



CONTRA COSTA COUNTY

AGENDA - PUBLISHED

Alamo Municipal Advisory Council

Monday, April 14, 2025

1:00 PM

309 Diablo Road, Danville

Parks and Recreation Subcommittee

Roll Call and Introductions

Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

New Business

1 Hap Magee Tack Shed [25-1326](#)

Attachments: [Hap Magee - Tack Shed](#)

2 Hap Magee Annual Budget [25-1327](#)

Attachments: [Hap Magee Ranch Park Budget 2024-25](#)

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 309 Diablo Road, Danville, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Cameron Collins at Cameron.Collins@bos.cccounty.us.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1326

Agenda Date: 4/14/2025

Agenda #: 1

Choose an item.

Meeting Date: Monday, April 14, 2025

Subject: Hap Magee Park Tack Shed



REPLICA PARK STRUCTURE PLAN

SCALE: 1/16"=1'-0"

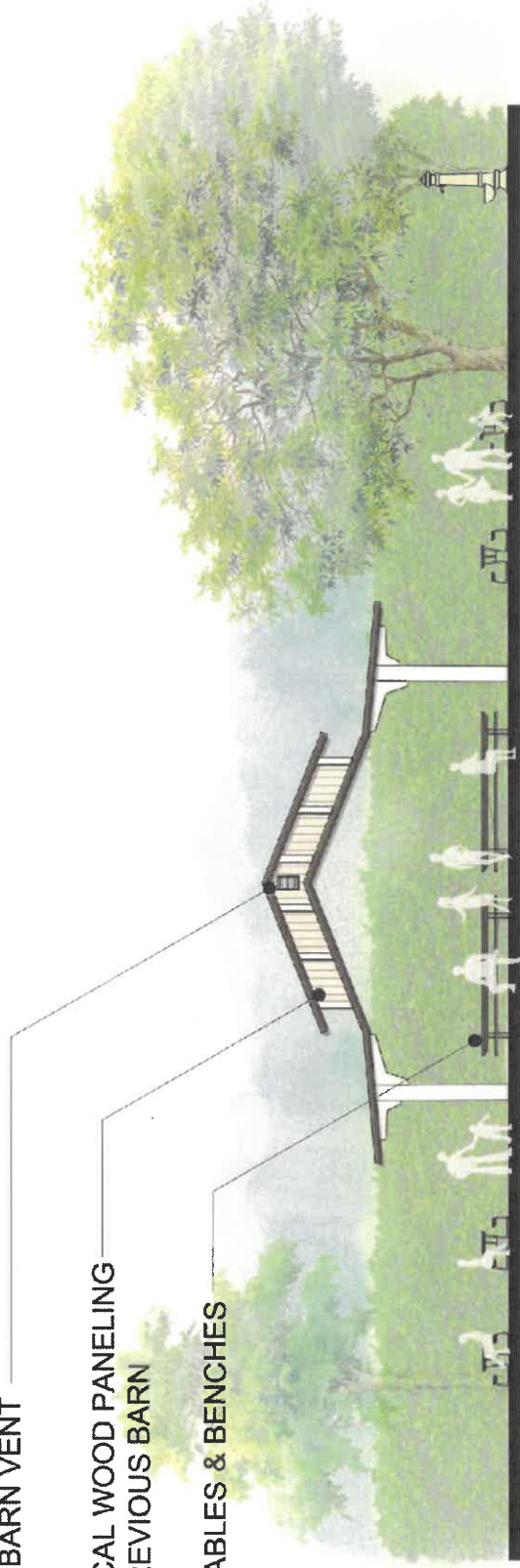
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9-13-2021

REPLICA BARN VENT

HISTORICAL WOOD PANELING
FROM PREVIOUS BARN

PICNIC TABLES & BENCHES



POTENTIAL ACTIVITIES

- PICNIC USES
- FARM TO TABLE DEMONSTRATIONS
- OUTDOOR CLASSES
- EXHIBITS & LECTURES
- HAP MAGEE FARMER'S MARKET
- CREEK INTERPRETIVE EVENTS

REPLICA PARK STRUCTURE - CONCEPT 1

SCALE: 1/8"=1'-0"

