



CONTRA COSTA COUNTY

AGENDA - PUBLISHED

Alamo Municipal Advisory Council

Tuesday, September 2, 2025

6:00 PM

1401 Danville Blvd., Alamo

The Land Use Subcommittee Meeting will meet at 5:00pm to discuss the three land use applications.

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Call to Order - Pledge of Allegiance - Roll Call
2. Staff/Agency Reports
3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).
4. Alamo MAC Chair Heather Chaput Resignation [25-3455](#)
5. Final Comments on Livorna Park Play Structure Design [25-3456](#)
Attachments: [LIVORNA PARK PRESENTATION_250729](#)
6. CDLP25-02021 - 3160 Danville Blvd. [25-3457](#)
Attachments: [CDLP25-02021 ACR](#)
[SVC sketch set](#)
7. CDVR25-01017 - 41 Viejo Vista, Alamo [25-3458](#)
Attachments: [CDVR25-01017 Agency Comment Packet](#)
8. CDVR25-01004 - 100 Valley Oaks Drive [25-3459](#)
Attachments: [CDVR25-01004 - Agency Comment Packet](#)
9. Hap Magee Shade Structure [25-3460](#)
Attachments: [SHADE STRUCTURE_HAP MAGEE PARK](#)
10. Center of Roundabout Landscaping Plan [25-3461](#)

11. Subcommittee Reports

The next meeting is currently scheduled for October 7, 2025

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 with Supervisor Andersen's Office at Cameron.Collins@bos.cccounty.us.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3455

Agenda Date: 9/2/2025

Agenda #: 4.

Advisory Board: Alamo Municipal Advisory Council

Subject: Alamo MAC Chair Heather Chaput Resignation

Presenter: Cameron Collins, Office of Supervisor Andersen

Contact: 925.655.2300; Cameron.Collins@bos.cccounty.us <<mailto:Cameron.Collins@bos.cccounty.us>>

Information: Alamo MAC Chair submitted her resignation on Thursday, August 7.

Recommendation(s)/Next Step(s): Chaput's seat will be vacated on Tuesday, September 9. Alamo MAC Alternate Michelle Parkinson will be moved to the regular seat. The Alternate seat will be vacated on Tuesday, October 7.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3456

Agenda Date: 9/2/2025

Agenda #: 5.

Advisory Board: Alamo Municipal Advisory Council

Subject: Livorna Park Play Structure Design

Presenter: Lorne Smith, Kompan

Information: Based on Alamo MAC feedback, the Livorna Park play structure design has been updated.



Livorna Park

ALAMO, CA • JUL 2025

Project introduction



Your team



Direct Sales Representative
Lorne Smith
Market Development Lead
Email: lorsmi@kompan.com



Architectural Designer
Surya Subramaniam, CPSI
Bachelor of Architecture
Email: sursub@kompan.com



Play Institute Manager
Dr. Suzanne Quinn
PhD, Child & Family Studies
Email: suzqui@kompan.com



^ Existing Hap McGee & Oak Hill playgrounds

Design considerations

- Establish an independent identity compared to Oak Hill and Hap McGee, yet still work with them to create a cohesive set of parks
- Focus on nature theme with clean lines that can blend in with natural setting
- Consider the community's farming history as inspiration
- Use natural colors such as greens, browns, and tans
- Utilize HDPE/Steel materials instead of robinia
- Create a fenced 2-5 area
- Promote accessibility
- Provide the opportunity for speed & thrill

Equipment requests

- Universal Carousel
- North-facing PE slides
- Climbing nets
- Turf mound for free play and cardboard sledding
- Swings with basic seats, toddler seats, and ADA seat
- Freenotes music elements



Project goals

Modern nature- and garden-inspired equipment create a playground that blends into the natural setting while tying into the Oak Hill and Hap McGee playgrounds.

Higher play events for younger children offer challenging and creative play opportunities for all abilities; quiet spaces are provided for children who like a break from active play spaces.

The full spectrum of play events ranked in the public engagement digital survey are represented, from interactive play to strengthening equipment.

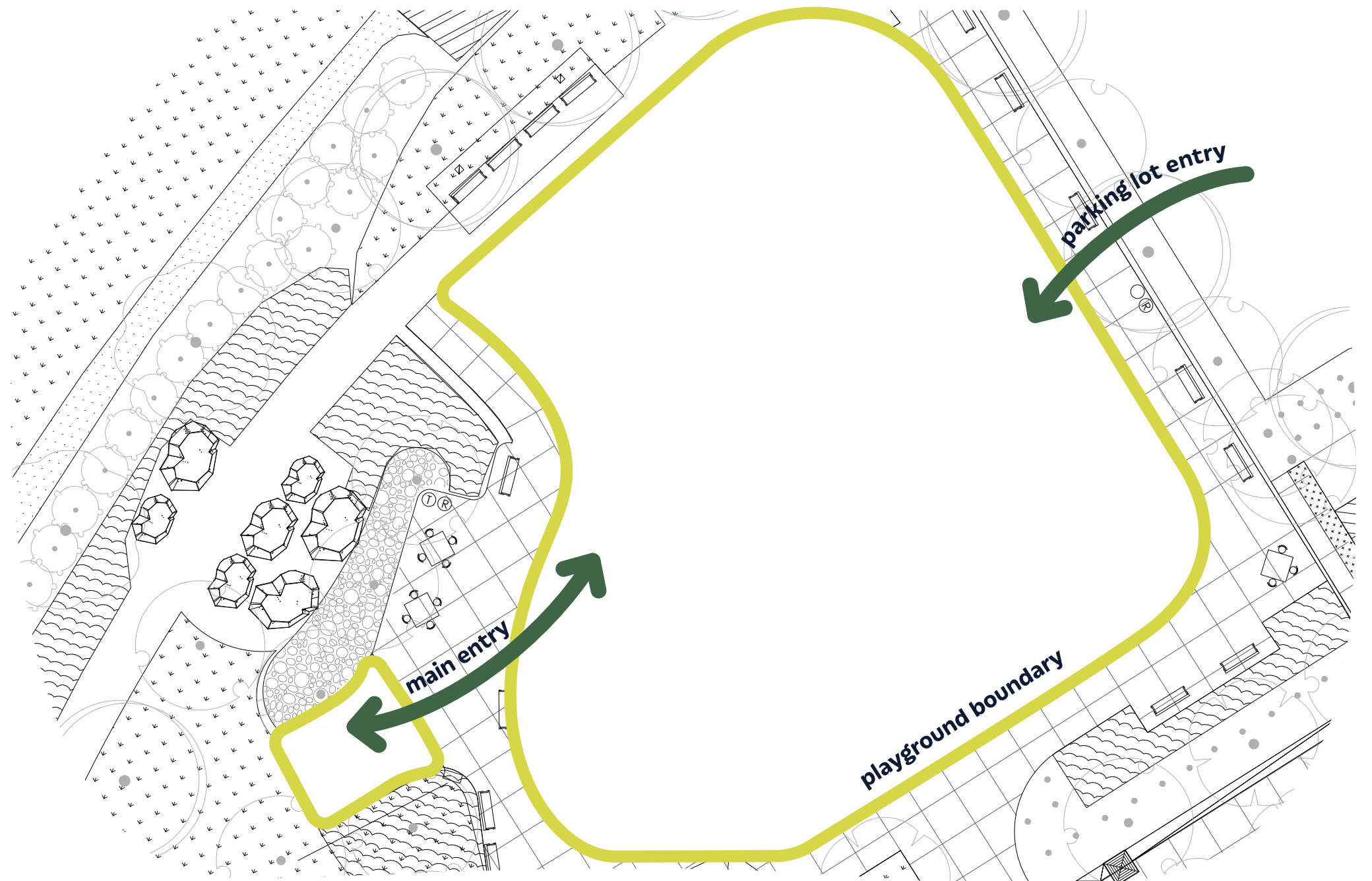
Site context

Maintain clear sight-lines from both the lawn and the parking lot.

Zone the playground with consideration for proposed pathways and site furnishings to assist parents in monitoring children while seated.

Proximity to the proposed restroom allows longer play & stay times for parents and children.

Livorna Rd & Miranda Ave
Alamo, CA



**Design
solution**







Site plan







Materials





Play types





2-5 year play











5-12 year play









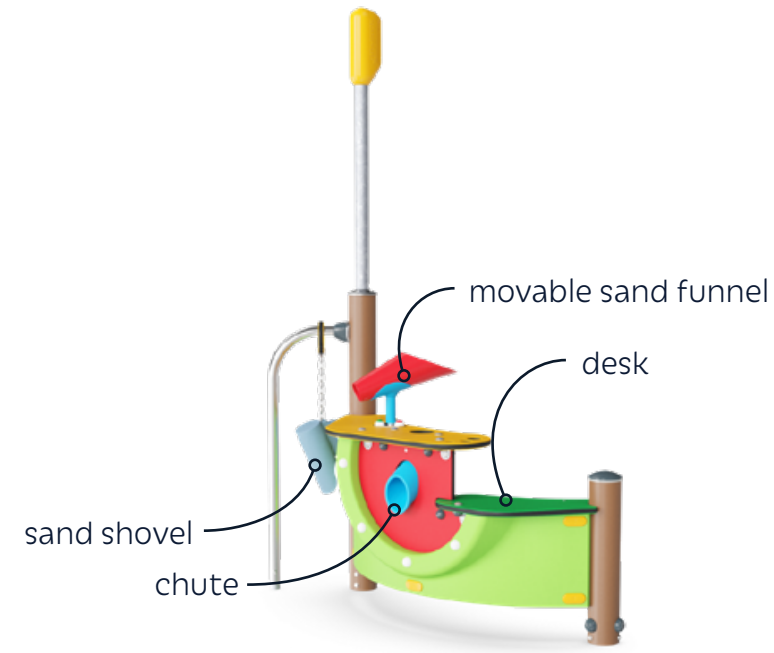
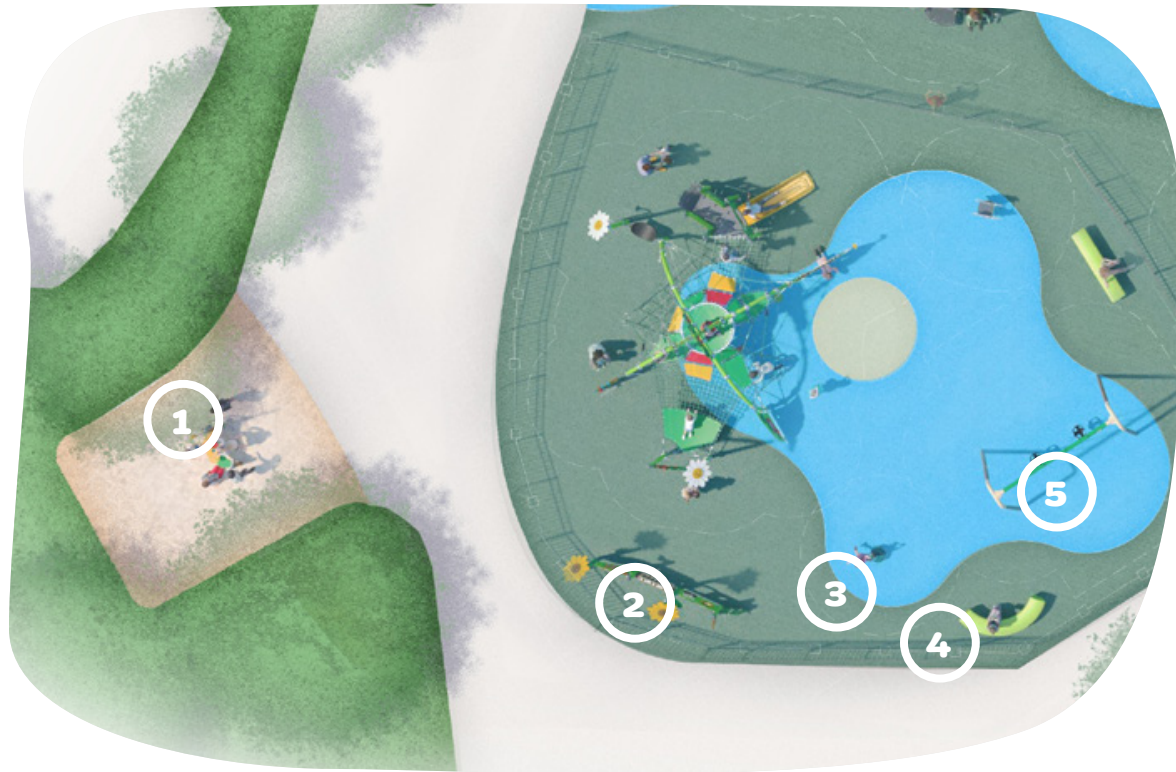




