth by the Town Council based on our review of sampled expenses

amounting to 89% of the total Measure K Pavement Management Program expenditures.

- The Pavement Management Program, which is largely funded by Measure K funds, proceeded in a manner consistent with commitments made to voters of Moraga.

This report has been researched, assembled, and presented in a manner the Committee believes is consistent with the stated objectives of the Town of Moraga Transaction and Use Tax Ordinance (a.k.a. Measure K), Ordinance No. 238, dated December 12, 2012.

In accordance with those directives, the Annual Report for FY 2024/2025 of the Local Sales Tax Oversight Committee is respectfully submitted:

DRAFT

The Members of the Local Sales Tax Oversight Committee:

Scott Parker, Chairperson _____

Spencer Schilling, Vice Chairperson _____

Gian Panetta _____

Dirk Sodestorm _____

Susan Wright _____

CONSENT CALENDAR: 6.4

Meeting Date: August 26, 2026

TOWN OF MORAGA **STAFF REPORT**

To: **Honorable Mayor and Councilmembers**

From: **Mackenzie Brady, Parks and Recreation Director**

Subject: **Acceptance of Completion of the All-Access Playground Resurfacing Project (CIP 25-303)**

RECOMMENDATION

Adopt a Resolution:

1. Accepting the All-Access Playground Resurfacing Project (CIP 25-303) as complete;

2. Authorizing the Town Manager to execute the Certificate of Completion; and

3. Authorizing the Town Engineer to record the Resolution of Acceptance and executed Certificate of Completion with the Contra Costa County Recorder.

BACKGROUND

The All-Access Playground at Moraga Commons Park was constructed through a community-led effort and has become one of the Town's most heavily used recreational amenities. After approximately eight years of significant use, the original poured-in-place (PIP) rubber safety surfacing had deteriorated and required replacement.

The Town included replacement of the playground safety surfacing as Capital Improvement Project (CIP) 25-303.

On August 27, 2025, the Town Council authorized the Town Manager to execute a construction agreement with sofSURFACES, Inc. in an amount not to exceed $215,187 for replacement of the existing playground surfacing.

DISCUSSION

Project Construction and Completion

The project replaced approximately 5,652 square feet of deteriorated PIP rubber surfacing with a DuraSAFE Premium Series interlocking rubber tile system. The project included:

- Breakup and removal of the existing PIP playground surfacing;
- Preparation and compaction of the aggregate base;
- Installation of the new interlocking rubber safety surfacing; and
- Associated site restoration and improvements.

Construction is now complete in accordance with the project plans and specifications.

Community Partnerships and Cost Savings

The project benefited from significant community participation and opportunities identified by staff to reduce project costs and reuse existing materials.

Approximately 120 Saint Mary's College student-athletes volunteered during Moraga Community Service Day to assist with removal of the demolished playground surfacing. Contractor pricing demonstrates the significant value of this volunteer effort. An earlier proposal that included contractor tear out, removal, and disposal had an installation cost of approximately $120,000, while a subsequent proposal removing contractor tear out from the scope reduced the installation cost to $94,000. The difference of approximately $26,000 represents the estimated value of labor costs avoided through the volunteer-assisted removal effort.

Staff would like to recognize and thank Saint Mary's College and its approximately 120 student-athletes for their significant contribution to the project.

Republic Services also partnered with the Town to support the volunteer effort. Republic Services donated two debris-box hauls, including containers, transportation to the transfer station, and disposal of approximately 50,000-60,000 pounds of demolished playground material.

During construction, approximately 160 tons of Granular A aggregate was removed from the playground area. Rather than disposing of the material, Town staff identified an opportunity to reuse the aggregate for pathway improvements within Moraga Commons Park.

Based on an estimated disposal rate, reuse of the material avoided an estimated $19,000 in disposal costs. Reusing the aggregate also eliminated the need to purchase approximately 160 tons of new aggregate for the pathway improvements, representing an estimated additional $13,000 in avoided material costs. In total, reuse of the Granular A resulted in approximately $32,000 in estimated avoided costs, exclusive of additional hauling, transportation, and delivery costs.

Combined, the Saint Mary's College volunteer effort and reuse of existing aggregate resulted in approximately $58,000 in estimated avoided labor, disposal, and material costs.

FISCAL IMPACT

The All-Access Playground Resurfacing Project was included in the adopted Capital Improvement Program with a total project budget of $230,000, consisting of $125,000 from the Asset Replacement Fund and $105,000 from the Park Dedication (Quimby Act) Fund.

The Town Council authorized a construction agreement with sofSURFACES, Inc. in an amount not to exceed $215,187. The final contract cost was $212,742.64, approximately $2,444 below the Council-authorized amount, and $17,444 below the project budget.

In addition to completing the construction contract below the authorized amount, volunteer participation and reuse of existing materials resulted in approximately $58,000 in estimated avoided costs. Republic Services also donated debris boxes, hauling, and disposal services associated with the volunteer demolition effort.

Remaining project funds have been returned to the original funding sources for allocation to future CIP projects.

CEQA COMPLIANCE

The project was determined to be exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000 et seq. and CEQA Guidelines Section 15301 (Class 1 – Existing Facilities).

ALTERNATIVES

1. Adopt the proposed Resolution with modifications; or

2. Do not adopt the proposed Resolution and provide direction to staff.

NEXT STEPS

Upon adoption of the Resolution, the Town Manager will execute the Certificate of Completion. The Town Engineer will then record the Resolution of Acceptance and Certificate of Completion with the Contra Costa County Recorder.

ATTACHMENTS

Attachment A- Draft Resolution - All Access Close
Attachment B - AUG 27 2025 Staff Report - All Access Playground Re-Surfacing
Attachment C - Certificate of Completion
Attachment D - Commons Park Playground Vicinity Map
Attachment E - Project Photos

TOWN OF MORAGA
TOWN COUNCIL

RESOLUTION NO. xx-2026

ACCEPTING THE ALL-ACCESS PLAYGROUND RESURFACING PROJECT (CIP 25-303) AS COMPLETED BY SOFSURFACES, INC. AND AUTHORIZING RELATED ACTIONS

WHEREAS, the All-Access Playground Resurfacing Project (CIP 25-303) was included in the Town's Capital Improvement Program to replace the deteriorated poured-in-place rubber safety surfacing at the All-Access Playground at Moraga Commons Park;

WHEREAS, on August 27, 2025, the Town Council authorized the Town Manager to execute a construction agreement with sofSURFACES, Inc. in an amount not to exceed $215,187 for replacement of the existing playground surfacing;

WHEREAS, the project replaced approximately 5,652 square feet of deteriorated poured-in-place rubber surfacing with a DuraSAFE Premium Series interlocking rubber tile system;

WHEREAS, approximately 120 Saint Mary's College student-athletes volunteered during Moraga Community Service Day to assist with removal of the demolished playground surfacing, resulting in approximately $26,000 in estimated avoided labor costs;

WHEREAS, Republic Services supported the volunteer effort by donating two debris-box hauls, including containers, transportation to the transfer station, and disposal of approximately 50,000 to 60,000 pounds of demolished playground material;

WHEREAS, Town staff repurposed approximately 160 tons of Granular A aggregate removed during construction for pathway improvements within Moraga Commons Park, resulting in approximately $32,000 in estimated avoided disposal and replacement material costs;

WHEREAS, the Saint Mary's College volunteer effort and reuse of existing aggregate resulted in approximately $58,000 in estimated avoided labor, disposal, and material costs, exclusive of additional hauling, transportation, and delivery costs;

WHEREAS, the final contract cost paid to sofSURFACES, Inc. was $212,742.64, approximately $2,444 below the Council-authorized amount of $215,187;

WHEREAS, sofSURFACES, Inc. has satisfactorily completed construction and all required work for the All-Access Playground Resurfacing Project; and

WHEREAS, the project was determined to be exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000 et seq. and CEQA Guidelines Section 15301 (Class 1 – Existing Facilities).

NOW THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF MORAGA HEREBY:

1. Accepts the All-Access Playground Resurfacing Project (CIP 25-303) as completed by sofSURFACES, Inc.;
2. Authorizes the Town Manager to execute the Certificate of Completion; and
3. Authorizes the Town Engineer to file the Resolution of Acceptance and Certificate of Completion with the Contra Costa County Recorder in accordance with California Public Contract Code and Civil Code requirements.

Section	Agenda item
CONSENT	6.5

Meeting Date: August 27, 2025

TOWN OF MORAGA **STAFF REPORT**

To: **Honorable Mayor and Councilmembers**

From: **Mackenzie Brady, Parks and Recreation Director**

Subject: **Approval of Contract with sofSURFACES Inc. for All Access Playground Surfacing Replacement at Moraga Commons Park**

RECOMMENDATION

Adopt a Resolution authorizing the Town Manager to execute a contract with sofSURFACES Inc. for the purchase and installation of interlocking playground surfacing at the All Access Playground in an amount not to exceed $215,187.

BACKGROUND

The All Access Playground at Moraga Commons Park was constructed in 2016 and completed in 2017 as a community-built project, bringing together Town staff, contractors, volunteers, service clubs, and families in a coordinated effort to create an inclusive, accessible play space.

The playground features poured-in-place rubber surfacing, which has now exceeded its expected useful life. After eight years of heavy use and weather exposure, the surface has significantly deteriorated, making spot repairs difficult and less effective. The current condition no longer reliably meets safety and accessibility standards, prompting the need for full replacement.

This project is identified in the Town's FY 2025-26 and FY 2026-27 Capital Improvement Program (CIP 25-303) and aligns with Town Council Goal #3 to maintain and improve public infrastructure, especially accessible recreational spaces.

DISCUSSION

All Access Playground Surfacing Replacement (CIP 25-303)

The proposed project involves the complete removal of the existing rubber surfacing and installation of a new DuraSAFE Premium Series interlocking tile system by sofSURFACES Inc. The system meets fall height safety requirements, complies with the

Americans with Disabilities Act (ADA), and includes a limited lifetime warranty, with expectations for the product to last 20 years without maintenance. It is engineered for long-term durability in public park environments.

Removal of the existing playground surface will be performed on October 4, 2025, as part of Community Service Day, with participation from Saint Mary's College student athletes and local residents. This project continues the spirit of the original playground build, which was a grassroots effort marked by strong community involvement. This replacement effort similarly invites the community to support the playground's longevity and accessibility.

Informal Bidding

In accordance with the California Uniform Public Construction Cost Accounting Act (CUPCCAA), staff conducted an informal bid process for the All Access Playground Surfacing Replacement Project, as the estimated construction cost falls below the $220,000 threshold for informal bidding.

Staff recommends awarding the contract to sofSURFACES Inc. as the lowest responsive bidder. SofSURFACES Inc. proposed an interlocking tile surfacing system meeting the Town's specifications, including ADA compliance, 8-foot fall protection (ASTM F1292), and high durability suitable for public park use. The base bid amount submitted was $215,186.91, which includes all materials and installation, as well as oversight for the volunteer removal day.

FISCAL IMPACT

The project is fully funded in the FY 2025-26 and FY 2026-27 Capital Improvement Program (CIP 25-303). No additional appropriation is required at this time.

CIP 25-303 is full funded by the following funding sources:

- **$125,000** from Fund 750 – Asset Replacement
- **$105,000** from Fund 250 – Park Dedication Fees (Quimby Act)

CEQA COMPLIANCE

This project is not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the CEQA Guidelines (14 Cal. Code Regs. 15000 et. seq.) as this project is categorically exempt pursuant to 14 Cal. Code Regs. 15301 (Class 1-Existing Facilities) and 15304 (Minor Alterations to Land).

ALTERNATIVES

1. Adopt the attached resolution with modifications; or

2. Not adopt the attached resolution and provide direction to staff.

NEXT STEPS

Upon adoption of the Resolution, staff will finalize the contract with sofSURFACES Inc. Installation is scheduled for Fall 2025, with volunteer-led removal planned for Community Service Day on October 4, 2025.

ATTACHMENTS

A. DRAFT Resolution

B. sofSURFACES Informal Bid (August 15, 2025)

Attachment A

Draft Resolution

TOWN OF MORAGA
TOWN COUNCIL

RESOLUTION NO. xx-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MORAGA AUTHORIZING THE TOWN MANAGER TO EXECUTE A CONTRACT WITH SOFSURFACES INC. FOR THE ALL ACCESS PLAYGROUND SURFACING REPLACEMENT AT MORAGA COMMONS PARK

WHEREAS, the All Access Playground at Moraga Commons Park was constructed in 2016-2017 through a community-led effort to provide an inclusive and accessible play space for children of all abilities;

WHEREAS, the poured-in-place rubber surfacing currently in place has exceeded its useful life after eight years of service and now fails to meet established safety and accessibility standards;

WHEREAS, the Town of Moraga has identified the surfacing replacement project (CIP 25-303) in its FY 2025-26 and FY 2026-27 Capital Improvement Program, in alignment with Town Council Goal #3 to maintain and improve public infrastructure, especially accessible recreational spaces;

WHEREAS, the Town conducted an informal bid process pursuant to the California Uniform Public Construction Cost Accounting Act (CUPCCAA) and the Town's Purchasing Policy;

WHEREAS, sofSURFACES Inc. submitted the lowest responsive and responsible bid in the amount of $215,186.91 for the supply and installation of DuraSAFE Premium Series interlocking tile surfacing, which meets safety and accessibility standards and includes a limited lifetime warranty;

WHEREAS, the project includes use of volunteer labor for the demolition and removal of the existing surfacing on October 4, 2025, during Community Service Day, with support from Saint Mary's College student-athletes and local residents; and

WHEREAS, the project is fully funded through the Capital Improvement Program for a total of $230,000 using $125,000 from Fund 750 – Asset Replacement and $105,000 from Fund 250 – Park Dedication Fees, with no General Fund dollars required.

NOW THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF MORAGA HEREBY:

1. The Town Manager is hereby authorized to execute a contract with sofSURFACES Inc. for the purchase and installation of interlocking playground surfacing at the All

Access Playground at Moraga Commons Park in an amount not to exceed $215,187.

2. The Town Manager or their designee is authorized to take all actions necessary and proper to implement this resolution, including minor contract ammendments that may be approved by the Town Manager or Town Attorney.

Attachment B

Bid Proposal

4393 Discovery Line
Petrolia, ON NON 1RO

T 800.263.2363
F 519.882.2697

www.sofsurfaces.com

August 15, 2025

Mackenzie Brady
Parks and Recreation Director
mbrady@moraga.ca.us
925-888-7034
2100 Donald Dr.
Moraga, CA
94556

Good afternoon Mackenzie,

We appreciate the opportunity to submit our proposal for removal and replacement of playground surfacing at the All Access Playground in Moraga Commons Park.

sofSURFACES has been manufacturing and installing playground safety surfaces worldwide for over 30 years. To this day, it has been our goal to deliver the best value long term playground safety surface. Playground surfacing can generally be evaluated by three primary considerations:

#1 Fall Height Safety (ASTM1292)
DuraSAFE rubber tile will perform below the maximums of the fall height standard for the **lifetime of the playground (15 years)**. SofSURFACES is able to extend this guarantee because we manufacture a tile that performs far lower than the maximum 1000 HIC and 200 G limits of the ASTM 1292 standard. DuraSAFE will perform nearly 50% better than the standard at time of installation.

#2 Durability
Almost all playground activity takes place in swings, slides and spinner areas. Selecting a surface that is designed to receive significant abuse in these areas will ensure ease of ownership to Town of Moraga. DuraSAFE rubber tiles are manufactured in a controlled environment whereby we can achieve an extremely tough wear layer coupled with unique fall height safety. Please see our YouTube videos on durability.