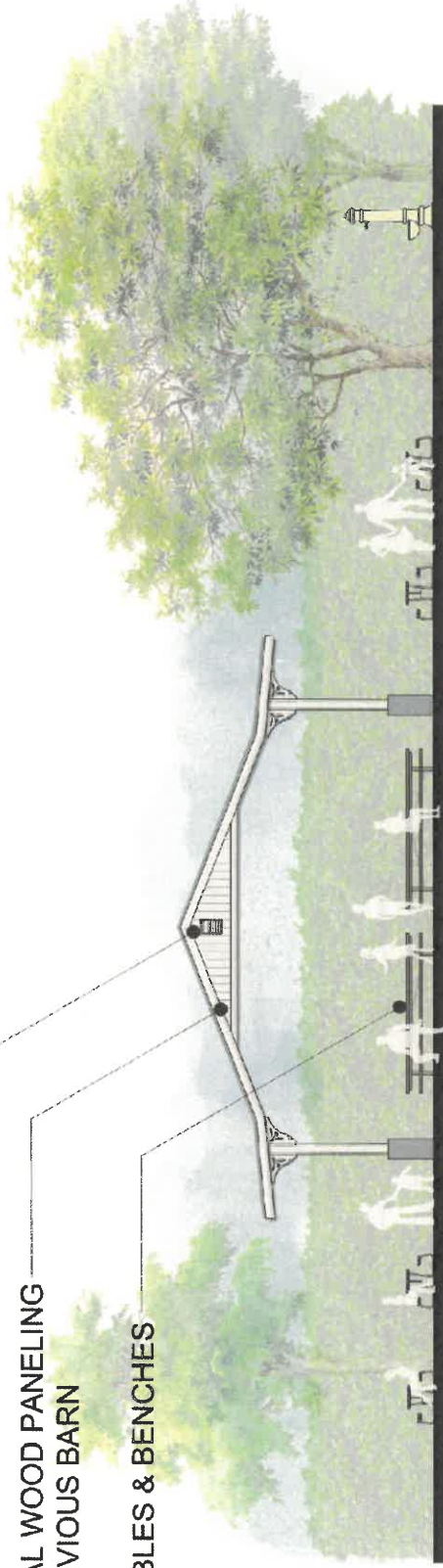
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9-13-2021

REPLICA BARN VENT

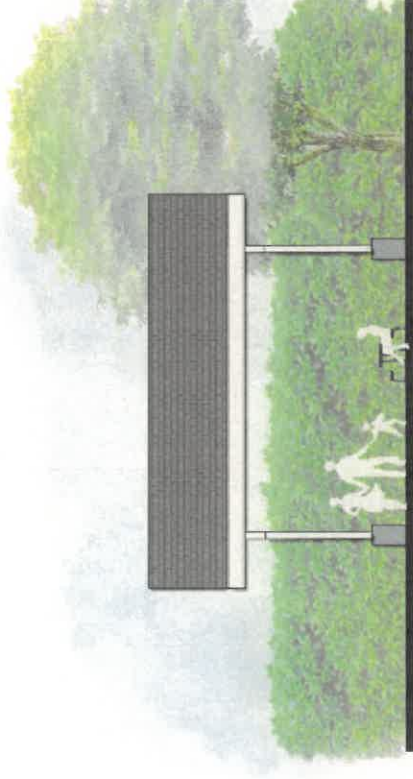
HISTORICAL WOOD PANELING
FROM PREVIOUS BARN

PICNIC TABLES & BENCHES



POTENTIAL ACTIVITIES

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- CREEK INTERPRETIVE EVENTS



REPLICA PARK STRUCTURE - CONCEPT 2

SCALE: 1/8"=1'-0"

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9-13-2021

Alamo Municipal Advisory Council

Sharon Burke, Chair
Heather Chaput, Vice Chair
Anne Struthers
Cecily Barclay
Michaela Straznicka
Robert Brannan
Robert Mowat
Michelle Parkinson, Alternate
Nicolas Angel-Ordenez, Youth Member



Candace Andersen, Supervisor

Contra Costa County, District 2
309 Diablo Road
Danville, CA 94526
925.655.2300

supervisorandersen@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

January 8, 2024

Town of Danville
Attention: Dave Casteel
Maintenance Services Director
Town of Danville
1000 Sherburne Hills Road
Danville, CA 94526

Dear Dave,

The Alamo Municipal Advisory Council (MAC) has discussed the proposed shade structure at Hap Magee several times over the past two years.

Alamo MAC members have carefully considered what the community would like and have spent time considering their own personal priorities as well as those of the community. At their December 5, 2023 meeting, the MAC made a motion to recommend Site Three (near the Labyrinth) using the design that was presented to the Alamo MAC (per designs attached) using the wood that was saved from the Tack Room.

We look forward to working with you on this joint project.

Sincerely,

Sharon Burke

Sharon Burke
Alamo MAC Chair



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1327

Agenda Date: 4/14/2025

Agenda #: 2

Choose an item.

Meeting Date: April 14, 2025

Subject: Hap Magee Annual Budget



*"Small Town Atmosphere
Outstanding Quality of Life"*

March 29, 2024

Mr. Scott Anderson
Contra Costa County Public Works
255 Glacier Drive
Martinez, CA 94553-4825

Mr. Anderson:

I have included all of the documentation in accordance with the "Joint Exercise of Powers Agreement for the Operation and Maintenance of Hap Magee Ranch Park." I have included two original sets of documents. Please have both sets signed and then return one original set for my files.