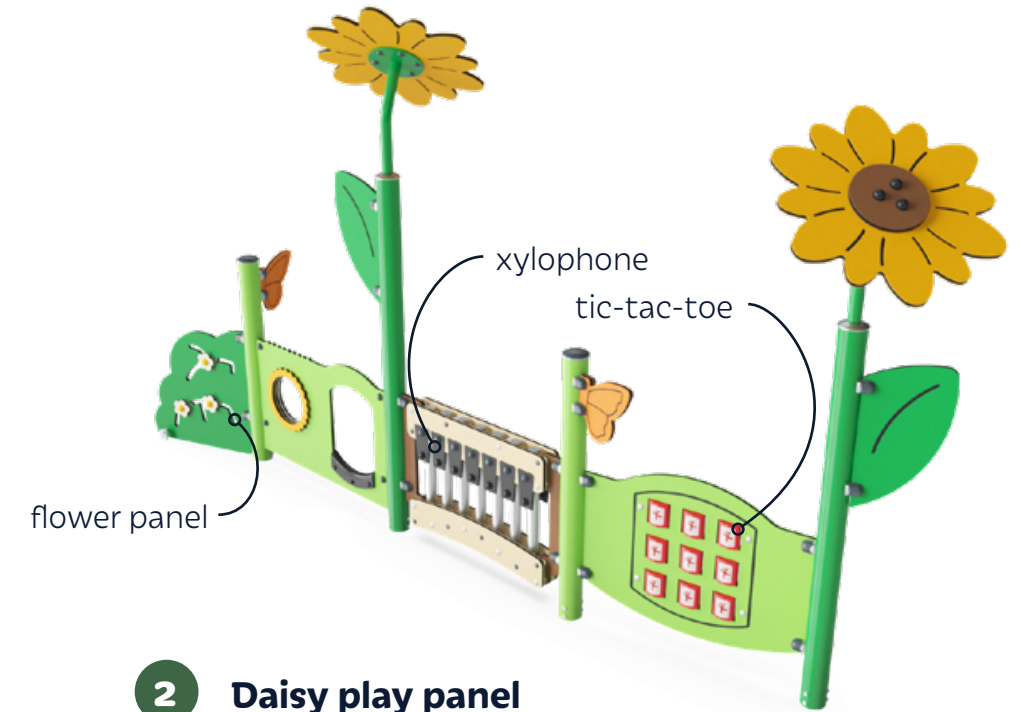


Equipment details





1 Miner sand play



2 Daisy play panel



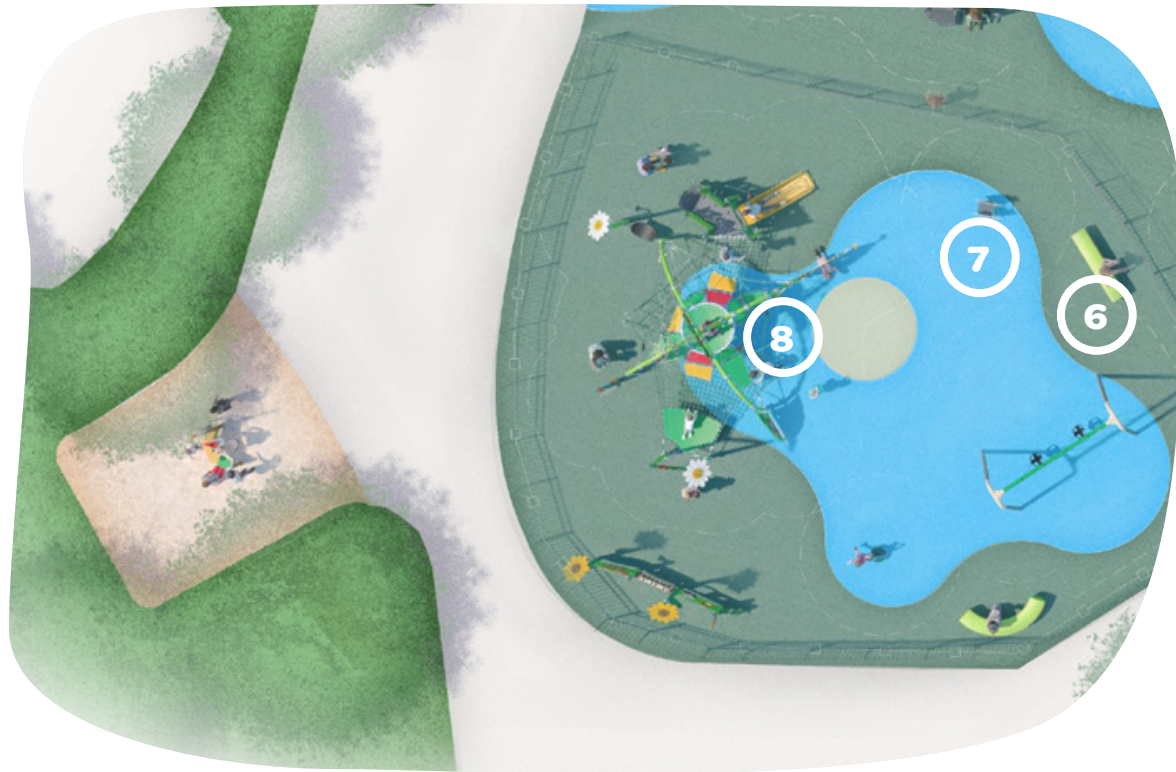
3 Junior spica spinner



4 Loop arc



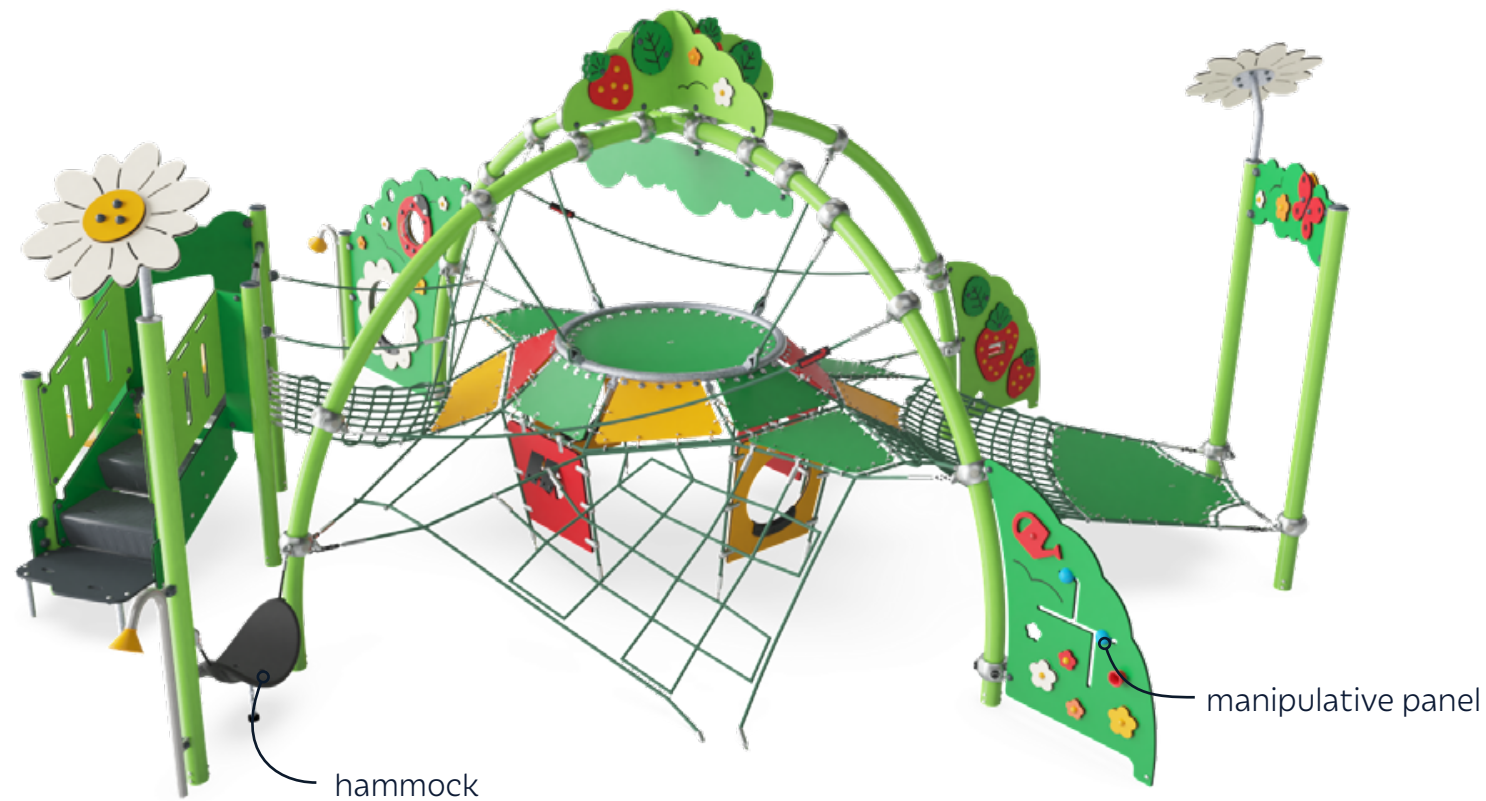
5 1-bay swings



6 Loop line



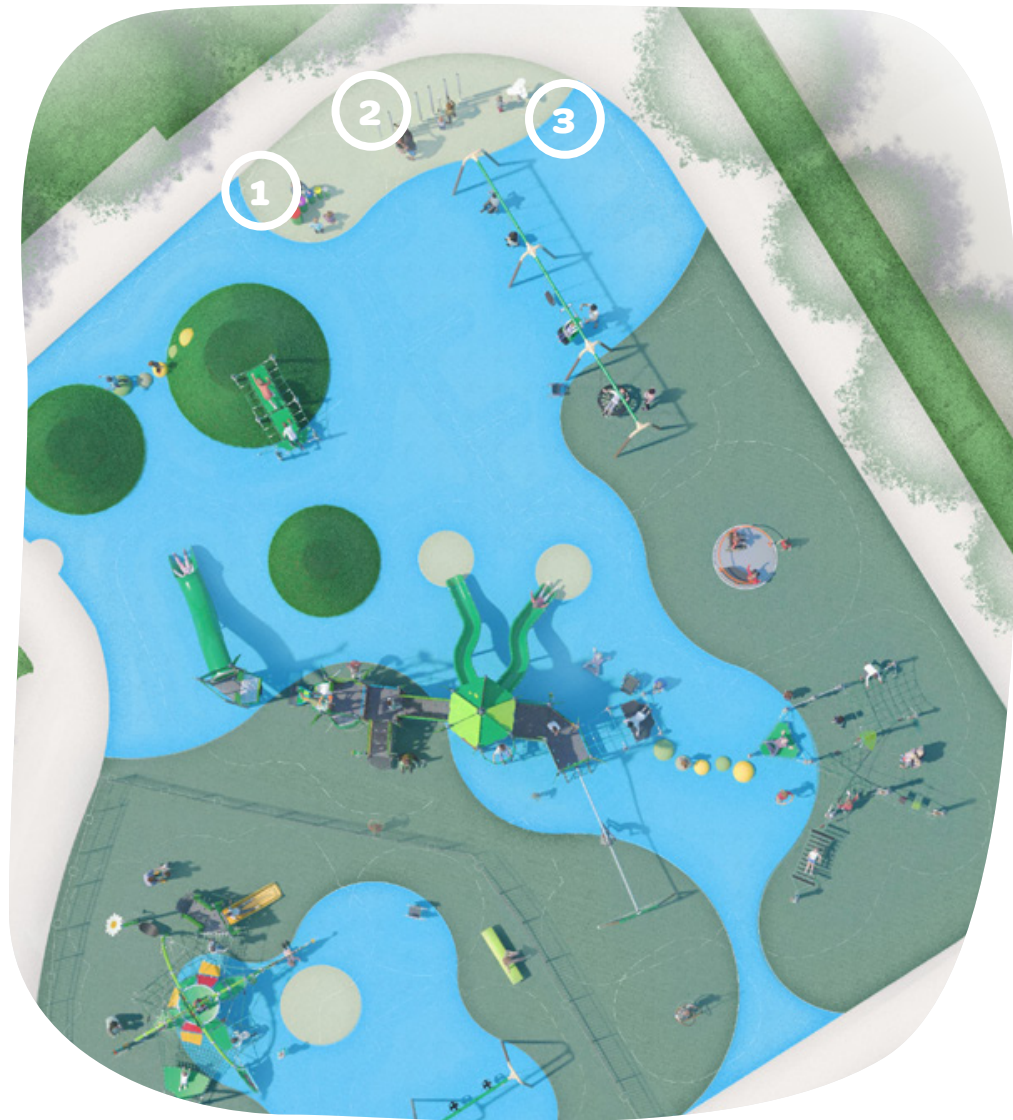
7 Daisy rocker



8 Garden mini dome



2-5 Equipment



1 Freenotes tuned drums



2 Freenotes contrabass chimes

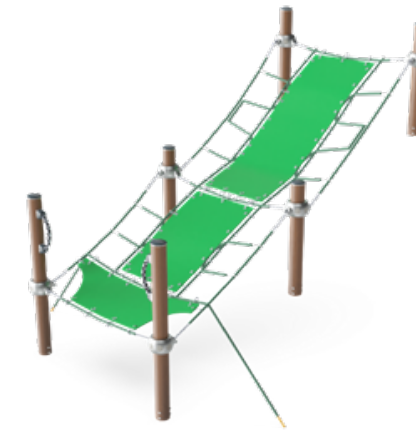


3 Freenotes lilypad

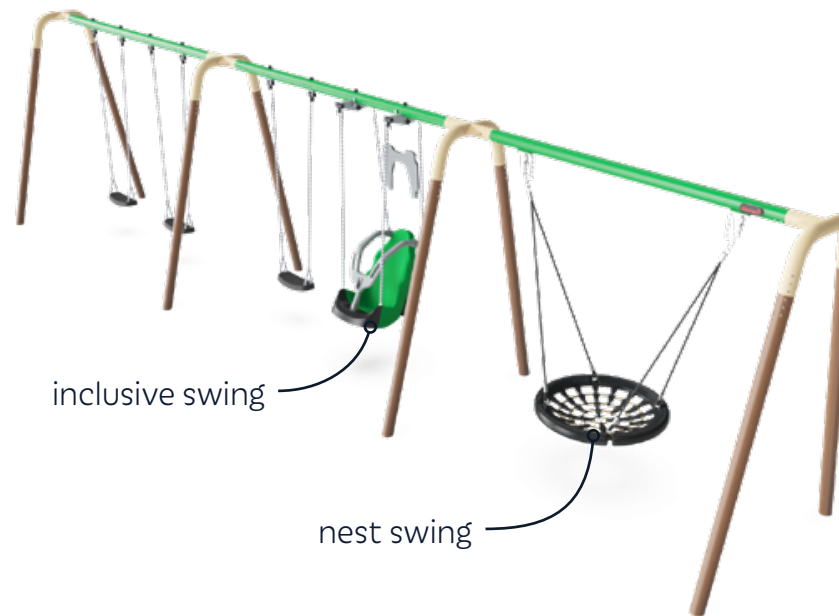
5-12 Equipment



4 PIP spheres



5 Climbing membrane net



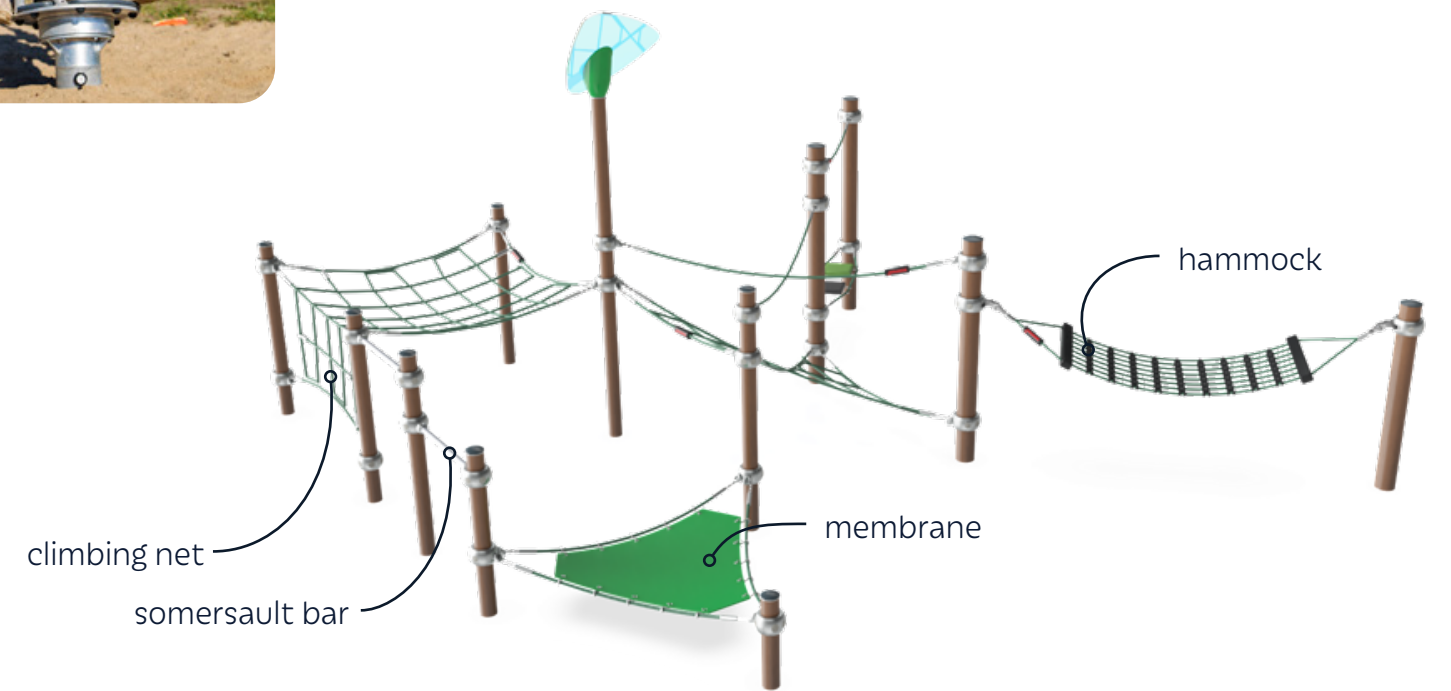
6 3-bay swings



7 Universal carousel



8 Rocket roller



9 Roloway trail



10 PIP spheres

5-12 Equipment



11 Garden tower



cliff rider



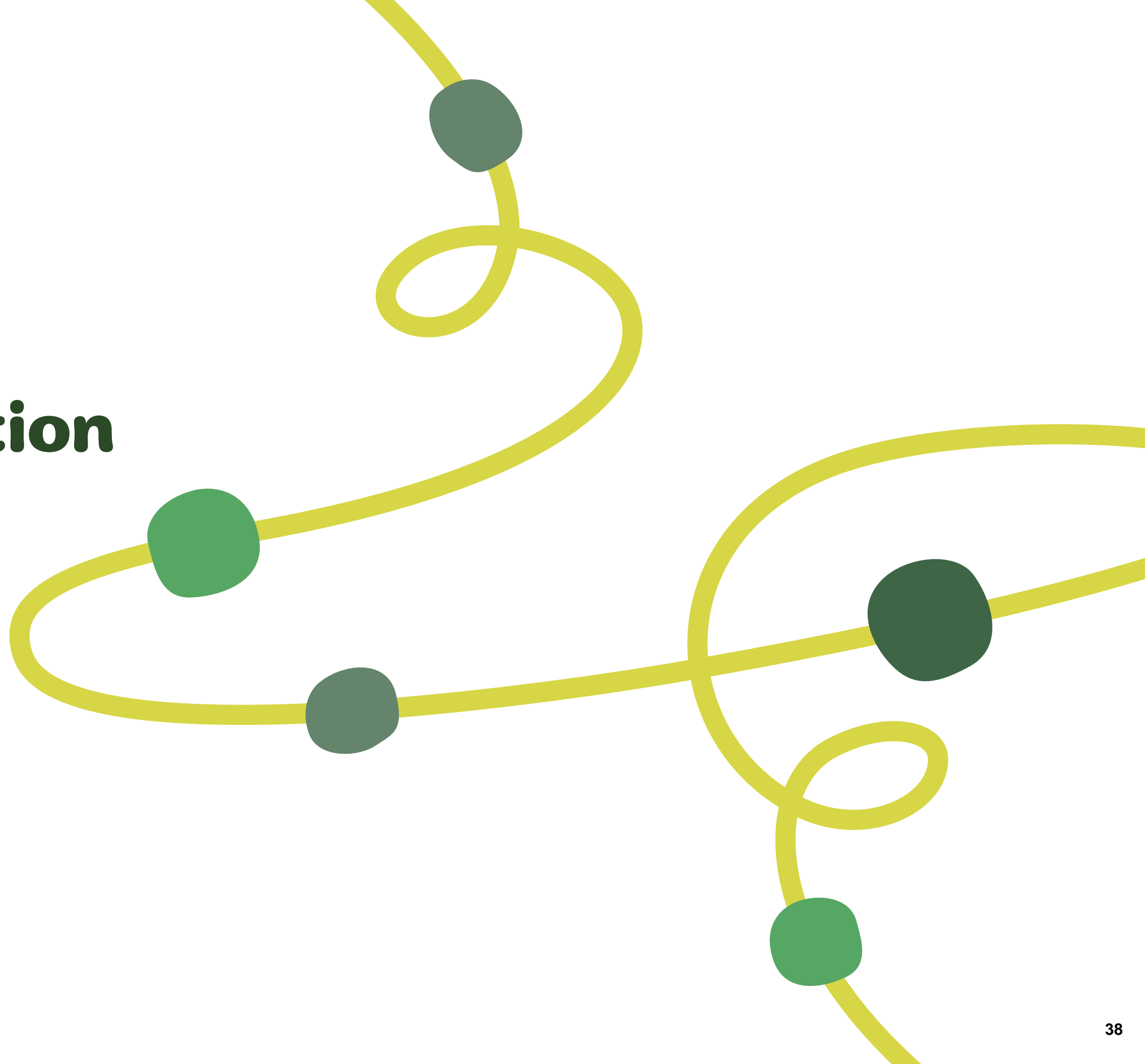
track ride

5-12 Equipment



Shading options

**Additional
information**



Play the KOMPAN Way



Creating healthier and happier communities for over 50 years

KOMPAN's journey started in 1970, when young artist Tom Lindhardt founded the company. Working closely with child experts, he set out to ignite children's instinct to play, and in doing so, he invented a completely new way of rocking with the iconic Springer.

Since then KOMPAN has launched numerous inventions that have set new global standards for ways to play, always seeking to create the world's best playground and sport & fitness solutions.



Wow, Stay, Develop

These three little words reflect our approach to sparking the human instinct to play. Our unique philosophy of product development is based on thorough research, extensive user involvement, and close collaborations with experts through the KOMPAN Play & Fitness Institute. This creates solutions that motivate people of all ages and abilities to play more, learn more, and be more physically active while always having fun.



The Wow Factor

When you see a KOMPAN site, your **imagination and excitement** ignite and drive your instinct to play. You can't wait to start playing or exercising with our inventions!

The Stay Factor

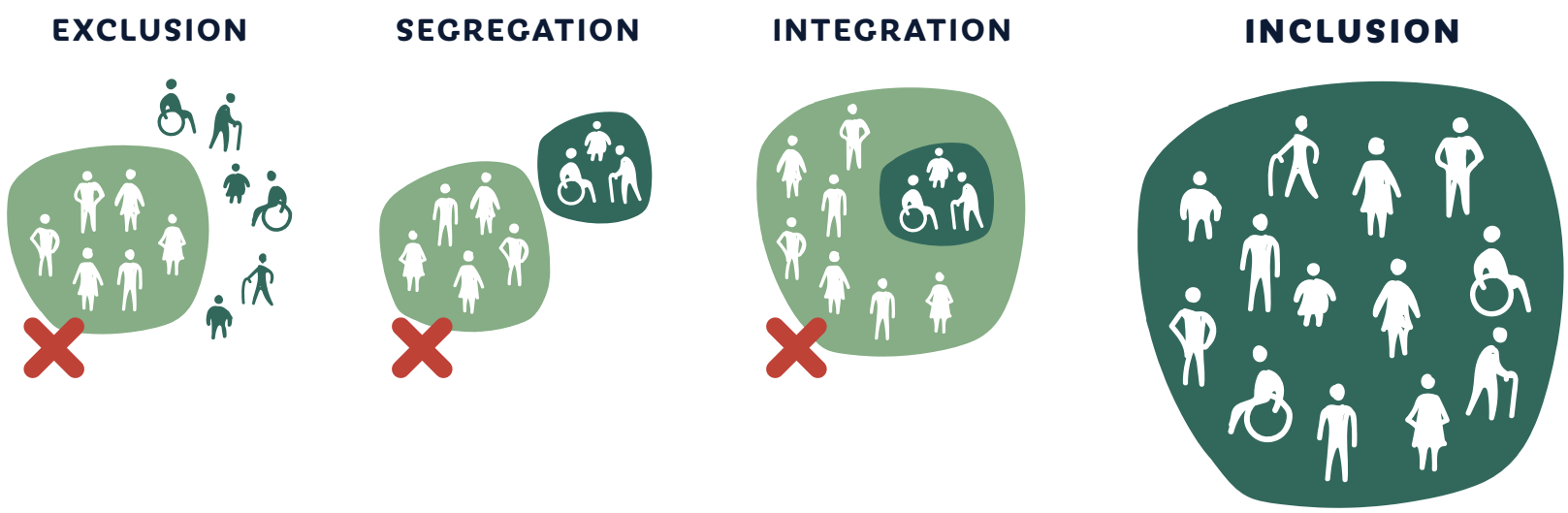
Once you start playing or exercising, we seek to make you stay. Age-appropriate solutions **continuously stimulate** new ways of playing with the right dose of challenge that is key to having fun and being physically active.

The Develop Factor

When engrossed in play we **learn and move with intensity**—often not sensing our own intellectual and physical development. KOMPAN solutions develop physical skills such as motor skills, balance, and coordination, as well as intellectual skills such as language development and cause-and-effect principles.

The belief in inclusive play runs deep at KOMPAN

“Play Together”—the idea that everyone should be included in play—is a foundational pillar in our philosophy. KOMPAN has more than 40 years of experience from designing play solutions for all, including children with disabilities. You will find universal design everywhere in our playgrounds, not least in the many openings and details that encourage play exchanges between children inside and outside the play elements.



6 Principles for Universal, Inclusive Design



Accessible



Multi-functional



360° design
(play from all sides)



Diverse play
opportunities



Clear in color and
design signals



Special solutions for
special needs

KOMPAN Play Institute



Suzanne Quinn, PhD
Manager of KPI, Americas

Suzanne is a member of the National Association for the Education of Young Children (NAEYC), the Society for Research in Child Development (SRCD), and the editorial board of Early Childhood Research Quarterly (ECRQ). She was co-editor of the 2018 Routledge Handbook of International Perspectives on Early Childhood Education with J.L. Roopnarine, J. E. Johnson and M. Patte.



Play specialists dedicated to developing, documenting, and researching playgrounds

The main work areas of the KOMPAN Play Institute are:

- Research in playground and child development
- Testing and documentation of play designs with children of all abilities
- White papers, publications, and research on playground specific topics, see: kompan.com/en/us/research/kompan-play-institute
- Consultancy and advocacy on playgrounds and city planning for play

Child development



Cognitive

Joy of learning: curiosity, understanding of causal relationships and knowledge of the world



Physical

Joy of movement: motor skills, muscle, cardio and bone density



Social-Emotional

Joy of being together: teamwork, tolerance and sense of belonging



Creative

Joy of creating: co-creation and experimenting with materials

Play and growth are intertwined

Play is one of seven emotional systems of the human brain and is on par with other human emotional instincts such as happiness, fear, or love. Children's physical, social-emotional, cognitive, and creative development is not only supported by play, it is developed through play.

Playground play and child development has roots in physical play, in fun rough-and-tumble play. But play motivation and great playgrounds also build on pretend play, dramatic play, explorative sand water play, and many more.

Different age groups also have specific play preferences and needs. The KOMPAN Play Institute recognizes age-appropriateness in the design of individual equipment and its placement.

Materials built to last



Play Panels

The 19mm EcoCore™ panels are a highly durable, eco-friendly material, which is not only recyclable after use, but also are made from >95% post-consumer recycled waste.

The new dark teal EcoCore™ panels used in KOMPAN GreenLine products are made of >95% recycled post-consumer ocean waste.



Decks

All decks are supported by uniquely designed low-carbon aluminum profiles with multiple attachment options. The gray-colored molded decks are made of 75% post-consumer PP material with a non-skid pattern and texture surface.



Hercules Rope

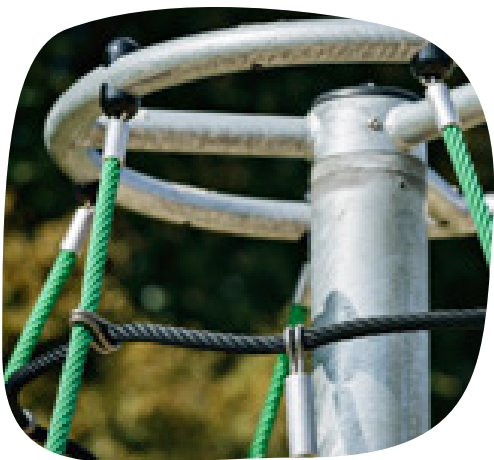
Ropes come with galvanized six-stranded steel wires and a steel core, impossible to wear through. Each strand is tightly wrapped with PES yarn in >95% post-consumer recycled material, which is melted onto each individual strand, making the ropes highly wear and vandalism-resistant.



Posts

Main posts are available in four different materials:

1. Impregnated pine wood with in-ground steel footing.
2. Galvanized steel with powder-coated top finish.
3. Color-anodized lead-free aluminum, made from low-carbon aluminum.
4. TexMade™ posts made from >95% post-consumer recycled textile and plastic waste.



Galvanized Steel

Our steel surfaces and steel frames consist of a hot-dip galvanized inside and outside with lead-free zinc according to global safety standards for playground equipment. The galvanization has excellent corrosion resistance in outside environments and is maintenance free.



Robinia Wood

Robinia wood is a very strong and long-lasting material with very high levels of natural oils. Thus Robinia wood makes durable playgrounds almost maintenance free and able to last for many years.

Industry-leading warranties



LIFETIME* warranty

- Hot-Dip galvanized parts
- Stainless steel parts
- EcoCore™ and other high-density polyethylene (HDPE) parts

* KOMPAN's LIFETIME warranty is in effect for the lifetime of the product until the product is uninstalled and/or taken out of use. In addition, KOMPAN's general terms and delivery conditions apply and supplement this warranty.



15-year warranty

- High-pressure laminate (HPL) parts
- Aluminum parts



10-year warranty

- TexMade™ posts
- Pre-galvanized posts with painted top layer
- Painted surface on galvanized or aluminum metal parts
- Stainless Steel Slides
- Electrogalvanized metal parts
- Molded PP decks
- Solid plastic parts
- Hollow plastic parts
- Transparent Poly Carbonate (PC) parts
- Rope and net constructions
- Wood-plastic composite (WPC) parts
- Robinia, ash, pine, and other wood types



5-year warranty

- Resin coated plywood parts
- Springs and ball bearing assemblies
- Graphic print on transparent PC panels
- Concrete parts
- Galaxy Connection Balls



2-year warranty

- Movable plastic & metal parts
- Rubber membranes
- Screens and electronic parts
- Sunshades & sail solutions
- Nylon nets
- Spare parts

For a greener future

Using **EcoCore™ HDPE GreenLine panels** in ocean green—made from >95% post-consumer ocean recycled waste—reduces carbon emissions by 82% CO₂ e/kg compared to panels from post-industrial waste.



-82%
CO₂ e/kg



-74%
CO₂ e/kg

Using **TexMade™ posts**—made from >95% post-consumer recycled textile and plastic waste—reduces carbon emissions by 74% CO₂ e/kg compared to steel posts.

Using **low-carbon aluminum** profiles produced with renewable energy sources reduces carbon emissions by 56% CO₂ e/kg compared to aluminum made with traditional energy sources.



-56%
CO₂ e/kg

Using natural materials, such as **robinia and pine wood** from sustainable forestry practices, results in sustainable and highly durable playgrounds.



-68%
CO₂ e/kg

Using **BLOQX™ GreenLine panels**—made from 75% post-consumer ocean recycled waste—reduces carbon emissions by 68% CO₂ e/kg compared to standard BLOQX™ panels.

The biggest impact on CO₂ emissions is through raw materials

Within the playground industry, more than 80% of carbon emissions comes from raw materials. Therefore we focus on two things that most effectively help lower CO₂ emissions:

Made Green

Push the development of our own raw materials to increasingly post-consumer recycled waste instead of using virgin materials.

Born Green

Use sustainable raw materials that are naturally green, such as robinia wood that is highly durable and does not require chemical preservatives.

An abstract graphic featuring a thick yellow line that starts from the left edge, curves downwards through five green circles of varying sizes, and then loops back up and to the right. The circles are in two shades of green: a darker forest green and a lighter lime green. The line itself is a bright yellow-green. In the bottom right corner, there is a large, dark green, organic shape that resembles a hill or a cloud. The text "Let's play!" is written in a bold, dark green, sans-serif font on the left side of the page.

**Let's
play!**



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3457

Agenda Date: 9/2/2025

Agenda #: 6.

Advisory Board: Alamo Municipal Advisory Council

Subject: CDLP25-02021 - 3160 Danville Blvd.

Presenter: Dominique Vogelpohl, Department of Conservation and Development

Contact: 925.655.2880

Information:

The applicant requests approval of a Land Use Permit and Development Plan for outdoor seating in the parking area of an existing shopping center. This application includes a request for a variance from the parking requirements of the Off-Street Parking Ordinance.

Recommendation(s)/Next Step(s):

The Zoning Administrator will consider the application on Monday, September 15, 2025.



AGENCY COMMENT REQUEST

Date 08/06/2025

We request your comments regarding the attached application currently under review.

<u>DISTRIBUTION</u>	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
County Geologist	
<u>HEALTH SERVICES DEPARTMENT</u>	
<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
<input checked="" type="checkbox"/> Engineering Services	Special Districts
<input checked="" type="checkbox"/> Traffic	
Flood Control (Full-size)	
<u>LOCAL</u>	
<input checked="" type="checkbox"/> Fire District	<u>SAN RAMON VALLEY FPD</u>
<input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov	
Consolidated – (email) fire@cccfd.org	
<input checked="" type="checkbox"/> Sanitary District	<u>CENTRALSAN</u>
<input checked="" type="checkbox"/> Water District	<u>EBMUD</u>
City of _____	
School District(s) _____	
LAFCO	
Reclamation District # _____	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
<input checked="" type="checkbox"/> MAC/TAC	<u>ALAMO</u>
<input checked="" type="checkbox"/> Improvement/Community Association - Alamo	
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: nwic@sonoma.edu) ___ CA	
and Wildlife, Region 3 – Bay Delta ___ Native	
erican Tribes	
<u>ADDITIONAL RECIPIENTS</u>	

Please submit your comments to:

Project Planner Dominique Vogelpohl

Phone # 902-655-2880

E-mail dominique.vogelpohl@dcd.cccounty.ca.gov

County File # CDLP25-02021

Prior to 09/05/2025

We have found the following special programs apply to this application:

<input type="checkbox"/> Landslide	Active Fault Zone (A-P)
<input checked="" type="checkbox"/> Liquefaction	Flood Hazard Area
<input checked="" type="checkbox"/> 60-dBA Noise Control	
CA EPA Hazardous Waste Site	
High or Very High FHSZ	

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02021

File Date: 8/6/2025

Applicant:

Daniel Hoy AIA, Architect
314 Pacific Ave
ALAMEDA, CA 94501

danielhoyarch@gmail.com
(510) 520-6528

Property Owner:

JOHN L TRE LINEWEAVER
PO BOX 680
ALAMO, CA 94507 068

john@diabloholdings.com
(925) 837-3665

Project Description:

Request approval of a Land Use Permit and Development Plan for outdoor seating in the parking area of an existing shopping center. This application includes a request for a Variance from the parking requirements of the Off-Street Parking Ordinance.

Project Location: (Address: 3160 DANVILLE BLVD, ALAMO, CA 94507 156), (APN: 192071064)

Additional APNs:

General Plan Designation(s): MUC

Zoning District(s): "R-B, -CE -S-2"

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: YES

MAC/TAC: ALAMO MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

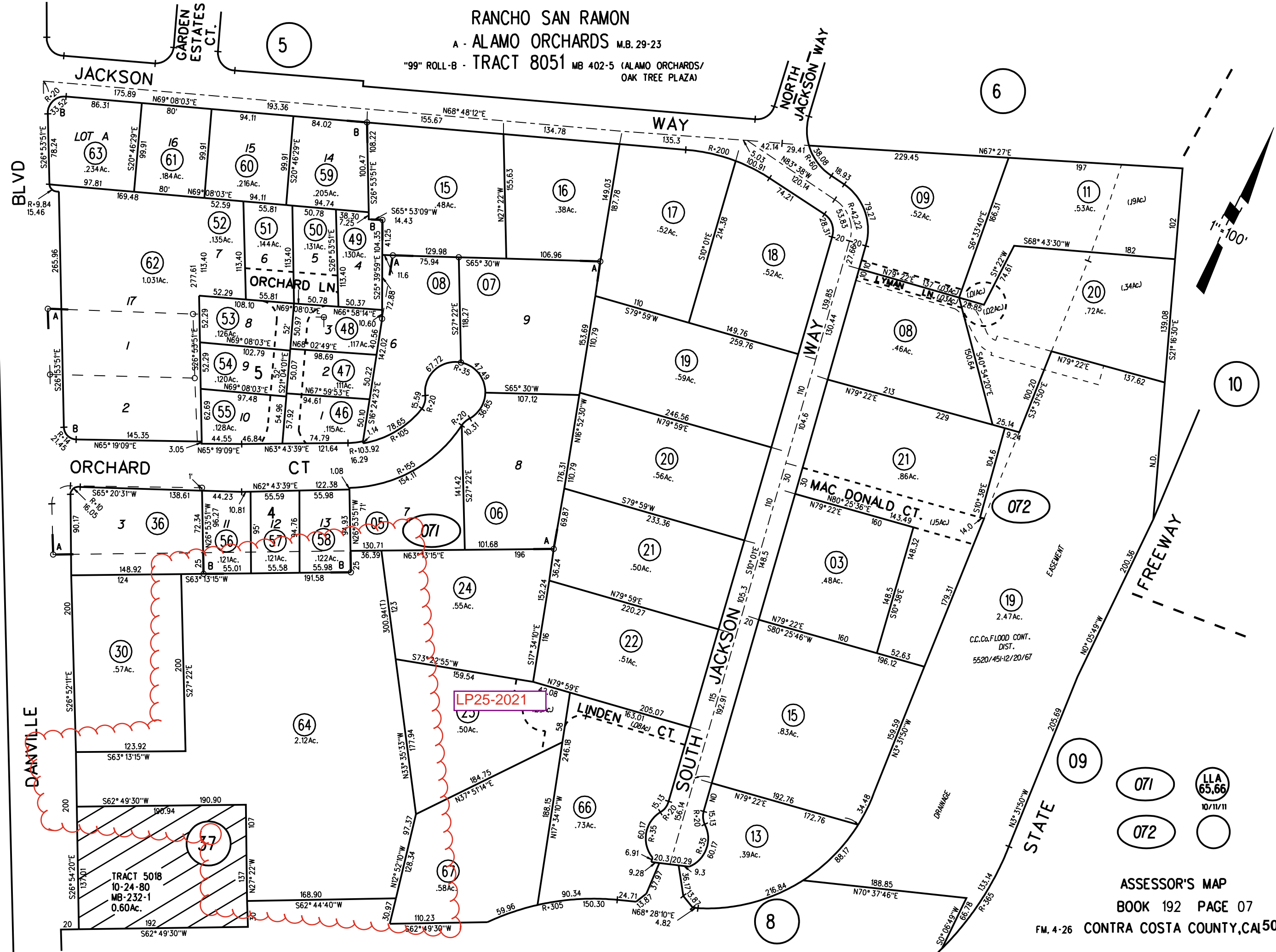
Housing Inventory Site: NO

Specific Plan: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
Total:			5662.00	5662.00

RANCHO SAN RAMON
A - ALAMO ORCHARDS M.B. 29-23
"99" ROLL-B - TRACT 8051 MB 402-5 (ALAMO ORCHARDS/
OAK TREE PLAZA)



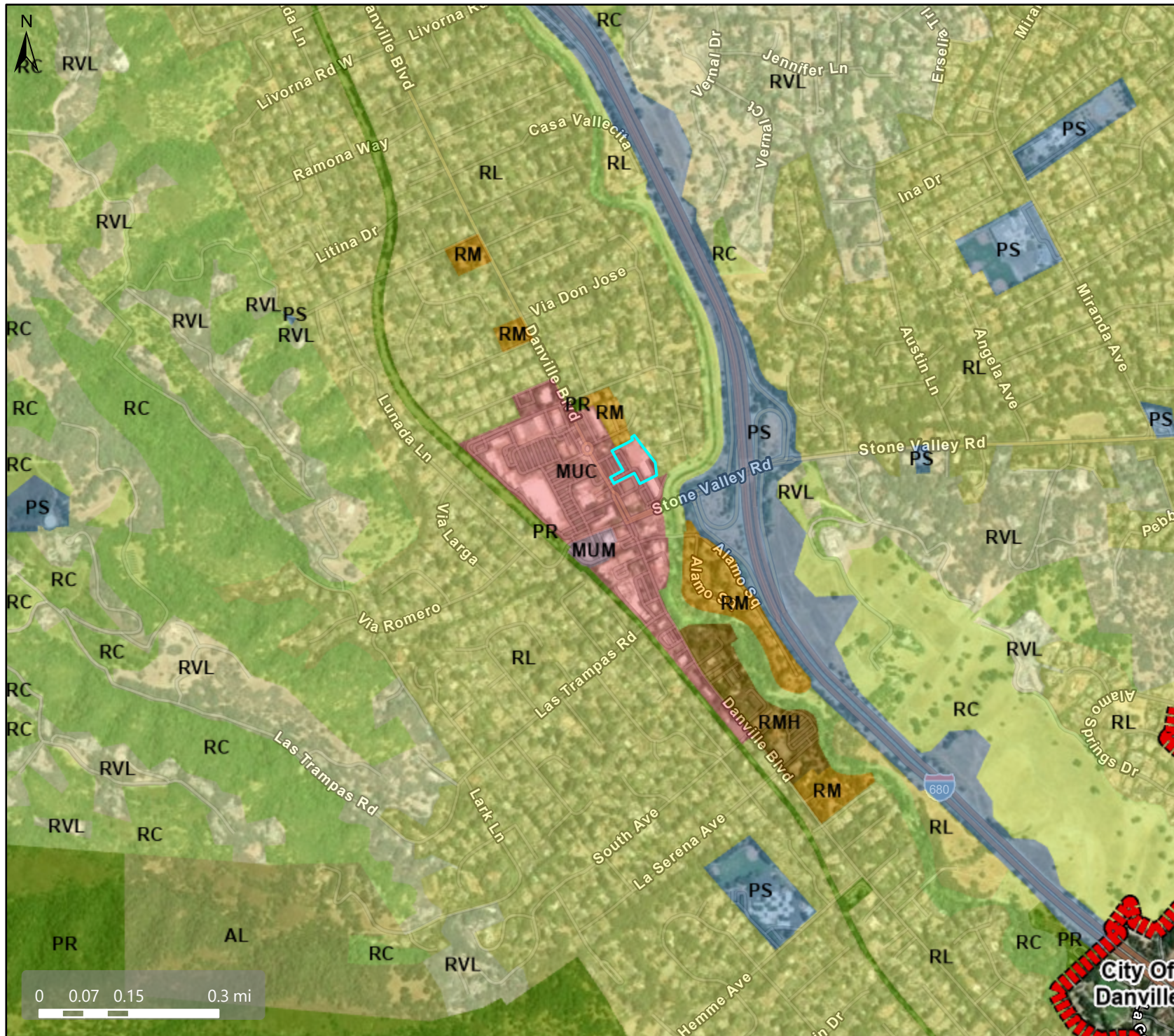
P.B.
191

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

LP25-2021

071
072
LLA 65.66
10/11/11

General Plan: Mixed-Use Community Specific Density (MUC)



Map Legend

County Border

Planning Layers (DCD)

General Plan

RVL (Residential Very-Low Density) (≤ 1 du/na)

RL (Residential Low Density) (1-3 du/na)

RM (Residential Medium Density) (7-17 du/na)

RMH (Residential Medium-High Density) (17-30 du/na)

MUM (Mixed-Use Medium) (30-75 du/na) (2.0 FAR)

MUC (Mixed-Use Community-Specific) (Variable)

PS (Public and Semi-Public)

PR (Park and Recreation)

RC (Resource Conservation)

AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)