#3 Maintenance
DuraSAFE rubber tiles have zero maintenance associated with the product and it's performance. Our industry leading warranty requires zero maintenance.

Insurance documentation will be provided upon award.

If there are any additional questions or considerations, please do not hesitate to reach out to us.

We look forward to partnering with the Town of Moraga on this volunteer assisted project.

Sincerely
Brennan Prins
b.prins@sofsurfaces.com / Cell: 810-986-8141

Bid Proposal Form

TOWN OF MORAGA

INFORMAL BID PROPOSAL FORM

All Access Playground Surfacing Replacement (CIP 25-303)

Contractor Name: SofSurfaces USA Inc.

DIR Registration #: 1000062451

License #: 1044873

Total Lump Sum Bid (materials, installation, labor, and all costs):
$ 25,186.91

Completion Time After Notice to Proceed: 18 Calendar Days

Signature: _____ Date: Aug 15, 2025

Printed Name: Brennan Prins Title: Director

Phone: 810-986-8141 Email: b.prins@sofsurfaces.com

Quotation

15-Aug-2025 **Quote No.: Q115645-4-TP**

Attn:	Mackenzie Brady	**Project:**	**Moraga Commons Park**		
Customer:	Parks and Recreation -	**Phone:**	925-888-7034		
Address:	2100 Donald Dr.	**Fax:**		**Project Contact:**	
City/State:	Moraga, CA 94556	**E-mail:**	mbrady@moraga.ca.us	**Phone / Fax:**	

duraSAFE™ RUBBER PLAYGROUND TILES

Contact SSI:
800.263.2363 / Fax 519.882.2697

Area No. 1 of 1 - Moraga Commons Park

Installation Site:	Moraga Commons Park	**Ship To:**	Moraga Commons Park	**Quote Type:**	DuraSAFE Installed, Direct Buried
Address:	1425 St Marys Rd	**Address:**	1425 St Marys Rd	**Sub Base Type:**	Compacted Granular
City / State:	Moraga, CA 94556	**City / State:**	Moraga, CA 94556	**Area (Sq. Ft.):**	5652

Unit	Qty.	Color	Description	Thickness	Drop Ht.	Weight	List Price	Total Weight	Total List	Unit Cost
Each	603	Aquamarine	DuraSAFE "Premium"	4.25"	8' 0"	35.31	$76.00	21291.93	$45,828.00	$51.68
Each	380	Forest Green	DuraSAFE "Premium"	4.25"	8' 0"	35.31	$76.00	13417.80	$28,880.00	$51.68
Each	492	Smoke	DuraSAFE "Premium"	4.25"	8' 0"	35.31	$76.00	17372.52	$37,392.00	$51.68
Each	410		Adhesive - Tile to Tile (tube) (Black)			1.65	$12.00	676.50	$4,920.00	$12.00
Each	5		Bostik Greenfusion Adhesive - Tile to Base			56.80	$255.00	284.00	$1,275.00	$255.00
Each	41		Polyurethane Foam Sealant			1.17	$17.00	47.97	$697.00	$17.00
Area	6500		Rubber Sheeting			0.45	$0.44	2925.00	$2,860.00	$0.44

Installation

Prevailing Wage / Fair Wage - $70.06

• Tearout

• Labour	Break up of existing PIP and disposal - volunteer assisted
• Miscellaneous - Included	SSI crew to complete break up of PIP by October 4.2025.

• Site Preparation

- Labour
- 1 in. Compacted Fines - Material - Included
- 4 in. Granular A - Material - Included
- Water Access - Included

• Installation

• Labour	Installation to be completed by non-union subcontractor sofSURFACES USA.
• Rubber Sheeting Installation - Included	
• Curvy or Rounded Perimeter Cutting Charge - Included	
• Cutting Around Special Features - Included	
• Equipment Rental - Bobcat - Included	
• Waste Bucket - Included	
• Accessibility - Included	Fencing section to be removed for accessibility & reinstalled upon completion.
• Travel - Mobilization - Included	
• Security - Included	Security fencing at gate entrance only.

• Extra Scope

- Sod Remediation

IMPORTANT

This quotation has been priced based on the following realities:

1. At any point during the installation process, sofSURFACES Installation crews, or certified installation crews acting on behalf of sofSURFACES will have complete and uninterrupted access to the site until the construction phase of the project has been completed.

2. sofSURFACES will not be responsible for damages incurred to grounds throughout the installation process (this includes: concrete, grading, grass, gardens and/or plants, flowers etc.). It is understood by both parties that heavy equipment may be required in order to efficiently complete the project or gain access to the site.

3. sofSURFACES will not be held responsible for any ground repair needed and will make every effort to ensure that any property damage to the grounds is kept to a minimum throughout the duration of the project.

(Quoted value is subject to change upon notice of any ancillary costs. Additional costs may include [but are not limited to] required entry fees, special training, certifications, background checks and security clearances not previously identified as required or if the installation needs to be completed during weekend hours, within a very narrow window of time or under restricted special circumstances). A $1,200/day fee will be charged for each day that our installers are on site after the agreed upon start date if the site is not ready for the installation to begin. A site features form, required photos request, completed dimensions verification form and elevation form request will be sent out for completion after the order is placed. These forms must be completed in full and returned no later than 4 business days prior to the scheduled installation start date otherwise the installation may be rescheduled to a later date at the discretion of the Installation Project Manager until said forms have been completed.

*****PLEASE NOTE: Should the sub base for your project be Compacted Granular, it MUST meet the following specification: (Type 1) 3/4 minus) compacted to 95% S.P.D. Not "clear" gravel.*****

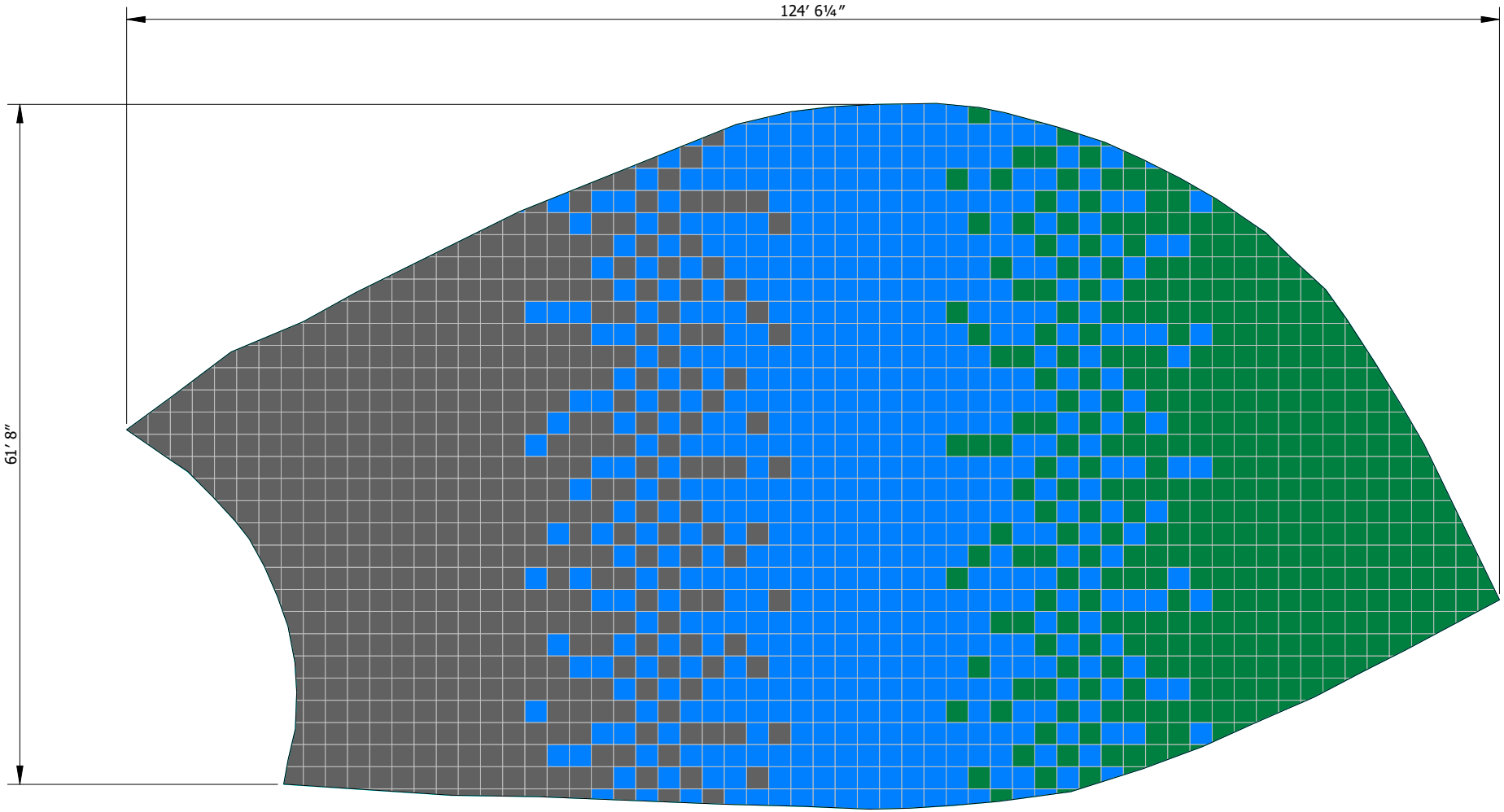
Undersigned for Parks and Recreation - Town of Moraga accepts the terms and conditions which apply to this quotation.

X

SIGNED Mackenzie Brady **DATE**

Tile Layout - Area Nº 1 - Moraga Commons Park

Area (Sq. Ft.): 5652



X _____ The material quantities proposed are based on this layout. If the layout is altered, this may influence the quantities needed for a successful installation. Please initial that you understand and agree.

Pallets: 27 Weight: 58311

Dealer: Peter Druck - Denver, CO

Shipping Options: Need Van, Residential Delivery

This proposal reflects a prevailing wage / fair wage rate of $70.06 (including fringe). Should the prevailing wage / fair wage requirement be determined to be higher or lower, a revised proposal will be required.

Upon timely completion of the project, sofSURFACES Inc. shall be entitled to, and shall submit a payment request for, the amount indicated herein. In the event that only substantial completion is accomplished (i.e., the site is usable but not completely finished), sofSURFACES Inc. shall be entitled to, and shall submit a payment request for, up to 95% of the amount indicated herein, allowing for the customer to reserve 5% until completion of the project, upon which time sofSURFACES Inc. shall be entitled to, and shall submit a payment request for, the remaining balance owed. Quoted value is subject to change upon notice of additional associated costs. Additional costs may include (but are not limited to) required entry fees, special training, certifications, background checks and security clearances.

15% Restock fee and shipping for plus tiles. No returns on premium tiles.

The drawings within this quote are based on measurements supplied to sofSURFACES and are not professional engineered drawings. It is the project manager's responsibility (not sofSURFACES or its dealer) to provide sofSURFACES with correct measurements and to ensure that all site specifications and site preparations (including without limitation slopes, ramps, and transition components) are compliant with local building codes, and prepared to sofSURFACES' requirements.

Total List Price:		$121,852.00
Discount	32.00%	($35,872.00)
Total (After Third Party Discount):		$85,980.00
Installation:		$108,368.17
Shipping and Handling Charge:		$12,455.68
Sub Total:		$206,803.85
CA:	6.00%	$5,158.79
CCONTRACOSTA:	0.25%	$214.96
DMORAGA:	3.50%	$3,009.31
Total in USD Funds:		**$215,186.91**
Cost per sq.ft.:		$38.07

Finance Options Available

*Estimated Monthly Payment, 1 Year Term: Min. Order = $10,000.00 $16,098.18 USD

2 Year Term: Min. Order = $25,000.00 $8,534.31 USD

3 Year Term: Min. Order = $35,000.00 $6,081.83 USD

*Monthly payment based on minimum 15% down deposit. Final Rate subject to OAC. For more information please contact our Finance Controller at 1-800-263-2363 or m.patterson@sofsurfaces.com.

FOR MAILED US PAYMENTS:
Sof Surfaces Inc.
Dept CH 19173
Palatine, IL 60055-9173

FOR COURIERED US PAYMENTS:
Sof Surfaces Inc. - Lockbox 19173
5503 N Cumberland Avenue,
Chicago, IL 60656

FOR CANADIAN PAYMENTS:
Sof Surfaces Inc.
4393 Discovery Line
Petrolia, ON, N0N 1R0

Undersigned for Parks and Recreation - Town of Moraga accepts the terms and conditions which apply to this quotation.

X

SIGNED Mackenzie Brady **DATE**

Quote valid for 60 days.

sofSURFACES
RUBBER TILE SOLUTIONS

4393 Discovery Line, P.O. Box 239
Petrolia, ON N0N 1R0

T 800.263.2363
F 519.882.2697

www.sofsurfaces.com

CUSTOMER REFERENCES

Town of Silt Contact: Trey H. Fonner	Email: Trey@townofsilt.org Phone: (970)-876-2353 x106
San Francisco Unified School District Contact: Simon H. Reyes	Email: reyess@sfusd.edu Phone: 415-241-4311
City of Pittsburgh, PA Contact: Tom Paulin	Email: tom.paulin@pittsburghpa.gov Phone: (412) 255-2594 x236 Multiple sites per year since 2008
City of San Mateo Contact: Alex Kristal	Phone: 650-312-7880 Multiple sites per year since 2013
Davis School District Contact: Dee Rice	Phone: 905-615-3200 Ext 3676
City of Burlingame Contact: Karen Hager	Email: khager@burlingame.org Phone: 650-558-7317
Downy Unified School District Contact: Darren Purseglove	Email: dpurseglove@dusd.net Phone: 562-469-6531
Salem Kaiser School District Contact: Bruce Lathers	Phone: 503-391-1133
City of Rocky Mount Contact: Kelvin Yarrell, CSEE	Email: kelvin.yarrell@rockymountnc.gov Phone: 252-467-4927
City of Rahway, NJ Contact: Mike Smalling	Email: msmalling@cityofrahway.com Phone: 732-904-3898

duraSAFE®
RUBBER PLAYGROUND TILES

LIMITED LIFETIME PRODUCT WARRANTY

Effective as of: YR / MO / DAY **Last Revised:** April 17, 2018.

sofSURFACES Inc. warrants that duraSAFE® tiles will be free from defects in materials and workmanship. sofSURFACES further warrants that duraSAFE tiles comply with the requirements of the ASTM F1292-13 standard specification for impact attenuation.

What does the warranty cover?

Surface wear due to ordinary abrasion from pedestrian traffic will not penetrate the wear course of the surface. The product will comply with the requirements of ASTM F1292-13 at the height for which the duraSAFE product was rated by the manufacturer at the time of purchase.

What will we do?

Any segment of a duraSAFE surface that fails to meet the warranty criteria will be repaired or replaced, at and in conjunction with the warranty coverage schedule below.

Warranty Coverage

sofSURFACES shall be responsible for 100% of the product cost of the repair or replacement of any product found to be defective or not in compliance with the warranty herein within the first six (6) years following the original shipment of the product.

Where any product is found to be defective or not in compliance with the warranty herein more than six (6) years following the original shipment of the product, sofSURFACES shall be responsible for 50% of the cost of the repair or replacement of such products as follows (and the buyer shall bear and pay the remaining portion of such costs):

# OF YEARS FROM DATE OF ORIGINAL SHIPMENT TO DATE OF CLAIM	% OF CURRENT LIST PRICE OF PRODUCT FOR WHICH SOFSURFACES IS RESPONSIBLE
0-6 years	100%
more than 6 years	50%

Warranty Exclusions

Product failure caused by accidents, misuse, natural disasters, vandalism, improper installation, or maintenance and the like (see installation care and maintenance instructions).