Sincerely,
TOWN OF DANVILLE

Dave Casteel
Maintenance Services Director
1000 Sherburne Hills Rd
Danville, CA 94526
925-314-3434 Office
925-736-0199 Fax
dcasteel@danville.ca.gov

500 LA GONDA WAY, DANVILLE, CALIFORNIA 94526

Administration
(925) 314-3388

Building
(925) 314-3330

Engineering & Planning
(925) 314-3310

Transportation
(925) 314-3310

Maintenance
(925) 314-3450

Police
(925) 314-3410

Parks and Recreation
(925) 314-3400



*"Small Town Atmosphere
Outstanding Quality of Life"*

March 29, 2024

Mr. Scott Anderson
Contra Costa County Public Works
255 Glacier Drive
Martinez, CA 94553-4825

Mr. Anderson:

In accordance with the "Joint Exercise of Powers Agreement for the Operation and Maintenance of Hap Magee Ranch Park" (the JPA Agreement), the Town is submitting the proposed 2024/25 operating and capital budgets for your information and consideration.

Annual Maintenance and Operation Budget - Pursuant to Section 5. (c) of the JPA Agreement, the Town shall present an Annual Maintenance and Operation Budget for the Park.

Attachment 1 describes all proposed 2024/25 maintenance and operation expenses, including Employee Expenses, Materials and Supplies, Contract Maintenance, Utilities and Overhead. Total costs are offset by projected revenues for the year. Direct utility costs incurred by the County are subtracted from the County share of the cost, to arrive at a total annual budget for the year. For 2024/25, the cost to Contra Costa County to maintain and operate the park at the current level of service will be **\$248,499.15**.

Exhibit B to Attachment 1 is the annual Agreement Supplement No, 2024-1. Please execute and return one copy of this agreement supplement to the Town.

Annual Capital Improvement Budget - Pursuant to Section 6. (a) of the JPA Agreement, the Town shall present an Annual Capital Improvement Budget for the Park.

Attachment 2 describes three potential capital projects that have been identified for the Park in 2024/25, with estimated County costs totaling **\$22,500.00**. The projects consist of the annual renovation of the dog park and drainage improvements.

Exhibit C to Attachment 1 is the annual Agreement Supplement No, 2024-2. Please execute and return one copy of this agreement supplement to the Town.

500 LA GONDA WAY, DANVILLE, CALIFORNIA 94526

March 29, 2024

Page 2

We look forward to continuing our successful partnership in making this wonderful park available to the community. If you have any questions regarding the Agreement Supplements and attached materials, please contact me at (925) 314-3434.

Sincerely,

TOWN OF DANVILLE



Dave Casteel

Maintenance Services Director

Attachments:

Attachment 1 - 2024/25 Maintenance and Operation Budget for Hap Magee Ranch Park

Exhibit B - Agreement Supplement No. 2024-1

Attachment 2 - 2024/25 Capital Improvement Budget for Hap Magee Ranch Park

Exhibit C - Agreement Supplement No. 2024-2

Attachment 3 - JEPA Agreement for Hap Magee Ranch Park

cc: Warren Lai, Director, Contra Costa County Public Works
Candace Andersen, District 2 Supervisor, Contra Costa County
Lani Ha, Finance Director, Town of Danville
Henry Perezalonso, Recreation Services Director, Town of Danville

TOWN OF DANVILLE		BUDGETED
HAP MAGEE RANCH PARK – FY 24-25 - JULY 1, 2024-JUNE 30, 2025		
OPERATING EXPENSES		
		EXPENDITURES
		FOR PERIOD
		FY 24-25
Employee Expenses		\$ 259,446.29
	Administration	\$ 51,453.31
	Building Maintenance	\$ 38,012.94
	Park Maintenance	\$ 128,019.91
	Facility Attendants	\$ 41,960.13
Materials & Supplies		\$ 22,500.00
	Administration	\$ 4,000.00
	Building Maintenance	\$ 1,500.00
	Irrigation Maintenance	\$ 3,000.00
	Litter Control	\$ 8,000.00
	Hardscape Repairs	\$ 4,000.00
	Plantscape Maintenance	\$ 2,000.00
Contract Maintenance		\$ 53,200.00
	Landscape Maintenance	\$ 35,500.00
	Custodial Services	\$ 8,500.00
	Parking Lot Sweeping	\$ 2,200.00
	Seasonal/Specialty Contracts	\$ 7,000.00
Utilities		\$ 114,000.00
	Water – EBMUD	\$ 98,000.00
	Electricity & Gas – P.G.&E.	\$ 16,000.00
Paid by CCC	Sewer – CCC Sanitary	\$ -
Paid by CCC	Street Lights	\$ -
County Staff time for processing tax bills	Per email from V. Skerritt	0
Overhead-20% of total expenses less utilities payment made by County		89,829.26
SUBTOTAL		\$ 538,975.55
Less Rental revenues		\$ (36,192.00)
TOTAL		\$502,783.55
50% of net expense		\$251,391.77
Less County staff time for processing tax bills		
Less Utilities paid by CCC-Sewer Use Charges and Utilities		(\$1,760.60)
Less Utilities paid by CCC-Street Light Assessments		(\$1,132.02)
Total due from Contra Costa County		\$248,499.15

EXHIBIT B

AGREEMENT SUPPLEMENT No. 2024-1

This Agreement Supplement No. 2024-1 is dated June __, 2024 and supplements the "Joint Exercise of Powers Agreement for the Ownership, Operation and Maintenance of Hap Magee Ranch Park" dated August 16, 2011 (the "Agreement") between the Town of Danville, a municipal corporation of the State of California (the "Town") and the County of Contra Costa, a political subdivision of the State of California (the "County").