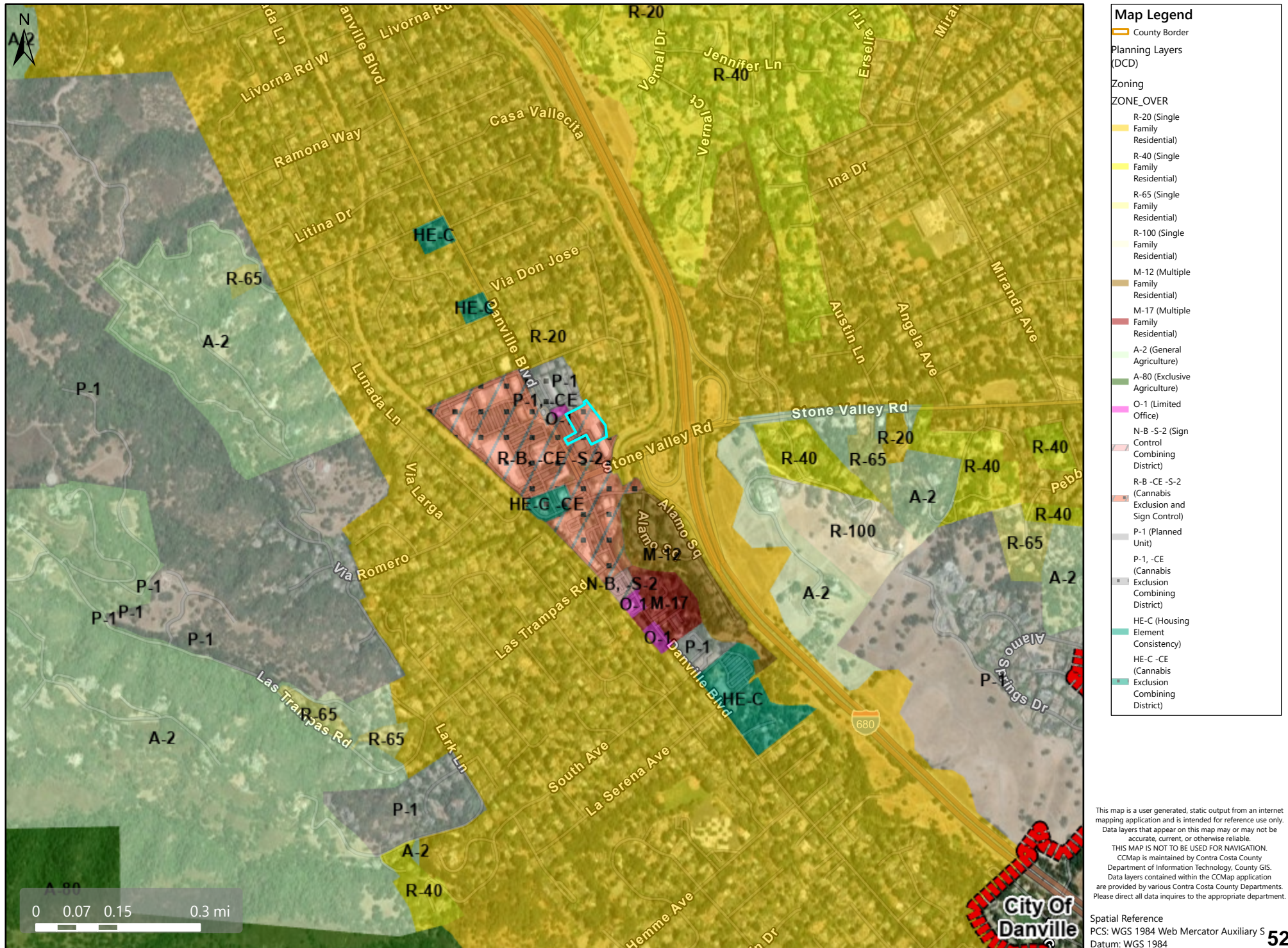
City Limits

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

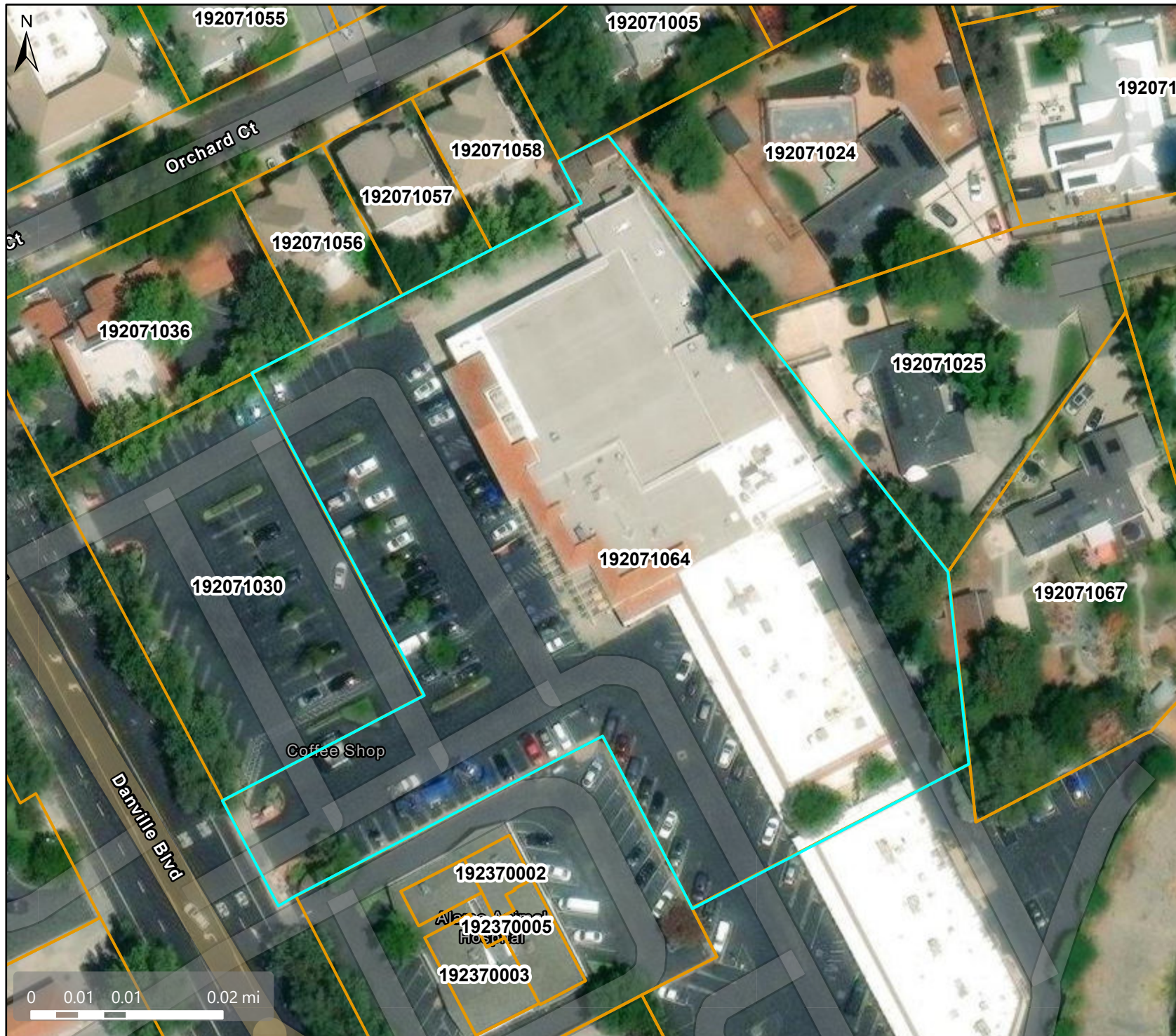
THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Zoning: Retail-Business (R-B), Cannabis Exclusion (-CE) and Sign Control (-S-2) District



Aerial



Map Legend

- County Border
- Assessment
- Parcels

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary S
 Datum: WGS 1984

DANIEL HOY, AIA
ARCHITECT
ARCHITECTURE + PROJECT MANAGEMENT

314 PACIFIC AVENUE
ALAMEDA CALIFORNIA 94501
T 510.520.6528
E DanielHoyArch@gmail.com

August 5, 2025

Mr. John Lineweaver and Andy Lineweaver
The Lineweaver Trust
PO Box 680
Alamo, CA 94507

RE: Stone Valley Shopping Center parking analysis regarding proposed parklet with outdoor seating project at existing restaurant.

Dear Mr. Lineweaver:

This letter report summarizes our Stone Valley Shopping Center parking demand analysis and characteristics regarding the proposed restaurant outdoor seating development within the center. This report reflects our discussion of the shopping center features, field survey of existing center parking spaces, current leased and vacant uses, and a review of County parking code requirements.

EXISTING SITE CHARACTERISTICS AND HISTORY

The Stone Valley Shopping Center is located in unincorporated Alamo, north of Stone Valley Road and east of Danville Boulevard (see attached Project Site Plan). Tenants and services in the Center include CVS, several restaurants, a thrift store, a nail salon, veterinary clinic, dry cleaning, liquor store, skin care and personal care services.

Vehicle access to the Center is provided by two full-access driveways located on Stone Valley Road and two full-access driveways on Danville Boulevard. There is a parking field located in both the Center's southern and northern halves. Parking aisles in the southern half are oriented in a north/south direction and primarily serve the smaller tenant retail spaces on the east side of the Center. Parking aisles in the northern parking field are also oriented in a north/south direction and primarily serve the CVS and the restaurants located at the north end of the Center. Other parking areas are located at the perimeter of the site, along street frontages and at the rear service area of the Center. Parking spaces are both diagonal and perpendicular in orientation.

According to recent discussions with the Stone Valley Shopping Center property management, an informal onsite parking survey has been conducted at the Center to obtain relative use occupancies of parking spaces between the Noon-1:00 p.m. and 5:00-6:00 p.m. hours. The parking occupancy conversation revealed that the site is generally overparked, resulting in a large number of

unused spaces. Overall, the onsite parking survey indicates that there are many unoccupied parking spaces during some of the peak retail and restaurant demand periods.

EXISTING PARKING SPACE SURVEY

A parking survey was conducted to inventory all existing parking spaces related to the Stone Valley Shopping Center (see attached Parking Inventory Survey). Note that there are two parcels located in the southwest quadrant of the site that are not part of the Stone Valley Shopping Center. These parcels do not share common access driveways with the Center.

As surveyed, the total number of parking spaces for the Center is 209 spaces. These include 8 handicapped spaces and 201 standard parking spaces.

The parking space survey also included field observations of where additional parking spaces could potentially be added to the Center. For the most part, the Center's parking fields are carefully and efficiently striped and cannot accommodate additional spaces.

All site parking areas were restriped in 2020, with added ADA compliant parking.

PROPOSED PROJECT CHARACTERISTICS

The Stone Valley Shopping Center has a total gross leasable area (GLA) of 40,851 square feet and 209 striped parking spaces. From the total 40,851 square feet of GLA, 39,766 square feet is leased and 1085 square feet is vacant. The leased space includes 13,103 square feet of restaurant uses, 20,280 square feet of commercial-retail uses, and 6,383 square feet of personal care and services.

Parking demand requirements for existing Stone Valley Shopping Center use has been based on the Contra Costa County municipal code for off-street parking requirements. Commercial-retail parking space demand is calculated on the basis of square feet per space use. Restaurant parking space demand is calculated based on the number of seats or square feet of GLA, whichever yields a higher parking requirement. The GLA for current shopping center use (in square feet) and/or restaurant seating positions have been used in the County Code calculations of the shopping center's parking demand. Note that retail-commercial use has been assumed for the vacant space within the Center.

PARKING DEMAND CALCULATIONS BASED ON COUNTY CODE REQUIREMENTS

The County Code parking demand calculations for the Stone Valley Shopping Center are shown in the attached Parking Inventory Survey. As indicated, the total shopping center demand is calculated at 229 spaces. This calculation includes the 39,766 square feet of leased space as well as 1,085 square feet of vacant space (calculated as retail development at 1 space/300 square feet). Based on an existing supply of 209 spaces, this results in a parking deficit of 20 parking spaces for the shopping center. Note that calculated parking demand for vacant space GLA does not include parking demand for the proposed Restaurant outdoor seating project.

The proposed Restaurant outdoor seating would consist of approximately 1,390 square feet and have an approximate “target” of 92 outdoor seats. Using the County’s most conservative parking code requirement of 1 space/100 square feet of GLA or 1 space/3 seats, the project generated demand would be 31 spaces. The Center’s overall parking demand would increase to 260 parking spaces. Calculated parking demand for the Center and proposed Restaurant outdoor seating project would result in a 51 space deficit based on an overall supply of 209 spaces. Furthermore, four parking stalls will be removed to accommodate the project seating area, reducing the available parking to 205 total stalls on the site.

The County parking code requirement calculation for the shopping center includes all of the various restaurant outdoor seating. Because outdoor seating is less usable during the peak December parking period, the inclusion of the outdoor seating provides a worst case analysis parking demand. In addition, the County’s Code application of separate parking demand ratios to each center use does not account for customer interaction between retail uses and other center uses. This application of parking codes results in a very conservative overall parking demand calculation. As an example, research published by the Institute of Transportation Engineers (ITE) indicates that up to 25% of the total activity within a multi-tenant shopping center would reflect internal trips. This statistic suggest that the separate parking calculations for each shopping center tenant tends to overstate the actual total demand.

PARKING DEMAND CALCULATIONS BASED ON URBAN LAND INSTITUTE (ULI) AND INTERNATIONAL COUNCIL OF SHOPPING CENTER (ICSC) RESEARCH

The ULI and ICSC have jointly published a summary document with overall recommendations for shopping center parking ratios. The recommended parking ratios reflect the size of the center and the portion of the center dedicated to restaurant and entertainment uses. The ULI/ICSC methodology recognizes that a shopping center functions as a mix of various tenants with multiple internal trips. These internal trips allow the overall parking supply to satisfy the needs of all tenants.

The ULI/ICSC parking ratios represent the 20th highest hour of annual parking demand (likely during the pre-holiday period). These recommended ratios recognize that there will be some pre-holiday days when the absolute peak demand will exceed supply, and customers will have to circulate before finding a space.

The Stone Valley Shopping Center has a total gross floor area of 40,851 square feet with 13,103 square feet, or approximately 32%, dedicated to restaurant uses. If it is assumed that 1,085 square feet of the center's vacant space was leased for Restaurant use, the total restaurant area would increase to 14,188 square feet, or approximately 35% of the total center area. The ULI/ICSC recommended parking ratio is 4.12 spaces per 1,000 square feet or a total of 168 spaces. This calculated demand would be met by the center's 209 available spaces. If the proposed outdoor seating area of 1,390 square feet is included in the calculation then, using the ULI formula, the number of parking stalls needed would be 174, which would still be met by the proposed number of overall project spaces at 205.

SUMMARY/CONCLUSIONS

Parking demand calculations for the Stone Valley Shopping Center based on County Code requirements indicate that the current parking supply of 209 spaces does not meet the calculated demand of 229 spaces with a 20 space deficit. The addition of the proposed Restaurant outdoor seating project would add 31 spaces to the overall demand, thus increasing the deficit to 51 spaces (or 260 space calculated parking demand). If the Center added future restaurant uses beyond the proposed outdoor seating there would be a further parking deficit as per the code calculation. The County code requirements for

Institute of Transportation Engineers (ITE), Trip Generation Handbook, Third Edition—An ITE Recommended Practice

Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC), Parking Requirements for Shopping Centers, Summary Recommendations and Research Study Report, Second Edition, 1999

restaurant uses stipulates that it should be based on 1 space per 100 square feet or 1 space per three spaces, whichever is greater. Because outdoor seating is less usable during the peak December parking period, the inclusion of the outdoor seating provides a worst case analysis parking demand. Additionally, the County's Code application of separate parking demand ratios to each center use does not account for customer interaction between retail uses and other center uses which results in a very conservative parking demand calculation. Assuming just 10% of the total activity within the Center reflects internal vehicle trips between tenant uses (and not 25% as ITE recommends), calculated parking demand would be reduced by 17 spaces yielding an acceptable surplus. Using ULI/ICSC research on parking research for shopping centers, the addition of the proposed Restaurant outdoor seating project would create a parking ratio of 4.12 spaces per 1,000 square feet. This parking ratio is based on the amount of overall restaurant uses within the shopping center. A 4.12 parking ratio would yield an overall demand of 168 spaces for the center and maintain a 37 space surplus.

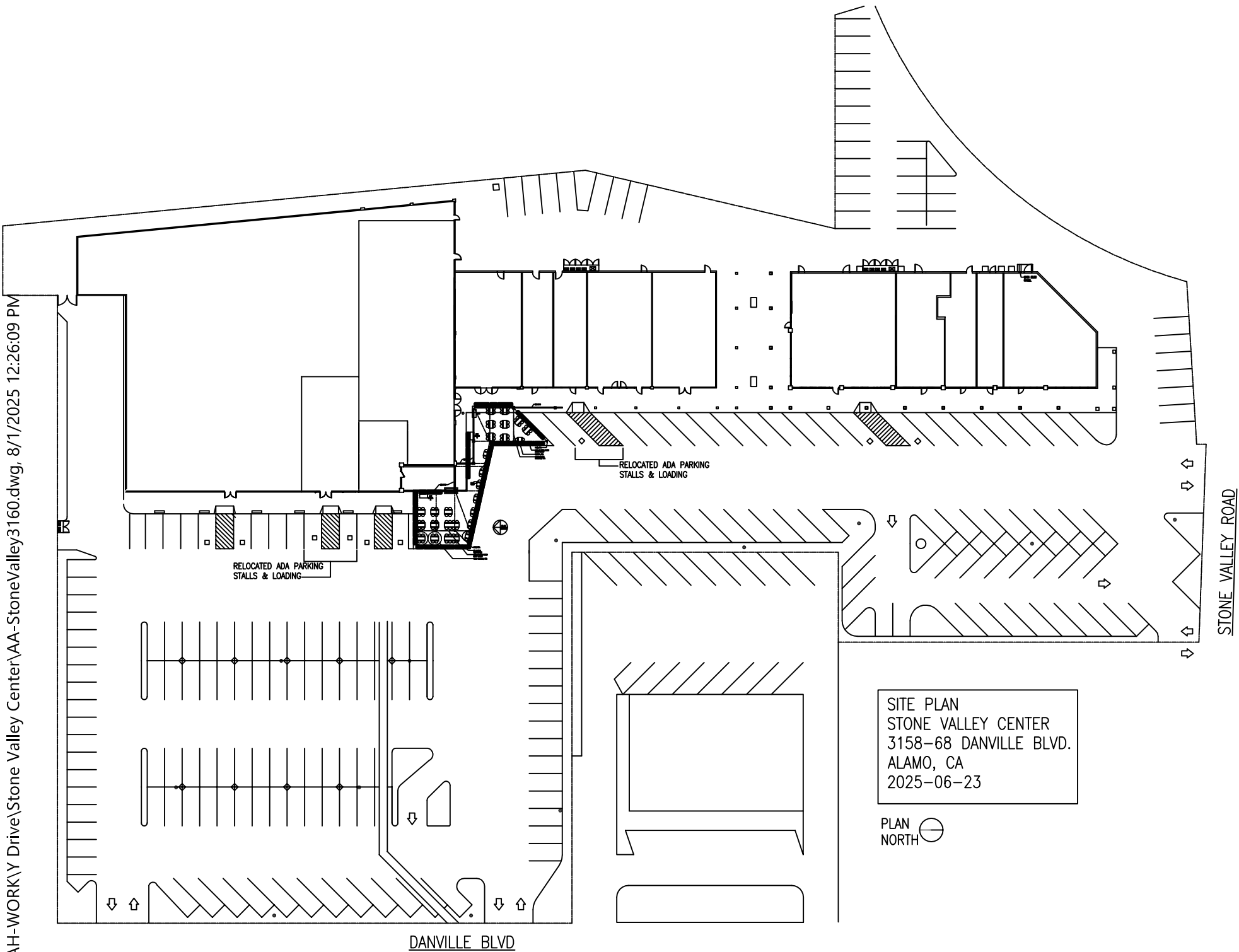
I trust that this letter report responds to your needs relating to the Stone Valley Shopping Center parking demand and addition of a proposed Restaurant outdoor seating project.

Please contact me with any questions or comments.

Sincerely,

Daniel Hoy, AIA
Architect
Architecture and Project Management

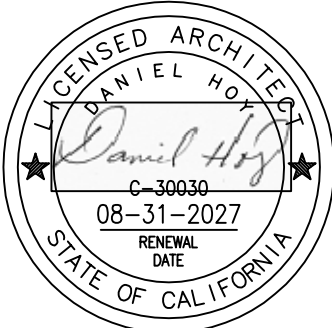
Cc: Andy Lineweaver
Jeff Dudum
Stan Muraoka
Principal Planner
Contra Costa County Department of Conservation and Development



SITE PLAN
STONE VALLEY CENTER
3158-68 DANVILLE BLVD.
ALAMO, CA
2025-06-23

PLAN
NORTH

DANIEL HOY, AIA
ARCHITECTURE
314 PACIFIC AVENUE
ALAMEDA, CALIFORNIA 94501
P : 510-520-6528
E : DanielHoyArch@gmail.com



PLANS & SPECIFICATIONS ARE PREPARED AS
INSTRUMENTS OF SERVICE FOR THE CLIENT AND ARE
THE PROPERTY OF THE ARCHITECT AND SHALL NOT
BE USED FOR OTHER WORK WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

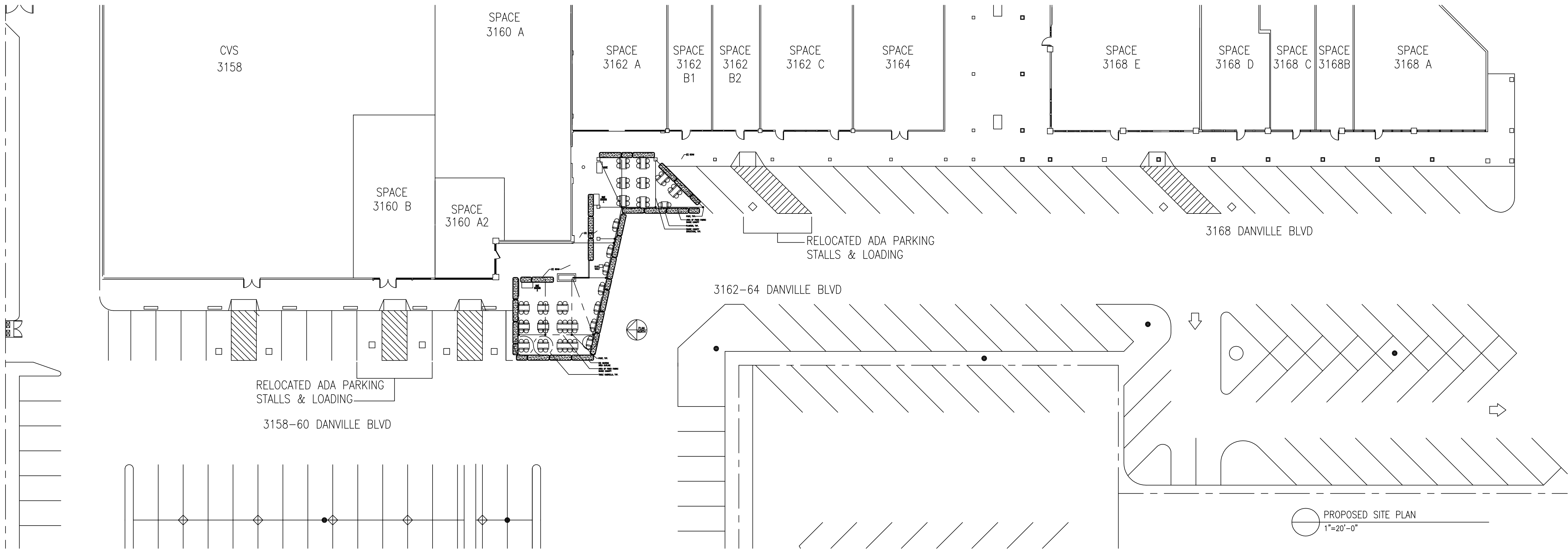
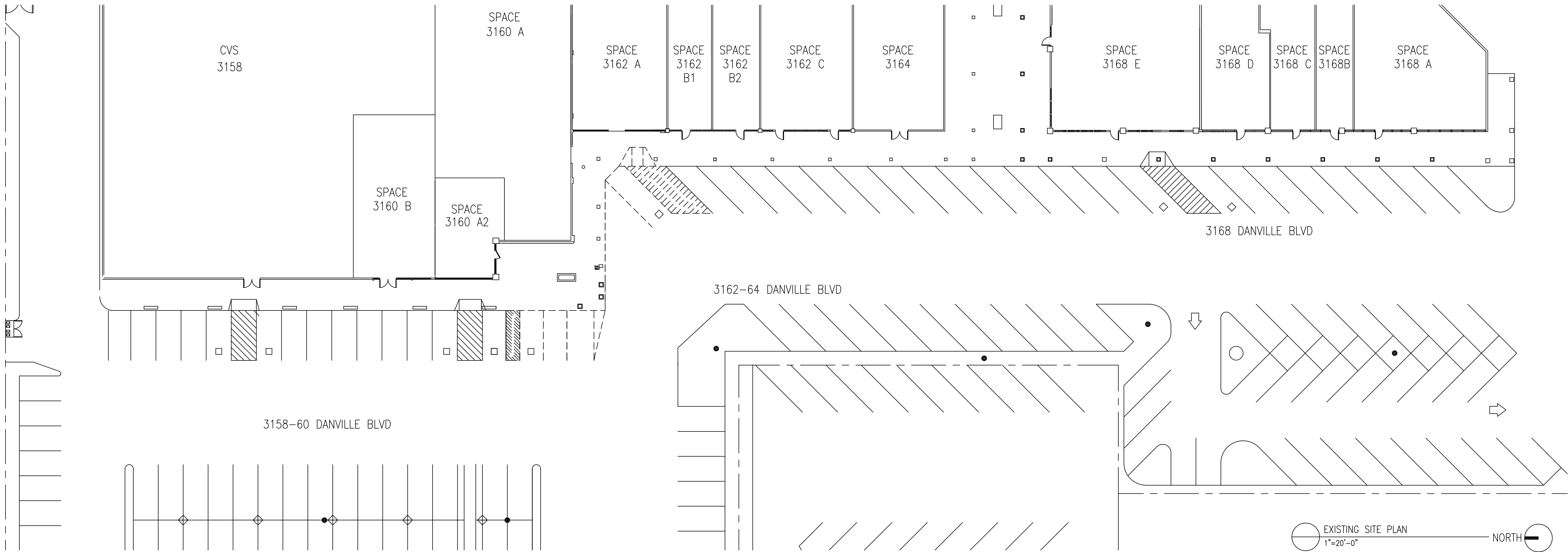
STONVE VALLEY CENTER
ALAMO, CALIFORNIA 94507

PARKLET APPLICATION

Project Number		Drawn By DH	Checked By DH
Issues	Revisions		
Number	Date	Description	

TITLE PAGE,
PROJECT AREA
& SITE DATA

A1.0



DANIEL HOY, AIA
ARCHITECTURE
314 PACIFIC AVENUE
ALAMEDA, CALIFORNIA 94501
P : 510-520-6528
E : DanielHoyArch@gmail.com



PLANS & SPECIFICATIONS ARE PREPARED AS INSTRUMENTS OF SERVICE FOR THE CLIENT AND ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

STONVE VALLEY CENTER
ALAMO, CALIFORNIA 94507

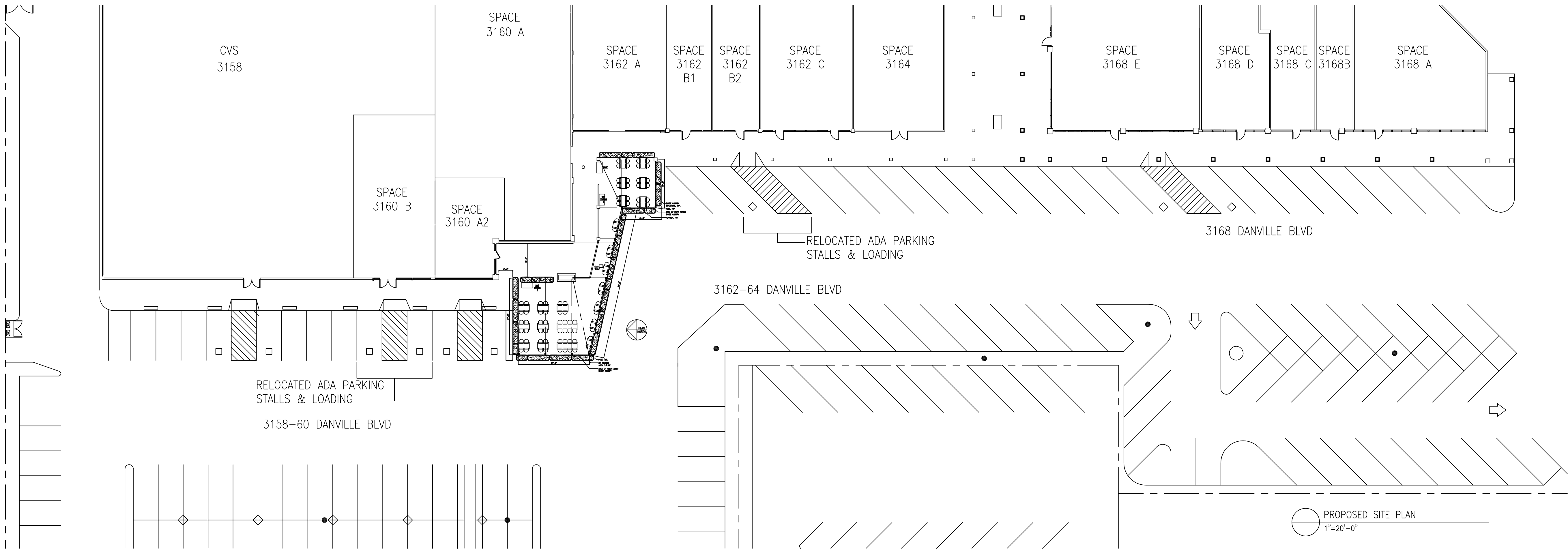
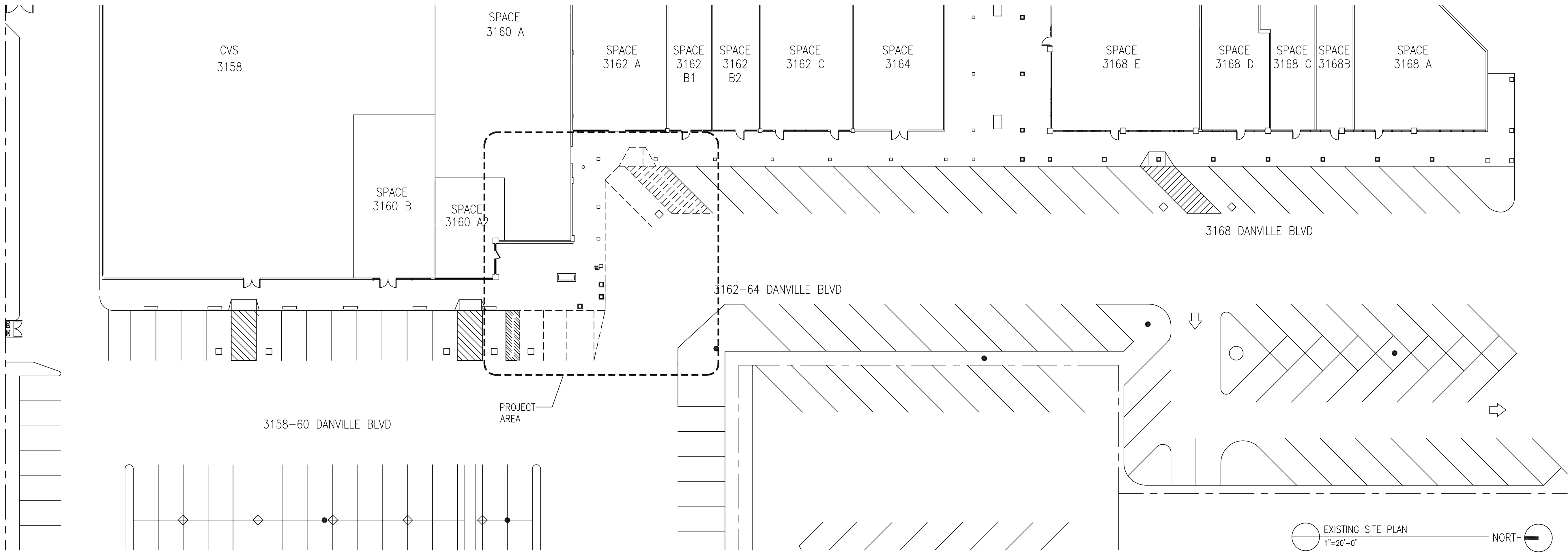
PARKLET APPLICATION