- Color change caused by exposure to UV and/or normal abrasion from pedestrian traffic
- Black transfer which can occur over time to recycled rubber
- Failure due to improper sub-surface preparation
- Punctures from extreme high forces, such as high heels, narrow tipped chair or table legs, kickstands and pogo sticks
- Use of the product in a manner not intended for its manufactured application

How to submit a warranty claim

A warranty claim should be made directly to sofSURFACES. Please provide a description of the claimed defect, the date the defect was discovered, photographic images and the project name, site address, phone and email address so we can contact you and request additional information if required to process your claim.

Additional Considerations

sofSURFACES' liability is limited to the material and transportation costs of repair or replacement of the product at sofSurfaces option. Where duraSAFE is installed only in high traffic areas or installed in combination with other surfacing products not sold by sofSURFACES, such duraSAFE are excluded from this warranty.

- In the event of repair, replacement, or refinishing under this warranty, the warranty applicable to the replacement material or to the repaired or refinished products will extend only for the time remaining under the original warranty.
- sofSURFACES reserves the right to discontinue or change any design or color of any products at any time without notice or liability. If, for any reason, products of the type originally purchased are no longer available at the time a warranty claim is made, a suitable replacement of comparable quality and price will be recommended.

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Your exclusive remedy for any breach of warranty is as set forth in this warranty. This warranty gives you specific legal rights. You may have other rights which vary from state to state and province to province.

PATENTED TILE KROS LOCK LOCKING SYSTEM®

MATERIALS · WORKMANSHIP LIMITED ASTM WARRANTY F1292 LIFETIME IMPACT ATTENUATION

INTERNATIONAL PLAY EQUIPMENT PUBLIC PLAY SURFACING IPEMA CERTIFIED TO ASTM F1292 MANUFACTURERS ASSOCIATION

To verify product certification, visit www.ipema.org.



For future reference, please record your sofSURFACES 5-Digit Sales Order Number and Date of Purchase Here.

Sales Order Number: ORD_ _ _ _ _ Date of Purchase: YR / MO / DAY

sofSURFACES RUBBER TILE SOLUTIONS

We'd like to hear from you! Comments and photos are always welcome!

duraSAFE®
RUBBER PLAYGROUND TILES

INSTALLATION WARRANTY

Effective as of: YR / MO / DAY

Last Revised: April 17, 2018.

sofSURFACES Inc. warrants that duraSAFE® systems installed by certified sofSURFACES installation crews will be free from defects in workmanship. sofSURFACES further warrants that when installed correctly, the surface will meet the ASTM F1292-13 standard for the working life of the surface.

sofSURFACES has led an effort to bring about more advanced and higher performing surfacing systems to the market. A key component of this effort includes installation. sofSURFACES has developed advanced and proprietary installation techniques that are unique to our duraSAFE product. duraSAFE's product warranty revolves around the mandatory use of factory certified installers that are experienced and professionally trained in the use of these techniques. Proper installation is the only way to ensure that your new duraSAFE surface performs as expected for years to come.

The installer of the project is responsible for any issues deemed to be at fault of the installer. Issues such as but not limited to; seam separation, gapping, curling, faulty cuts or missed adhesive.

Our Installation Manual should be reviewed by the end user to confirm all elements have been followed.

Your installation has been completed by:

Company Name

Foreman Name

Mailing Address

Phone Number

Email

Certification Number

Signature

and will warrant the site from installation related defects for:

Duration

I certify that the material and installation of my project has been completed to my satisfaction:

Project Name

Contact Name

Site Installation Address

Phone Number

Email

Signature

PATENTED TILE KROS LOCK LOCKING SYSTEM ®

MATERIALS · WORKMANSHIP LIMITED ASTM F1292 WARRANTY LIFETIME IMPACT ATTENUATION

INTERNATIONAL PLAY EQUIPMENT PUBLIC PLAY SURFACING IPEMA CERTIFIED TO ASTM F1292 MANUFACTURERS ASSOCIATION

To verify product certification, visit www.ipema.org.



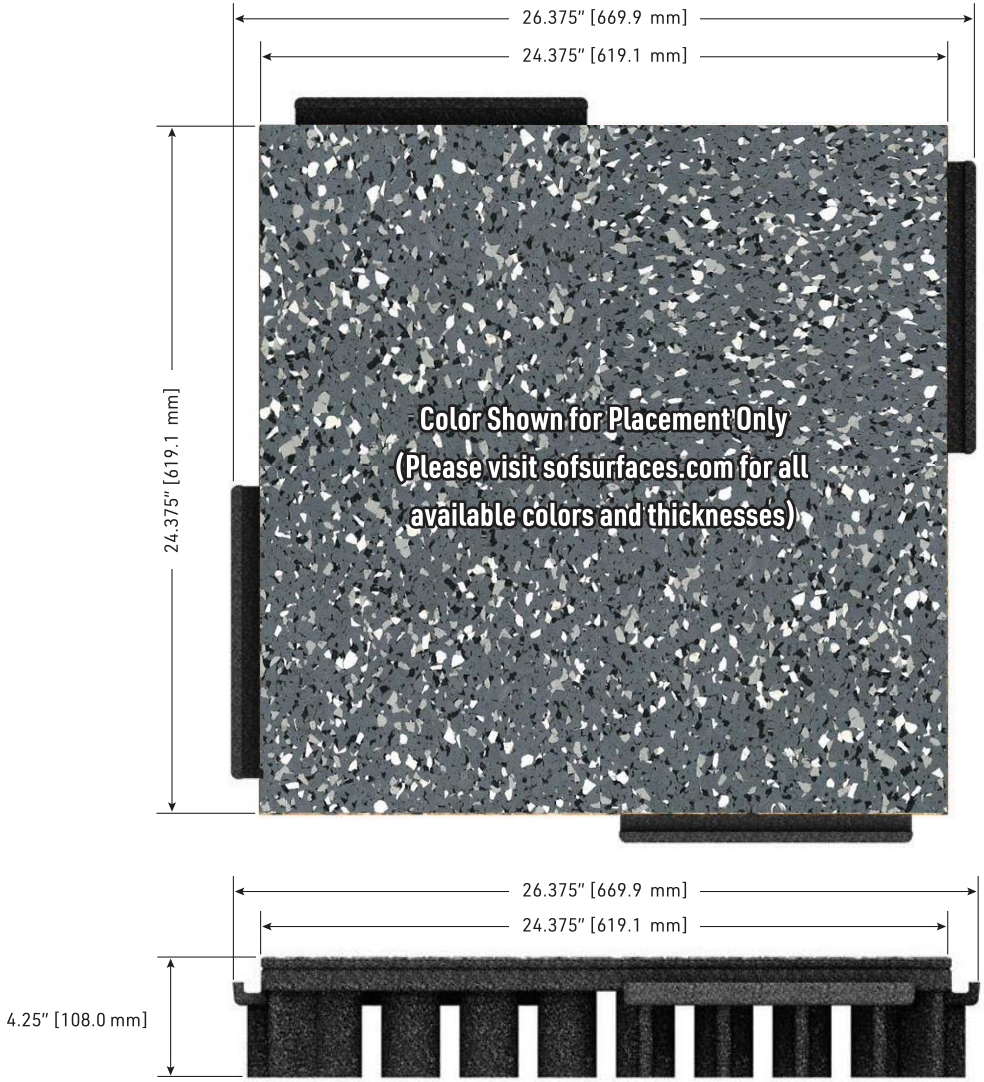
For future reference, please record your sofSURFACES 5-Digit Sales Order Number and Date of Purchase Here.

Sales Order Number: ORD _ _ _ _ _ Date of Purchase: YR / MO / DAY

In order to activate warranty, please scan and submit to **warranty@sofsurfaces.com** upon completion of installation.

sofSURFACES RUBBER TILE SOLUTIONS

We'd like to hear from you! Comments and photos are always welcome!



Note: **Plus Series and Premium Series Tiles have different manufactured sizes.**

duraSAFE®
RUBBER PLAYGROUND TILES

Product: Premium 95 Granite

Thickness: 4.25" (108.0 mm)

DURASAFE THICKNESS (in.)	CRITICAL FALL HEIGHT (ft)
2.00" (50.8 mm)	3 Feet (0.91 m)
2.25" (57.2 mm)	4 Feet (1.22 m)
2.75" (69.9 mm)	5 Feet (1.52 m)
3.25" (82.6 mm)	6 Feet (1.83 m)
3.75" (95.3 mm)	7 Feet (2.13 m)
4.25" (108.0 mm)	**8 Feet** (2.44 m)
4.75" (120.7 mm)	9 Feet (2.74 m)
5.00" (127.0 mm)	10 Feet (3.05 m)
5.25" (133.4 mm)	12 Feet (3.66 m)

Plus Series Mfd. Size: 24.25" x 24.25" (+/- 1/8")
Premium Series Mfd. Size: 24.375" x 24.375" (+/- 1/8")

sofSURFACES
RUBBER TILE SOLUTIONS

PRODUCT SHOWN	SCENARIO DESCRIPTION	DATE CREATED	PREPARED BY	SCALE	REVISION
duraSAFE 4.25"	Playgrounds	Dec. 2, 2021	Brad Goss	N/A	1

SERIES	COLOUR	FILE NAME
Premium95	Granite	2022_DS_4.25_TileDrawing.pdf

4393 Discovery Line, Petrolia, ON Canada N0N 1R0 800.263.2363 sofSURFACES.com

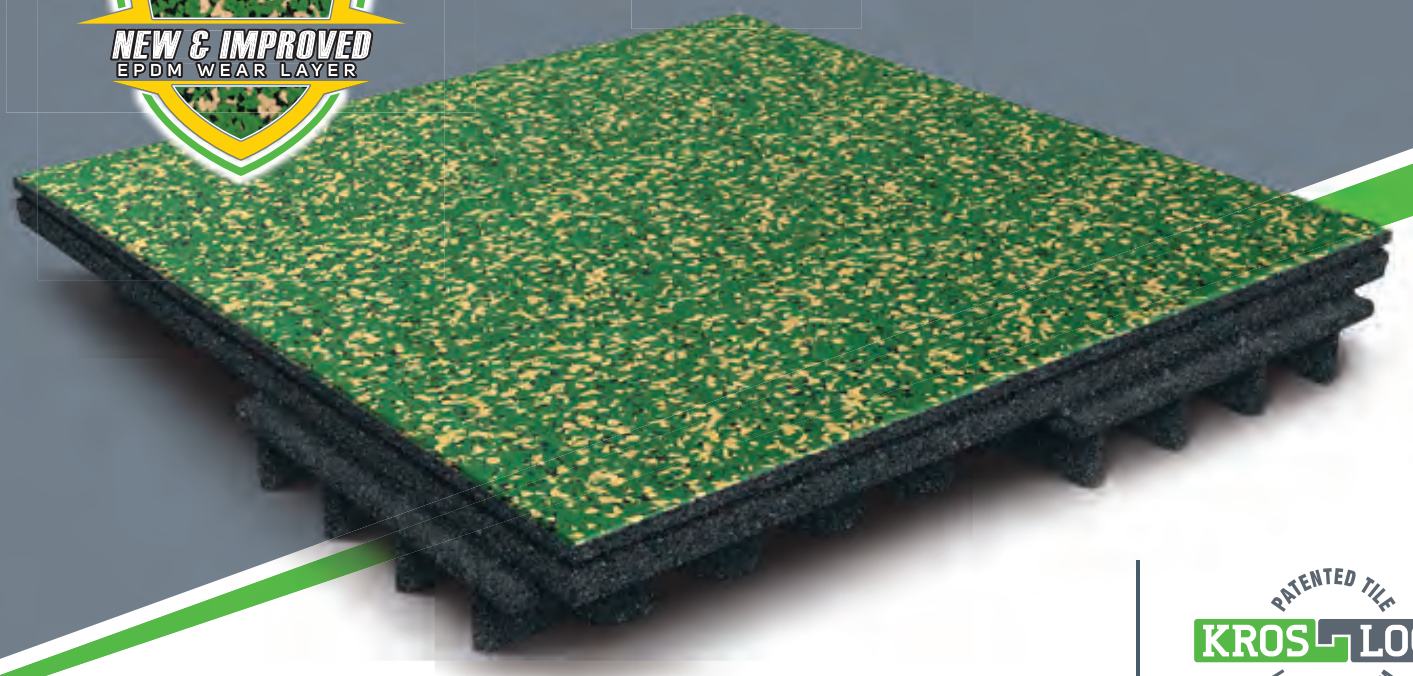
duraSAFE®

RUBBER PLAYGROUND TILES

USGBC MEMBER

- The world's safest playground tile!
- Safety Performance that exceeds the required ASTM standards by nearly 50%.
- Best-In-Industry Lifetime Warranty – including safety standard compliance.
- Unmatched durability with years of maintenance-free performance.

NEW & IMPROVED EPDM WEAR LAYER



PATENTED TILE KROS LOCK LOCKING SYSTEM®

MATERIALS • WORKMANSHIP LIMITED ASTM WARRANTY F1292 LIFETIME IMPACT ATTENUATION

INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION PUBLIC PLAY SURFACING IPEMA CERTIFIED TO ASTM F1292 (SECTION 4.2)

To verify product certification, visit www.ipema.org.

Safe landings. Guaranteed.

Playgrounds are the perfect place for children to make friends, take risks and explore their abilities. Ensure your playground is equipped with duraSAFE® Rubber Playground Tiles so that children of all abilities can play safely. sofSURFACES continues to provide parents and playground operators with peace of mind and comfort in knowing that while their children are on the playground, duraSAFE is there to catch their fall.

For over three decades, sofSURFACES has been innovating and advocating for higher-performing safety surfacing systems that require little to no maintenance. When minor damage or vandalism occurs, duraSAFE tiles are quickly and easily replaced while larger issues are covered by our best-in-industry limited lifetime warranty – which includes fall height protection!

sofSURFACES RUBBER TILE SOLUTIONS

sofSURFACES.com 1 800.263.2363

© 2021 sofSURFACES



STANDARD PLUS SERIES SOLID COLORS

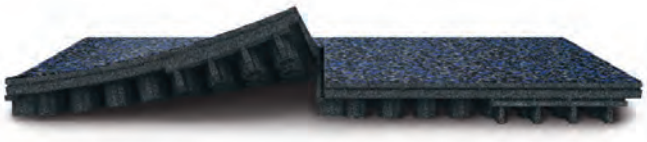
Economically manufactured using recycled materials exclusively, duraSAFE Plus Series offers the same durability and safety performance as our Premium Series at a more economical price.

PLUS SERIES

Midnight Black | Turf Green | Saddle Brown | Ocean Blue | Terracotta | Slate Gray

PREMIUM SERIES CUSTOMER FAVORITE COLOR BLENDS

For those desiring more of a creative flare, the Premium Line offers more opportunity for artistic expression through an assortment of aesthetically pleasing premium color blends. Made from 100% recycled SBR rubber backing and topped with a blended wear layer of SBR recycled rubber and EPDM virgin rubber, our Premium Line affords you the best solution for any playground application. Choose from nine customer favorite blends!



PREMIUM 95 SERIES – 5% Black)

Sedona | Sierra Brown | Tuscan Red | Denim | Safari

Granite | Sangria | Emerald Green | Azure

Additional colors and custom blends are available.

Please contact a member of our sales team for more information. Additional charges may apply.