1. The Town is responsible for the maintenance and operation of Hap Magee Ranch Park at a service level equivalent to that provided for other park facilities owned and maintained by the Town.
2. The Town and the County equally share all costs and revenues.
3. The County's Obligation for the Fiscal Year beginning July 1, 2024 is two hundred forty-eight thousand, four hundred and ninety-nine dollars and fifteen cents (\$248,499.15).
4. This Agreement Supplement No. 2024-1 is effective in accordance with the terms of the Agreement.

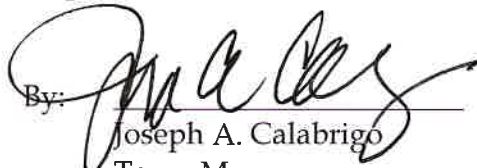
COUNTY

COUNTY OF Contra Costa, a political subdivision of the State of California

By: _____
Monica Nino
County Administrator

TOWN

TOWN OF DANVILLE, a municipal corporation of the State of California

By: 
Joseph A. Calabrigo
Town Manager

ATTACHMENT 2

**2024-25 Capital Improvement Budget
For Hap Magee Ranch Park**

Dog Park Renovation

Cost: \$30,000

The Town Parks, Recreation and Arts Commission continues to receive positive community feedback regarding the natural grass surface which continues to be the surface of choice. For fiscal year 2024/25, turf renovation work, bark replenishment, fence repairs and overall renovation of the dog park areas will take place over the winter moratorium period which typically runs from December 1st through February 28th. Based upon past experience, staff has estimated the cost of this work at \$30,000.

Drainage Improvements

Cost: \$15,000

Extensive use of the water play feature in the children’s playground results in water ponding and spilling over into other features of the play area, which can reduce the lifespan of the safety surface and potentially cause safety concerns. Improvements will include adding to the existing drainage capacity and/or redirecting the water to appropriate locations.

TOTAL ESTIMATED CAPITAL IMPROVEMENT BUDGET	\$45,000
TOTAL DUE FROM CONTRA COSTA COUNTY (50% of cost)	\$22,500

EXHIBIT C

AGREEMENT SUPPLEMENT No. 2024-2

This Agreement Supplement No. 2024-2 is dated June __, 2024 and supplements the “Joint Exercise of Powers Agreement for the Ownership, Operation and Maintenance of Hap Magee Ranch Park” dated August 16, 2011 (the “Agreement”) between the Town of Danville, a municipal corporation of the State of California (the “Town”) and the County of Contra Costa, a political subdivision of the State of California (the “County”).

1. The Town is responsible for serving as the project manager for capital improvements at Hap Magee Ranch Park.
2. The Town and the County equally share all capital improvement costs.
3. Projects proposed and approved for the Fiscal Year beginning July 1, 2024 include ongoing capital maintenance.
4. The County’s Obligation for the Fiscal Year beginning July 1, 2024 is twenty-two thousand and five hundred dollars (\$22,500.00).
5. This Agreement Supplement No. 2024-2 is effective in accordance with the terms of the Agreement.

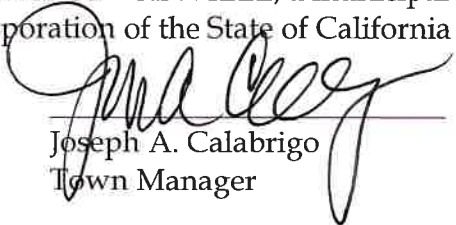
COUNTY

COUNTY OF Contra Costa, a political subdivision of the State of California

By: _____
Monica Nino
County Administrator

TOWN

TOWN OF DANVILLE, a municipal corporation of the State of California

By: 
Joseph A. Calabrigo
Town Manager

**JOINT EXERCISE OF POWERS AGREEMENT FOR THE
OPERATION AND MAINTENANCE OF
HAP MAGEE RANCH PARK**

This Joint Exercise of Powers Agreement ("Agreement") is dated August 16, 2011 and is between the County of Contra Costa, a political subdivision of the State of California ("County") and the Town of Danville, a municipal corporation ("Town").

RECITALS

- A. Hap Magee Ranch Park consists of approximately 17 acres that are located along the Alamo area/Danville boundary at the north end of La Gonda Way, as more specifically described in Exhibit A (the "Property," or the "Park").
- B. Pursuant to an agreement entitled "Agreement Among the Town of Danville, the County of Contra Costa and Contra Costa County Public Facilities Corporation Relating to the Purchase of Real Property" that is dated May 26, 1987, the County and the Town each contributed fifty percent of the purchase price of the Property to permit the Contra Costa County Public Facilities Corporation (the "PFC") to purchase the Property. The PFC acquired the Property on June 2, 1987. On December 6, 2010, the PFC transferred the Property to the County and the Town as tenants in common, each with an undivided one-half interest.
- C. Since its acquisition by the PFC, the County and the Town have jointly operated and maintained the Property pursuant to an agreement entitled "Joint Powers Agreement (Magee Park)," dated May 26, 1987 (the "1987 JPA Agreement").
- D. Many of the provisions of the 1987 JPA Agreement have been completed. The County and the Town desire that the 1987 JPA Agreement be replaced by this Agreement to allow for a more cost-effective means of managing the ongoing operation and maintenance of the Park in the future.