Project Number 2025-192-071-064-S		Drawn By DH	Checked By DH
Issues	<input type="checkbox"/> Revisions <input checked="" type="checkbox"/>		
Number	Date	Description	
1	2025-08-04	PLANNING SUBMITTAL	

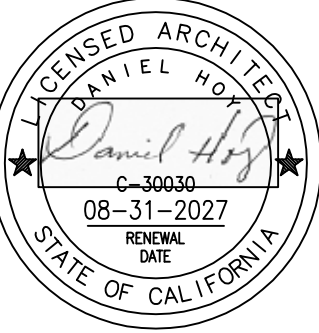
STONE VALLEY SHOPPING CENTER
OUTDOOR DINING SEATING
3160 DANVILLE
ALAMO, CA 94507

PROJECT SITE
PLANS

A1.0



DANIEL HOY, AIA
ARCHITECTURE
314 PACIFIC AVENUE
ALAMEDA, CALIFORNIA 94501
P : 510-520-6528
E : DanielHoyArch@gmail.com



PLANS & SPECIFICATIONS ARE PREPARED AS
INSTRUMENTS OF SERVICE FOR THE CLIENT AND ARE
THE PROPERTY OF THE ARCHITECT AND SHALL NOT
BE USED FOR OTHER WORK WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

STONVE VALLEY CENTER
ALAMO, CALIFORNIA 94507

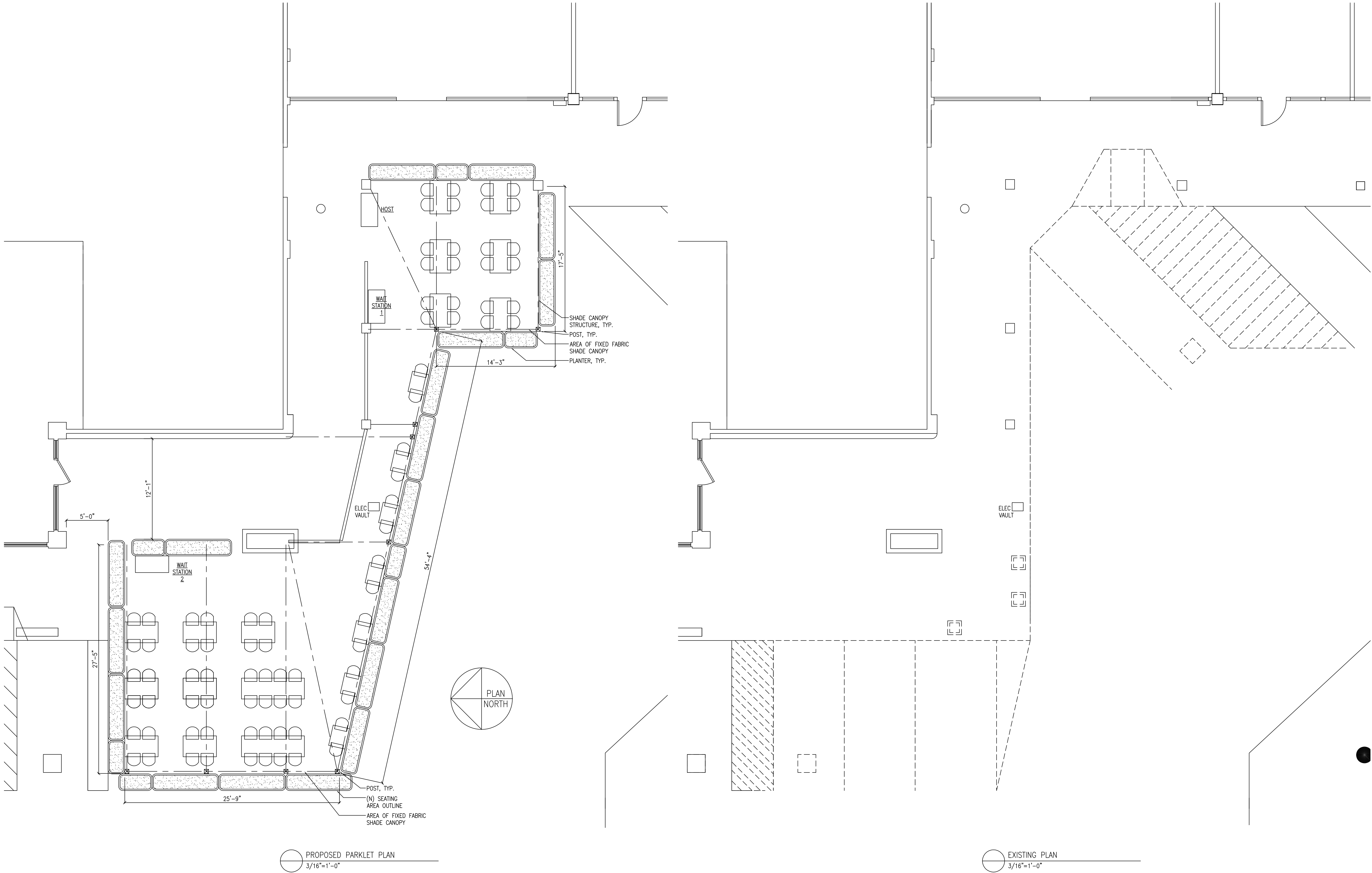
PARKLET APPLICATION

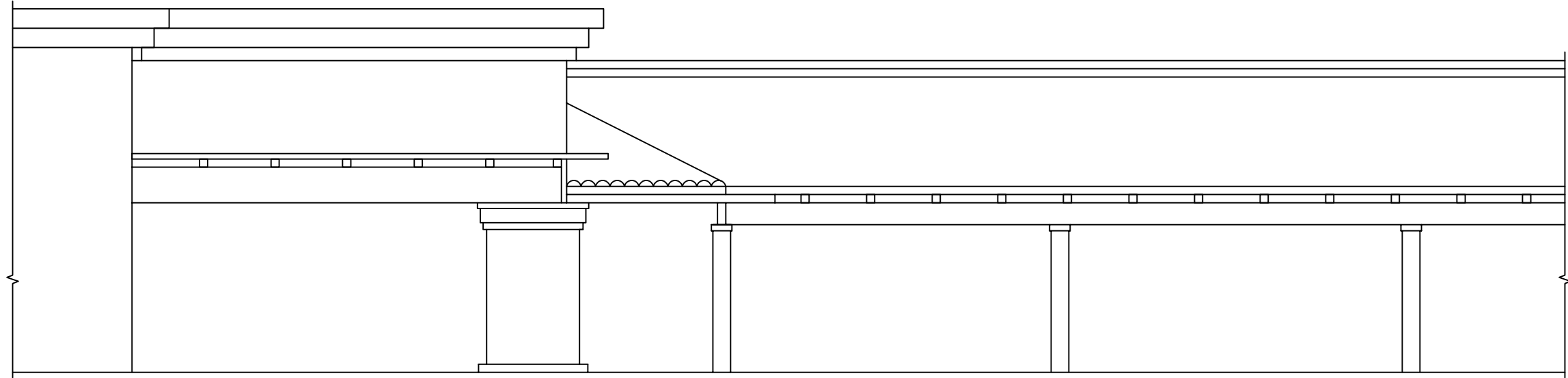
Project Number 2025-192-071-064-S		Drawn By DH	Checked By DH
Issues <input type="checkbox"/> Revisions <input checked="" type="checkbox"/>			
Number	Date	Description	
1	2025-08-04	PLANNING SUBMITTAL	

STONE VALLEY SHOPPING CENTER
OUTDOOR DINING SEATING
3160 DANVILLE
ALAMO, CA 94507

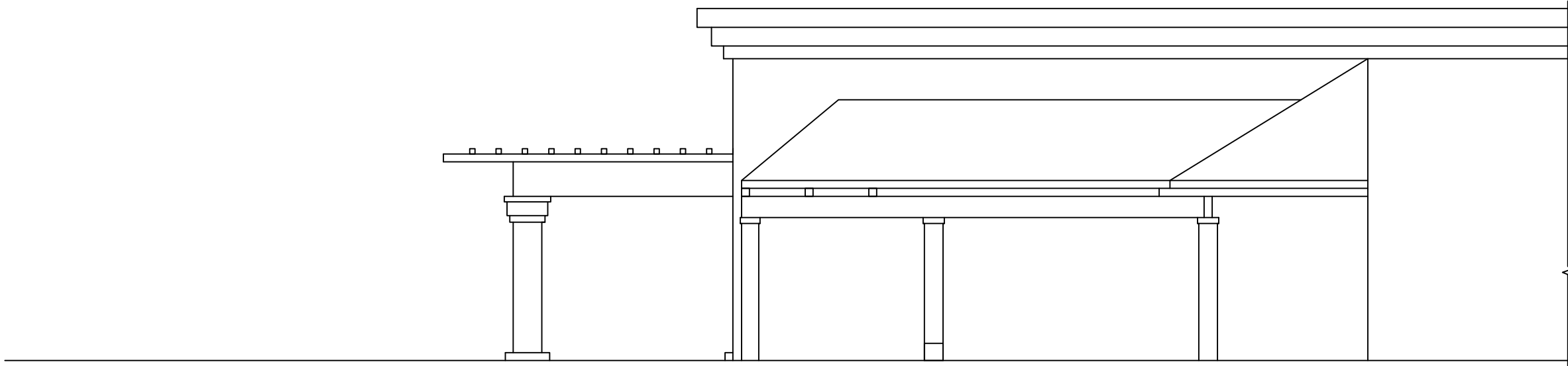
PARKLET PLANS

A2.0

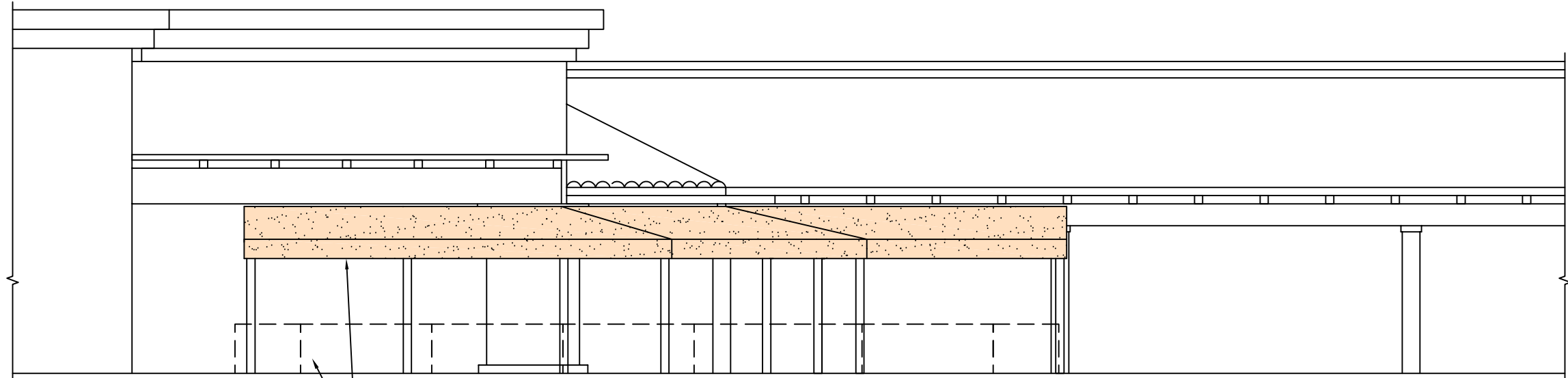




WEST ELEVATION — EXISTING

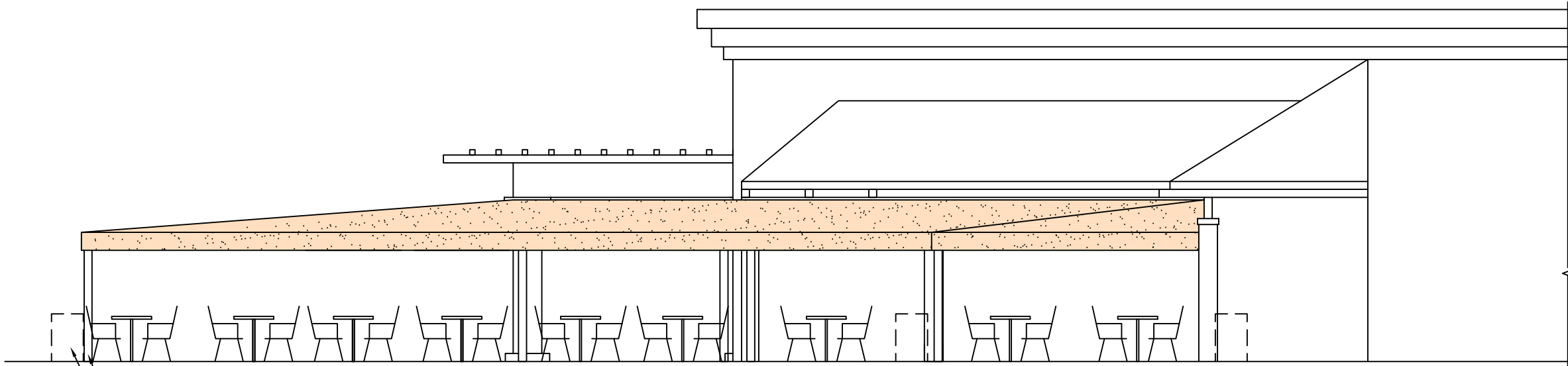


SOUTH ELEVATION — EXISTING



FIXED FABRIC CANOPY
PLANTER, TYP.

WEST ELEVATION — PROPOSED



FIXED FABRIC CANOPY WITH SUPPORTS
PLANTER, TYP.

SOUTH ELEVATION — PROPOSED

1 CONCEPT ELEVATIONS
1/8"=1'-0"



3 CONCEPT IMAGE



2 CONCEPT IMAGE

DANIEL HOY, AIA
ARCHITECTURE
314 PACIFIC AVENUE
ALAMEDA, CALIFORNIA 94501
P : 510-520-6528
E : DanielHoyArch@gmail.com



PLANS & SPECIFICATIONS ARE PREPARED AS INSTRUMENTS OF SERVICE FOR THE CLIENT AND ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

STONVE VALLEY CENTER
ALAMO, CALIFORNIA 94507

PARKLET APPLICATION

Project Number 2025-192-071-064-S		Drawn By DH	Checked By DH
Issues	<input type="checkbox"/> Revisions <input checked="" type="checkbox"/>		
Number	Date	Description	
1	2025-08-04	PLANNING SUBMITTAL	

STONE VALLEY SHOPPING CENTER
OUTDOOR DINING SEATING
3160 DANVILLE
ALAMO, CA 94507

CONCEPT ELEVATIONS
& IMAGES

A3.0



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3458

Agenda Date: 9/2/2025

Agenda #: 7.

Advisory Board: The Alamo Municipal Advisory Council

Subject: CDVR25-01017 - 41 Viejo Vista

Contact: Maria Lara-Lemus, Maria.Lara-Lemus@dcd.cccounty.us <<mailto:Maria.Lara-Lemus@dcd.cccounty.us>>

Information:

The applicant requests a variance to replace a retaining wall ranging 3 to 5 feet in height, having a 0' setback to the front property line (where 25 feet is required). The project also involves construction activity within the dripline of one code-protected Valley Oak Tree.

Recommendation(s)/Next Step(s):

The Planner is recommending approval of this project.



AGENCY COMMENT REQUEST

Date 03/24/25

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
 Advance Planning Housing Programs
 Trans. Planning Telecom Planner
 ALUC Staff HCP/NCCP Staff
 County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
 Traffic
 Flood Control (Full-size)

LOCAL

☒ Fire District _____
 San Ramon Valley – (email) rwendel@srvfire.ca.gov
☒ Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District Central San
☒ Water District EBMUD
 City of _____
 School District(s) _____
 LAFCO
 Reclamation District # _____
 East Bay Regional Park District
 Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Alamo MAC
☒ Improvement/Community Association AIA
☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
 CA Fish and Wildlife, Region 3 – Bay Delta
 Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Maria Lara-Lemus
 Phone # (925) 655-2904
 E-mail Maria.Lara-Lemus@dcd.cccounty.us
 County File # CDVR25-01017

Prior to April 15, 2025

We have found the following special programs apply to this application:

☐ Landslide Active Fault Zone (A-P)
☒ Liquefaction Flood Hazard Area
☒ 60-dBA Noise Control
 CA EPA Hazardous Waste Site
 High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR25-01017

File Date: 3/20/2025

Applicant:

Joel Herr
41 Viejo Vista
Alamo, CA 94507

emupilot@hotmail.com
(925) 818-3421

Property Owner:

Joel Herr
41 Viejo Vista
Alamo, CA 94507

emupilot@hotmail.com
(925) 818-3421

Project Description:

The applicant requests a variance to replace a retaining wall ranging from 3 to 5 feet in height, having a 0' setback to the front property line (where 25 feet is required). The project also involves construction activity within the dripline of one code-protected Valley Oak tree.

Project Location: (Address: 41 VIEJO VISTA , ALAMO, CA 945072640), (APN: 188262021)

Additional APNs: 188262022

General Plan Designation(s): RL

Zoning District(s): R-20

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: YES

MAC/TAC: Alamo MAC

Sphere of Influence: N/A

Fire District: CONSOLIDATED FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: NO

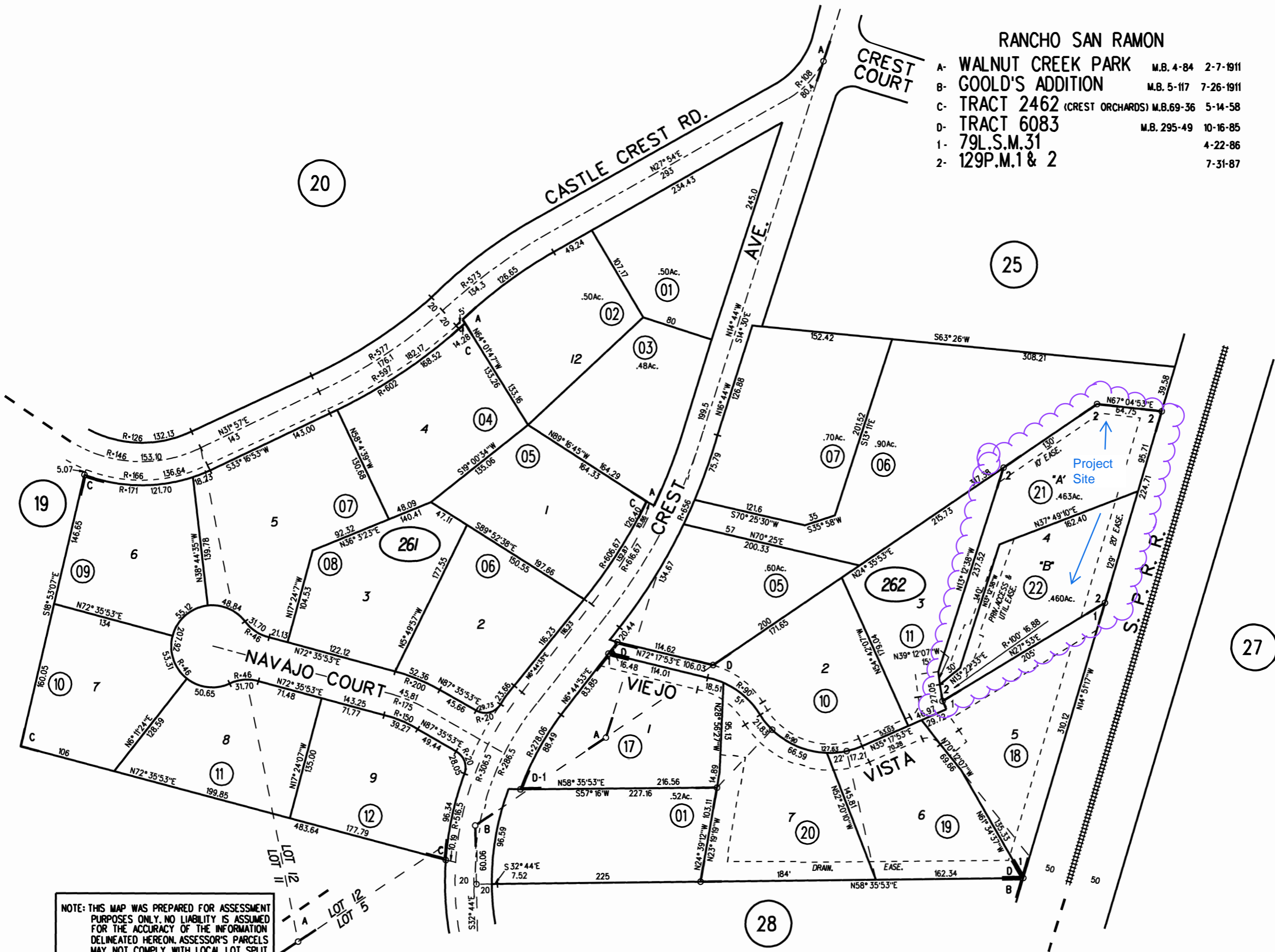
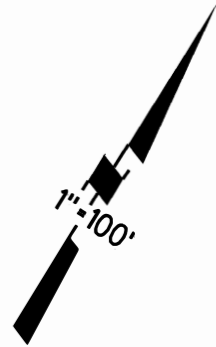
Specific Plan: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3337.00	3337.00

RANCHO SAN RAMON

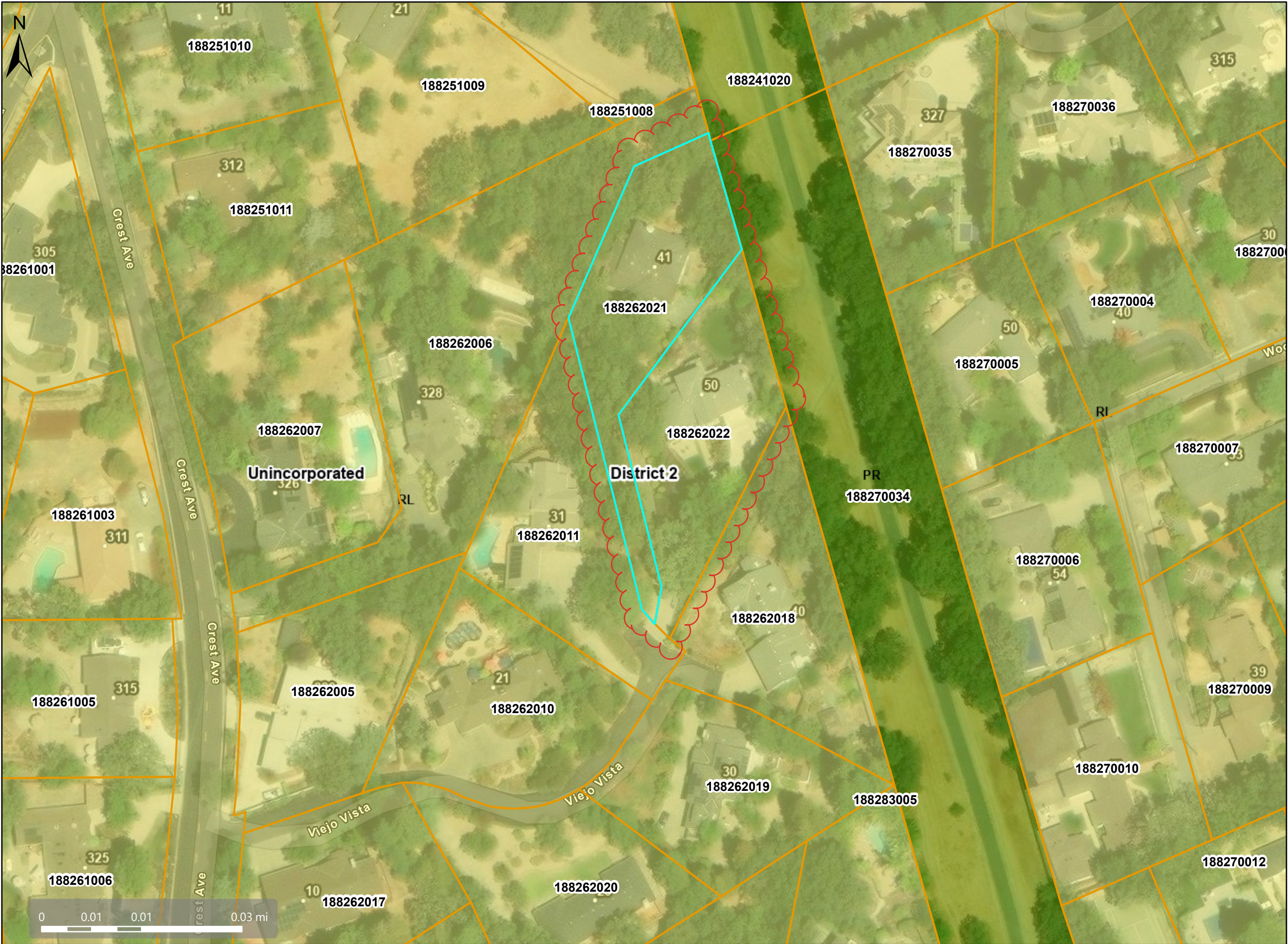
- A- WALNUT CREEK PARK M.B. 4-84 2-7-1911
- B- GOOLD'S ADDITION M.B. 5-117 7-26-1911
- C- TRACT 2462 (CREST ORCHARDS) M.B. 69-36 5-14-58
- D- TRACT 6083 M.B. 295-49 10-16-85
- 1- 79L.S.M.31 4-22-86
- 2- 129P.M.1 & 2 7-31-87



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

261
262

General Plan: Residential Low Density, RL



Map Legend

Assessment

Parcels

General Plan

RL (Residential Low Density) (1-3 du/na)

PR (Park and Recreation)

Unincorporated

Board of Supervisors' Districts

Address Points

Zoning: Single-Family Residential, R-20



Map Legend

Assessment

Parcels

Zoning

ZONE_OVER

R-20 (Single

Family

Residential)

Unincorporated

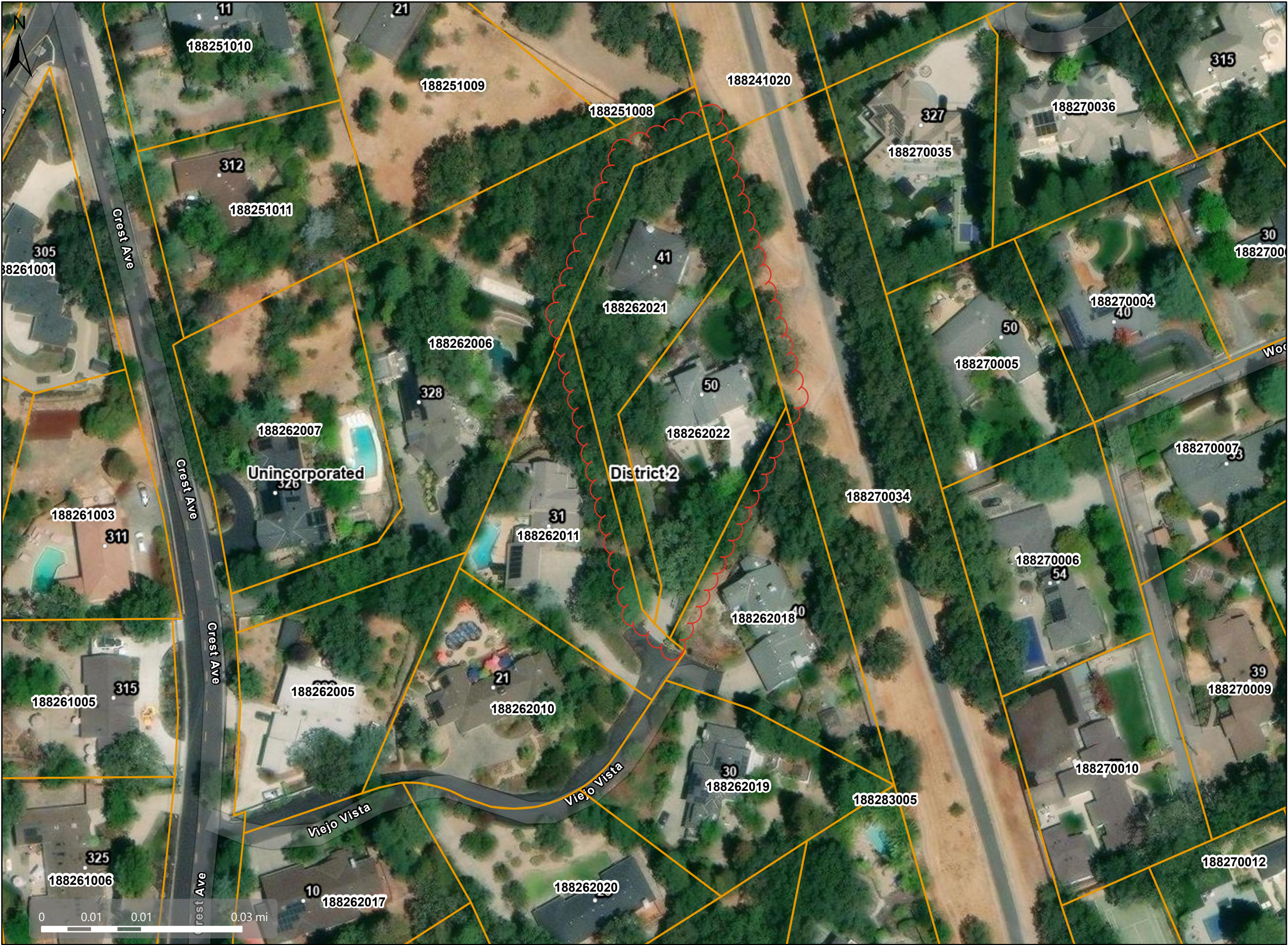
Board of

Supervisors'