1 800.263.2363 or ***info@sofsurfaces.com***.

duraSAFE® RUBBER PLAYGROUND TILES

protecting future generations...

Since 1992, sofSURFACES has been a pioneering voice within the playground industry. It's only fitting that duraSAFE Rubber Playground Tiles have been engineered to comply with safety ratings mandated for vehicle impact safety by the National Highway Traffic Safety Administration. This level of performance far exceeds current required ASTM standards by nearly 50%!

PHYSICAL DIMENSIONS

Installed Size	Available Thicknesses	Weight (lbs.) Ea.		Fall Height	sofRAMP Length
		Plus	*Premium*		
24" x 24"	duraSAFE 2.00"	24.00	24.50	3 Feet	47.75"/ 7.00"
24" x 24"	duraSAFE 2.25"	25.50	25.50	4 Feet	47.75"/ 7.00"
24" x 24"	duraSAFE 2.75"	29.00	28.50	5 Feet	47.75"/ 7.625"
24" x 24"	duraSAFE 3.25"	30.50	31.50	6 Feet	47.75"/ 9.00"
24" x 24"	duraSAFE 3.75"	31.00	33.50	7 Feet	47.75"/ 12.00"
24" x 24"	duraSAFE 4.25"	34.50	36.00	8 Feet	47.75"/ 12.00"
24" x 24"	duraSAFE 4.75"	37.00	39.00	9 Feet	47.75"/ 16.00"
24" x 24"	duraSAFE 5.00"	40.00	39.50	10 Feet	47.75"/ 16.00"
24" x 24"	duraSAFE 5.25"	41.00	41.00	11 Feet	47.75"/ 16.00"
24" x 24"	duraSAFE 5.25"	41.00	41.00	12 Feet	47.75"/ 16.00"

PHYSICAL PROPERTIES

Test Description	ASTM Ref.	*Plus*	*Premium*	Test Lab
Impact Attenuation	F-1292	<700 HIC <125 G-MAX	<700 HIC <125 G-MAX	TUV America
Freeze Thaw Cycling	C67	No Deterioration	No Deterioration	Intertek
Heat Aging	D573	No Deterioration	No Deterioration	Intertek
Abrasion Resistance	C501	205	167	DTL/Intertek
Volume Density	D3676	817 kg/m^3	904.77 kg/m^3	DTL/Intertek
Slip Resistance	E303	44 Wet/51.25 Dry	32 Wet/53 Dry	QAI/Intertek
Slip Resistance	E2047	0.533	N/A	QAI
Tensile Strength	D412 (Mpa)	0.661	2.28	DTL/Intertek
Elongation at Break	D412	68.5%	119%	DTL/Intertek
Tear Strength	D624(kNm)	2.2	2.2	DTL/Intertek
Peak Tear Load	D624 (N)	51	46.8	DTL/Intertek
Flammability	D2859	Pass	Pass	DTL
Critical Radiant Flux	E648-17A	N/A	0.26 (Avg. W/cm^2)	Intertek

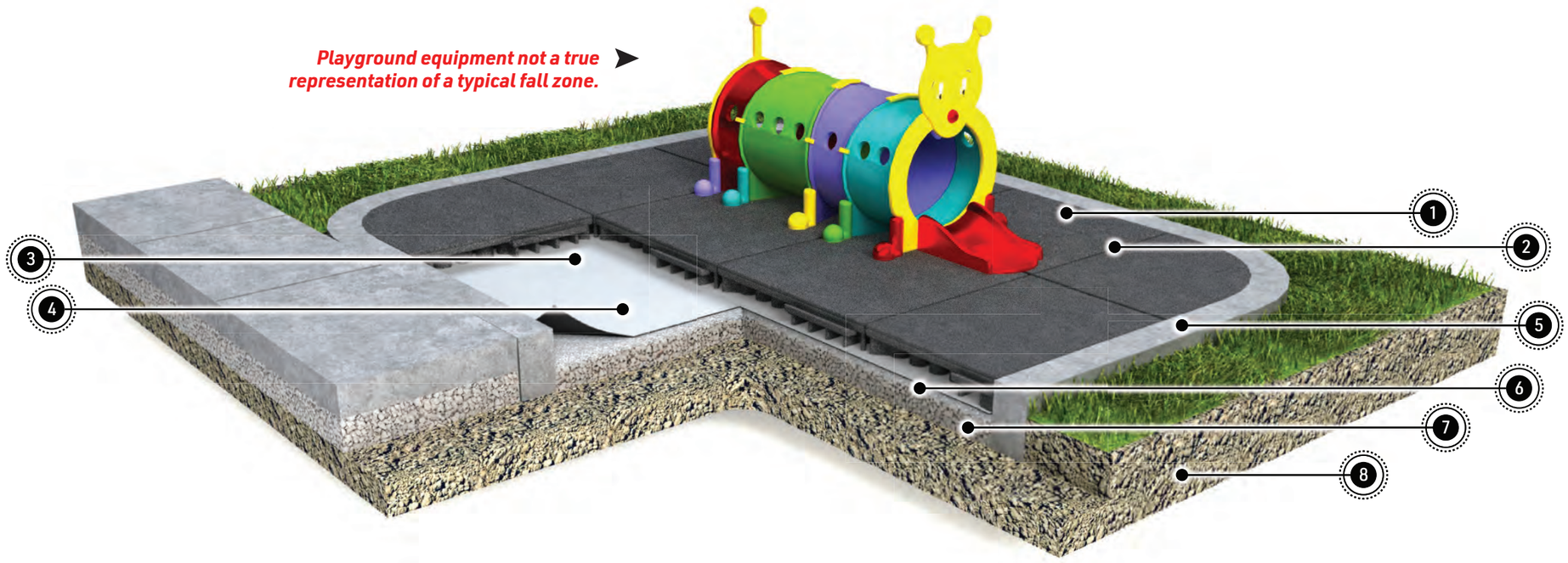
duraSAFE is manufactured to a dimension of 24.25" x 24.25" (+/- 0.125") and compressed during installation to a dimension of 24.125" x 24.125".

floor score — CERTIFIED BY SCS Global Services

* FloorScore® is a certification program established by the Resilient Floor Covering Institute (RFCI) for hard surface flooring and flooring adhesives products that meet strict indoor air quality (IAQ) requirements. Products bearing the FloorScore label meet the indoor air quality emissions criteria of LEED, CHPS, the Green Guide for Health Care, and are recognized by a long list of he building programs.

Application:

Over Aggregate - Contained by Curb/Sidewalk



Note:** **Be sure to comply with local, state and/or provincial regulations including ASTM Standards for concrete finishing requirements** (which may or may not include drainage details) **as they may vary by country/region.

DURASAFE THICKNESS (in.)	CRITICAL FALL HEIGHT (ft)
2.00"	3 Feet
2.25"	4 Feet
2.75"	5 Feet
3.25"	6 Feet
3.75"	7 Feet
4.25"	8 Feet
4.75"	9 Feet
5.00"	10 Feet
5.25"	12 Feet

APPLICATION NOTES

1) Consult with a local Civil Engineer to find out what drainage system is best for your application.

2) Review current installation manual and sub-surface guide.

3) Ensure subsoil drains towards drainage system.

LEGEND

1) duraSAFE® Rubber Playground Tiles (see specifications for thickness & color).

2) A continuous Bead of duraSAFE tile adhesive is to be applied in all seams. Careful attention is required to ensure the correct amount of adhesive is applied. Once the product begins to rise flush to the top of the seam, enough proudct has been appplied. Allow any excess adhesive to fully cure prior to removal. Simply remove using a utility knife.

3) Aggregate base with a 1-2% Slope to meet ADA Requirements - or, 1/8" to 1/4" per 12" (3 mm to 6 mm per 300 mm).

4) Rubber sheeting separating the compacted fines from the duraSAFE Tiles. Aids in water drainage and adhering strategic tiles in place. Rubber sheeting to stop 4" from curb to allow for drainage through to granular base.

5) Containing Sidewalk, concrete curb or timber.

6) 1" thick of 1/4" minus compaction fines for final leveling layer.

7) 3/4" minus aggregate or recycled asphalt/concrete compacted to 4-6" in depth. Best practice is to compact in 2" lifts to arrive at 95% compaction.

8) Compacted ground.

PRODUCT SHOWN	SCENARIO DESCRIPTION	DATE CREATED	PREPARED BY	SCALE	REVISION
duraSAFE 3.25"	Over Aggregate	Dec. 3, 2021	Brad Goss	N/A	1
SERIES Plus	**COLOUR** Midnight Black	**FILE NAME** 2021_DS_OverAggregateContainedbyCurb.pdf			

4393 Discovery Line, Petrolia, ON Canada N0N 1R0 800.263.2363 sofSURFACES.com

AFTER RECORDING RETURN TO:

Town Clerk
Town of Moraga
Owner Fee
329 Rheem Boulevard
Moraga, CA 94556

CERTIFICATE OF COMPLETION

TO WHOM IT MAY CONCERN:

NOTICE IS GIVEN by the undersigned, those certain improvements, to wit:

All-Access Playground Resurfacing Project
CIP 25-303
1425 St. Mary's Road, Moraga, CA 94556

The contract which was granted to **sofSURFACES, Inc.** and was filed for record in the Town Clerk's Office of the Town of Moraga, Contra Costa County, California, and which improvements were actually completed satisfactorily and a final inspection was completed in accordance with contract documents and accepted by the Town of Moraga Town Council on August 26, 2026.

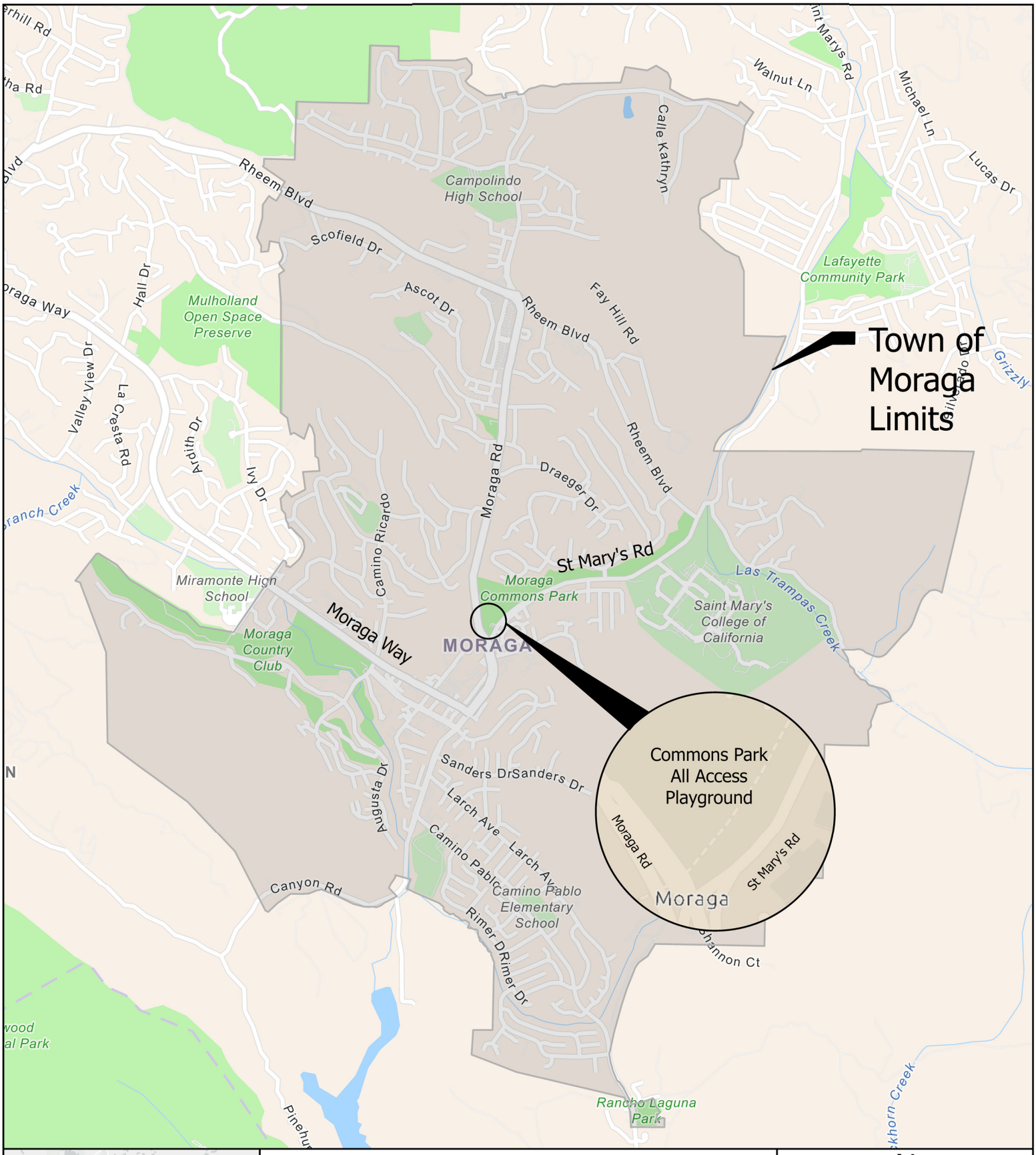
Information pertaining to the estimated cost, approved plans and specifications, and total cost of work is on file in the Office of the Town Engineer.

I hereby certify, under penalty of perjury, that the facts set forth in the foregoing Certificate of Completion are true and correct.

DATE: _____

_____

Scott Mitnick, Town Manager
Town of Moraga



Commons Park All Access Playground Site and Location Map

Town of Moraga

August 2026

Attachment E
Project Photos











CONSENT CALENDAR: 6.5

Meeting Date: August 26, 2026

TOWN OF MORAGA **STAFF REPORT**

To: **Honorable Mayor and Councilmembers**

From: **Jon B. King, Chief of Police**

Subject: **Authorizing the Acceptance of a $165,998 California Highway Patrol Cannabis Grant for Fiscal Year 2026-27 to Fund a Vehicle and Driving Under the Influence Enforcement Activities**

RECOMMENDATION

Adopt a Resolution authorizing the acceptance of a $165,998 California Highway Patrol Cannabis Grant for Fiscal Year 2026-27 to fund the purchase and equipping of a patrol vehicle and enforcement activities related to drivers who are operating their vehicle while under the influence.

BACKGROUND

In 2016, California voters passed Proposition 64, The Control, Regulate, and Tax Adult Use of Marijuana Act. This also established the Cannabis Tax Fund Grant Program (CTFGP), which allocates funds to local governments for use in reducing impaired driving crashes, increasing public awareness, and improving enforcement of alcohol and drug-related traffic laws, including cannabis. The CTFGP, which is administered by the California Highway Patrol, awarded over $41 million to agencies across the state in 2026.

DISCUSSION

In early 2026, staff was researching grant possibilities for the Police Department to assist in addressing community issues. Given that there have been an increasing number of incidents related to driving under the influence, staff determined that the Police Department was eligible for participation in the Cannabis Tax Fund Grant Program (CTFGP), which is designed to assist local agencies with funding to increase awareness and enforcement of laws related to driving under the influence, including both alcohol and cannabis, with the ultimate goal of reducing crashes related to impaired driving and a reduction in the number of persons who are driving under the influence. The number of DUI arrests in Moraga nearly doubled between 2022 and 2025. Additionally, while there were no reported accidents involving DUI drivers in 2022, there were eight (8) DUI-related accidents in 2025.