NOW, THEREFORE, for and in consideration of the mutual promises and agreements contained herein, the parties agree as follows:

AGREEMENT

1. Purpose.

The purpose of this Agreement is to establish procedures that will enable the County and the Town to share equally, as co-owners, the costs, benefits, and

decision-making that relate to the operation and maintenance of the Park in a manner that serves the best interests of the public.

2. **Superseding 1987 Agreement.**

This Agreement supersedes and replaces in its entirety the 1987 Joint Powers Agreement. The parties mutually agree that the 1987 Joint Powers Agreement is hereby terminated.

3. **Maintenance.**

The Town will be responsible for providing all maintenance services at the Park at a level of service equivalent to that provided for other park facilities owned and maintained by the Town.

4. **Operations and Use.**

- (a) The Town will be responsible for the day-to-day operation of the Park, including rentals, special events and scheduling of activities.
- (b) Use of the Park will be governed by the Chapter 13-2 of the Danville Municipal Code (Parks and Community Facilities-Use Restrictions), and by applicable use policies adopted by the Town under the authority of Chapter 13-2.

5. **Expenditures and Revenues.**

- (a) The Town and the County shall share equally (i) all costs incurred in the operation and maintenance of the Park, and (ii) all revenues generated by the Park.
- (b) The Town shall prepare an annual budget for the maintenance and operation of the Park. The annual budget will include costs for Town labor, contracted services, utilities, materials and supplies, and administrative overhead at a rate equal to that used by the Town for its overall maintenance budget. The budget will also identify estimated rental revenues.
- (c) The Town shall present the annual budget to the County Public Works Department by April 15 of each year in substantially the form of Exhibit B - Annual Maintenance and Operation Budget. The County will have 60 days to review the annual budget and to either approve it or request modifications to it. Modifications proposed by the County may be based

on fiscal or other considerations identified by the County. If the County requests modifications to the annual budget within the time allotted, the parties shall use good faith efforts to finalize the annual budget for the upcoming fiscal year before the July 1 start of that fiscal year. If the County fails to notify the Town of its intent to either approve, or request modifications to, the annual budget within the time allotted, the annual budget will be deemed to be approved for the upcoming fiscal year.

- (d) The Town will invoice the County on a quarterly basis for the cost of operating and maintaining the Park in the prior quarter. The County shall pay the Town the amount due to the Town within thirty (30) days of receipt of the invoice. In no event is the County obligated to pay in any fiscal year an amount greater than the amount identified as the County's obligation in the annual budget in effect for that fiscal year.
- (e) The Town will be strictly accountable for fiscal management of the expenditures and revenues related to the Park. In order to ensure that accountability, the Town shall comply with all applicable government accounting standards and its own applicable budgeting procedures.
- (f) In the event of an emergency, the Town has the authority to respond and to incur reasonable costs to stabilize the situation and to prevent continuing damage or injury. These costs will be shared equally by the Town and the County.

If the cost of permanent repair to Park property damaged by an emergency condition exceeds funds available in the operating budget, then the parties shall evaluate the estimated improvement costs and determine whether to appropriate additional funds.

A situation will be considered an emergency when (i) it is unanticipated, (ii) threatens imminent injury or damage to people or property, and (iii) requires immediate attention. Examples of an emergency include stabilization of creek banks due to major slumping or failure, removal of fallen tree limbs, and repair of buildings due to storm or water damage.

6. Capital Improvements.

- (a) If the parties determine that capital improvements to the Park are needed, the Town shall prepare a capital improvement budget for the fiscal year in which the work is anticipated to occur. The Town shall present the capital improvement budget to the County Public Works Department by April 15

of the year that precedes the fiscal year in which the work is expected to occur. Such budget will be in substantially the form of Exhibit C - Capital Improvement Budget. The County will have 60 days to review the annual budget and to either approve it or request modifications to it. Modifications proposed by the County may be based on fiscal or other considerations identified by the County. If the County requests modifications to the annual budget within the time allotted, the parties shall use good faith efforts to finalize the annual budget for the upcoming fiscal year before the July 1 start of that fiscal year, but if no agreement is reached, the proposed capital improvement project(s) will be delayed until the parties mutually agree.

- (b) The cost of any capital improvements will be shared equally by the parties, subject to appropriations by the County Board of Supervisors and Danville Town Council.
- (c) The Town will invoice the County on a quarterly basis for capital improvement-related expenses incurred in the prior quarter, including Town labor, contracted services, materials and supplies, utilities and administrative overhead. The County shall pay the Town the amount due to the Town within thirty (30) days of receipt of the invoice.
- (d) Each of the parties is responsible for providing for appropriate contingency and capital reserves to address unanticipated costs, capital replacement, and future improvements.