Districts

Address Points

Orthophotography



Map Legend

Assessment

Parcels

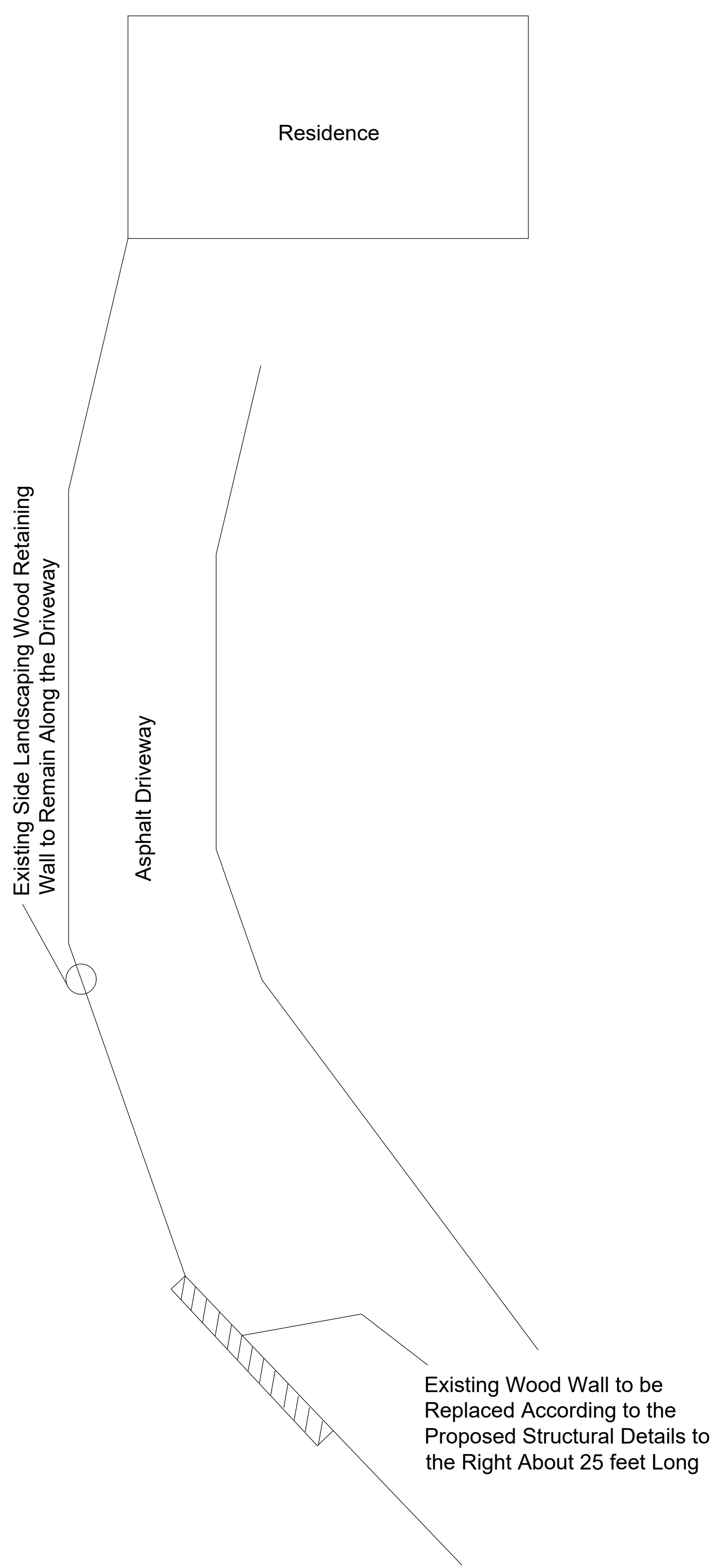
Unincorporated

Board of

Supervisors'

Districts

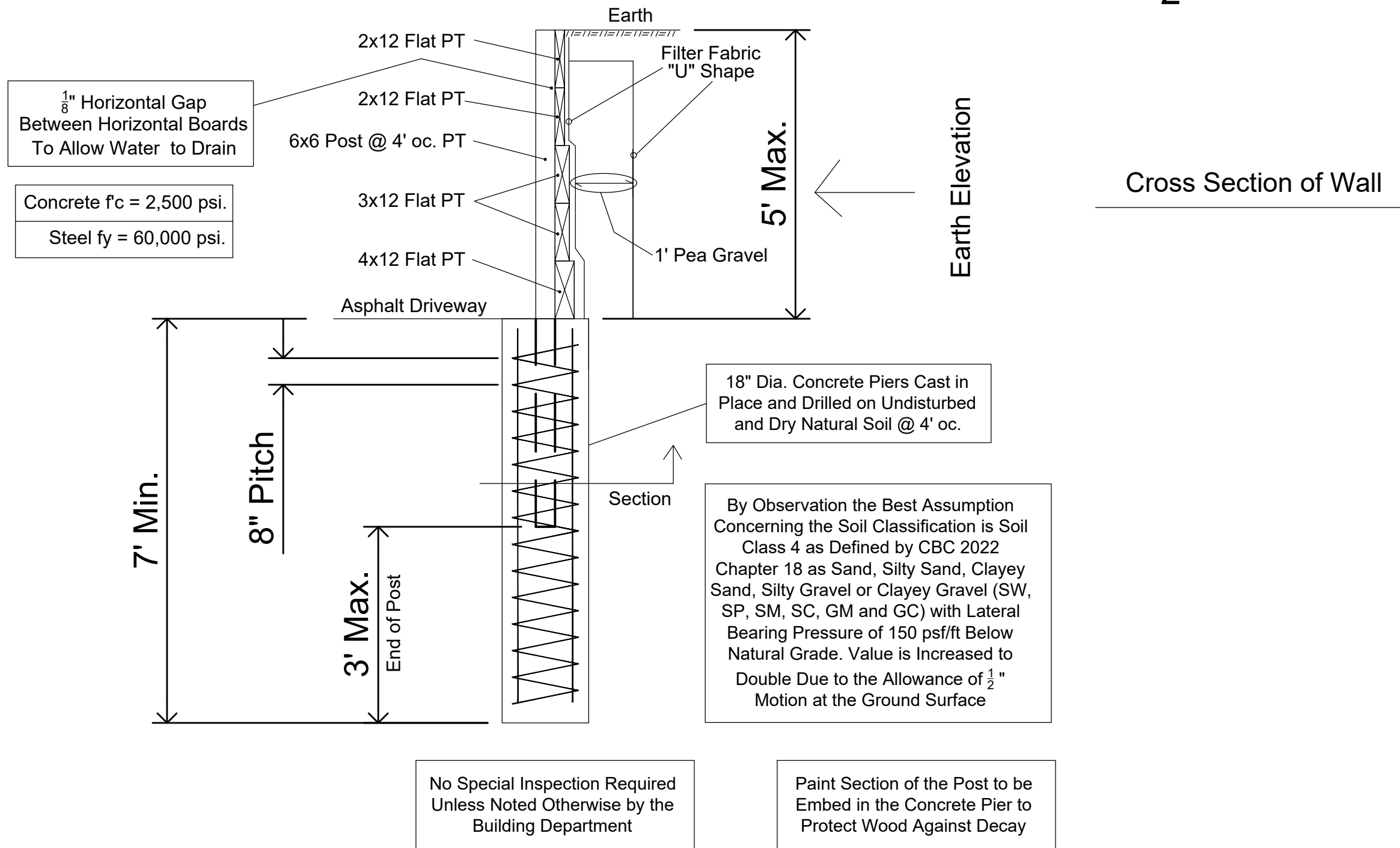
Address Points



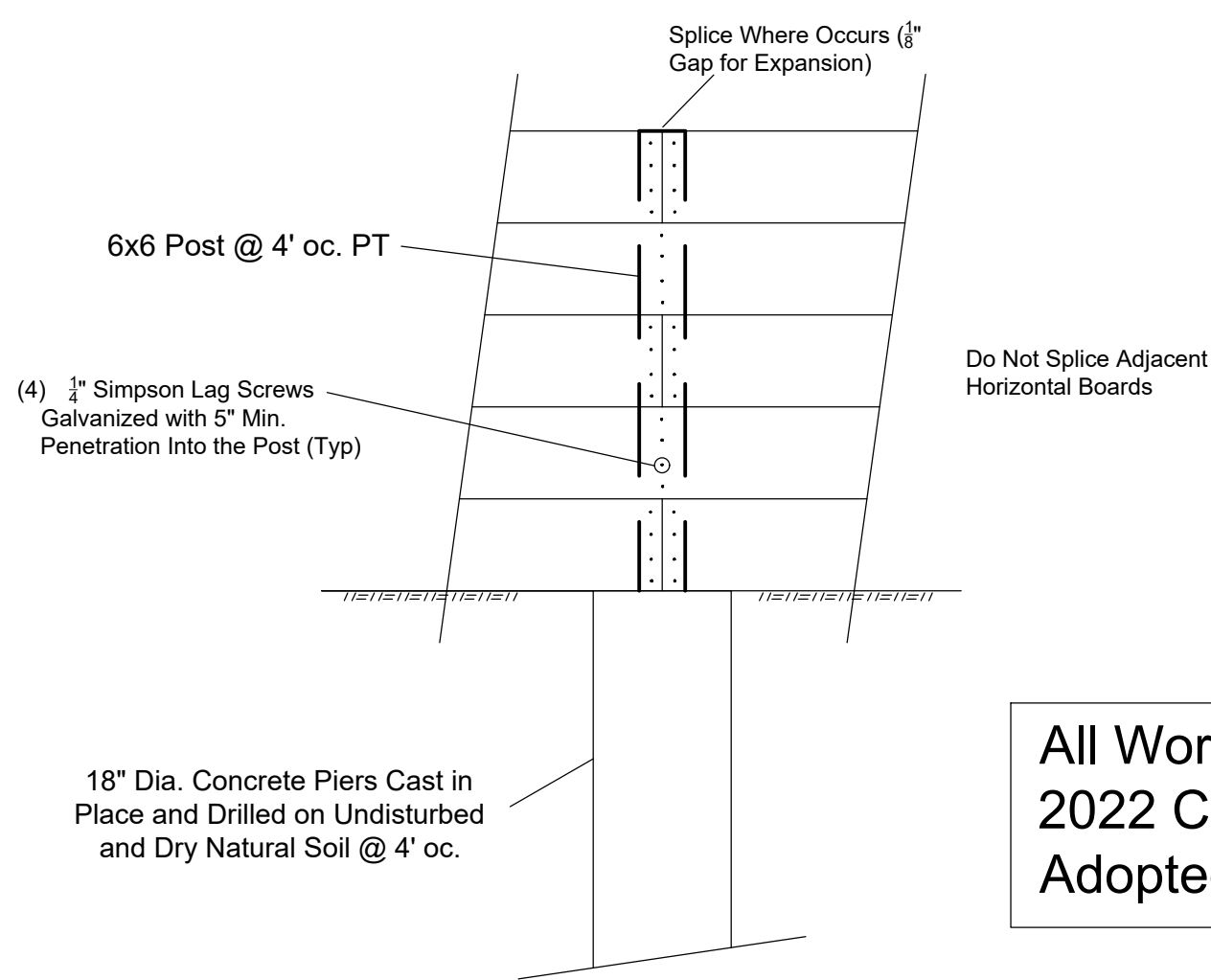
Sketch of Site Plan (Not to Scale)

Proposed Wood Landscaping Retaining Wall Plan

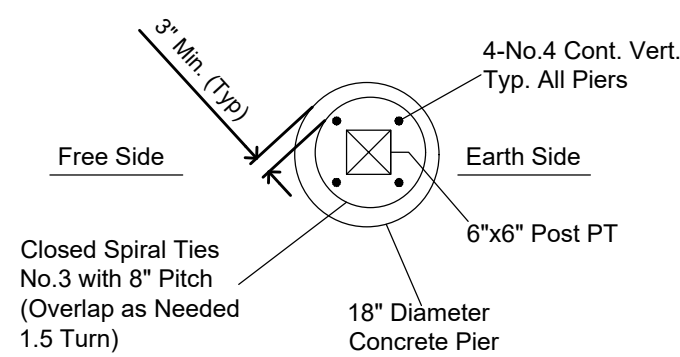
Scale $\frac{1}{2}" = 1'$



Typical Fasteners Post/Board Connection (Earth Side Elevation)



Cross Section of Concrete Pier



All Work Must Comply With 2022 California Building Code, 2022 California Residential Code, ASCE 7-16 and Any Adopted Local or County Regulations at Time of Construction

Permitee/Contractor Must Verify Field Conditions (Existing and/or Proposed) to Ensure than All the Information Provided in the Foundation Plans, Framing Plans and Structural Details Plans, Can be Met and No Conflict Occurs Prior to Purchasing Materials & Installation or Construction Related Activities for Other Trades. In the Event of Conflict, Before Making any Changes, Contact the Engineer in Writing to Address Conflicts, so Alternatives Can be Revised. Verify for Framing Water and or Rotten Wood Damage. All Structural Details are Typical and Must be Used in Similar Field Condition



Engineer : Hugo Barron
2619 Lowell St
Richmond, CA 94804
Phone : (925) 408-8638
engineeringhb@yahoo.com

Owner & Project Site :
Joel Herr & Brooke Vermeer Owners
41 Viejo Vista, Alamo, CA
Tel : (925) 818-3421

Project : Replacement of a Section of a Wood Landscaping Retaining Wall Adjacent to the Asphalt Driveway

Description :
Structural Drawings as Shown

Revision
11/19/24

SHEET
S1 of S1



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3459

Agenda Date: 9/2/2025

Agenda #: 8.

Advisory Board: Alamo Municipal Advisory Council

Subject: CDVR25-01004 - 100 Valley Oaks Drive

Contact: Maria Lara-Lemus, maria.lara-lemus@dcd.cccounty.us <<mailto:maria.lara-lemus@dcd.cccounty.us>>

Information:

The applicant requests approval for a variance to allow for an approximate 300 sq ft accessory building at a 6' - 6' front setback from Valley Oaks Drive (where 25 feet is the minimum).

Recommendation(s)/Next Step(s):



AGENCY COMMENT REQUEST

Date 1/14/25

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
County Geologist	

HEALTH SERVICES DEPARTMENT

✓ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services	Special Districts
Traffic	

✓ Flood Control (Full-size)

LOCAL

✓ Fire District _____

 ✓ San Ramon Valley – (email) rwendel@srvfire.ca.gov

 Consolidated – (email) fire@cccfdpd.org

✓ Sanitary District Central San

✓ Water District EBMUD

City of _____

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

✓ MAC/TAC Alamo MAC

✓ Improvement/Community Association AIA

CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Maria Lara-Lemus

Phone # 925-655-2904

E-mail maria.lara-lemus@dcd.cccounty.us

County File # CDVR25-01004

Prior to Feb. 7, 2025

We have found the following special programs apply to this application:

✓ Landslide	Active Fault Zone (A-P)
✓ Liquefaction	✓ Flood Hazard Area
✓ 60-dBA Noise Control	
CA EPA Hazardous Waste Site	
High or Very High FHSZ	

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



Planning Application Summary

County File Number: CDVR25-01004

File Date: 1/9/2025

Applicant:

Kimberly Sowers
100 Valley Oaks Drive
Alamo, CA 94507

Kcarrozzi84@gmail.com
(510) 225-5689

Property Owner:

Kimberly Sowers
100 Valley Oaks Drive
Alamo, CA 94507

Kcarrozzi84@gmail.com
(510) 225-5689

Project Description:

The applicant requests approval of a variance to allow for an approximate 300 sq ft accessory building at a 6'-6" front setback from Valley Oaks Drive (where 25 ft is the minimum).

Project Location: (Address: 100 VALLEY OAKS DR, ALAMO, CA 945072008), (APN: 197301002)

Additional APNs:

General Plan Designation(s): RL

Zoning District(s): R-20

Flood Hazard Areas: AE, B

AP Fault Zone: N/A

60-dBA Noise Control: Yes

MAC/TAC: Alamo MAC

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: NO

Specific Plan: N/A

Fees:

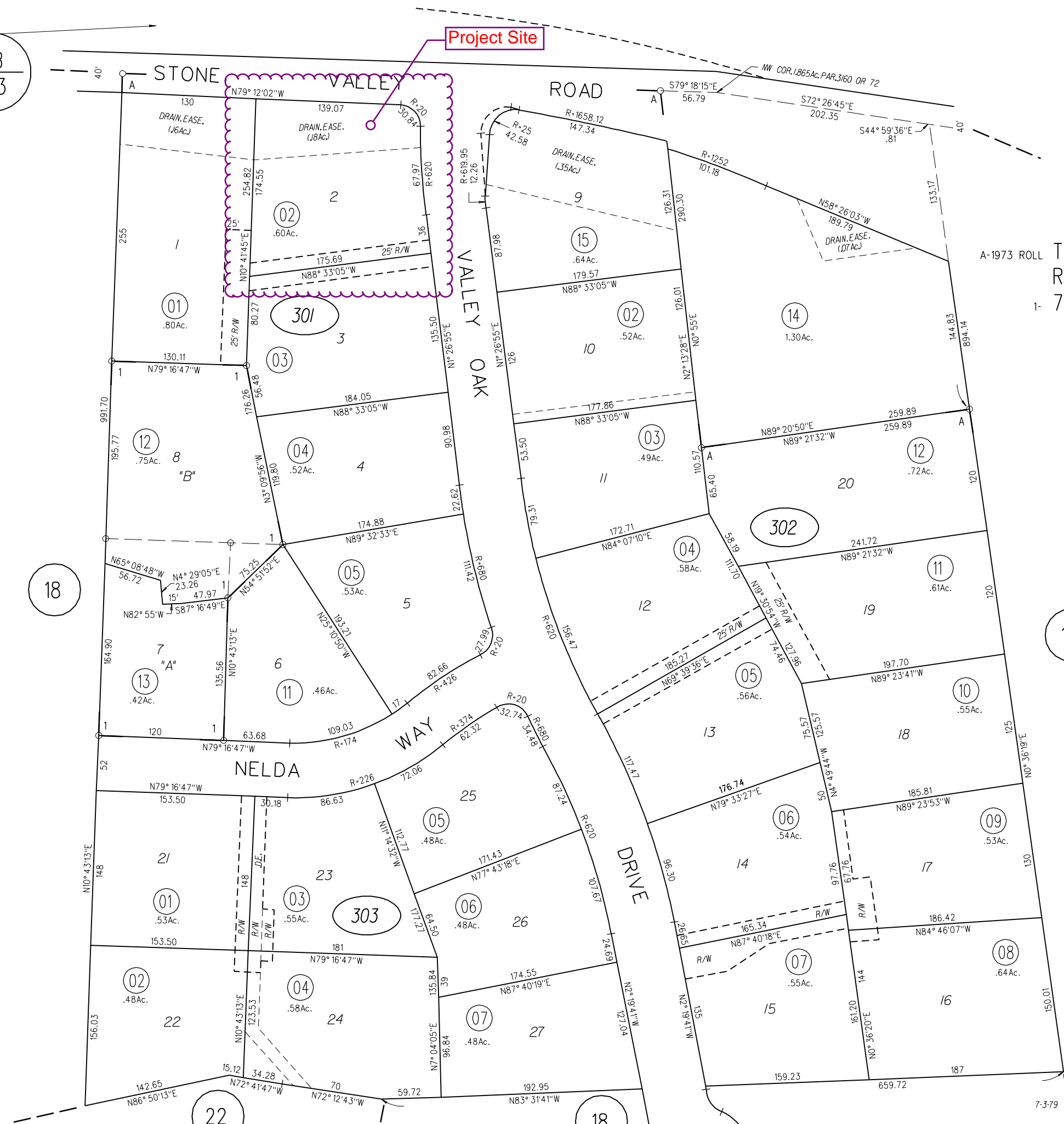
Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3337.00	3337.00

PB
193

Project Site

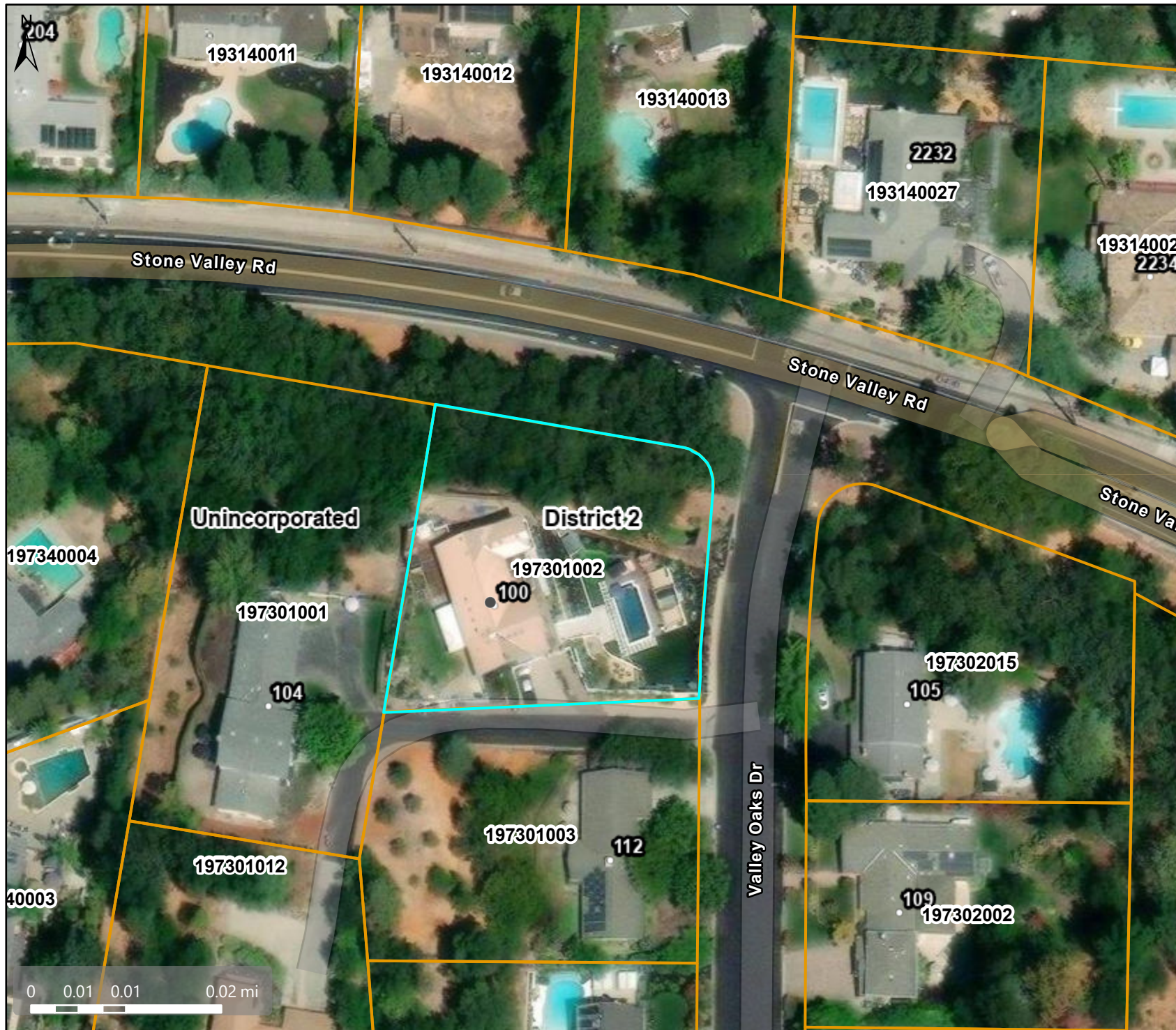


A-1973 ROLL TRACT 3780 MB 147-35
RO SAN RAMON
1- 77P.M.12&13 5-22-79



- 301
- 302
- 303

Aerial View



Map Legend

- Assessment
Parcels
- Planning Layers
(DCD)**
 - Unincorporated
 - Board of
Supervisors'
Districts
- Base Data**
 - Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary S
 Datum: WGS 1984

General Plan: RL



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

General Plan

RVL (Residential
Very-Low
Density) (≤ 1 du/
na)

RL (Residential
Low Density)
(1-3 du/na)

Unincorporated

Board of
Supervisors'
Districts

Base Data

Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Zoning: R-20 Single Family Residential District



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

R-20 (Single
Family
Residential)

A-2 (General
Agriculture)

Unincorporated

Board of
Supervisors'
Districts

Base Data

Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

GENERAL NOTES

CONTRACTORS MUST BE PROPERLY AND CURRENTLY LICENSED BY THE CALIFORNIA CONTRACTORS STATE LICENSED BOARD PRIOR TO ENTERING INTO AN AGREEMENT TO PERFORM WORK AND MAY PERFORM ONLY SUCH WORK AS IS WITHIN THE SCOPE OF SAID LICENSED SPECIALTY.

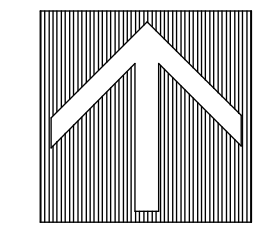
CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CONTRACTOR SHALL NOTIFY USA UNDERGROUND ALERT @ (800) 277-2600.

SITE PLAN REVIEWED
for conformance to structural details
Christopher J. Bledenbach
4:22 pm, Apr 26, 2021
Christopher J. Bledenbach R.C.E.
Pool Engineering, Inc.
Structural details shall take precedence over conflicts with site plan.

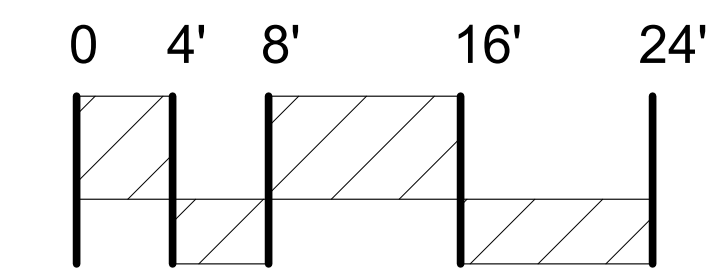
POOL/SPA SHALL NOT
BE LOCATED WITHIN
10'-0" FROM ANY SLOPE

Concrete Slab
Shade Structure

Valley Oaks Dr



NORTH



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

RESIDENCE OF
DARYL & KIMBERLY SOWERS

100
VALLEY OAKS
DRIVE
ALAMO, CA

NOTE:
THIS PLAN IS DIAGRAMMATIC IN NATURE. IT IS MEANT AS A GENERAL GUIDE TO CONSTRUCTION ONLY. IT IS NOT FULLY DETAILED NOR EXHAUSTIVELY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH THE SITE PRIOR TO STARTING WORK. NOTIFY LANDSCAPE DESIGNER PROMPTLY WITH ANY FIELD DISCREPANCIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY, SELECT AND RESOLVE ALL STRUCTURES, WATER FEATURES, AND PLANTING MATERIALS. THE CONTRACTOR AND OWNER ARE SOLEY RESPONSIBLE FOR QUALITY CONTROL, CONSTRUCTION STANDARDS AND FOR MAINTAINING COMPLIANCE WITH LOCAL AND COUNTY CODES ON THIS PROJECT.