Based upon this information, staff believed that there was a demonstrated need for the grant and Lieutenant Borbely initiated, wrote, and submitted the grant application for review. The grant application sought funding for officer overtime for specific DUI enforcement details, in addition to the regular patrol shifts. It also requested funding to ensure that all officers had completed the most current DUI enforcement training courses to recognize and interdict impaired drivers. Lastly, funding was sought for the purchase and equipping of a patrol vehicle for use in these patrols. The vehicle will be specially designated and marked for "DUI Enforcement." The Police Department is required to collect and maintain statistical information to demonstrate compliance with the grant requirements.

The Police Department was notified on June 30, 2026 that its grant application had been approved in the amount of $165,998, which was the full amount requested. A resolution by the Town Council is required for formal acceptance of the grant.

FISCAL IMPACT

The grant provides $165,998 during Fiscal Year 2026-27 for the purchase and equipping of a patrol vehicle and funding for training and overtime for specific enforcement of driving under the influence related laws. There is no local match for the grant.

CEQA COMPLIANCE

Approval of the Resolution and underlying action is not subject to review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.), because it constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

ALTERNATIVES

1. Do not adopt the resolution, rejecting the grant funding, and provide direction to staff.

NEXT STEPS

Staff will schedule Police Department officers to attend training, staff DUI enforcement patrols and begin the process to purchase and equip a new patrol vehicle, as well as coordinate the record keeping and billing procedures to fulfill the grant requirements.

ATTACHMENTS

Attachment A - Draft Resolution - Cannabis Grant
Attachment B - Cannabis Grant Acceptance Letter

TOWN OF MORAGA
TOWN COUNCIL

RESOLUTION NO. xx-2026

AUTHORIZING THE ACCEPTANCE OF A $165,998 CALIFORNIA HIGHWAY PATROL CANNABIS TAX FUND GRANT FOR FISCAL YEAR 2026/27

WHEREAS, in 2016, California voters passed Proposition 64, the Control, Regulate, and Tax Adult Use of Marijuana Act;

WHEREAS, a portion of this act established the Cannabis Tax Fund Grant Program (CTFGP), which allocated tax revenues from the sale of marijuana products to provide additional funding to law enforcement agencies for use in reducing impaired driving crashes, increasing public awareness, and improving enforcement of alcohol and drug-related traffic laws, including cannabis;

WHEREAS, in 2026, over $41 million was granted to local agencies through the CTFGP;

WHEREAS, in early 2026, the Moraga Police Department (MPD) submitted a grant request to fund DUI enforcement staffing, training and a fully equipped vehicle for use in enforcement activities; and

WHEREAS, on June 30, 2026, MPD was notified that the requested grant had been awarded to the Town as submitted, providing funding for the requested items.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Moraga does hereby accept the Cannabis Tax Fund Grant Program award of $165,998 to fund DUI officer training, DUI enforcement and purchase and equipping of a patrol vehicle; and

BE IT FURTHER RESOLVED that the Town Council hereby authorizes the Town Manager to execute the grant agreement, in a form approved by the Town Attorney, and take all administrative actions necessary in fulfillment of the grant requirements.

State of California-Transportation Agency GAVIN NEWSOM, Governor

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
601 North 7th Street
Sacramento, CA 95811
(916) 843-4360
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)

June 30, 2026

File No.: 060.17344.19741

Lieutenant Steve Borbely
Moraga Police Department
329 Rheem Boulevard
Moraga, CA 94556

Dear Lieutenant Borbely:

On behalf of the California Highway Patrol (CHP), it is my pleasure to inform you, the Moraga Police Department, is conditionally approved for Cannabis Tax Fund Grant Program (CTFGP) funding in the amount of $165,997.87. The purpose of this grant funding is to help your agency reduce and mitigate the impacts of impaired driving in your community.

The official Grant Agreement for signature is forthcoming. In order to execute your Grant Agreement, please provide documentation from a local governing body, authorizing your organization to receive this grant funding, to the Cannabis Grants Unit, by email at CGUGrants@chp.ca.gov, as soon as possible. Refer to California Code of Regulations Title 13, Division 2, Chapter 13, Section 1890.13(g) for additional information.

The CHP looks forward to partnering with you and your agency on this project in an effort to make California's roadways a safer place to travel. If you have any questions, please feel free to contact the Cannabis Grants Unit at (916) 843-4360.

Sincerely,

For/

M. W. HEADRICK, Chief
Enforcement and Planning Division

Meeting Date: August 26, 2026

TOWN OF MORAGA **STAFF REPORT**

To: **Honorable Mayor and Councilmembers**

From: **Katie Bruner, Administrative Services Director**

Subject: **Proposed Ordinance Repealing and Replacing Moraga Municipal Code Chapter 2.08 (Town Manager) and Revised Audit & Finance Committee Charter**

RECOMMENDATION

Waive the first reading and introduce by title only an ordinance repealing and replacing Chapter 2.08 (Town Manager) of the Moraga Municipal Code (MMC) allowing the Town Manager to appoint the Town Treasurer; adopt a resolution adopting the revised Audit & Finance Committee Charter, and find the Ordinance and the revisions to the Audit & Finance Committee Charter Exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

BACKGROUND

Town Treasurer

For General Law cities and towns, California State Government Code Section 36501 requires a City/Town Treasurer, with the role of this position defined by State Government Code Sections 41001-41007. A municipal Treasurer may be elected, appointed, or filled by a staff member.

Dating back to 2011, the Chair of the Moraga Audit and Finance Committee (AFC) has served as the Town Treasurer, as outlined in the AFC Charter (Attachment D). Currently, the Chair of the AFC serves as Town Treasurer, with the following duties outlined in the current AFC Charter:

1. Serve as Chairperson of the AFC.

2. Work with the Administrative Services Director to establish AFC meeting agendas.

3. Follow up on specific tasks as requested by the AFC or directed by the Town Council.

California State Government Code 41001-41007 defines the role of the City Treasurer, including managing the Town's funds and investments, which is currently performed by the Administrative Services Director.

The Moraga Municipal Code Section 2.08.070 currently states the Town Manager shall:

"Appoint, remove, promote and demote each officer and employee of the town, excepting the town attorney, town auditor and town treasurer, subject to personnel ordinances, rules and regulations."

Audit and Finance Committee

The Town's Audit and Finance Committee (AFC) was created in January 2007, with membership to include: two Councilmembers, Town Treasurer, and two members of the public. In January 2011, the AFC Charter was updated to formalize the role of the Town Treasurer and clarify the role of the AFC. The AFC Charter has not been updated since 2011.

In March 2026, the term of the three community members ended. Only one community member re-applied, and no other applications for the community seats were received. The community member who re-applied has exceeded the three-term limit imposed by the Town Council's Board, Committee and Commission Interview and Appointment Policy, which states:

"Board, Committee and Commission members may be appointed to a maximum of three consecutive terms unless the Council determines that continued service of a member is in the best interest of the Town."

DISCUSSION

Town Treasurer

Staff recommends the Town Treasurer be removed from the list of exceptions in the Moraga Municipal Code Section 2.08.070 and allow the Town Manager to appoint the Town Treasurer as a staff person, specifically the Administrative Services Director.

Of the 19 Contra Costa cities/towns, the treasurer role is filled by staff in 10 of them, including Orinda, Lafayette, and Danville. Seven cities have an elected treasurer. The City of Clayton and Town of Moraga have a treasurer appointed by the City/Town Council.

Audit and Finance Committee Membership

Staff recommends changing the AFC membership from a committee comprised of 2 Councilmembers and 3 community members to a standing Town Council subcommittee, with the Mayor and Vice Mayor participating on the subcommittee. As a standing Town Council subcommittee, the AFC would still be required to comply with the Brown Act, including advance posting of the agenda and public participation requirements.

In 11 Contra Costa Cities, the Finance Committee, or its equivalent, is a standing City Council Committee. Of the data available, three cities have a community-based finance or related committee, and one city has both a Council Committee and a community "Fiscal Sustainability

Committee."

Audit and Finance Committee Charter

Staff recommends updating the AFC Charter to reflect current practices and responsibilities. The AFC Committee provides input on the Town's biennial operating and capital improvement budget and mid-year budget reports, reviews the Town's annual audit, and provides input on the Town's investment policy. The AFC meets 3-5 times per year, as needed, and dependent upon the budget development cycle.

FISCAL IMPACT

There is no direct fiscal impact associated with this item.

CEQA COMPLIANCE

The proposed Ordinance and updated AFC Charter is exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15061(b)(3) of the CEQA Guidelines (14 Cal. Code Regs. 15000 et seq.) because it can be seen with certainty that there is no possibility that the adoption of this Ordinance and Policy may have a significant effect on the environment since they both make administrative changes.

ALTERNATIVES

1. Adopt the proposed resolution and introduce the prepared ordinance with changes;

2. Do not adopt the proposed Resolution or introduce the prepared ordinance and provide

NEXT STEPS

If approved, staff will return with a second reading and adoption of the updated Ordinance on October 14, 2026. If approve, the changes to the AFC Charter will go into effect immediately.

ATTACHMENTS

Attachment A - Proposed Ordinance Repealing and Replacing Chapter 2.08
Attachment B - MMC 2.08.070 - Town Treasurer REDLINED
Attachment C - Draft Resolution Amending Audit and Finance Committee Charter
Attachment D - Audit and Finance Committee Charter REDLINED

TOWN OF MORAGA
TOWN COUNCIL

ORDINANCE NO.

AN ORDINANCE OF THE TOWN OF MORAGA REPEALING AND REPLACING MORAGA MUNICIPAL CODE CHAPTER 2.08 (TOWN MANAGER); AND FINDING THE ORDINANCE EXEMPT FROM REVIEW PURSUANT TO SECTIONS 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Town Council of the Town of Moraga does hereby ordain and find as follows:

SECTION 1. CEQA

The proposed ordinance is exempt from the California Environmental Quality Act ("CEQA"), in that the adoption of amendments to Chapter 2.08 herein described do not have the potential for causing a significant effect on the environment, pursuant to Sections 15061(b)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

SECTION 2. REPEAL AND REPLACE: Moraga Municipal Code Chapter 2.08, "Town Manager" within Title 2, "Administration and Personnel" is deleted in its entirety and replaced with the following:

"Chapter 2.08 Town Manager

2.08.010 Office created.

The office of the town manager is created. The town council appoints the town manager and shall make the appointment wholly on the basis of his or her administrative and executive ability and qualifications. The town manager holds office at the pleasure of the town council.

2.08.020 Reserved.

2.08.030 Eligibility.

A member of the town council is not eligible for appointment as town manager until one year elapses after the council member ceases to be a member of the council.

2.08.040 Bond.

The town council, in its discretion, may require the town manager or acting town manager to furnish a corporate surety bond approved by the town council in such sum as the town council determines. The bond shall be conditioned upon the faithful

performance of the duties imposed upon the town manager and acting town manager. The premium for the bond is a proper charge against the town.

2.08.050 Acting town manager.

The assistant town manager serves as manager pro tempore during the temporary absence or disability of the town manager. If there is no assistant town manager, the town manager shall designate a qualified town employee to exercise the powers and perform the duties of town manager during his or her temporary absence or disability by filing a written notice with the town clerk. If the town manager's absence or disability extends over two months, the town council may appoint an acting town manager.

2.08.060 Compensation.

The town manager receives such compensation as the town council determines from time to time.

The town manager shall be reimbursed for all actual and necessary expenses incurred by him in the performance of his or her official duties, except as otherwise provided by the town council.

2.08.070 Powers and duties.

The town manager is the administrative head of the government of the town, subject to the direction and control of the town council. He or she is responsible for the efficient administration of all the affairs of the town which are under his or her control. In addition to his or her general powers as administrative head and not as a limitation on them, the town manager shall:

A. Enforce the laws and ordinances of the town and see that the franchises, contracts, permits and privileges granted by the council are faithfully observed;

B. Control, order and give directions to all heads of departments and to subordinate officers and employees of the town who are subject to removal by him or her;

C. Appoint, remove, promote and demote each officer and employee of the town, excepting the town attorney, and town auditor, subject to personnel ordinances, rules and regulations;

D. Conduct studies and effect such administrative reorganization of offices, positions and units under his direction as are in the interest of efficient, effective and economical conduct of the town's business;

E. Recommend to the council for adoption such measures and ordinances as he or she considers necessary;

F. Attend all meetings of the council unless he or she is excused by the mayor individually or the council, except when his or her removal is under consideration;

DRAFT

G. Keep the council advised at all times as to the financial condition and needs of the town;

H. Prepare and submit the proposed annual budget and the proposed annual salary plan to the council for its approval;

I. See that no expenditures are submitted or recommended to the council except on approval of the town manager or his or her authorized representative. The town manager or his or her authorized representative is responsible for the purchase of all supplies for all the departments and divisions of the town;

J. Make investigations into the affairs of the town and each department and division of it and each contract and its proper performance by the town. The town manager shall investigate all complaints of matters concerning the administration of the town government and of the service maintained by public utilities in the town;

K. Exercise general supervision over all public buildings, public parks and all other public property under the control and jurisdiction of the council;

L. Perform such other duties and exercise such other powers as the town council delegates to him or her from time to time.

2.08.080 Council-manager relations.

Each member of the town council shall deal with the administrative services of the town through the town manager, except for purposes of inquiry. Neither the council nor a member of the council shall give orders or instructions to subordinates of the town manager. The town manager shall take his or her orders and instructions from the council only when the council is sitting in a duly convened meeting and no individual councilman shall give orders or instructions to the town manager.

2.08.090 Departmental cooperation.

Each subordinate officer and the town clerk, town auditor, town treasurer and the town attorney shall assist the town manager in administering the affairs of the town efficiently, economically and harmoniously.

2.08.100 Attendance at commission meetings.

The town manager may, and upon request of the town council shall, attend meetings of the planning commission, other commissions, boards and committees created by the council. At these meetings which the town manager attends, boards or committees shall hear the town manager upon matters which he or she wishes to address the members, and he or she shall inform the members as to the status of matters being considered by the council. He or she shall cooperate to the fullest extent with the members of each commission, board and committee appointed by the council.

DRAFT

2.08.110 Removal of town manager.

The town manager may be removed only by a majority vote of the whole town council as then constituted, convened in a regular council meeting, subject to Sections 2.08.120 through 2.08.150. In case of his or her removal by the council, the council shall furnish the town manager with a written notice stating the council's intention to remove him or her at least ninety (90) days during his first year of employment, and thirty (30) days thereafter, before the effective date of his or her removal. If the town manager so requests, the council shall provide in writing reasons for the intended removal. The council shall provide the town manager with these written reasons within seven days after the receipt of a request from the town manager. The town manager shall make his or her request for the reasons in writing at least fifteen (15) days before the effective date of his or her removal.

2.08.120 Removal hearing.

Within seven days after the delivery to the town manager of the notice of intention to remove, the town manager may request a hearing before the council by filing written notice with the town clerk. Thereafter, the council shall fix a time for the hearing. The council shall hold the hearing at its usual meeting place, before the effective date of the intended removal. At the hearing, the town manager may appear and be heard with or without counsel. The purpose of the hearing is to allow the town manager to present to the council his or her grounds of opposition to his removal before the council acts.

2.08.130 Suspension pending hearing.

After furnishing the town manager with written notice of intended removal, the council may suspend him or her from duty, but his or her compensation continues until the effective date of his or her removal by action of the council taken after the hearing referred to in Section 2.08.120.

2.08.140 Discretion of council.

In removing the town manager, the council has absolute discretion and its action is final and conclusive and does not depend upon any particular showing or degree of proof at the hearing.