7. **Rental and Use Policies.**

- (a) The objective of the use policy will be to maximize the use and enjoyment of the Park by as broad a segment of Town and Alamo residents as possible.
- (b) Facilities will be made available on a "first come, first served" basis in accordance with user priorities established by Town Council Resolution No. 184-91. Those priorities are: 1) official Town or Alamo programs; 2) programs or events co-sponsored by the Town or Alamo; 3) private or non-profit programs or events; and 4) commercial programs or events. A sliding fee scale may be assigned according to user priority. Within the user priorities just described, Park facilities shall be made available on an equal basis to residents of Danville and Alamo.
- (c) Individuals or groups renting facilities at the Park (including, but not limited to, buildings, group picnic areas, etc.) will be charged fees for such

rentals. The fees will be established by the Town through adoption of its annual master fee schedule. There will be no fee differential between residents of the Town or Alamo, although non-resident surcharges may be applied to park users outside these boundaries to the extent lawful. All fees collected will be deposited into the Hap Magee Ranch Park Revenue Account, which the Town shall maintain and account for as a separate fund.

8. Insurance.

- (a) Liability Insurance. Each party shall maintain throughout the term of this Agreement either (i) commercial general liability insurance in commercially reasonable amounts but in no event in an amount less than \$3,000,000 per occurrence, protecting and insuring against claims for bodily injury, death, property damage and personal injury occurring within or resulting from use of the Park, or (ii) a general self-insurance program covering bodily injury, death, property damage, and personal injury occurring within or resulting from use of the Park.
- (b) Property Insurance. Each party shall maintain throughout the term of this Agreement fire insurance and a standard all risk policy covering the Park. The cost of any loss will be shared equally by the Town and the County.
- (c) Contractors and Consultants. Any contractors or consultants retained to perform work related to the Park shall be required to provide the following insurance coverages, as appropriate: commercial general liability, automotive liability, workers compensation/employers liability and professional errors and omissions. The commercial general liability insurance shall be in commercially reasonable amounts, but in no event in an amount less than \$1,000,000. If a contractor is building a structure on the Property, then the contractor shall be required to carry completed operations coverage and, if applicable, builder's risk insurance. Where applicable, the above policies shall name the County and Town and their respective officers, employees and agents as additional insureds. Such contracts shall also include, to the extent legally permissible, the duty to indemnify, defend and hold harmless the County, Town and their respective officers, employees and agents.

9. Indemnification.

- (a) County shall defend, indemnify, save and hold harmless the Town and its officers, employees and agents from any and all claims, costs and liability, including reasonable attorney's fees, for any damages, death or injury to

persons or property to the extent the liability is caused by the willful misconduct or negligent acts, errors or omissions of the County, its officers, employees or agents.

- (b) Town shall defend, indemnify, save and hold harmless the County and its officers, employees and agents from any and all claims, costs and liability, including reasonable attorney's fees, for any damages, death or injury to persons or property to the extent the liability is caused by the willful misconduct or negligent acts, errors or omissions of the Town, its officers, employees or agents.

10. **Privileges and Immunities.**

In accordance with Government Code Section 6513, all of the privileges and immunities from liability, exemptions from laws, ordinances and rules, all pension, relief, disability, workmen's compensation, and other benefits which apply to the activity of the officers, agents or employees of the County, the Town, or both, when such officers, agents or employees are performing their respective functions within the territorial limits of their respective agencies, apply to them to the same degree and extent when they are engaged in the performance of any of their functions and duties extraterritorially in furtherance of the objectives of this Agreement.

11. **Law Enforcement.**

The Town will have primary responsibility for providing law enforcement within the Park. In the event of an emergency, whichever law enforcement department is first to respond (Town Police Department or County Sheriff) shall act as the lead agency during that incident.

12. **Disposition of Property.**

Any distribution of the Property to the parties will be based on jurisdictional boundaries. If the value of the property distributed to one party is greater than the value of the property distributed to the other party, as determined by an appraisal, the party receiving the more valuable distribution shall pay the other party an amount equal to the difference in value. In the event that one or the other jurisdiction wishes to purchase all or a portion of the other's property, the purchase price will be based on the appraised market value of the property.

13. **Surplus Money.**

Upon termination of this Agreement, any surplus money on hand will be returned to the County and the Town in proportion to contributions made.

14. Successors-Assignment.

This Agreement binds and inures to the benefit of the successors of the parties. Neither party may assign any right or obligation under this Agreement without the prior written consent of the other.

15. Term of Agreement; Amendments.

(a) Term. This Agreement will remain in effect indefinitely unless terminated by mutual written agreement of the parties.

(b) Amendments. This Agreement may be amended in writing by the parties.

16. Counterparts.


This Agreement and any amendment may be executed in any number of counterparts.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year written above.