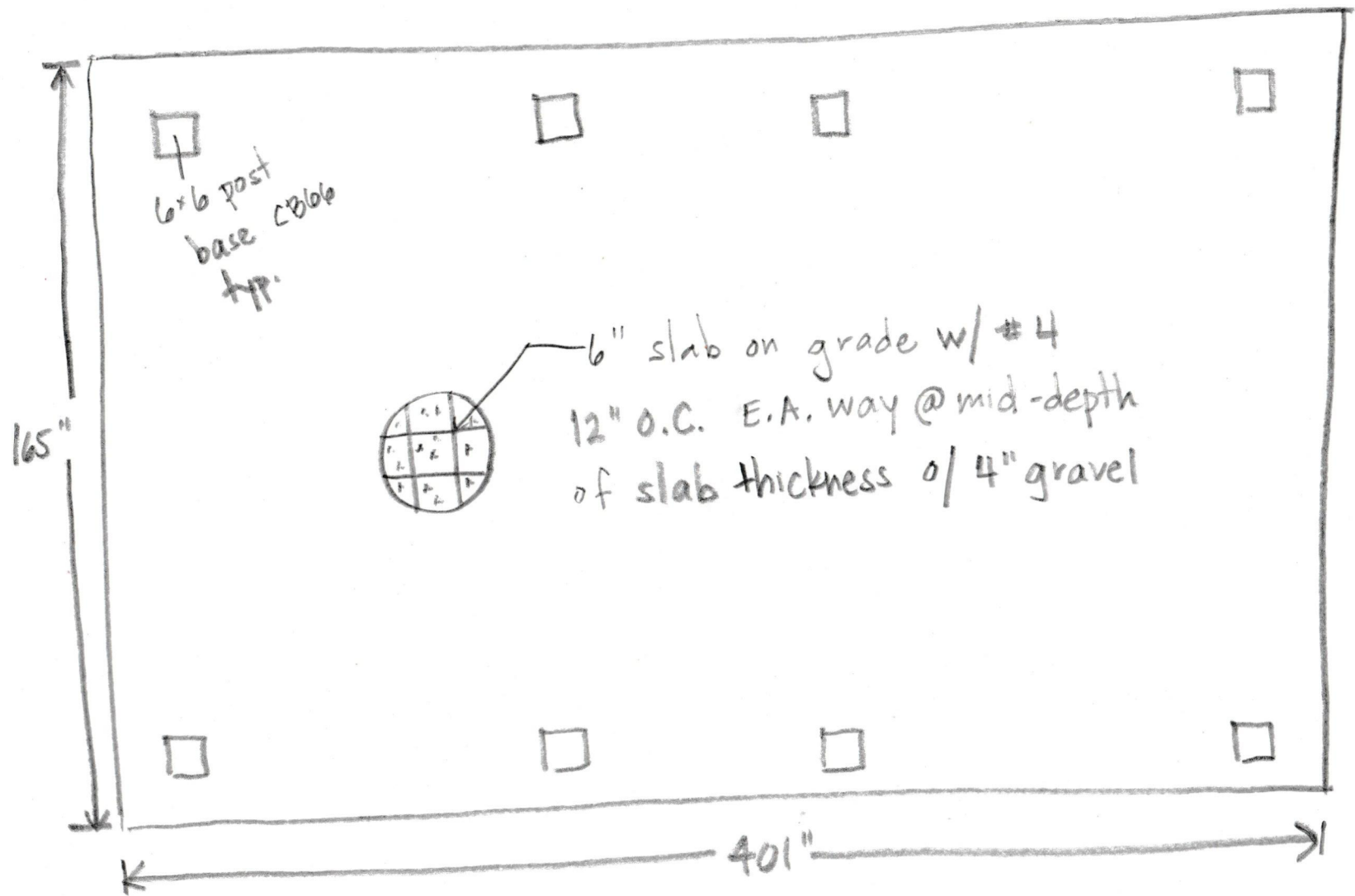
REV. NO.	REVISION

HARDSCAPE
LAYOUT

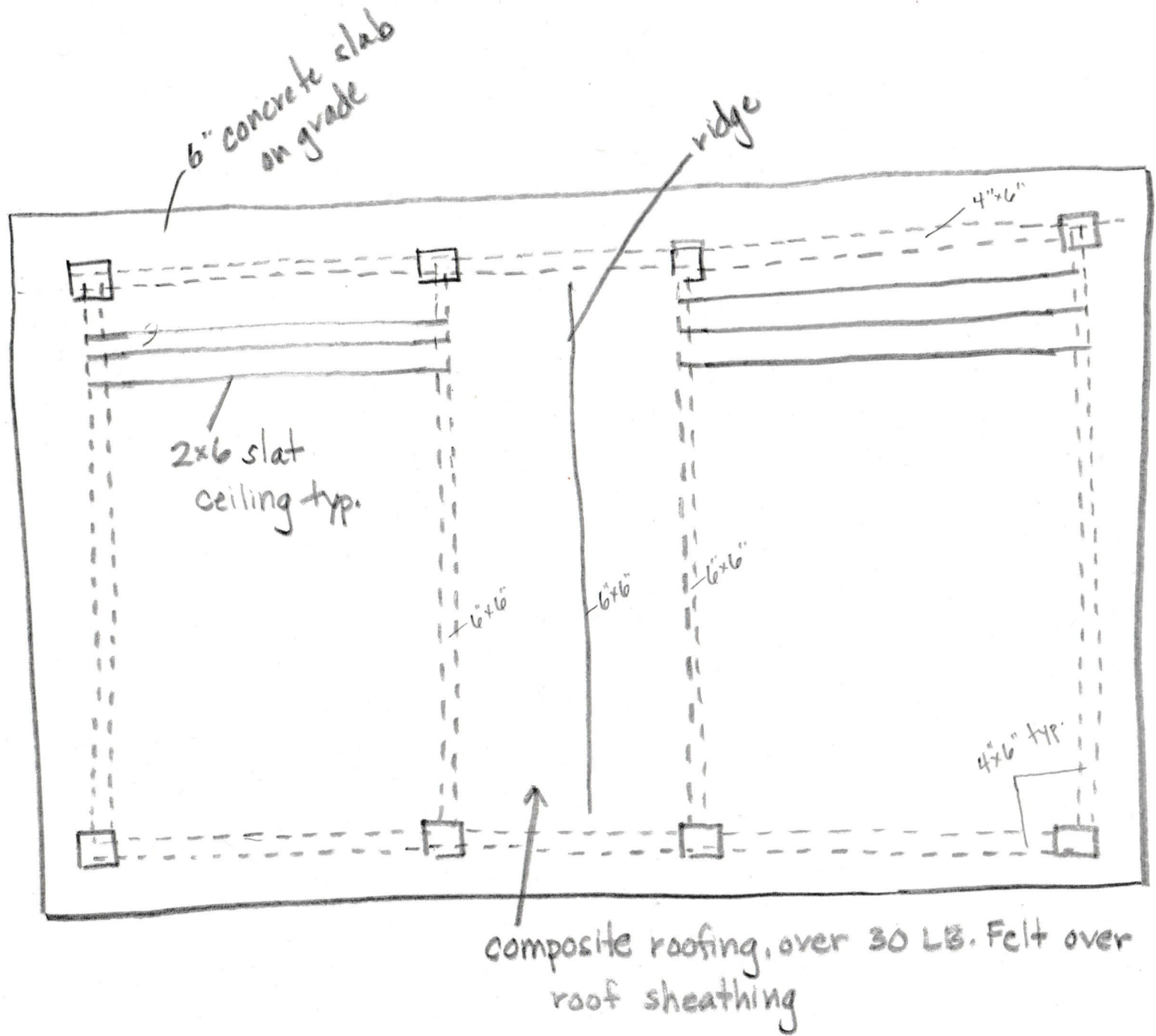
JOB NO:	DATE: 1/28/21
DRAWN:	SCALE: 1/8" = 1'-0"

L-1

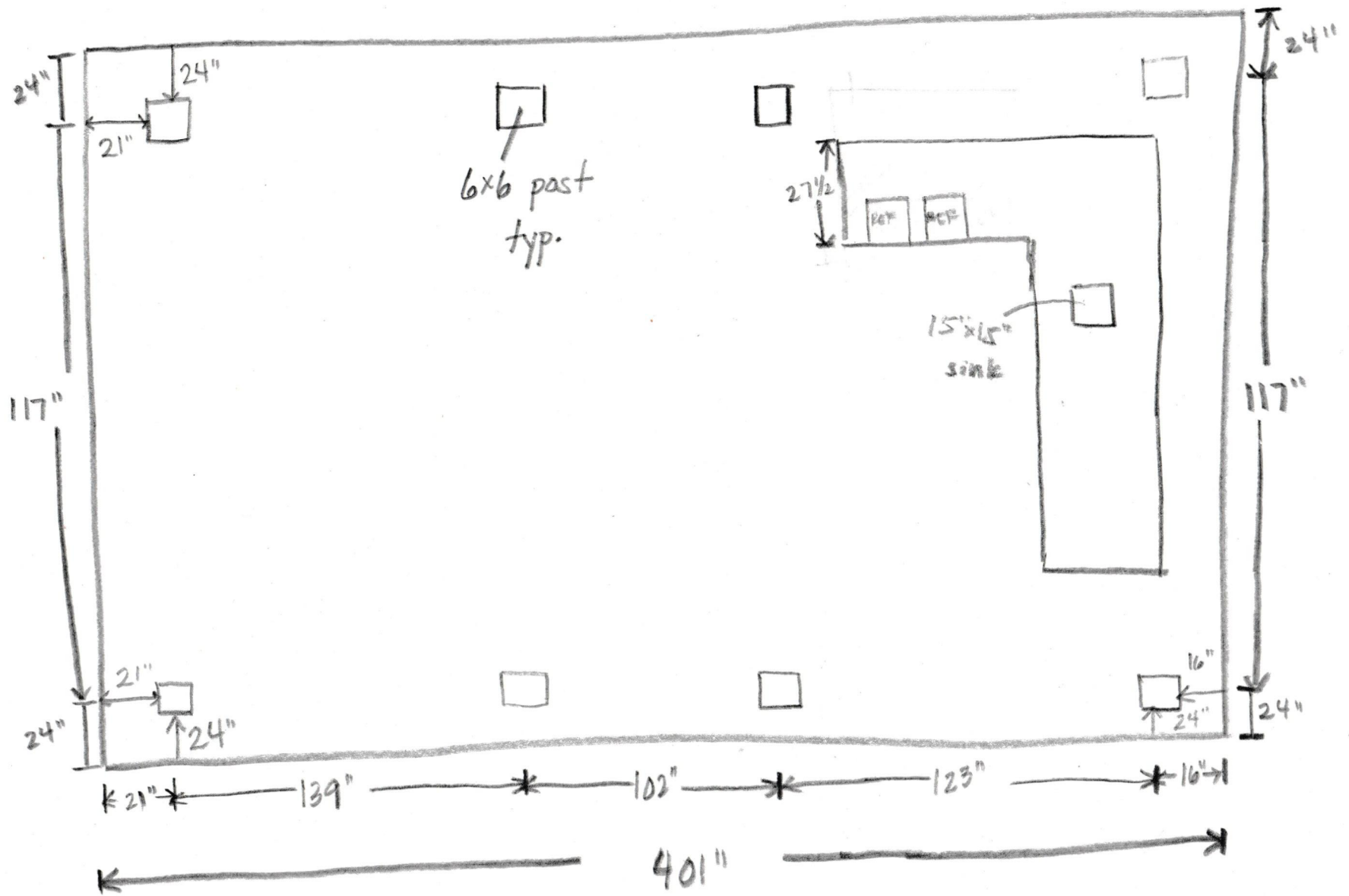




Foundation Plan



Roof Plan




Floor Plan

Ⓢ WP weather proof GFCI
DUPLEX receptacle

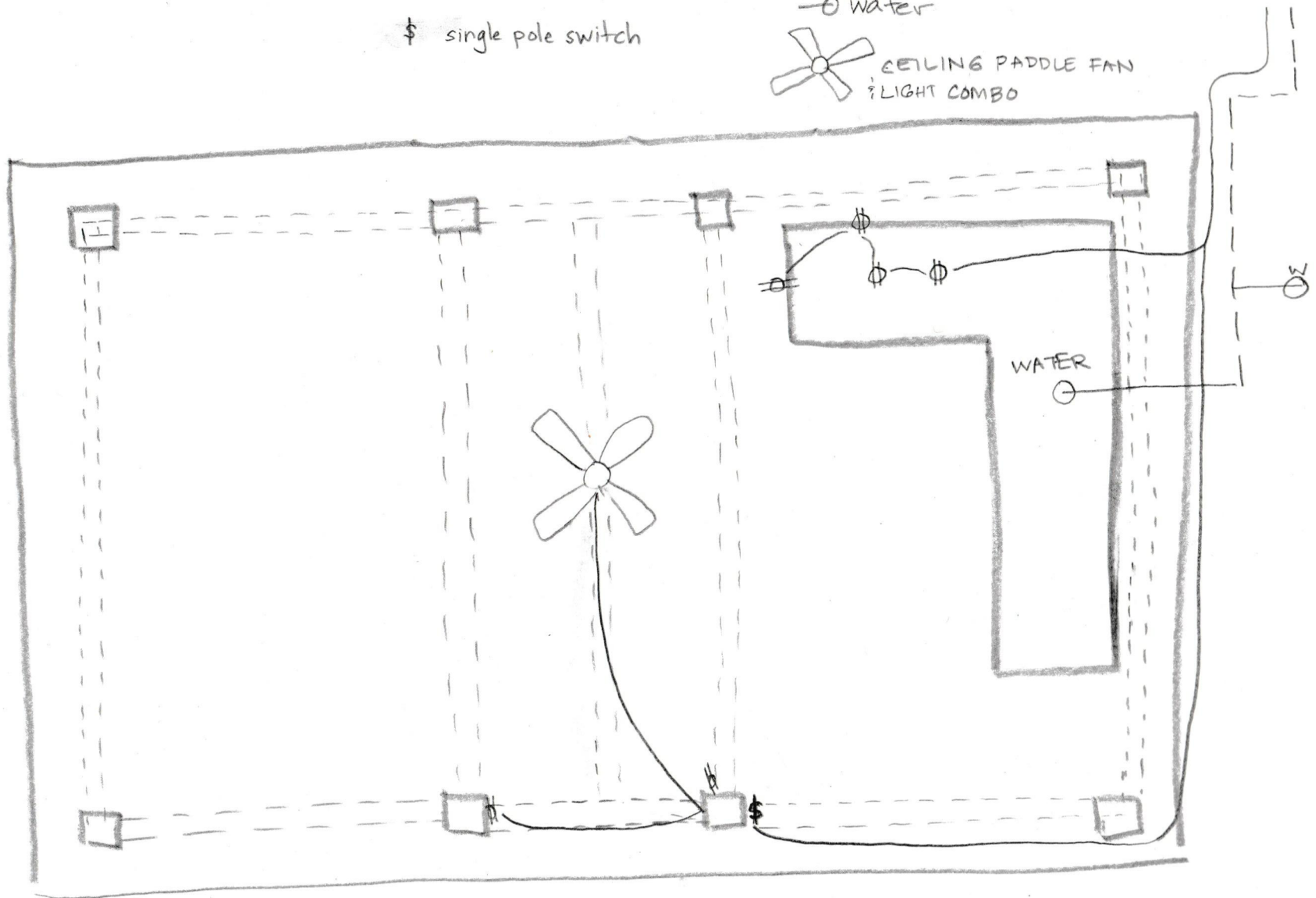
\$ single pole switch

— WIRE
— ^w water



CEILING PADDLE FAN
LIGHT COMBO

FROM POOL
EQUIPMENT



Utility Plan



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3460

Agenda Date: 9/2/2025

Agenda #: 9.

Advisory Board: Alamo Municipal Advisory Council

Subject: Hap Magee Shade Structure

Presenter: Robert Mowat, Alamo MAC Member

Information:

The design is the final 100% construction/bed set for the shade structure proposed at Hap Magee Park. The design incorporates all of the recommendations made by the Town of Danville.

Referral History and Update:

Recommendation(s)/Next Step(s):

Refer to the Town of Danville for approval.

HAP MAGEE PARK SHADE STRUCTURE

GENERAL NOTES

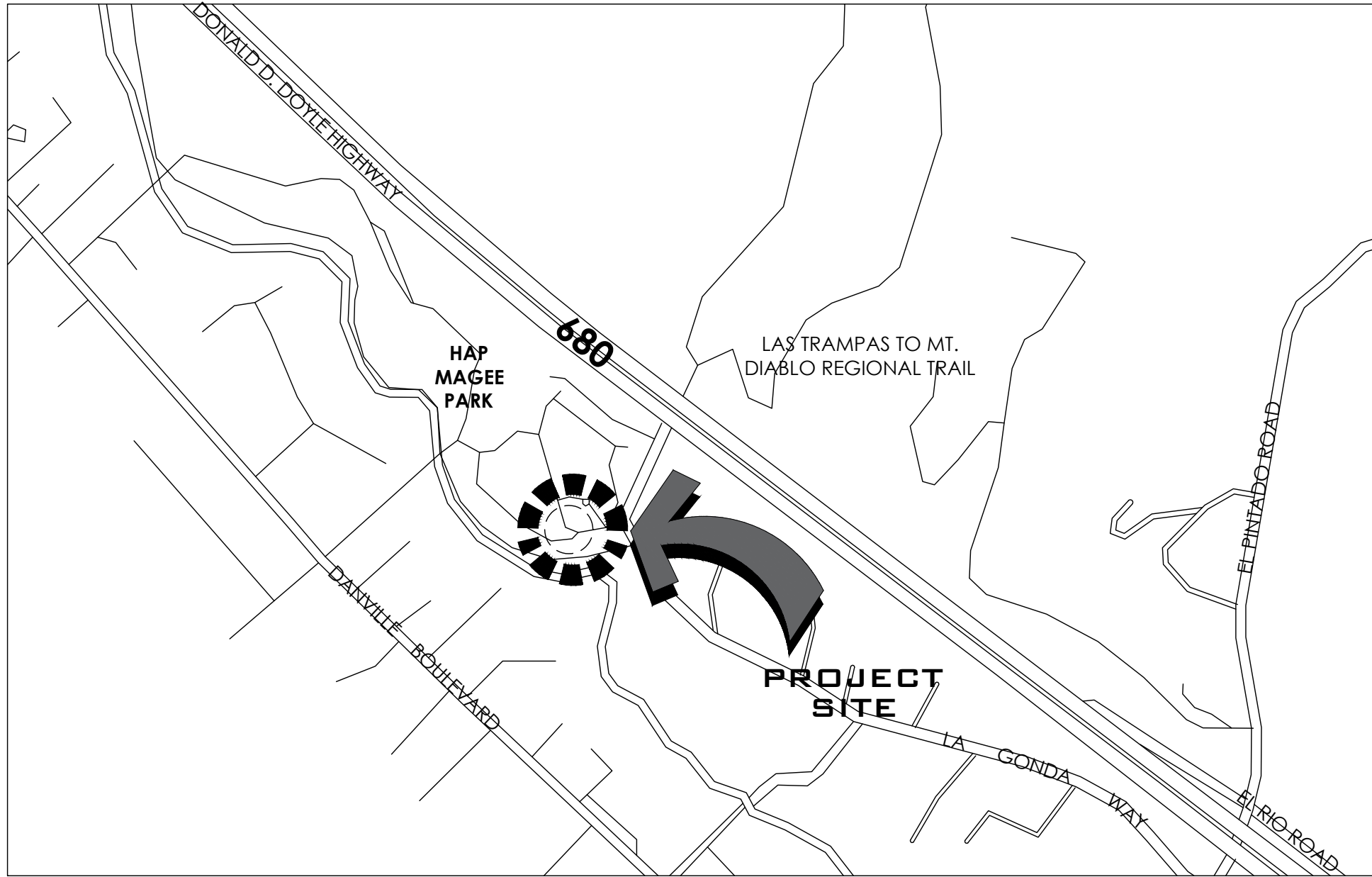
DANVILLE, CA



PREPARED BY THE:
**ALAMO MUNIPAL
ADVISORY COUNCIL**
COUNTY OF CONTRA COSTA, CA

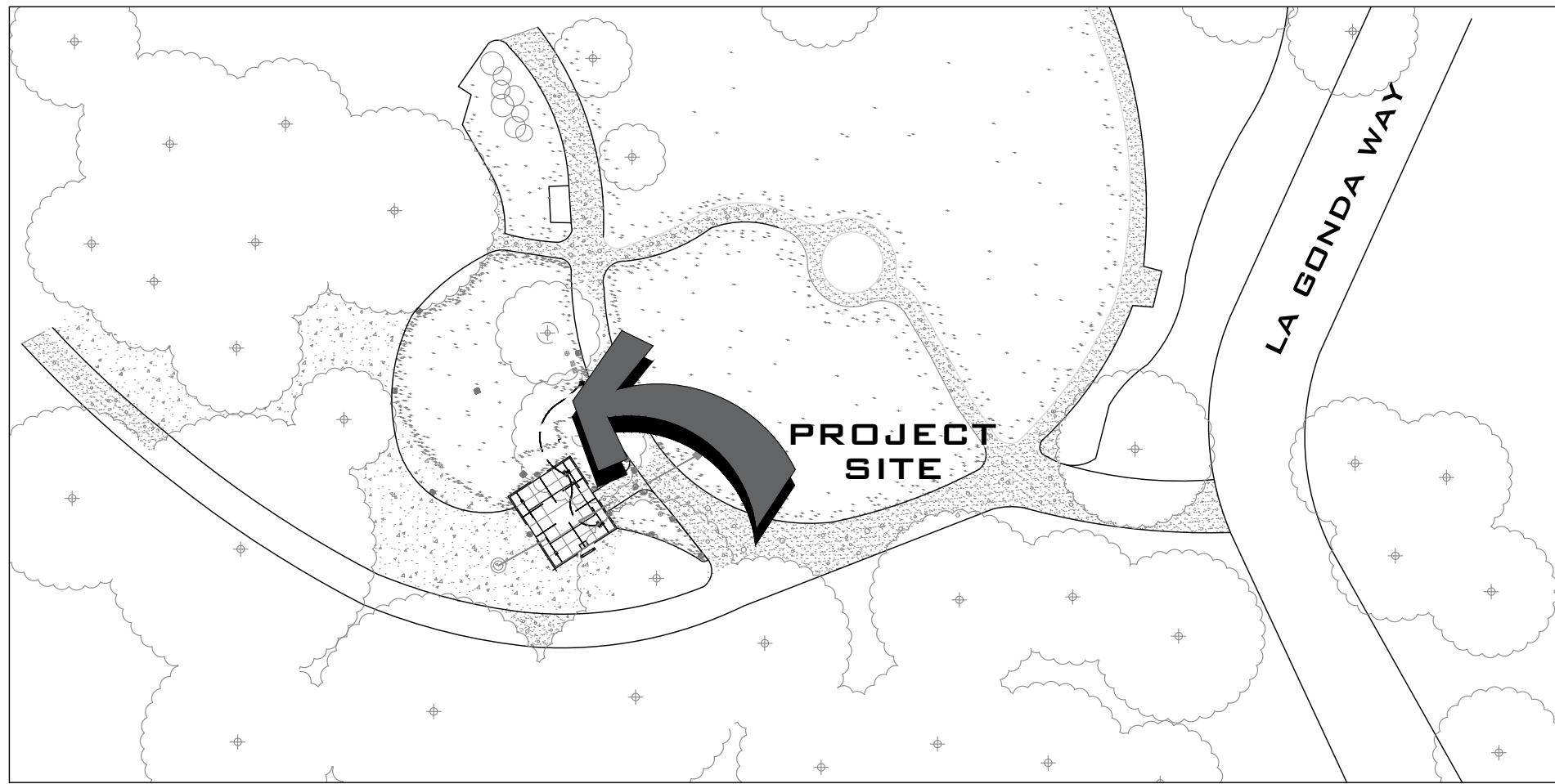
SHEET INDEX

- L-1 COVER SHEET
- L-2 LAYOUT PLAN
- L-3 PLAN & ELEVATIONS
- L-4 CONSTRUCTION DETAILS
- L-5 SITE IMAGES
- L-6 RENDERINGS
- C-1 COVERWORX DRAWINGS
- C-2 COST ESTIMATES



VICINITY MAP

NOT TO SCALE



SITE KEY MAP

NOT TO SCALE



PREPARED BY THE **ALAMO MUNICIPAL
ADVISORY COUNCIL**

**HAP MAGEE PARK
COVER SHEET**

ALAMO

CALIFORNIA

DATE		
8-12-2025		
NO.	REVISIONS	DATE

SHEET

L-1

OF 8 SHEETS

PRINT DATE: 08-12-2025

HAP MAGEE PARK, DANVILLE CA

EXISTING HISTORICAL TACK SHED WOOD

6 EA. @ 9'-0" = 54'
7 EA. @ 8'-0" = 56'
2 EA. @ 6'-0" = 12'
5 EA. @ 5'-0" = 5'

TOTAL AVAILABLE WOOD PIECES L.F. = 127'

ALL EXISTING IRRIGATION VALVES & PIPING TO REMAIN.

TIE INTO EXISTING LIGHT FOR NEW GFCI'S PER ALL CODES & ORDINANCES. **BID ALTERNATE 'B'**

GFCI W/ 110V WIRING PER ALL CODES (2 EACH).

BID ALTERNATE 'B'

RELOCATE EXISTING IRRIGATION HEADS W/ NEW NOZZLES TO PROVIDE UNIFORM & COMPLETE HEAD TO HEAD COVERAGE. (5± EACH)

CONCRETE PAVING.

BID ALTERNATE 'A'

BASE BID TO BE SMOOTH & COMPACTED 2" LAYER OF CALIFORNIA GOLD DECOMPOSED GRANITE.

MODIFY LAWN & HEADER RESPREAD EXISTING WOOD CHIPS TO COVER.

MODIFY WOOD CHIPS & LAWN AS NECESSARY.

LOWER ROOF REFLECTED CEILING PLAN.

UPPER ROOF REFLECTED CEILING PLAN.

ASSUMED LOCATION OF EXISTING STORM DRAIN LINE, VERIFY LOCATION IN FIELD.

STAKE 4 CORNERS OF STRUCTURE W/ STAKES & FLAGS FOR FINAL APPROVAL OF LOCATION BY:

1. ALAMO MUNICIPAL ADVISORY COUNCIL
2. TOWN OF DANVILLE PARK & REC. REP.
3. CONSTRUCTION SUPERVISOR
4. LANDSCAPE ARCHITECT

CONCRETE FOOTING (TYP.)

TACK SHED HISTORIC SIGNAGE.

POSSIBLE INSTALLATION OF TACK SHED DOOR AS BACKDROP TO SIGNAGE. **NOT IN CONTRACT.**

DEMO & OFF-HAUL ALL LAWN & SUBGRADE SOIL PER ALL LOCAL CODES.

NEW 4" DEPTH OF CALIFORNIA GOLD DECOMPOSED GRANITE, COMPACT 95%.

LAYOUT LEGEND

- EXISTING TREE TO REMAIN
- EXISTING LIGHT
- EXISTING VALVES TO REMAIN
- CONCRETE PAVING. SEE **BID ALTERNATE 'A'**
- EXISTING LAWN
- G.F.C.I. W/ 110V WIRING PER ALL CODES **BID ALTERNATE 'B'**
- EXISTING FIR BARK
- EXISTING DECOMPOSED GRANITE
- 1/2" THICK ASP. FBR. E.J.
- IRRIGATION HEADS - PROPOSED
- IRRIGATION HEADS - EXISTING

LAYOUT NOTES

1. ALL WRITTEN DIMENSIONS SUPERCEDE SCALED DISTANCE AND DIMENSION.
2. ALL CURVED PORTIONS OF REDWOOD HEADER OR WALKS ARE TO BE SMOOTH AND CONTINUOUS CURVES.
3. THE CONTRACTOR SHALL VERIFY ALL DISTANCES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE TOWN OF DANVILLE'S CONSTRUCTION SUPERVISOR AND THE LANDSCAPE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
4. THIS PLAN IS BASED UPON AN INFORMAL FIELD SURVEY. ALL DISTANCES, DIMENSIONS, AND STRUCTURES ARE APPROXIMATE. NO ACCURATE REPRESENTATION OF THE AS BUILT STRUCTURE, PATHS, TREES OR UTILITIES ARE MADE. VERIFY ALL DISTANCES & DIMENSIONS IN FIELD.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT THEM AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO UTILITIES AND/OR PAVEMENT IN THE COURSE OF THEIR WORK.
6. THE OWNER & CITY REPRESENTATIVES SHALL APPROVE THE LAYOUT OF ALL WALKS AND PAVING FEATURES PRIOR TO CONSTRUCTION. CALL THE TOWN OF DANVILLE'S CONSTRUCTION SUPERVISOR WITH 2 DAYS PRIOR NOTICE TO FOUR.
7. ANY REQUIREMENTS IN THE PLANS AND/OR SPECS. SHALL BE CONSIDERED BINDING. ANY DISCREPANCIES SHALL BE REPORTED TO THE TOWN OF DANVILLE'S CONSTRUCTION SUPERVISOR AND LANDSCAPE ARCHITECT IMMEDIATELY FOR A DECISION.
8. THE CONTRACTOR SHALL PERIODICALLY (2x WEEKLY) CLEAN THE SITE OF THEIR DEBRIS CREATED IN THE COURSE OF THEIR WORK. THE CONTRACTOR SHALL REMOVE ALL OF THEIR WASTE GENERATED BY THEIR WORK AT THE END OF THEIR CONTRACT.
9. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES BY EXPERIENCED WORKMEN AND A LICENSED LANDSCAPE CONTRACTOR.
10. ALL SCORES AND EXPANSION JOINTS SHALL BE LOCATED WHERE INDICATED ON PLANS.
11. CONTRACTOR SHALL NOT MAKE ANY FIELD CHANGES UNLESS AUTHORIZED BY THE OWNER, CITY REPRESENTATIVES & LANDSCAPE ARCHITECT. ANY UNAUTHORIZED CHANGES SHALL BE CORRECTED TO CONFORM WITH THE PLANS AT NO COST TO THE OWNER.
12. VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT AT ALL TIMES. CONTRACTOR TO PAY FOR ANY DAMAGE TO UTILITIES. TELEPHONE U.S. ALERT TO LOCATE ANY UTILITY LOCATION IN DOUBT. ALLOW TWO DAYS LEAD TIME. CALL (800) 227-2600.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL ON-SITE UTILITIES BEFORE COMMENCING WITH THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGED UTILITIES. THIS EXISTING CONDITIONS PLAN WAS OBTAINED FROM THE CLIENT. THE LAND. ARCH. IS UNABLE TO CONFIRM THE ACCURACY OF THE DATA PRESENTED HERE. THE CONTRACTOR SHALL USE CARE AND EXERCISE CAUTION IN ALL ASPECTS OF THE WORK TO PROTECT EXISTING UTILITIES FROM DAMAGE OR DESTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED BY WORK AT THE SITE. DAILY REMOVAL OF ALL DEBRIS IN THE FRONT YARD SHALL BE PERFORMED. NO CONSTRUCTION EQUIPMENT OR DEBRIS SHALL REMAIN IN THE STREET OR SIDEWALK OVERNIGHT.
3. ALL EXISTING TREES ARE NOT FOR REMOVAL SHALL BE FULLY PROTECTED AT ALL TIMES.
4. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT SOIL MOVEMENT, DUST AND EROSION DURING THE COURSE OF THEIR WORK.
5. CAP IRRIGATION LINES SO ONLY AREAS IN THE LIMIT OF WORK ARE DISTURBED. RELOCATE & INSTALL TEMPORARY IRRIGATION LINES AS NECESSARY TO KEEP LANDSCAPE AREAS OUTSIDE OF LIMIT OF WORK GROWING.
6. VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT AT ALL TIMES. CONTRACTOR TO PAY FOR ANY DAMAGES TO UTILITIES. TELEPHONE U.S. ALERT TO LOCATE ANY UTILITY LOCATIONS IN DOUBT. ALLOW TWO DAYS LEAD TIME. (800) 227-2600.

SEE MANUFACTURER'S SHOP & CONSTRUCTION DRAWINGS BY COVERWORX, DATED JUNE 5, 2025 FOR SHADE STRUCTURE DETAILS.

SEE STRUCTURAL ENGINEERING DRAWINGS FOR CONCRETE FOOTING BY _____ DATE _____

THIS PLAN IS BASED UPON AN INFORMAL FIELD SURVEY. ALL DISTANCES, DIMENSIONS, AND STRUCTURES ARE APPROXIMATE. NO ACCURATE REPRESENTATION OF THE AS BUILT STRUCTURES, PATHS, TREES OR UTILITIES IS MADE. VERIFY ALL DISTANCES & DIMENSIONS IN FIELD.