DRAFT

2.08.150 Limitation on removal.

Notwithstanding Sections 2.08.110 through 2.08.140, the town manager may not be removed from office, other than for misconduct in office, during the period of ninety (90) days following: (1) a general municipal election held in the town at which a member of the town council is elected; or (2) the time when a new town councilmember is appointed. The purpose of this section is to allow each newly elected or appointed member of the council or a reorganized council to observe the actions and ability of the town manager in the performance of the powers and duties of his or her office.

2.08.160 Agreements on employment.

This chapter is not a limitation on the power or authority of the town council to enter into a supplemental agreement with the town manager delineating additional terms and conditions of employment not inconsistent with those sections."

SECTION 3: PUBLICATION.

The Town Clerk shall cause this Ordinance to be published in accordance with State Law.

SECTION 4: SEVERABILITY

The Town Council hereby declares that every section, paragraph, sentence, clause, and phrase of this ordinance is severable. If any section, paragraph, sentence, clause, or phrase of this ordinance is for any reason found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses, or phrases.

SECTION 5: EFFECTIVE DATE

This Ordinance shall become effective thirty days after adoption.

DRAFT

2.08.070 Powers and duties.

The town manager is the administrative head of the government of the town, subject to the direction and control of the town council. He or she is responsible for the efficient administration of all the affairs of the town which are under his or her control. In addition to his or her general powers as administrative head and not as a limitation on them, the town manager shall:

A. Enforce the laws and ordinances of the town and see that the franchises, contracts, permits and privileges granted by the council are faithfully observed;

B. Control, order and give directions to all heads of departments and to subordinate officers and employees of the town who are subject to removal by him or her;

C. Appoint, remove, promote and demote each officer and employee of the town, excepting the town attorney, town auditor ~~and town treasurer~~, subject to personnel ordinances, rules and regulations;

D. Conduct studies and effect such administrative reorganization of offices, positions and units under his direction as are in the interest of efficient, effective and economical conduct of the town's business;

E. Recommend to the council for adoption such measures and ordinances as he or she considers necessary;

F. Attend all meetings of the council unless he or she is excused by the mayor individually or the council, except when his or her removal is under consideration;

G. Keep the council advised at all times as to the financial condition and needs of the town;

H. Prepare and submit the proposed annual budget and the proposed annual salary plan to the council for its approval;

I. See that no expenditures are submitted or recommended to the council except on approval of the town manager or his or her authorized representative. The town manager or his or her authorized representative is responsible for the purchase of all supplies for all the departments and divisions of the town;

J. Make investigations into the affairs of the town and each department and division of it and each contract and its proper performance by the town. The town manager shall investigate all complaints of matters concerning the administration of the town government and of the service maintained by public utilities in the town;

K. Exercise general supervision over all public buildings, public parks and all other public property under the control and jurisdiction of the council;

L. Perform such other duties and exercise such other powers as the town council delegates to him or her from time to time.

(Prior code § 2-107)

TOWN OF MORAGA
TOWN COUNCIL

RESOLUTION NO.

ADOPTING THE REVISED AUDIT & FINANCE COMMITTEE CHARTER AND FINDING THE REVISIONS TO THE CHARTER EXEMPT FROM REVIEW UNDER CEQA PURSUANT TO SECTION 15061(B)(3)

WHEREAS, having public oversight of the financial activities of the Town of Moraga has been deemed by the Town Council to be beneficial;

WHEREAS, the Town Council did adopt Resolution 03-2007 establishing the Audit and Finance Committee (AFC) and its Charter;

WHEREAS, the Town Council adopted Resolution 02-2011 amending the AFC Charter;

WHEREAS, the AFC has served in its capacity as a citizen's oversight body since January 24, 2007; and

.

WHEREAS, the AFC shall be designated as a Town Council subcommittee.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Moraga that the updated AFC Charter is exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15061(b)(3) of the CEQA Guidelines (14 Cal. Code Regs. 15000 et seq.) because it can be seen with certainty that there is no possibility that the adoption of this Policy may have a significant effect on the environment as the changes are administrative.

BE IT FURTHER RESOLVED, the attached revised Audit and Finance Committee Charter is hereby adopted and the three community member seats that previously served on the Audit and Finance Committee are terminated. The Mayor and Vice Mayor shall henceforth be the only members to form the Audit and Finance Committee.

BE IT FURTHER RESOLVED the Town Manager or their designee is hereby authorized and directed to take all actions necessary and proper to implement this resolution.

DRAFT

Town of Moraga
Audit and Finance Committee Charter
Established January 24, 2007
Amended August 10, 2026

Membership

The committee shall be a subcommittee of the Town Council, and consist of the Mayor and Vice-Mayor ~~five members appointed by the Town Council, to include two Town Council members, three members of the public, one of whom serves as Town Treasurer. The Town Treasurer shall serve for a term of two years. The public members' term shall be two years and staggered so the term of one member ends in even-numbered years and the term of the other member ends in odd-numbered years. The members shall have a basic understanding of finance and accounting.~~

~~**Specific Duties of the Town Treasurer**~~

~~1. Serve as Chairperson of the committee.~~
~~2. Work with Administrative Services Director to establish agenda.~~
~~3. Follow up on specific tasks as directed by the committee or the Town Council.~~

Authority and Responsibility

The committee is to assist the Town Council in fulfilling its responsibilities as to accounting policies and reporting practices of the Town and sufficiency of auditing relative thereto. It is to be the Town Council's principal agent in ensuring the independence of the Town's independent auditors, the integrity of management, and the adequacy of disclosures to the public. The opportunity of the independent auditors to meet with the entire Town Council as needed, however, is not to be restricted. The committee shall oversee and advise the Town Council and management on the selection of independent auditors, budget development, the Town's investment policy, and the Town's annual audit.~~.~~

Specific Duties of the Committee

Selection of Independent Auditor

1. ~~Oversee and p~~Participate in the selection of the independent auditor. The Town staff will conduct the selection process.

2. Recommend to the Town Council the selection or retention of the independent auditor.

Annual Audit

~~Prior to Audit:~~

~~1. Review with management and the independent auditor the scope and general extent of the independent auditor's planned examination,~~

~~including its engagement letter. The auditor's fees are to be arranged with management and summarized annually for committee review. The committee's review should entail an understanding from the independent auditor of the factors considered by the auditor in determining the audit scope.~~

~~Following the Audit:~~

~~2.~~1. Review with management and the independent auditor, upon completion of its audit, draft financial results for the year. The committee's review is to encompass the Town's annual financial report, including the financial statements and footnote disclosures and supplemental disclosures required by generally accepted accounting principles

~~3.~~2. Review conduct of the annual audit. Evaluate the cooperation received by the independent auditor during its audit, including its access to all requested records, data, and information. Elicit the comments of management regarding the responsiveness of the independent auditor to the Town's needs. Inquire of the independent auditor whether there have been any disagreements with management that, if not satisfactorily resolved, would have caused the independent auditor to issue a nonstandard report on the Town's financial statements. Make, or cause to be made, all necessary inquiries of management and the independent auditor concerning established standards of conduct and performance, and deviations therefrom.

~~4.~~3. Review with management and the independent auditor the Town's policies and procedures to reasonably ensure the adequacy of internal controls over accounting, administration, compliance with laws and regulations, and financial reporting. Provide recommendations for any changes as may be deemed necessary.

~~5.~~4. Discuss with the independent auditor the quality of the Town's financial and accounting process and any recommendations that the independent auditor may have. Topics to be considered during this discussion include improving internal financial controls, controls over compliance with laws and regulations, the selection of accounting principles, and management reporting systems.

~~6.~~5. Review written responses of management to "letter of comments and recommendations" from the independent auditor and discuss with management the status of implementation of prior-period

recommendations and corrective action plans.

Town of Moraga
Audit and Finance Committee Charter
Established January 24, 2007
Amended August 10, 2026

Financial Reporting and Budgets

~~1. Have familiarity, through the individual efforts of its members, with the accounting and reporting principles and practices applied by the Town in preparing its financial statements. Review accounting principles and procedures used in the maintaining the financial records of the Town.~~

~~2. Review the Town's quarterly budget-to-actual reports, and make inquiries of management regarding variances.~~

~~3.~~1. ~~-~~Review the ~~Annual~~ Proposed Biennial Operating and Capital Budget and ~~the~~ annual Mid-Year Budget Reports. Provide input to staff prior to completion of these documents for presentation to the Town Council.

~~4.~~2. Review the draft Town ~~Comprehensive~~ Annual Comprehensive Financial Report (~~C~~ACFR) or other annual financial statements.

Financial Planning and Investment Policy

1. Review ~~cash flow projections and~~ long term financial plans with management. Provide input to staff prior to completion of these documents for presentation to the Town Council.

2 Review financial management procedures including investment strategies and cash handling procedures.

3 Review quarterly investment reports for compliance with the Town's Investment Policy.

4 Annually review the Town's Investment Policy and recommend any changes to the Town Council.

Other

1. Recommend to the Town Council any appropriate extensions or changes in the duties of the Audit and Finance Committee.

2. Work on special projects, as directed by the Town Council.

3. Apprise the Town Council, through minutes and special presentations as necessary, of significant developments in the course of performing the above duties.

Town of Moraga
Audit and Finance Committee Charter
Established January 24, 2007
Amended August 10, 2026

Meeting Frequency

The committee shall ~~meet four or five times a year~~ as needed.

As a standing Council ~~committee appointed by the Town Council it~~committee, it is subject to public notice and open meeting requirements of the Brown Act.

Meeting Date: August 26, 2026

TOWN OF MORAGA **STAFF REPORT**

To: **Honorable Mayor and Councilmembers**

From: **Nate Levine, Public Works Director/Town Engineer**

Subject: **Library Tree Risk Assessment and Tree Removal Update**

RECOMMENDATION

Receive an informational update regarding the Library Tree Risk Assessment and proposed redwood tree removals and monitoring approach.

BACKGROUND

On April 8, 2026, the Town Council approved the Town Facilities Energy Reliability Project (CIP 23-108), which includes solar improvements at Town Hall and the Library along with backup generators at Town Hall, the Corporation Yard, and the Library.

During the April 8, 2026 Council discussion, staff stated that the Town would obtain a Tree Risk Assessment before construction began at the Library. The purpose is to evaluate trees around the Library building improvements and determine whether any trees pose an unacceptable risk to the existing building, foundation, utilities, walkways, drainage facilities, parking lot improvements, or other site infrastructure. Staff also stated that they would make the findings available to the public once completed.

The Town retained Hamilton Tree Service to prepare a Tree Risk Assessment for the Moraga Library, which was prepared by an International Society of Arboriculture (ISA) Certified Arborist with Tree Risk Assessment Qualification (TRAQ). The review focused on existing tree condition, impacts on buildings and infrastructure, and physical conflicts with potential site improvements. See Attachment A for the overall project location and see Attachment B for the full assessment.

DISCUSSION

The Tree Risk Assessment identified several groups of trees with different conditions and recommended actions. This update focuses on the Coast redwoods around the Library building perimeter.

The redwoods are generally in good biological condition and have a low risk rating for whole-tree failure. However, the primary issue identified is not tree collapse, but ongoing mechanical damage from expanding trunks, root flares, and root systems affecting existing Town facilities and infrastructure. Documented impacts include cracked and lifted walkways, displaced drainage grates, conflicts near utility equipment, including gas lines, parking lot edge impacts, and close proximity to the Library building, roof, and foundation areas. The report also identifies overcrowded redwoods along the slope and parking lot interface that encroach into parking lot edges, paving borders, and related site infrastructure. Photos of the existing trees can be found in Attachment C.

The Tree Risk Assessment recommends removal of 24 redwoods. After reviewing the assessment, staff developed a more limited initial approach that would remove up to 10 redwoods now and retain or monitor the remaining redwoods. See Attachment D for the recommended removal exhibit. The final trees selected for removal may be reduced or adjusted in the field based on site conditions, contractor access, cost, and further review. This approach is driven by building and site-infrastructure concerns; solar shading or solar production assumptions are not a basis for removal on their own.

The anticipated redwood removals are focused in two general areas:

1. The setback row adjacent to the Library building, where redwoods are impacting or threatening walkways, drainage, utilities, parking lot improvements, and building/foundation areas.

2. The slope and parking lot interface, where selected redwoods are overcrowded and impacting or threatening parking lot edges, paving borders, and related site infrastructure.

Staff is committed to evaluating replacement redwood planting at a 3:1 ratio for removed redwoods at other locations in Town, subject to suitable planting locations, irrigation availability, and funding. This effort may include exploring a community planting program that would offer trees to residents who agree to plant and maintain them on private property. Staff also plans to plank/recycle removed redwoods for use as picnic tables at Rancho Laguna Park.

Staff coordination to date has included discussions with Library staff to review the proposed limited removal and monitoring approach. Library staff did not raise objections.

The Tree Risk Assessment also identifies several non-redwood trees for removal due to tree condition or physical conflicts with potential site improvements. Staff will address those non-redwood trees as part of project implementation; they are not the primary focus of this update.

FISCAL IMPACT

This informational update has no direct fiscal impact. Tree removal, pruning, monitoring, and related site restoration costs will be funded through the previously authorized Town Facilities Energy Reliability Project budget.

CEQA COMPLIANCE

The current action is limited to receiving an informational update.

On April 8, 2026, the Town Council found the Town Facilities Energy Reliability Project categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301 (Class 1 - Existing Facilities) and 15303 (Class 3 - New Construction or Conversion of Small Structures). Tree removal and related site work are being implemented as part of the previously approved CIP project.

ALTERNATIVES

Provide alternative direction to staff.

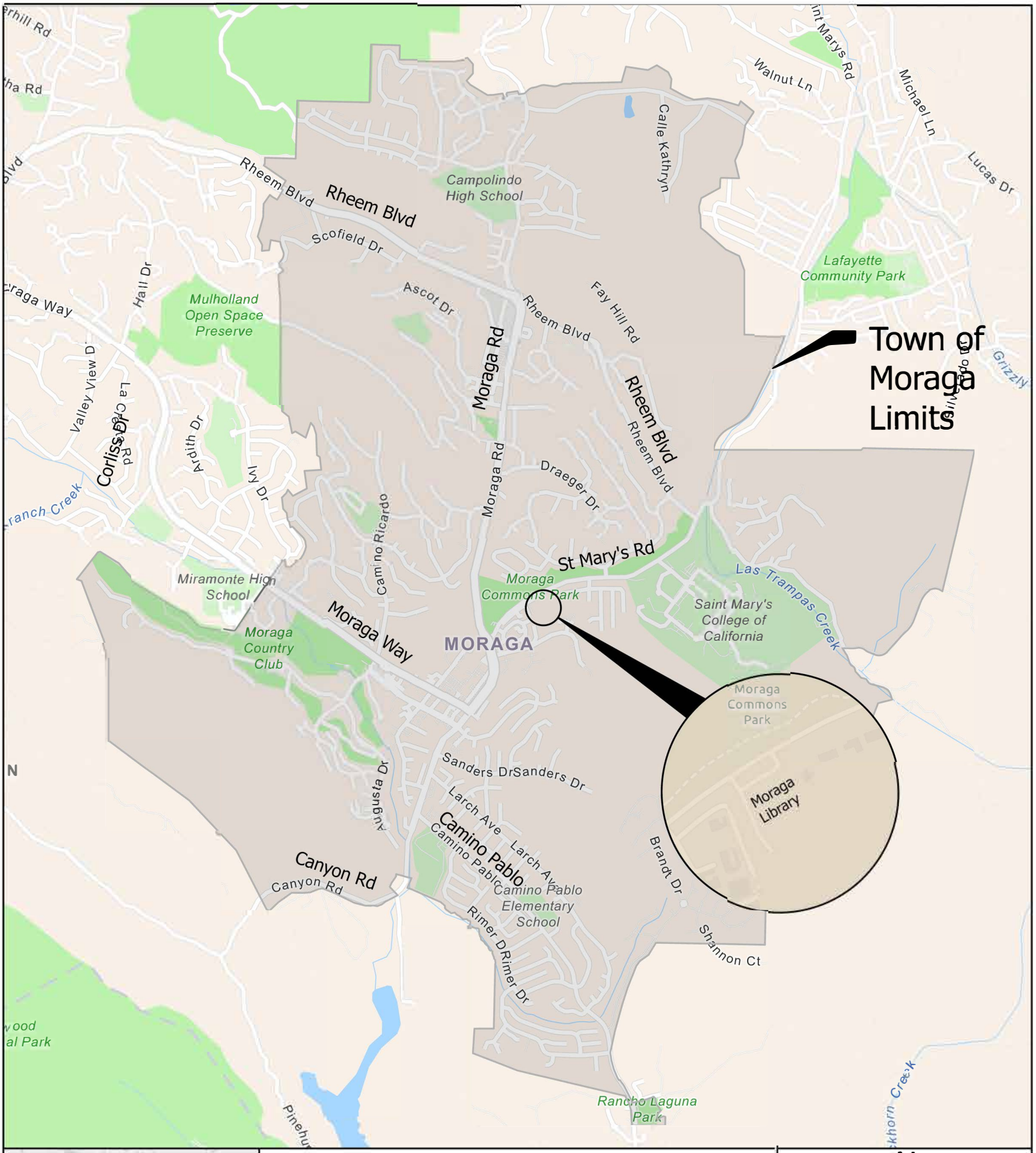
NEXT STEPS

Staff will proceed with the following next steps:

- Finalize the proposed tree removal approach based on field conditions, cost, and staff review.
- Coordinate tree removal and pruning work with the overall Library Energy Reliability Project schedule.
- Evaluate replacement redwood planting at a 3:1 ratio for removed redwoods at other locations in Town, subject to suitable planting locations and available funding.
- Continue monitoring retained redwoods and perform pruning or maintenance as needed.