COUNTY

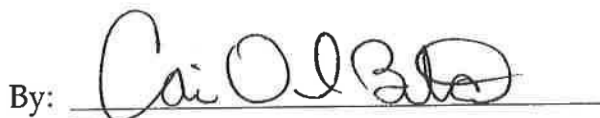
TOWN

By: 
Chair, Board of Supervisors

By: 
Mayor

Attest: David Twa, Clerk of the Board of Supervisors and County Administrator

Attest:

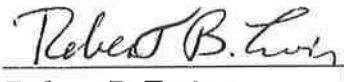
By: 
Deputy

By: 
City Clerk

Recommended for Approval:

By: 
Julia R. Bueren
For Public Works Director

Approved as to Form:

By: 
Robert B. Ewing
City Attorney

Approved as to Form:

Sharon L. Anderson
County Counsel


By: 
Kathleen M. Andrus
Deputy County Counsel

EXHIBIT A

DESCRIPTION

ORDER NO. W-491148

Those parcels of land in the City of Danville, County of Contra Costa, State of California,
Described as follows:

PARCEL ONE

Lots 55 and 56, map of Rancho El Rio, filed March 24, 1910, Map Book 2, page 48,
Contra Costa County Records

EXCEPTING FROM PARCEL ONE:

- 1- As to Lot 55: The interest conveyed to Contra Costa County by deed recorded June 14, 1944, Book 760, Official Records, page 359.
- 2- As to Lot 55: That portion thereof described in the deed to Harry H. Magee, Jr., et ux, recorded February 16, 1961, Book 3806, Official Records, page 199.
- 3- That portion thereof described as Parcel One in the deed to State of California, recorded September 21, 1962, Book 4207, Official Records, page 391.
- 4- As to lot 55: That portion thereof described as Parcel One in the deed to Harry H. Magee, et ux, recorded August 24, 1967, Book 5439, Official Records, page 450.

PARCEL TWO

Portion of Lot 55, map of Rancho El Rio, filed March 24, 1910. Map Book 2, Page 48,
Contra Costa County records, described as follows:

From a point in the center line of the road designated on said map as El Monte, at the most eastern corner of said Lot 55; thence from said point of commencement north 20° 43' West along said center line 125.25 feet; thence leaving said center line north 68° 32' west 26.98 feet; thence westerly 61.77 feet along the arc of a curve concave to the south, tangent to the last-mentioned course, said curve having a radius of 48.72 feet; thence leaving said curve south 76° 22' 56" west 36.53 feet; thence north 83° 46' 30" west 75.70 feet; thence south 60° 45' west 94.25 feet to the actual point of beginning of this description; thence north 63° 45' west

44.5 feet; thence north 60° 45' west 105.42 feet; thence north 28° 56' east 205 feet; thence south 61° 4' east 150 feet; thence south 28° 56' west 203 feet to the point of beginning.

PARCEL THREE

Portion of Lot 55, map of Rancho El Rio, filed March 24, 1910, Map Book 2, page 48. Contra Costa County records, described as follows:

Beginning at the most northerly corner of the parcel of land described in the deed to Harry H. Magee, et ux, recorded February 16, 1961, Book 3806, Official Records, page 199; thence from said point of beginning, along the exterior line of the said Magee parcel, as follows: South 28° 56' west, 205 feet; south 60° 45' east, 105.42 feet and south 63° 45' east, 44.5 feet to the most southerly corner thereof; thence south 25° 56' west, along the direct extension south 28° 56' west of the southeast line of said Magee parcel, 86.38 feet to the southwest line of said Lot 55; thence north 61° 04' west, along said southwest line, 245.15 feet, more or less, to a point which bears south 47° 08' 36" west from the point of beginning, thence north 47° 08' 36" east, 304.90 feet to the point of beginning.

PARCEL FOUR

Right of way created in reference to Parcels Two and Three above in the deed to Harry H. Magee, et ux, recorded August 24, 1967, Book 5439, Official Records, page 450, as follows:

"A right of way (not to be exclusive) for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipelines, and for telephone, television service, electric light and power lines, together with the necessary poles of conduits, as an appurtenance to Parcel One above, and as an appurtenance to the parcel of land described in the deed to Harry H. Magee, Jr., et ux, recorded February 16, 1961, Book 3806, Official Records, page 199, over a portion of Lot 55, map of Rancho El Rio, filed March 24, 1910, Map Book 2, page 48, Contra Costa County records, being the "Proposed 20' NON-EXC, R/W", as designated on the map of Record of Survey, Filed June 2, 1967, Book 48, Licensed Surveyors Maps, page 15".

Those parcels of land in the unincorporated area of the County of Contra Costa, State of California, described as follows:

PARCEL FIVE

Portion of the Rancho San Ramon, described as follows:

Commencing at the point of intersection of the Easterly line of the County Road between the Towns of Walnut Creek and Danville with the southerly boundary line of the

property known as the "Ford Tract" in the Rancho San Ramon, said point also being on the northerly boundary line of that certain parcel of land particularly described in the certain deed executed August 23, 1927 by Josiah Boucher and Ada Boucher, his wife, to Fred H. Van, recorded August 24, 1927 in Volume 93 of Official Records, page 199, records of Contra Costa County, California, thence from said point of commencement, along the easterly line of said County Road, North 41° 35' west 22.00 feet to the southwesterly corner of that certain parcel of land particularly described in that certain deed executed January 12, 1911 by James C. Jones to Flora Stone Jones, recorded January 16, 1911 in Volume 160 of Deeds, page 340, records of said county; thence, along the southeasterly boundary of said parcel of land, North 47° 30' east, parallel to the southerly boundary of said "Ford Tract", 9.42 chains, more or less, to the center of San Ramon Creek, said point being in the southwesterly boundary of that certain 191.13 acre tract of land particularly described in that certain deed executed December 5, 1899 by Bank of Martinez, a corporation to George Van Gorden, recorded January 16, 1900 in Volume 84 of Deeds, page 108, records of said County: thence up the center of said creek, following the southwesterly boundary of said 191.13 acre tract, southeasterly, to the southerly boundary of said "Ford Tract", said point being the most northerly corner of said parcel of land now or formerly of Fred H. Van, first hereinbefore referred to; thence, along the southerly line of said "Ford Tract" and along the northerly line of said lands now or formerly of Van, to the point of commencement.

PARCEL SIX

Portion of Lot 1, map of Hemme Subdivision, filed March 4, 1895, Map Book C, page 71, Contra Costa County records, described as follows:

Beginning in the center line of San Ramon Creek, at the most southerly corner of the parcel of land described as Parcel One in the deed to H. & J. Co., recorded February 21, 1951, Book 1719, Official Records, page 353; thence from said point of beginning north 47° 45' east, along the southeast line of said H. & J. Co. parcel, to the southwest line of the parcel of land described as Parcel One in the deed to State of California, recorded September 20, 1962, Book 4206, Official Records, page 354; thence along said southwest line as follows: North 50° - 57" west, 339.06 feet; north 41° 46' 17" west, 459.98 feet and north 45° 31' 45" west, 289.98 feet to the southeast line of the 6 acre parcel of land described in the deed to Jennie V. Minor, recorded November 6, 1915, Book 257. Deeds, page 114; thence south 28° 30' west, along said southeast line, to the center line of said San Ramon Creek; thence along said center line to the point of beginning.

EXHIBIT B

AGREEMENT SUPPLEMENT No. 2011-1


This Agreement Supplement No. 2011-1 is dated June , 2011 and supplements the "Joint Exercise of Powers Agreement for the Ownership, Operation and Maintenance of Hap Magee Ranch Park" dated 8/16 (the "Agreement") between the Town of Danville, a municipal corporation of the State of California (the "Town") and the County of Contra Costa, a political subdivision of the State of California (the "County").

1. The Town is responsible for the maintenance and operation of Hap Magee Ranch Park at a service level equivalent to that provided for other park facilities owned and maintained by the Town.
2. The Town and the County equally share all costs and revenues.
3. The County's Obligation for the Fiscal Year beginning July 1, 2011 is One hundred-seventy-six thousand, four hundred fifteen dollars (\$176,415.00).
4. This Agreement Supplement No. 2011-1 is effective in accordance with the terms of the Agreement.

COUNTY

COUNTY OF Contra Costa, a political subdivision of the State of California

By:


David Twa
County Administrator

TOWN

TOWN OF DANVILLE, a municipal corporation of the State of California

By:



Joseph A. Calabrigo
Town Manager

EXHIBIT C


AGREEMENT SUPPLEMENT No. 2011-2

This Agreement Supplement No. 2011-2 is dated June 2, 2011 and supplements the "Joint Exercise of Powers Agreement for the Ownership, Operation and Maintenance of Hap Magee Ranch Park" dated 8/16 (the "Agreement") between the Town of Danville, a municipal corporation of the State of California (the "Town") and the County of Contra Costa, a political subdivision of the State of California (the "County").

1. The Town is responsible for serving as the project manager for capital improvements at Hap Magee Ranch Park.
2. The Town and the County equally share all capital improvement costs.
3. Projects proposed and approved for the Fiscal Year, beginning July 1, 2011 includes ongoing capital maintenance.
4. The County's Obligation for the Fiscal Year beginning July 1, 2011 is Twenty-one thousand, eight hundred seventy-five dollars (\$21,875.00).
5. This Agreement Supplement No. 2011-2 is effective in accordance with the terms of the Agreement.


COUNTY

COUNTY OF Contra Costa, a political subdivision of the State of California

By: 
David Twa
County Administrator

TOWN

TOWN OF DANVILLE, a municipal corporation of the State of California

By: 
Joseph A. Calabrigo
Town Manager

BACKGROUND: (CONT'D)

Since its acquisition by the PFC in 1987, the County and the Town have jointly operated and maintained the Property pursuant to an agreement entitled "Joint Powers Agreement (Magee Park)," dated May 26, 1987 (the 1987 JPA). Many of the provisions of the 1987 JPA are outdated. As a result, the County and the Town desire to replace the 1987 JPA Agreement with a simplified Joint Exercise of Powers Agreement to facilitate the ongoing operation and maintenance of the Park.

CONSEQUENCE OF NEGATIVE ACTION:

The County and Town would continue to operate the Park under the 1987 JPA.

CHILDREN'S IMPACT STATEMENT:

Not applicable.