PREPARED BY THE ALAMO MUNICIPAL ADVISORY COUNCIL

HAP MAGEE PARK
SHADE STRUCTURE LAYOUT PLAN
ALAMO CALIFORNIA

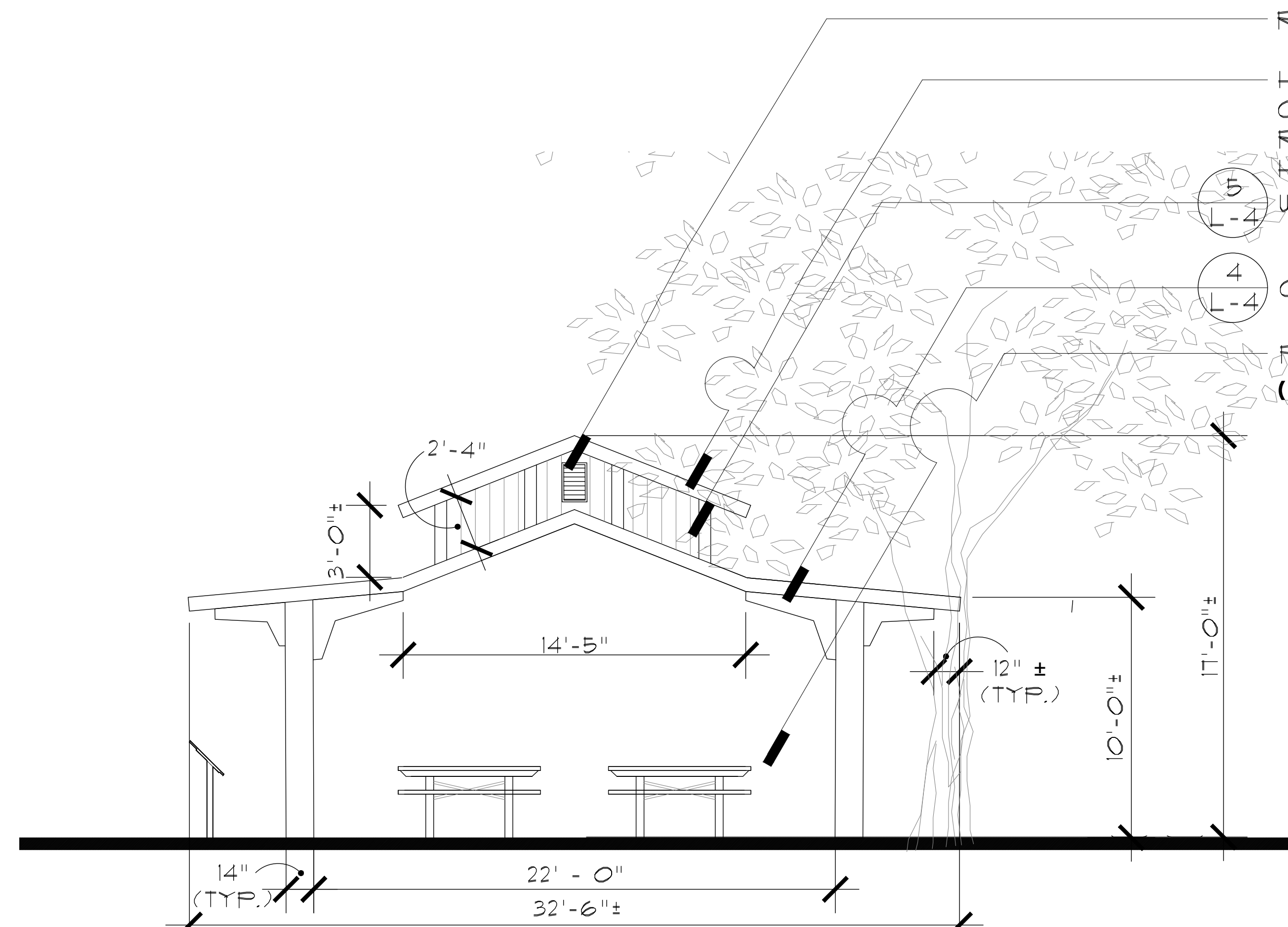
DATE 8-12-2025		
NO.	REVISIONS	DATE

0' 4' 8' 16'
SCALE: 1/8" = 1' - 0"