ATTACHMENTS

Attachment A - Location Map
Attachment B - Library Tree Risk Assessment
Attachment C - Photo Exhibit
Attachment D - Redwood Tree Management Exhibit





Town Facilities (Library) Energy Reliability Project Site and Location Map

Town of Moraga

N

0 1,800 3,600 Feet

August, 2026

ARBORIST DISCLOSURE & TREE RISK ASSESSMENT

Facility Infrastructure & Site Safety Evaluation

Submitted To:	Town of Moraga, Planning and Building Department (329 Rheem Blvd, Moraga, CA 94556)
Subject Site:	Moraga Library & Moraga History Center
Property Address:	1500 St. Mary's Road, Moraga, CA 94556
Date:	July 2026
Project Focus:	**Tree Risk Assessment for Library Building and Site Infrastructure**

1. Executive Summary & Regulatory Framework

This Comprehensive Tree Risk Assessment and Master Inventory Ledger has been compiled for the Town of Moraga to evaluate all fifty-eight (58) surveyed municipal trees located on the grounds of the Moraga Library and Moraga History Center. The diagnostic scope is focused exclusively on identifying trees that present active or imminent physical risk to existing town facilities, building footings, drainage swales, hardscape paths, and utility enclosures, or those presenting clear physical grading/construction footprint conflicts with potential site improvements.

Explicit Scope Limitation: In strict accordance with town directives, this assessment does not evaluate solar shading, solar energy production models, or panel performance variables. All tree management recommendations are strictly justified by one of three criteria: **(1) Existing Tree Biological/Structural Condition, (2) Active Building or Pavement Infrastructure Impacts, or (3) Defined Physical Footprint Conflict with Potential Site Plans**.

2. Spatial Site Distribution & Plotter Survey Maps

The spatial alignment and distribution of the 58 inventoried trees across the library grounds are documented in the scaled aerial plotter survey maps below. These maps serve as primary spatial references for municipal planning review:

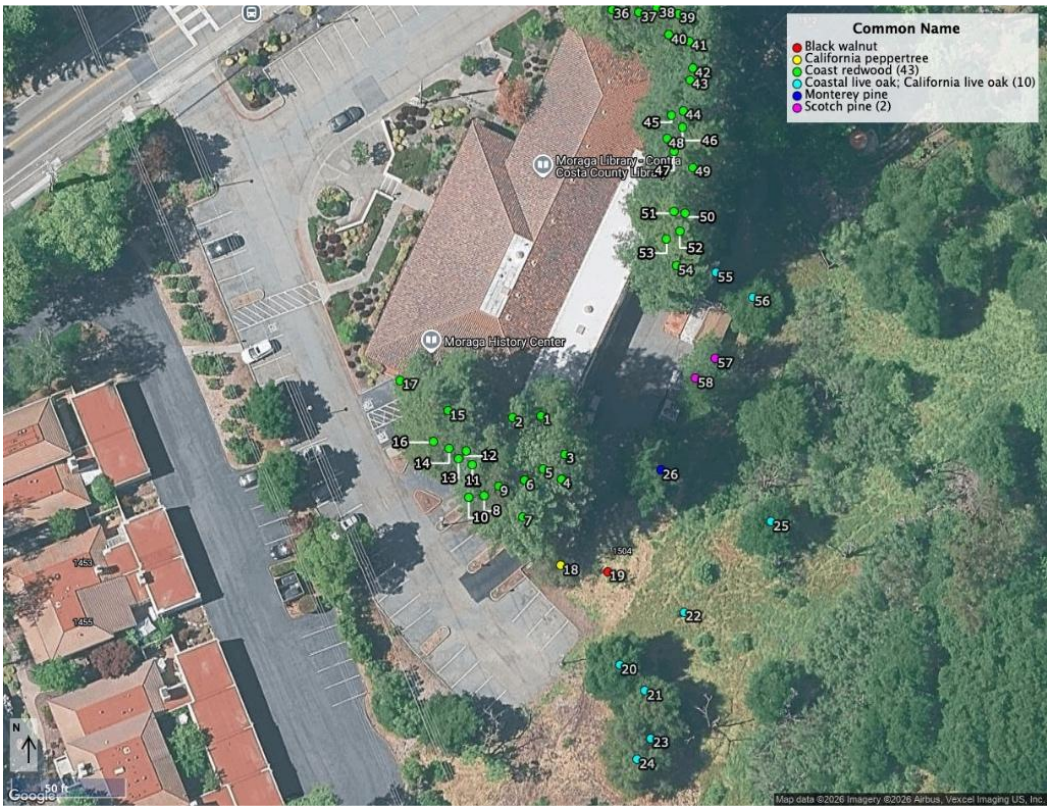


Figure 1: Tree Distribution Map (Northern Sector & Frontage Buffer). Scaled aerial plotter mapping detailing spatial alignments and inventory tag numbers for specimens 27 through 58 along St. Mary's Road and the northern embankment zone.



Figure 2: Tree Distribution Map (Main Core Setback & Meadow Slope). Scaled aerial plotter mapping detailing tag positions 1 through 26, illustrating the dense conifer setback row parallel to the library facility footprint and outlying native oaks.



Figure 3: Site Improvement Footprint & Grading Limit Map. Aerial survey indicating the active site clearing boundary (highlighted yellow polygon) containing specimens designated for removal due to direct physical construction footprint conflicts.

3. ISA Basic Tree Risk Assessment Methodology

In accordance with the International Society of Arboriculture (ISA) Best Management Practices, the qualitative risk rating system evaluates two distinct primary components to assign an overall Tree Risk Rating:

1. **Likelihood of Failure & Impact:** A combination of the biological probability of a tree part failing within a defined timeframe (Unlikely, Possible, Probable, Imminent) and the probability of impacting a target asset (Very Low, Low, Medium, High).
2. **Consequences of Failure:** The estimated severity of property damage or personal disruption should a failure occur (Negligible, Minor, Significant, Severe).

Field Findings Summary: Based on ISA qualitative evaluation, the surveyed specimens exhibit a **"Low" structural Risk Rating** relative to whole-tree catastrophic collapse or trunk breakage, as the stands are biologically vigorous and cohesive. However, a *Low Risk Rating for structural collapse does not equate to zero infrastructure impact*. The primary justification for tree removal on this site is not a high probability of branches snapping, but rather the ongoing, destructive **mechanical displacement** of town infrastructure caused by expanding trunk flares and root networks.

4. Segmented Infrastructure Impact Analysis

A. Building Setback Corridor & Footing Zone (Trees 1–17)

Trees 1 through 17 are mature Coast Redwoods (*Sequoia sempervirens*) with DBH dimensions ranging up to 39 inches and estimated heights up to 86 feet. Planted along the narrow setback parallel to the library building, their massive root flares are classified as "Poorly Located, Crowded." These root flares are actively cracking asphalt walkways, lifting concrete swale grates, and expanding against pad-mounted utility transformers (Plates 1–7). Full removal and stump grinding are recommended to halt building footing degradation.

B. Direct Grading Footprint Conflicts (Trees 20–26)

Trees 20 through 25 (Coastal Live Oaks, *Quercus agrifolia*) and Tree 26 (Monterey Pine, *Pinus radiata*) sit directly inside the proposed civil footprint for potential site clearings. These trees range from 2" DBH saplings to 25" DBH mature oaks. Removal is required due to direct physical location conflict with layout grading and construction limits (Plates 12–16).

C. Slope Overcrowding & Asphalt Margin Displacement (Trees 48–54)

Trees 48 through 54 are redwoods averaging 27" to 33" DBH positioned on slope perimeters. Classified as "Crowded, Poorly Located," their root systems are encroaching on parking lot edges, paving borders, and site retaining elements. Complete removal and stump grinding are recommended based on location suitability and hardscape protection.

5. Master Tree Inventory & Technical Specifications Ledger

The following ledger presents the complete field dataset for all 58 municipal trees, incorporating species names, DBH (Diameter at Breast Height), estimated height, condition, ISA risk rating, location suitability, recommended work, and specific justification criteria:

ID	Common / Scientific Name	DBH	Height	Cond.	Risk	Location Suitability	Recommended Work	Justification Basis
1	Coast redwood *Sequoia sempervirens*	39.0"	85'	Good	Low	Poorly Located, Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
2	Coast redwood *Sequoia sempervirens*	22.0"	85'	Good	Low	Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
3	Coast redwood *Sequoia sempervirens*	31.0"	86'	Good	Low	Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
4	Coast redwood *Sequoia sempervirens*	32.0"	85'	Good	Low	Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
5	Coast redwood *Sequoia sempervirens*	14.0"	75'	Good	Low	Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
6	Coast redwood *Sequoia sempervirens*	17.0"	75'	Good	Low	Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
7	Coast redwood *Sequoia sempervirens*	33.0"	N/A	Good	Low	Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
8	Coast redwood *Sequoia sempervirens*	27.0"	83'	Good	Low	Poorly Located, Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
9	Coast redwood *Sequoia sempervirens*	15.0"	63'	Good	Low	Poorly Located, Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
10	Coast redwood *Sequoia sempervirens*	26.0"	76'	Good	Low	Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
11	Coast redwood *Sequoia sempervirens*	22.0"	74'	Good	Low	Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
12	Coast redwood *Sequoia sempervirens*	20.0"	72'	Good	Low	Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
13	Coast redwood *Sequoia sempervirens*	33.0"	82'	Good	Low	Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
14	Coast redwood *Sequoia sempervirens*	17.0"	72'	Good	Low	Poorly Located, Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
15	Coast redwood *Sequoia sempervirens*	37.0"	82'	Good	Low	Poorly Located, Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
16	Coast redwood *Sequoia sempervirens*	39.0"	84'	Good	Low	Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.

ID	Common / Scientific Name	DBH	Height	Cond.	Risk	Location Suitability	Recommended Work	Justification Basis
17	Coast redwood *Sequoia sempervirens*	27.0"	77'	Good	Low	Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Active sidewalk fracturing, drainage grate lifting & building footing risk.
18	California peppertree *Schinus molle*	15.0"	18'	Good	Low	Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Extreme root crowding into parking lot edge curbs and utility lines.
19	Black walnut *Juglans nigra*	8.0"	8'	Poor	Low	Crowded	**Remove & Stump Grind**	**Tree Condition:** Suppressed vigor, extensive dieback, poor structural health.
20	Coastal Live Oak *Quercus agrifolia*	17.0"	25'	Good	Low	Poorly Located, Crowded	**Remove & Stump Grind**	**Physical Site Conflict:** Direct footprint clash with proposed site clearing & grading limits.
21	Coastal Live Oak *Quercus agrifolia*	10.0"	21'	Good	Low	Poorly Located, Crowded	**Remove & Stump Grind**	**Physical Site Conflict:** Direct footprint clash with proposed site clearing & grading limits.
22	Coastal Live Oak *Quercus agrifolia*	2.0"	7'	Good	Low	Poorly Located, Crowded	**Remove & Stump Grind**	**Physical Site Conflict:** Direct footprint clash with proposed site clearing & grading limits.
23	Coastal Live Oak *Quercus agrifolia*	23.4"	42'	Good	Low	Poorly Located	**Remove & Stump Grind**	**Physical Site Conflict:** Direct footprint clash with proposed site clearing & grading limits.
24	Coastal Live Oak *Quercus agrifolia*	22.0"	38'	Good	Low	Crowded	**Remove & Stump Grind**	**Physical Site Conflict:** Direct footprint clash with proposed site clearing & grading limits.
25	Coastal Live Oak *Quercus agrifolia*	20.2"	27'	Good	Low	Crowded	**Remove & Stump Grind**	**Physical Site Conflict:** Direct footprint clash with proposed site clearing & grading limits.
26	Monterey pine *Pinus radiata*	25.0"	63'	Good	Low	Poorly Located	**Remove & Stump Grind**	**Physical Site Conflict:** Boundary conflict with potential site improvement clear lanes.
27	Coastal Live Oak *Quercus agrifolia*	14.0"	25'	Good	Low	Suitable	**Clearance Prune, Crown Raise, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
28	Coastal Live Oak *Quercus agrifolia*	N/A	26'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
29	Coast redwood *Sequoia sempervirens*	28.0"	65'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
30	Coast redwood *Sequoia sempervirens*	29.0"	66'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
31	Coast redwood *Sequoia sempervirens*	29.0"	67'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
32	Coast redwood *Sequoia sempervirens*	32.0"	74'	Good	Low	Suitable	**Retain & Monitor**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
33	Coast redwood *Sequoia sempervirens*	33.0"	75'	Good	Low	Suitable	**Retain & Monitor**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
34	Coast redwood *Sequoia sempervirens*	34.0"	76'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
35		32.0"	73'	Good	Low	Suitable	**Deadwood**	

ID	Common / Scientific Name	DBH	Height	Cond.	Risk	Location Suitability	Recommended Work	Justification Basis
	Coast redwood *Sequoia sempervirens*							**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
36	Coast redwood *Sequoia sempervirens*	30.0"	70'	Good	Low	Suitable	**Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
37	Coast redwood *Sequoia sempervirens*	29.0"	68'	Good	Low	Suitable	**Clearance Prune**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
38	Coast redwood *Sequoia sempervirens*	29.0"	67'	Good	Low	Suitable	**Clearance Prune**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
39	Coast redwood *Sequoia sempervirens*	28.0"	69'	Good	Low	Suitable	**Clearance Prune**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
40	Coast redwood *Sequoia sempervirens*	31.0"	72'	Good	Low	Suitable	**Clearance Prune**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
41	Coast redwood *Sequoia sempervirens*	34.0"	75'	Good	Low	Suitable	**Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
42	Coast redwood *Sequoia sempervirens*	35.0"	74'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
43	Coast redwood *Sequoia sempervirens*	28.0"	68'	Good	Low	Suitable	**Clearance Prune**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
44	Coast redwood *Sequoia sempervirens*	30.0"	70'	Good	Low	Suitable	**Clearance Prune**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
45	Coast redwood *Sequoia sempervirens*	27.0"	68'	Good	Low	Suitable	**Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
46	Coast redwood *Sequoia sempervirens*	31.0"	71'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
47	Coast redwood *Sequoia sempervirens*	29.0"	68'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
48	Coast redwood *Sequoia sempervirens*	31.0"	72'	Good	Low	Crowded, Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Overcrowded slope stand encroaching into parking asphalt boundaries.
49	Coast redwood *Sequoia sempervirens*	31.0"	73'	Good	Low	Crowded, Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Overcrowded slope stand encroaching into parking asphalt boundaries.
50	Coast redwood *Sequoia sempervirens*	33.0"	71'	Good	Low	Poorly Located, Crowded	**Remove & Stump Grind**	**Infrastructure Impact:** Overcrowded slope stand encroaching into parking asphalt boundaries.
51	Coast redwood *Sequoia sempervirens*	32.0"	73'	Good	Low	Crowded, Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Overcrowded slope stand encroaching into parking asphalt boundaries.