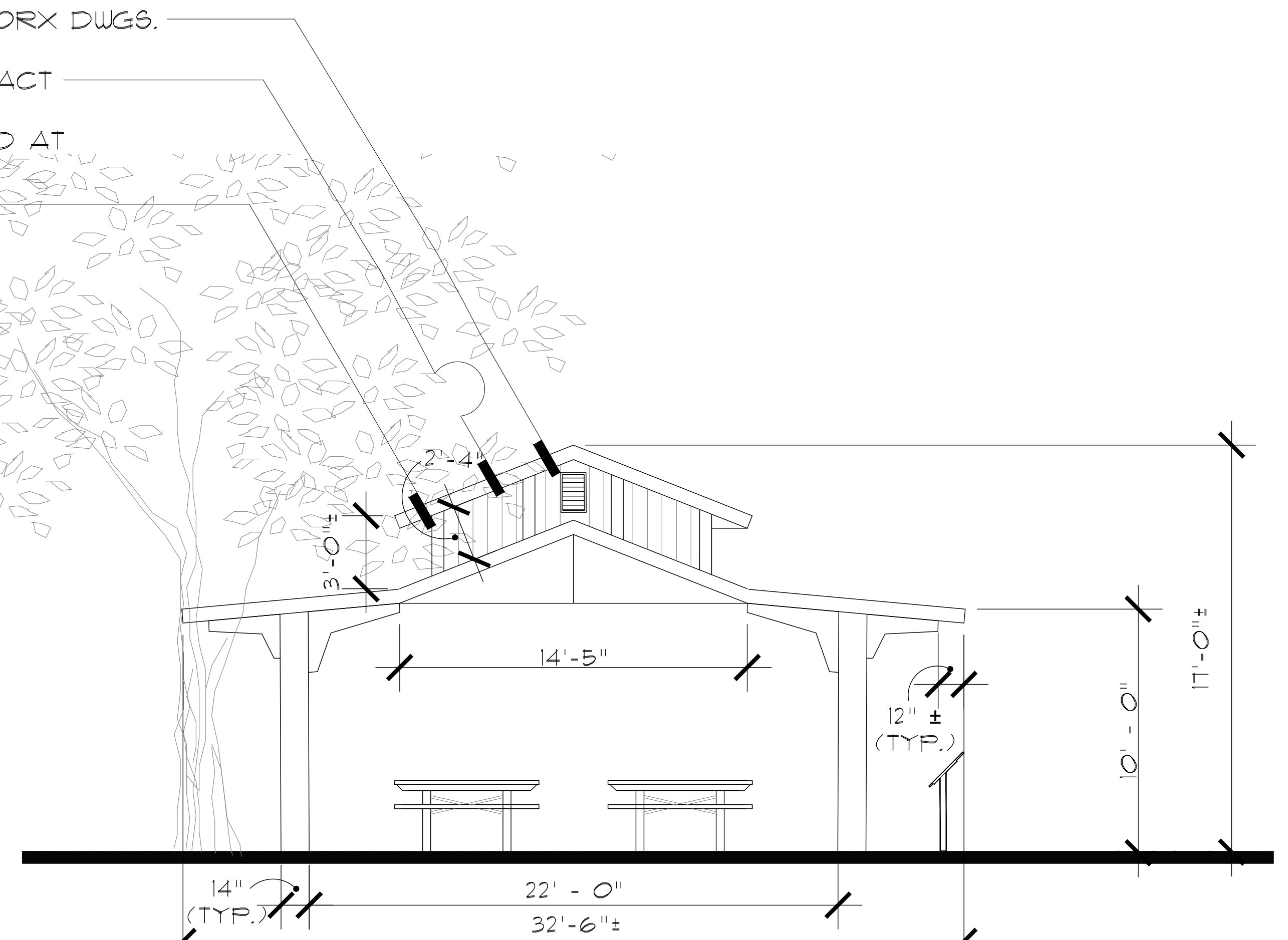


SHEET
L-2
OF 8 SHEETS

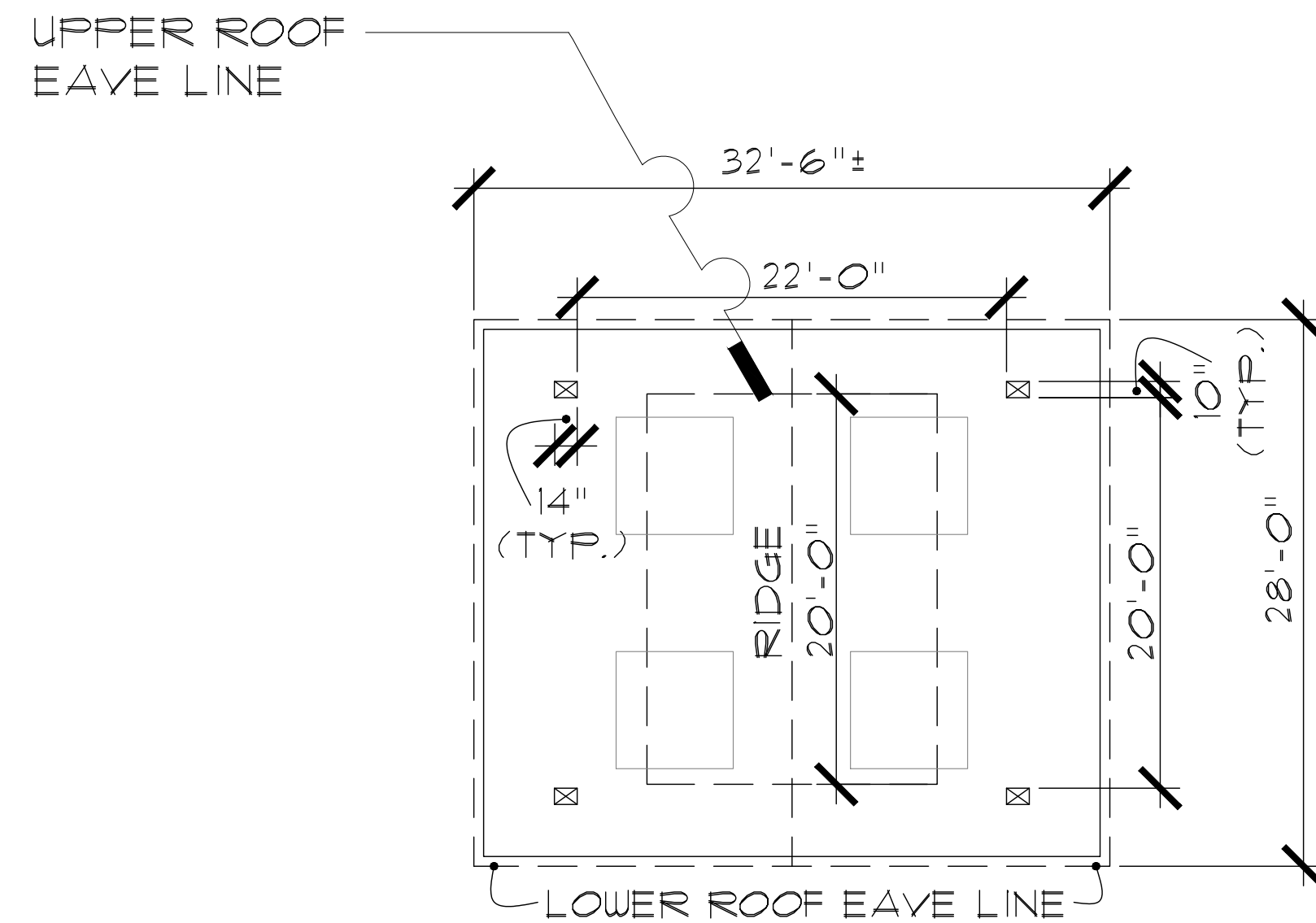
PRINT DATE: 08-12-2025



A - A' FRONT ELEVATION - EAST

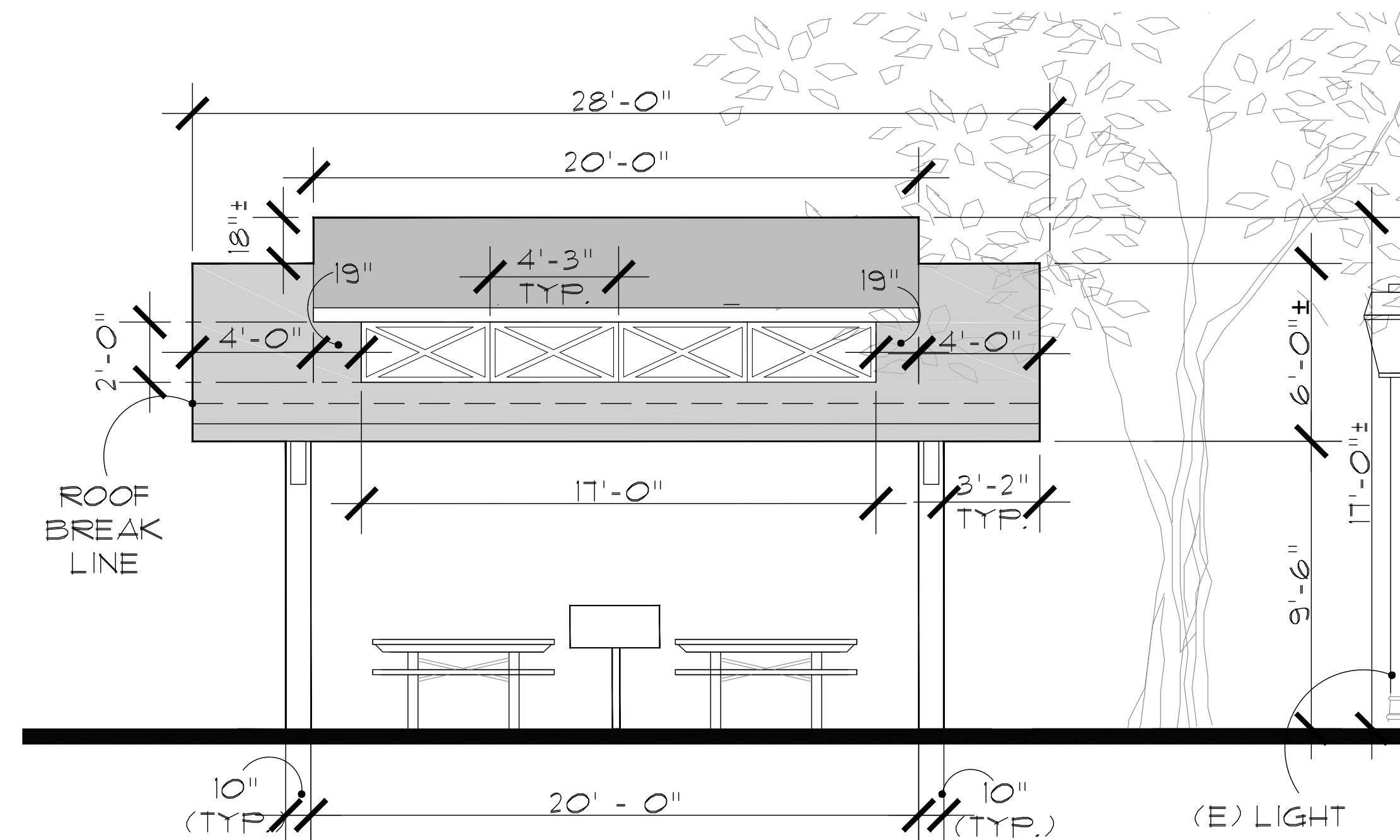


B - B' REAR ELEVATION - WEST

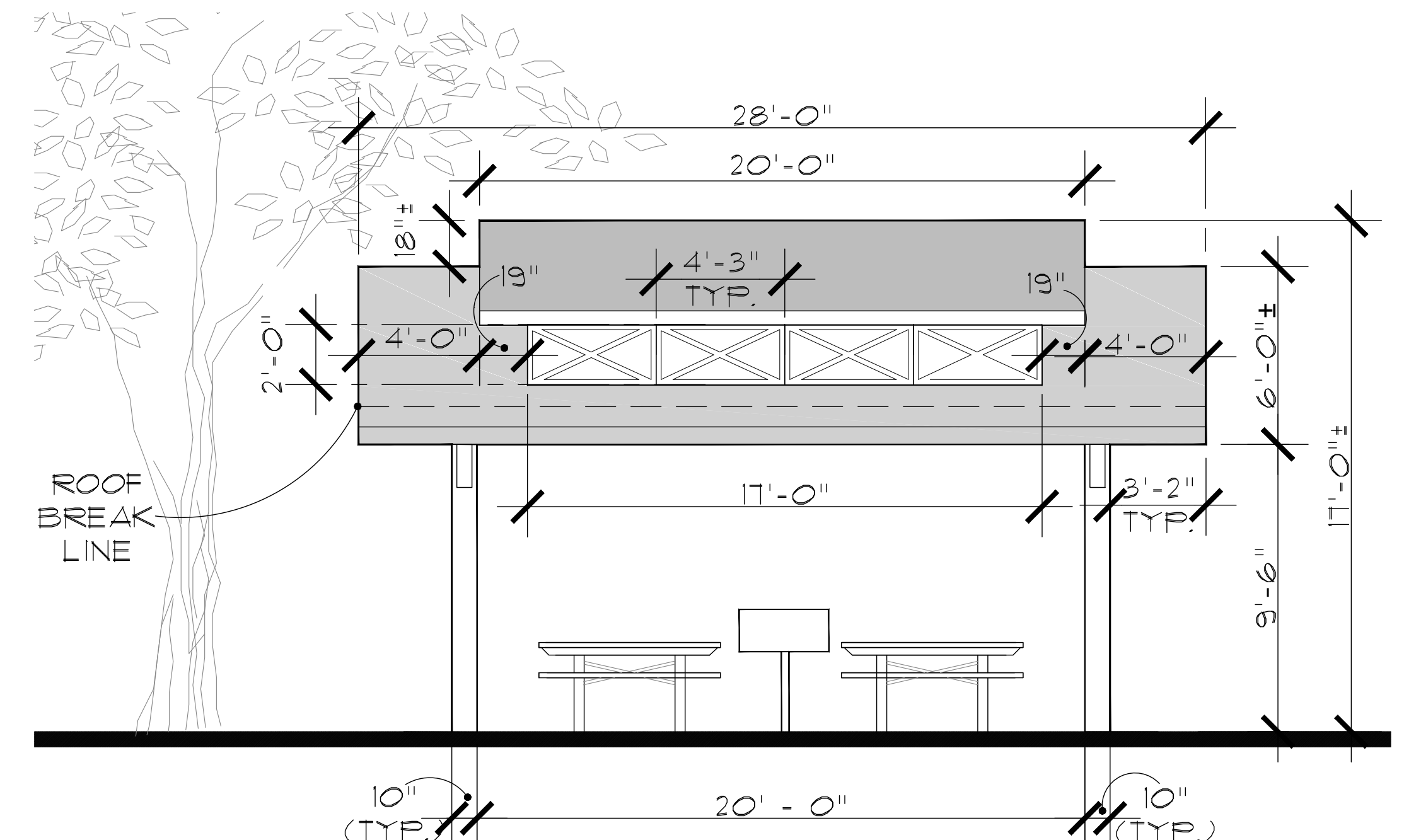


PLAN VIEW

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



SIDE ELEVATION C - C' - SOUTH



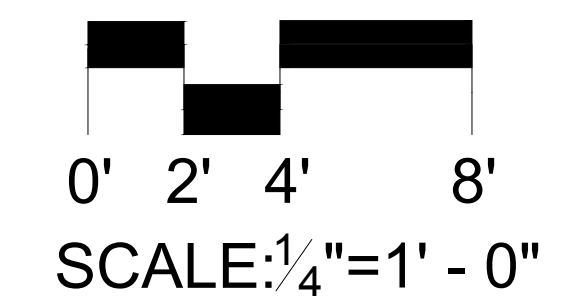
SIDE ELEVATION D - D' - NORTH



**PREPARED BY THE ALAMO MUNICIPAL
ADVISORY COUNCIL**

**HAP MAGEE PARK
SHADE STRUCTURE PLAN & ELEVATIONS
ALAMO CALIFORNIA**

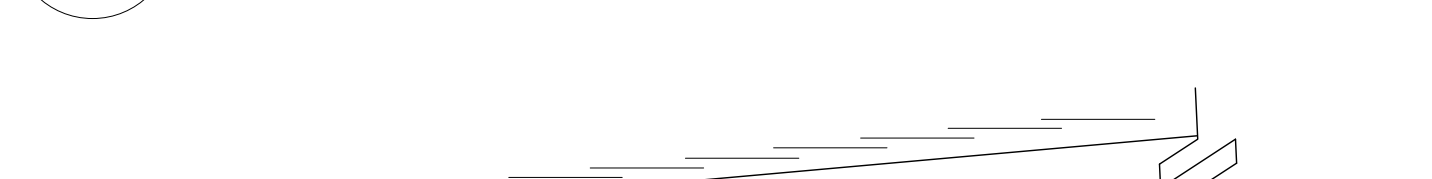
DATE		
8-12-2025		
NO.	REVISIONS	DATE

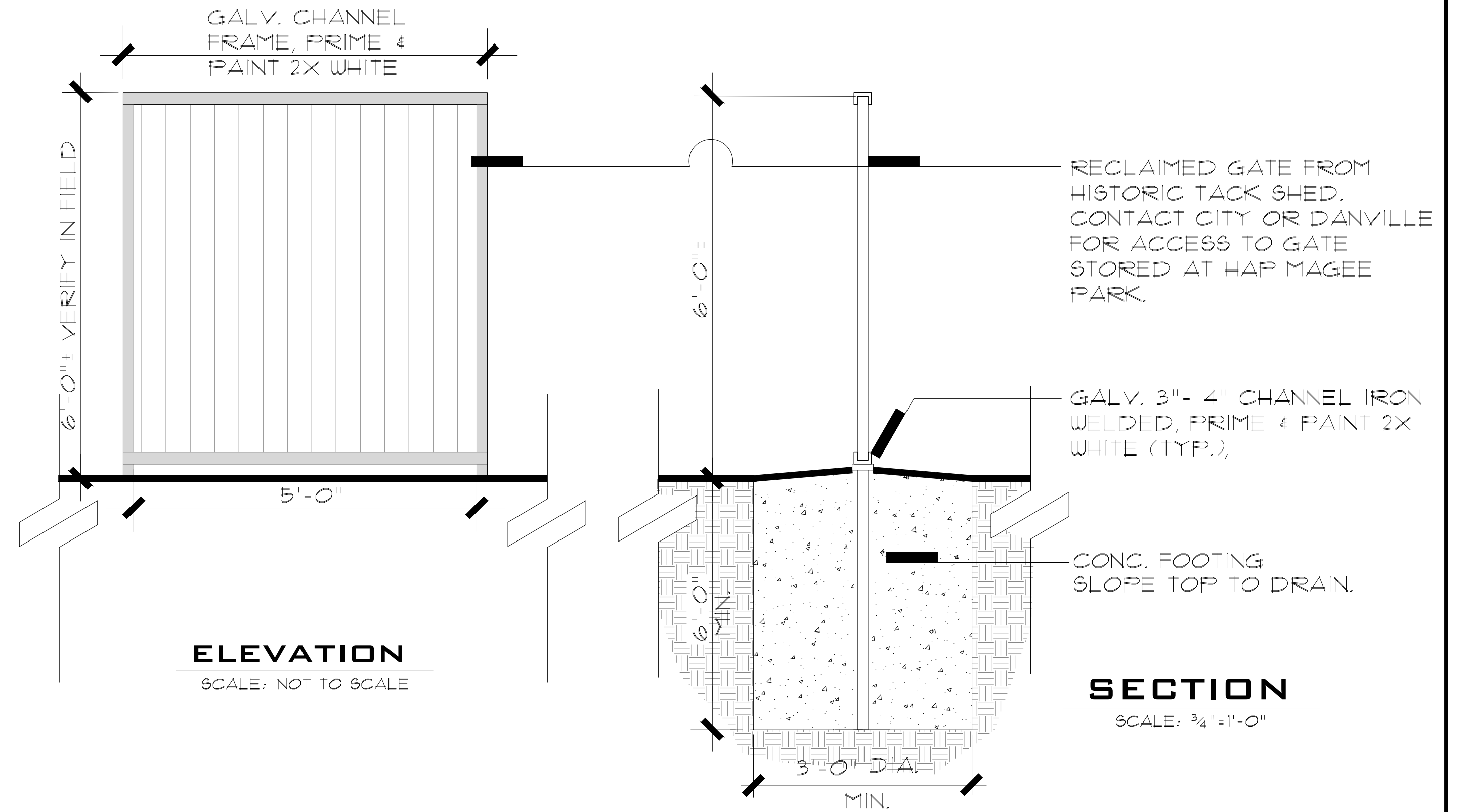


SHEET
L-3
OF 8 SHEETS

PRINT DATE: 08-12-2025

HAP MAGEE PARK, DANVILLE CA





1 BACKDROP DETAIL
SCALE: 3/4"=1'-0"

02117 WOOD ATTACHMENT



PREPARED BY THE ALAMO MUNICIPAL
ADVISORY COUNCIL

ALAMO

HAP MAGEE PARK
SITE IMAGES

CALIFORNIA

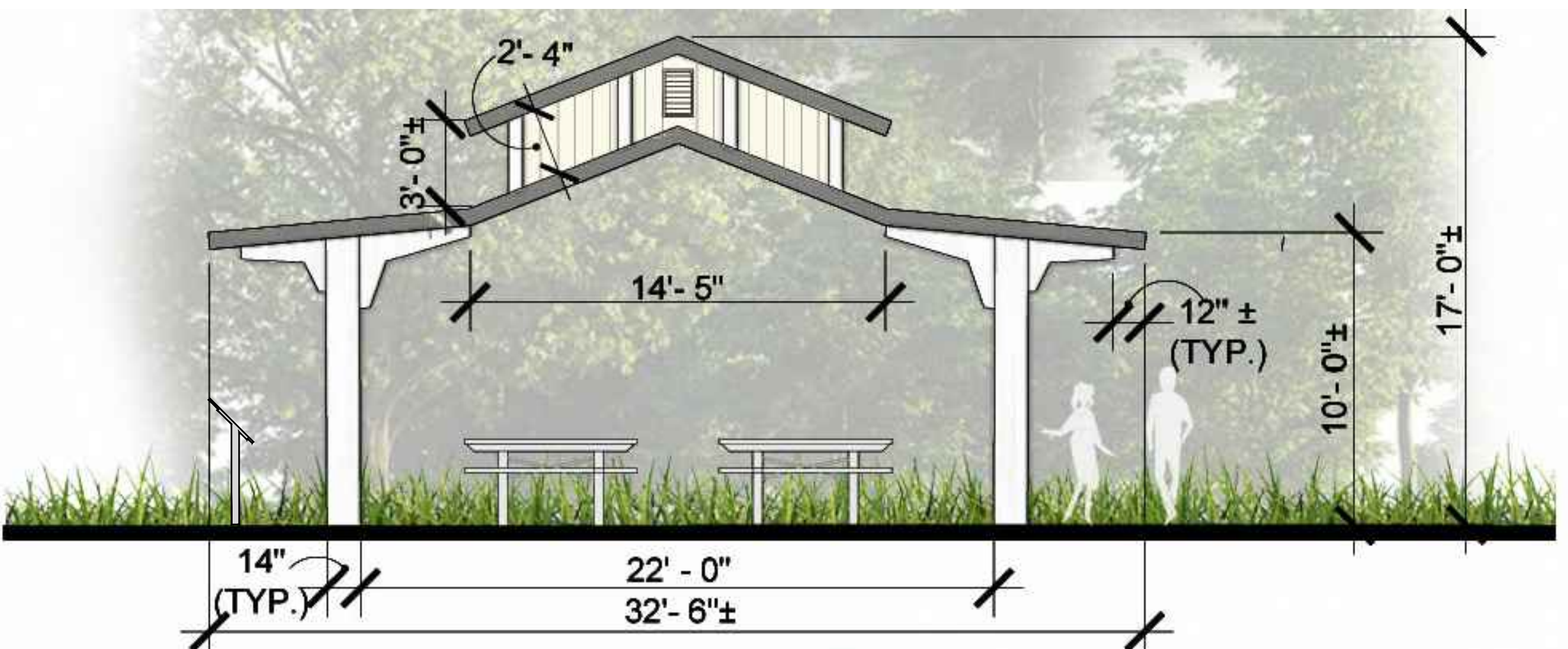
DATE		
8-12-2025		
NO.	REVISIONS	DATE

SHEET

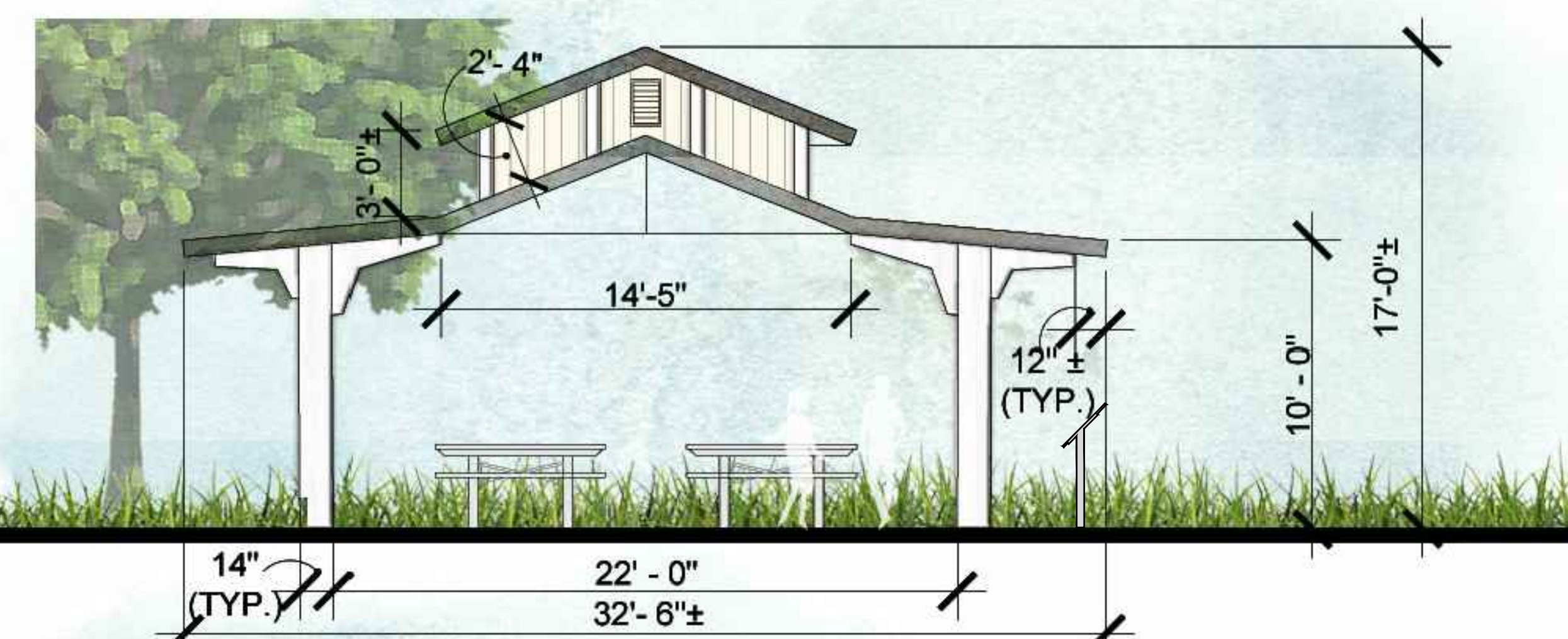
L-5

OF 8 SHEETS

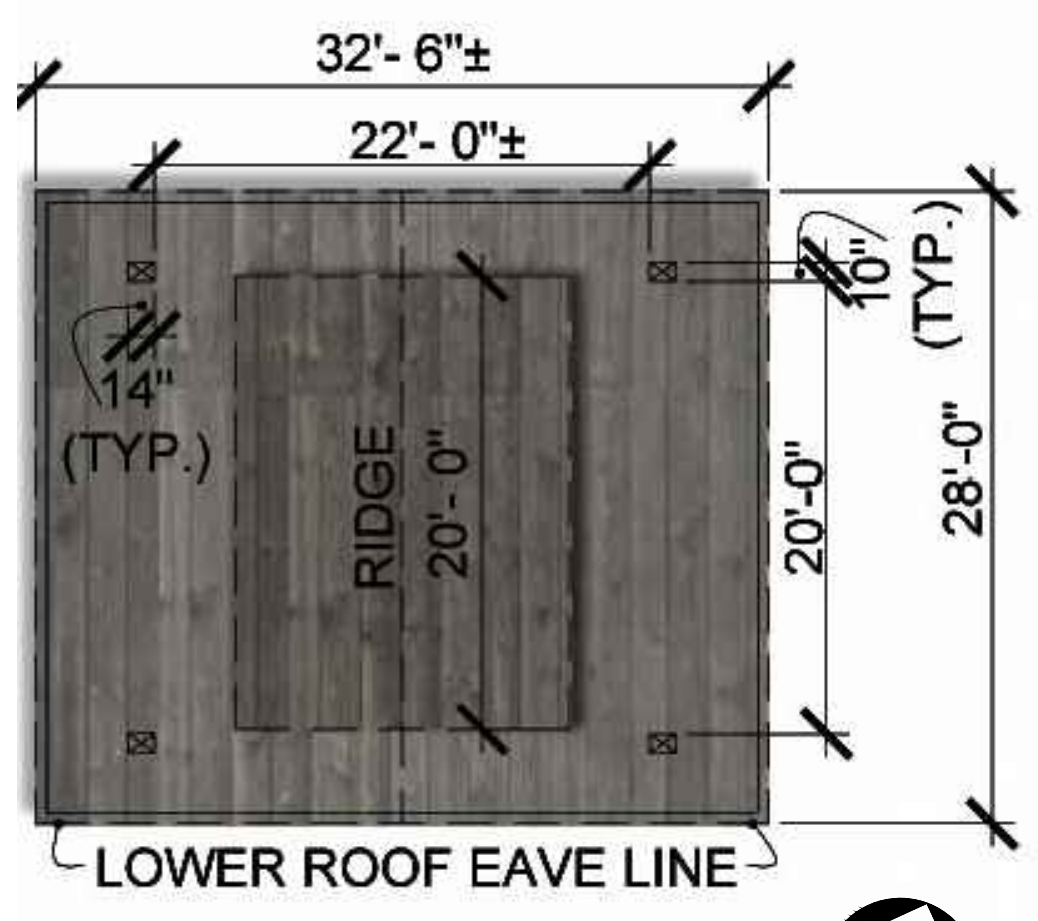
PRINT DATE: 08-12-2025



FRONT ELEVATION - EAST

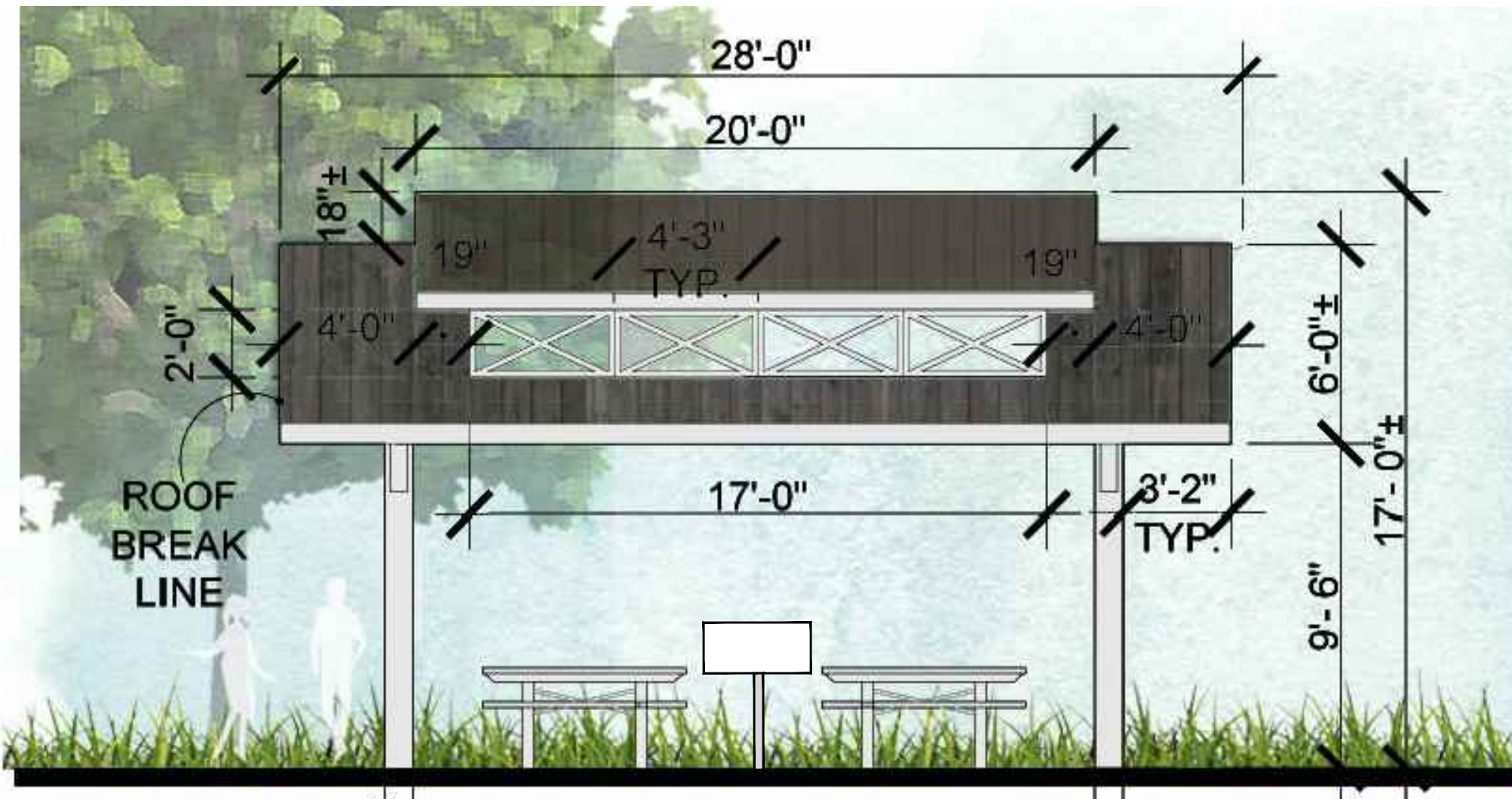


REAR ELEVATION - WEST

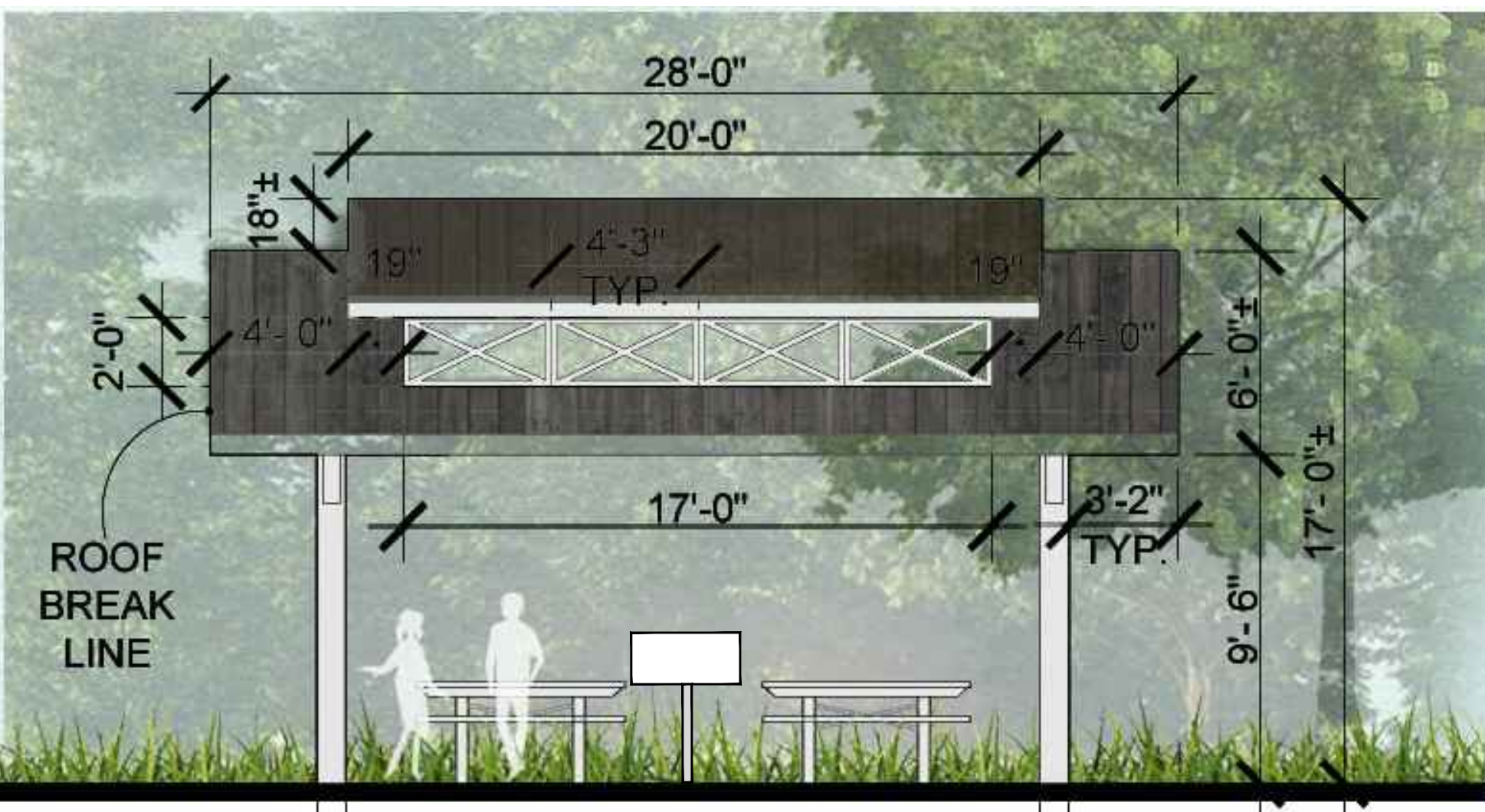


PLAN VIEW

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



SIDE ELEVATION - SOUTH



SIDE ELEVATION - NORTH

POTENTIAL ACTIVITIES

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



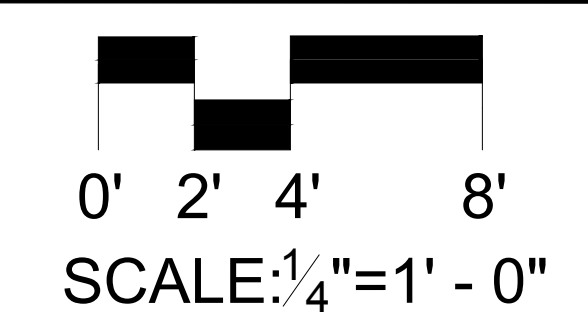
PREPARED BY THE ALAMO MUNICIPAL
ADVISORY COUNCIL

ALAMO

HAP MAGEE PARK RENDERINGS

CALIFORNIA

DATE		
8-12-2025		
NO.	REVISIONS	DATE



SHEET
L-6
OF 8 SHEETS

PRINT DATE: 08-12-2025

HAP MAGEE PARK, DANVILLE CA

Model: Custom Double Pitch Gable Shelter, 33' x 28'
Model # GA-3328-SW-DP-VT-TG-C

Manufacturing Mission: To provide all prefabricated components and installation instructions for a free standing bolt together, tubular steel constructed shelter kit.

Design Criteria: Structure shall be designed to meet site specific snow and wind load design criteria using most current applicable building codes. All structural members are ASTM A-500 U.S. grade B steel. Welded connection plates shall be ASTM A-36 hot rolled steel. All fabrication performed to latest AISC standards by AWS Certified welders. All framing connections are done using A325 grade bolts within concealed access openings from above and will later be concealed by the roofing. All roof framing shall be flush against the roof decking to eliminate the possibility of bird nesting.

Tubular Steel Columns and Beams: Standard column dimension shall be 10" x 6" x 3/16" tubular steel welded to 5/8" base plates for surface mounting. Main support beams are 10" x 6" x 3/16" and 8" x 6" x 3/16" with purlins at 8" x 4" x 3/16". Steel sizes are preliminary and may change due to ongoing review and final engineering.

Roof Deck: 2" x 6" (nominal) #1 Grade, end matched, single tongue and groove with V-joint bottom face, kiln-dried to an average of 15% moisture content, Southern Yellow Pine. #30 roofing felt included.

Roofing: 24 Ga. pre-cut steel Multi-Rib panels with Kynar 500 finish in a variety of colors with white underside. Roof slope is a 2:12 pitch combined with a 6:12 pitch with an eave height of 9'-0". Attached to structural frame with exposed screws painted to match roof color. Matching 24 Ga. trim included.

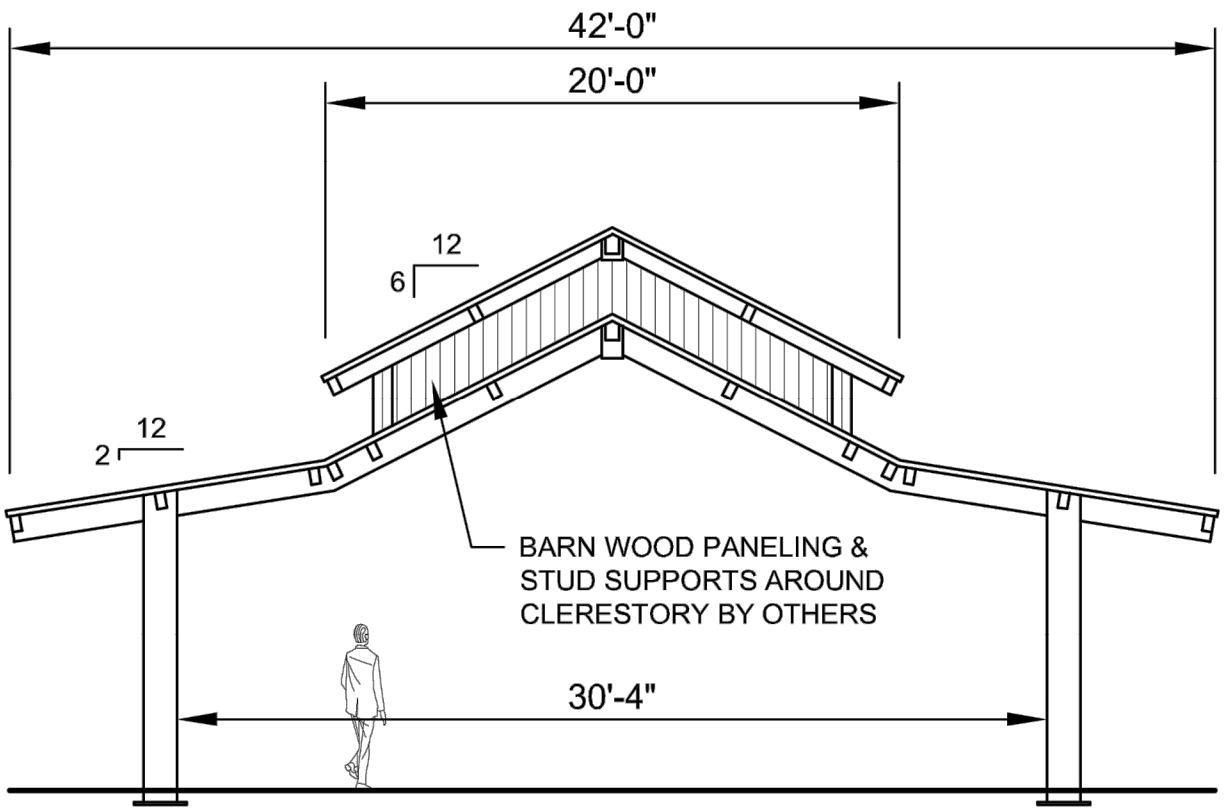
Frame Finish: All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

Foundation: All columns need to be anchored to concrete footings. Columns can be surface mounted to footings with anchor bolts at or below finish slab elevation. Anchor bolts and bracing templates are included. Optional base plate covers are available at an additional cost.

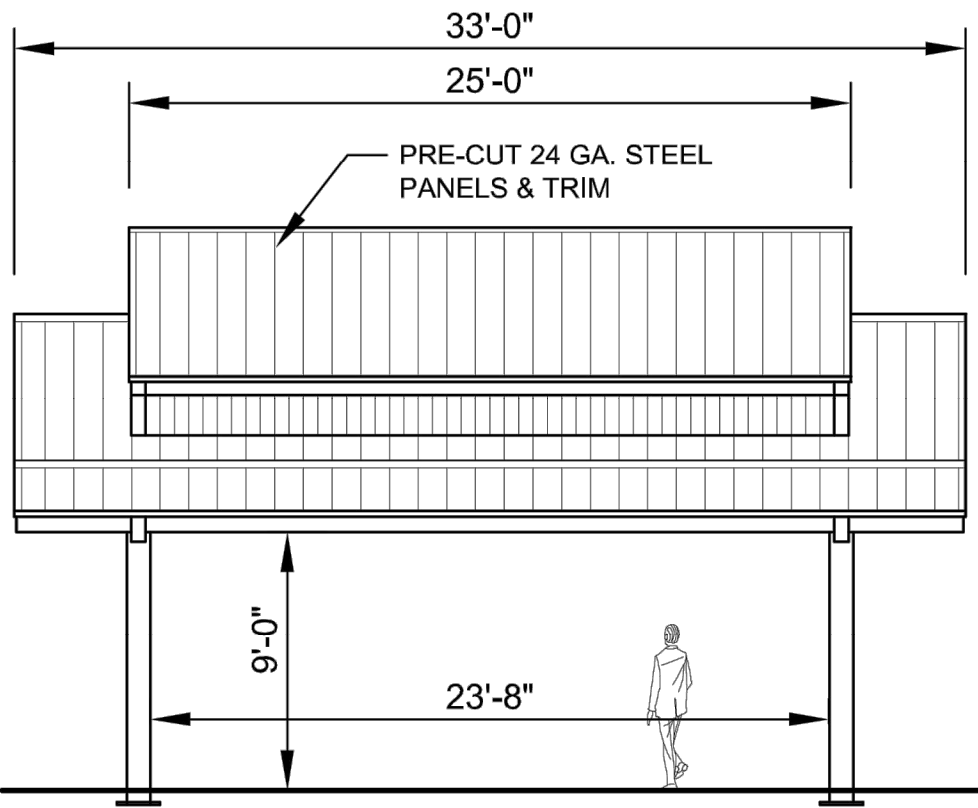
Hardware: All structural hardware and roofing fasteners shall be provided.

Warranty: 10 years against manufacturer defects.

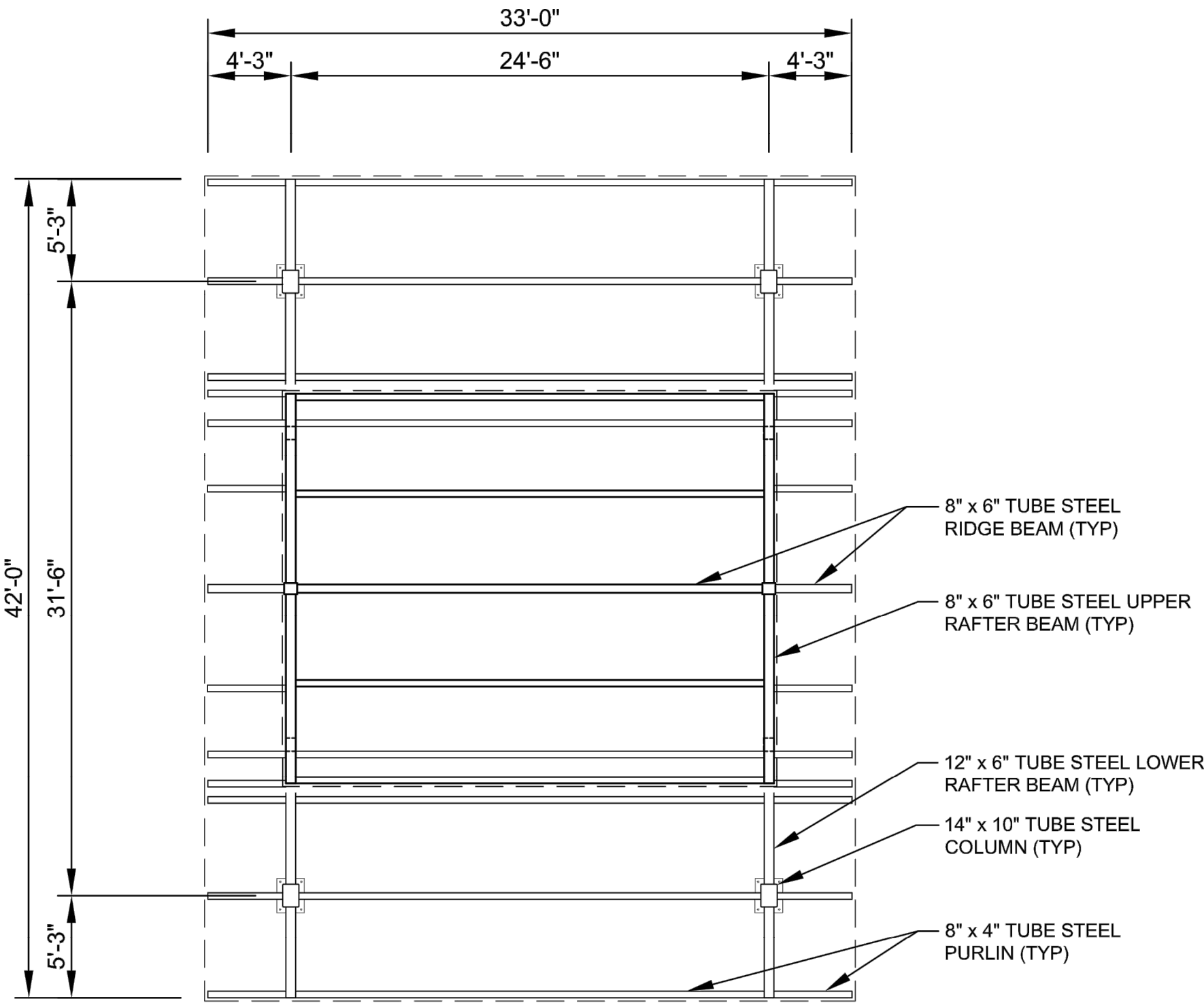
Not Included: Concrete work of any kind, unloading of product and installation.



FRONT ELEVATION
SCALE: NTS



SIDE ELEVATION
SCALE: NTS



FRAMING PLAN
SCALE: NTS



11800 East 9 Mile Road
Warren, MI 48089
Office: (586) 486-1088
Fax: (586) 754-9130
Toll Free: (800) 657-6118
Email: info@coverworx.net
www.Coverworx.com

Custom Double Pitch Gable Shelter - 33' x 28'

Model: GA-3328-SW-DP-VT-TG-C

DESIGN SPECIFICATIONS



11800 East 9 Mile Road
Warren, MI 48089
Office: (586) 486-1088
Fax: (586) 754-9130
Toll Free: (800) 657-6118
Email: info@coverworx.net
www.Coverworx.com

Custom Double Pitch Gable Shelter - 42' x 33'

Model: GA-4233-SW-DP-VT-C

DESIGN SPECIFICATIONS



PREPARED BY THE ALAMO MUNICIPAL
ADVISORY COUNCIL

ALAMO

HAP MAGEE PARK
COVERWORX DRAWINGS

CALIFORNIA

DATE		
8-12-2025		
NO.	REVISIONS	DATE

SHEET

C-1

OF 8 SHEETS

PRINT DATE: 08-12-2025

HAP MAGEE PARK, DANVILLE CA



Phone: (586) 486-1088
Fax: (586) 754-9130
info@coverworx.net

COVERWORX QUOTE

Preliminary pricing subject to revision based on final engineering and/or unforeseen material surcharges

CUSTOMER:
Project: Hap Magee Park
Location: Danville CA
Attention:
Phone:
Email:
NOTE Providing pricing for OUR VERSION of specified model only. Per our specs.

Quote #: 021723-5
Quote Date: June 5, 2025
Estimator: Craig Saylor
craigs@coverworx.net
www.Coverworx.com
Expiration: 45 Days from Quote Date

Quantity	Model Number	Description	Unit Price	Extended Price
1	GA-3328-SW-DP	Custom DUO PITCH Gable, 33'x28', per our specifications only, 4 Posts design, w/ 9' Eave, Polyester Powder Coated FRAME ONLY	49,779.00	49,779.00
		Barnwood w/ Studding around clerstory by others		-
1	TG	add for 2x6 T&G Decking underlayment upgrade	13,875.00	13,875.00
1	MR	add for 24 ga MultiRib Roofing Overlasy	6,575.00	6,575.00
1	E	add for CA Eng Seals, Footings and Calcs	850.00	850.00
				-
1		ESTIMATED SHIPPING RATE		5,850.00

Quote Total \$76,929.00

Comments:
-Price is for prefabricated product only, unloading and installation by others.
-Please allow 20 weeks delivery after design drawing approvals. Subject to Covid19 Delays
-Terms are 50% down balancebefore shipment unapproved.
-VISA/Mastercard Accepted add +4% to total.

Price Includes all Hardware? YES
Includes Electrical Access? YES

Thank you for chosing Americas #1 Shelter Choice!



PREPARED BY THE:
ALAMO MUNICIPAL ADVISORY COUNCIL
CONTRA COSTA COUNTY, CA

COST ESTIMATE 5-13-25
HAP MAGEE PARK - DANVILLE, CA
BASED ON PROGRESS CONSTRUCTION DRAWINGS DATED 5-13-25

ITEM	QTY.	UNIT	PRICE	TOTAL
1. STRUCTURAL ENGINEER (FOR CONC. FOOTINGS)	1	L.S.	\$3,000.00	\$ 3,000.00
2. MOBILIZATION	1	L.S.	\$10,000.00	\$ 10,000.00
3. DEMOLITION & OFF HAUL (LAWN & SUBGRADE)	1	L.S.	\$10,000.00	\$ 10,000.00
4. RELOCATED (3) IRRIGATION HEADS	1	L.S.	\$500.00	\$ 500.00
5. SECURITY FENCING (6 MONTHS)	1	EA	\$8,000.00	\$ 8,000.00
6. PAVILION STRUCTURE COVERWORX (INITIAL QUOTE DATE: FEB 17, 2023) = \$84,430	1	L.S. (PROJECTED)		\$ 90,000.00
7. CONSTRUCT PAVILION	1	L.S.	\$125,000.00	\$ 90,000.00
8. HISTORY SIGNAGE	1	L.S.	\$3,000.00	\$ 3,000.00
SUB TOTAL				\$ 214,500.00
9. 5% CONTINGENCY	1	L.S.	\$14,977.00	\$ 13,755.00
GRAND TOTAL				\$ 228,255.00

1/2 ALAMO: \$ 114,127.50
1/2 DANVILLE: \$ 114,127.50

BID ALTERNATE 'A':					
CONCRETE PAVING (TAMPED, CLEAN GRADE)	1,031	S.F.	\$18.00	/S.F.	\$ 18,558.00
BID ALTERNATE 'B':					
2 EACH; POST MOUNTED 110V GFCI'S W/ LOCKABLE COVERS	1	L.S.	\$4,000.00	/L.S.	\$ 4,000.00



PREPARED BY THE ALAMO MUNICIPAL
ADVISORY COUNCIL

ALAMO

HAP MAGEE PARK
COST ESTIMATES

CALIFORNIA

DATE		
8-12-2025		
NO.	REVISIONS	DATE

SHEET
C-2
OF 8 SHEETS

PRINT DATE: 08-12-2025

HAP MAGEE PARK, DANVILLE CA



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3461

Agenda Date: 9/2/2025

Agenda #: 10.

Advisory Board: The Alamo Municipal Advisory Council

Subject: Center of Roundabout Landscaping

Presenter: Alamo Municipal Advisory Council Roundabout Subcommittee

Information:

The subcommittee has recommended either an olive tree or birch tree for planting in the center of the roundabout.

Recommendation(s)/Next Step(s):

Refer to Public Works for planting.