ID	Common / Scientific Name	DBH	Height	Cond.	Risk	Location Suitability	Recommended Work	Justification Basis
52	Coast redwood *Sequoia sempervirens*	27.0"	68'	Good	Low	Crowded, Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Overcrowded slope stand encroaching into parking asphalt boundaries.
53	Coast redwood *Sequoia sempervirens*	32.0"	74'	Good	Low	Crowded, Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Overcrowded slope stand encroaching into parking asphalt boundaries.
54	Coast redwood *Sequoia sempervirens*	31.0"	74'	Good	Low	Crowded, Poorly Located	**Remove & Stump Grind**	**Infrastructure Impact:** Overcrowded slope stand encroaching into parking asphalt boundaries.
55	Coastal Live Oak *Quercus agrifolia*	13.0"	21'	Good	Low	Suitable	**Retain & Monitor**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
56	Coastal Live Oak *Quercus agrifolia*	12.0"	21'	Good	Low	Suitable	**Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
57	Scotch pine *Pinus sylvestris*	22.0"	63'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.
58	Scotch pine *Pinus sylvestris*	23.0"	64'	Good	Low	Suitable	**Clearance Prune, Deadwood**	**Preservation:** Safe distance from facilities. Apply routine clearance/ deadwood pruning.

6. Summary Matrix & Project Totals

Tree Classification	Total Count	Action: Remove & Grind	Action: Retain / Prune / Monitor	Primary Justification Basis
Coast Redwood (*Sequoia sempervirens*)	43	24	19	Mitigate active footing threats, sidewalk cracking (Trees 1-17) and parking paving encroachment (48-54).
Coastal Live Oak (*Quercus agrifolia*)	10	6	4	Direct physical layout conflict within proposed site clearing boundary limits (Trees 20-25).
California Peppertree (*Schinus molle*)	1	1	0	Severe root crowding into parking lot utilities and asphalt curbs (Tree 18).
Black Walnut (*Juglans nigra*)	1	1	0	Poor biological condition with severe canopy suppression (Tree 19).
Monterey Pine (*Pinus radiata*)	1	1	0	Direct physical layout conflict with potential site improvement lines (Tree 26).
Scotch Pine (*Pinus sylvestris*)	2	0	2	Standard canopy safety maintenance and branch hazard pruning (Trees 57-58).
TOTALS	**58**	**33**	**25**	**Full inventory compliance matching town structural records.**

7. Town Compliance & Mitigation Guidelines

Phase 1: Selective Removal Protocols

All 33 designated removals must undergo deep mechanical stump grinding (minimum 18 to 24 inches below grade) to disrupt cambial tissue and permanently prevent basal sprouting. This is particularly vital for the perimetral redwoods (1–17) and the invasive pepper tree (18) to protect neighboring walkways from future root heave.

Phase 2: Retention Pruning for Safety

The remaining 25 trees situated away from the library facility structure can be safely retained. Comprehensive structural crown thinning and lateral clearance pruning must be applied to these retained trees. This targeted maintenance will remove weak crotches and heavy deadwood, mitigating future broken branch hazards from overhanging limbs during high-wind events. All operations must comply strictly with **ANSI A300 standards** for tree care.

Phase 3: Civil Engineering Coordination

Following the removal of the priority redwoods along the primary library corridor, a civil engineer should inspect the unseated walkway sections. Replacement hardscape designs should feature a root-barrier system or aggregate sub-base layer to redirect any lingering roots away from the building footings.

APPENDIX A: SITE EVIDENCE & PHOTO JUSTIFICATION LOG

Moraga Library • Municipal Field Inspection Justification Log

The following photo plates present authentic field inspection evidence, location context, and arborist/engineering justifications for each documented site condition to support Town of Moraga municipal planning and building review:



Plate 1: Transformer Encroachment & Base Flare Detail.
Location & Context: Western library setback, adjacent to pad-mounted transformer T-6758.
Observed Field Evidence: Mature Coast Redwood root flare (Tree 15/16) physically abutting electrical enclosure.
Municipal Planning Justification: Secondary radial growth exerts pressure against utility housing, creating conduit shearing and service access risks. Removal and stump grinding are required for utility safety.



Plate 2: Facility Drainage Swale & Foundation Margin.
Location & Context: Rear pedestrian setback walkway parallel to library foundation.
Observed Field Evidence: Redwood buttress flare growing within 12 inches of concrete storm drain grate and stucco wall.
Municipal Planning Justification: Disruption of drainage swale flow lines causes surface runoff pooling against building footings, violating city civil stormwater management standards.



Plate 3: Concrete Swale Disruption & Foundation Compression.
Location & Context: Library rear setback corridor.
Observed Field Evidence: Heavy lateral root expansion cracking asphalt paving and shifting concrete catch basin alignment.
Municipal Planning Justification: Severe mechanical displacement threatens building footings and hardscape integrity. Root pruning is non-viable due to stability risk; total extraction is required.



Plate 4: Pedestrian Path Surface Buckling & ADA Compliance Hazard.
Location & Context: Primary pedestrian path between facility wall and conifer stand.
Observed Field Evidence: Asphalt pavement uplift exceeding 2.5 inches with longitudinal cracking.
Municipal Planning Justification: Active trip hazard violating municipal ADA accessibility standards and city liability guidelines. Complete removal and hardscape sub-base re-engineering required.



Plate 5: Facility Western Elevation Setback View.
Location & Context: Full setback corridor view looking south along library wall.
Observed Field Evidence: Dense row of redwoods (Trees 1–17) confined within narrow soil volume between slope and building.
Municipal Planning Justification: Confined spatial conditions force lateral root expansion under the building foundation. Complete stand extraction is necessary to preserve facility footings.



Plate 6: Subsurface Parking Lot Root Distortion.
Location & Context: Southern parking lot matrix adjacent to conifer stand.
Observed Field Evidence: Extensive surface wear and net-like pavement cracking across parking stalls.
Municipal Planning Justification: Subgrade root networks destabilize parking base aggregate, requiring tree removal prior to asphalt resurfacing and curb restoration.



Plate 7: Property Line Fence Encroachment.
Location & Context: Facility boundary fence line.
Observed Field Evidence: Large redwood trunk anchoring directly against chain-link fence panel, causing structural bending.
Municipal Planning Justification: Active property boundary hardscape damage. Structural tree removal is required to clear setback line and restore boundary fence.



Plate 8: Slope Stand Density & Parking Lot Interface.
Location & Context: Slope perimeter along southern vehicle access lane (Trees 48–54).
Observed Field Evidence: Overcrowded redwood stand positioned at top of slope immediately above parking paving.
Municipal Planning Justification: Overcrowding and steep slope placement result in root encroachment into parking lot retaining features. Selective removal justified for site infrastructure protection.



Plate 9: Outlying Conifer Canopy & Roofline Proximity.
Location & Context: Library roofline and upper canopy interface.
Observed Field Evidence: Mature conifer crowns extending directly over facility roof and eave assemblies.
Municipal Planning Justification: Chronic leaf litter accumulation, gutter blockage, and potential limb failure risks during high-wind events. Selective removal/pruning required.



Plate 10: Meadow Margin Transition Stand.
Location & Context: Transition zone between library parking lot and open meadow slope.
Observed Field Evidence: Outlying conifer and native oak canopy elements along slope margins.
Municipal Planning Justification: Defines the boundary between preserved woodland and active site improvement zones.



Plate 11: Suppressed Specimen Condition (Tree 19 - Black Walnut).
Location & Context: Outlying meadow slope clearing.
Observed Field Evidence: Suppressed vertical growth, extensive dieback, poor foliage density, and severe structural lean.
Municipal Planning Justification: Specimen exhibits poor biological health and suppressed vigor with zero long-term retention value. Extraction required to clear site footprint.



Plate 12: Site Clearing Boundary & Meadow Slope View.
Location & Context: Open meadow clearing looking north toward parking lot.
Observed Field Evidence: Open slope area encompassing Trees 20–25 designated for site layout improvements.
Municipal Planning Justification: Establishes civil grading limits and clear zones required for site development execution.



Plate 13: Invasive Specimen Infrastructure Conflict (Tree 18 - California Peppertree).
Location & Context: Parking lot edge planter island.
Observed Field Evidence: Dense multi-stem peppertree growing within immediate proximity to asphalt parking borders.
Municipal Planning Justification: Aggressive surface root system crowding into parking curbs and utility lines. Complete removal and stump grinding recommended.



Plate 14: Native Oak Woodland Stand (Trees 20–25 Zone).
Location & Context: Meadow woodland perimeter slope.
Observed Field Evidence: Grouping of native Coastal Live Oaks displaying contiguous lateral branch canopy.
Municipal Planning Justification: Positioned directly inside the proposed grading footprint. Removal required due to unavoidable physical footprint conflict.



Plate 15: High-Stature Conifer (Tree 26 - Monterey Pine).
Location & Context: Access corridor near utility road.
Observed Field Evidence: High-stature conifer with wide lateral branching over access lane.
Municipal Planning Justification: Direct physical conflict with site layout clearing boundaries. Selective extraction required for construction access.



Plate 16: Isolated Native Oak Structure (Tree 23/24).
Location & Context: Meadow slope clearing.
Observed Field Evidence: Mature Coastal Live Oak displaying spreading canopy form in open slope zone.
Municipal Planning Justification: Sits squarely within active grading limits. Removal required due to direct civil engineering layout conflict.

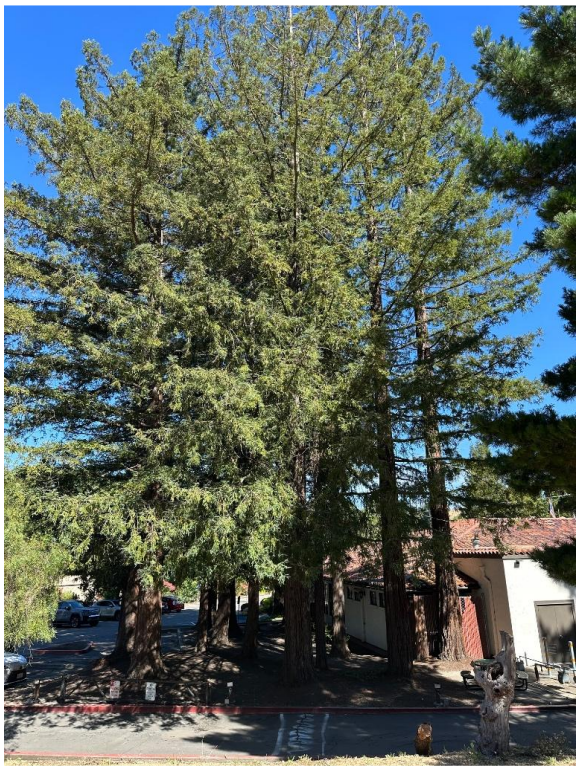


Plate 17: Facility Setback Conifer Canopy Overview.
Location & Context: Library western elevation setback.
Observed Field Evidence: Tall, dense redwood canopy immediately adjacent to building roof planes.
Municipal Planning Justification: Documents overall setback stand density and structural proximity to municipal building envelope.

If you have any question, please contact me at 925-550-6927 or the office at 925-228-1010.

Respectfully submitted,
Jarred Juarez
Jarred Juarez
Estimator
TRAQ/Certified Arborist
WE-13341A

Redwood – Facility Conflict Photo Exhibit

Attachment C

Moraga Library & Moraga History Center • 1500 St. Mary's Road, Moraga, CA 94556

Existing conditions — Coast redwoods at building, pavement, and utilities. Photos: August 2026.

Pavement, Utilities & Gas Infrastructure



Coast redwoods at the edge of the parking lot. Asphalt has heaved and cracked along the tree row, leaving an uneven surface across the drive aisle.



Redwoods occupy the narrow service corridor between the building and the utility and refuse enclosures. Trunks and buttressing roots crowd the equipment and the paved access on both sides.



A gas meter and service piping, with protective bollards, sit in the paved corridor immediately alongside the redwoods between the building and the storage structure. Surface roots extend from the adjacent trunk across the walkway toward the meter set, placing the gas infrastructure within the trees' root zone.

Redwood – Facility Conflict Photo Exhibit

Moraga Library & Moraga History Center • 1500 St. Mary's Road, Moraga, CA 94556

Existing conditions — Coast redwoods at building, pavement, and utilities. Photos: August 2026.

Building Foundation & Drainage



A redwood grows directly against the building's window wall. A drainage grate sits at the base of the trunk and the adjacent walkway concrete is cracked, with the trunk bearing toward the foundation.



Trunk at the building corner, in contact with the wall, with a foundation vent and drain line at its base. There is effectively no maintenance clearance between the tree and the structure.



Redwood trunks stand within inches of the building wall along a narrow side yard. The gap between the trunks and the foundation has closed, with root flare pressing toward the wall.

Redwood – Facility Conflict Photo Exhibit

Moraga Library & Moraga History Center • 1500 St. Mary's Road, Moraga, CA 94556

Existing conditions — Coast redwoods at building, pavement, and utilities. Photos: August 2026.

Building Facade & Entrance



Setback row of redwoods along the library facade. Surface roots and root flare have lifted and cracked the pavement at the building edge, where the trunks stand against the wall line.



The trunk bears against the wall, roots extend into the narrow landscape strip and entry walk, and limbs overhang the entrance.

Redwood Tree Management Exhibit

Moraga Library & Moraga History Center • 1500 St. Mary's Road, Moraga, CA 94556

Coast Redwoods only — non-redwood specimens removed from view. Base: Hamilton arborist survey aerial, July 2026



Red = proposed removal. Green = retain / monitor. Tree tag numbers per arborist survey.

DISPOSITION

Remove now	**10**
Retain / monitor	**33**

43 redwoods total • report recommended 24 removals

IDENTIFICATION KEY

Setback row 1–17 (along library)

Remove (7): 1, 3, 4, 5, 7, 9, 10

Ret/mon (10): 2, 6, 8, 11, 12, 13, 14, 15, 16, 17

Slope row 48–54

Remove (3): 49, 51, 53

Ret/mon (4): 48, 50, 52, 54

Frontage 29–47

Retain / monitor all 19

Notes

Removals (10) selected by the Town. All remaining redwoods are retained and monitored, with periodic re-inspection of condition and hardscape interface. Shade / solar is out of scope.

Prepared by Town of Moraga — Public Works / Engineering • July 2026