



CONTRA COSTA COUNTY

AGENDA - PUBLISHED

Alamo Municipal Advisory Council

Tuesday, March 3, 2026

6:00 PM

Alamo Women's Club - 1401 Danville
Blvd., Alamo

Dr. Michaela Straznicka, Chair, Sharon Burke, Vice Chair, Anne Struthers, Cecily Barclay, Robert Brannan, Michelle Parkinson, Michael Sene and Jenna Mesic

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. District II Board of Supervisors Staff
3. Presentations 26-708
Attachments: Presenter Bios
4. Public Comment
5. CDVR2501058 - 12 Crest Avenue and 24 Crest Avenue, Alamo 26-699
Attachments: [CDVR25-01058 Agency Comment Packet - updated date](#)
6. Special Districts Budgets 26-713
Attachments: [CSA R7 MAC Report FY 25-26 Q2](#)
[LL-2 Zones 36 45 and 54 2025-26 Qrt 2](#)
7. Subcommittee Reports 26-709
8. February 3, 2026 Records of Action and Notes 26-845
Attachments: [MeetingMinutes26-Feb-2026-03-05-36](#)
[Alamo MAC - 2.3.2026 Notes](#)
9. Future Presentations

The next meeting is currently scheduled for Tuesday, April 7, 2026 at 6:00pm.

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.

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



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-708

Agenda Date: 3/3/2026

Agenda #: 3.

Advisory Board: Alamo Municipal Advisory Council

Subject: Presentations

Information:

- San Ramon Valley Unified School District Superintendent CJ Cammack
- San Ramon Valley Fire Protection District Fire Chief Aguiar
- Department of Conservation and Development Ruben Hernandez

Chief Jonas Aguiar, San Ramon Valley Unified School District

Chief Aguiar leads one of the region’s most respected fire protection and emergency medical service agencies, serving communities throughout the San Ramon Valley. With extensive experience in fire operations, emergency response, and public safety leadership, he oversees fire suppression, paramedic services, wildfire preparedness, and community risk reduction programs. His presentation will provide updates on district operations, safety initiatives, and ongoing efforts to protect Alamo residents.

Superintendent CJ Cammack, San Ramon Valley Unified School District

Superintendent Cammack oversees a high-performing public school district serving students and families across the San Ramon Valley. With a strong background in educational leadership and student achievement, he focuses on academic excellence, fiscal responsibility, and supporting the whole child. He will share updates on district priorities, enrollment trends, and initiatives impacting local schools and families.

Deputy Director Ruben Hernandez, Department of Conservation and Development

Hernandez will provide feedback to the MAC regarding current planning processes and priorities, and outline how the Municipal Advisory Council can most effectively support and collaborate with the County’s Planning Division. His remarks will help clarify the MAC’s role in land use review, community input, and coordination with the Department moving forward.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-699

Agenda Date: 2/26/2026

Agenda #: 5.

Advisory Board: Alamo Municipal Advisory Council Land Use Subcommittee
Subject: CDVR25-01058 - 12 Crest Avenue and 24 Crest Avenue, Alamo

Information:

The applicant requests a Variance Permit to allow a Lot Line Adjustment involving a substandard sized lot (APN: 188232020) that remains substandard with the lot line adjustment (Concurrent CDLL25-00013).

The applicant has identified discrepancies between the legal property description and the Assessor's parcel map. The County Surveyor has reviewed the issue and advised that we may proceed with the Lot Line Adjustment (LLA) once the applicant files a Record of Survey. Based on current information, the Record of Survey is not expected to materially change the proposed boundary shift.

The proposed LLA would transfer 121 square feet from 12 Crest Avenue to 24 Crest Avenue, as shown on the submitted Site Plan. The project will still require approval of several variances for 24 Crest Avenue, including:

- Substandard lot size
- Substandard average width
- Substandard side yard
- Substandard aggregate side yard

While these nonconforming conditions already exist, the LLA would modestly improve them (for example, increasing the side yard setback from approximately 2.9 feet to 3.5 feet).

The project may also require an additional variance for a substandard side yard at 12 Crest Avenue, as the existing shed may be less than the required 3 feet from the proposed new western property line. We are awaiting a revised site plan confirming the exact dimension.

Staff has requested an updated site plan clearly showing existing and proposed setback dimensions for all existing structures. We are also awaiting the Record of Survey. However, aside from confirming the shed location at 12 Crest, there are no major outstanding issues.



Planning Application Summary

County File Number: CDVR25-01058

File Date: 11/20/2025

Applicant:

Amy Studarus Pacific Crest Consultants amy@pccla.com
29635 Agoura Road (661) 644-6212
Agoura Hills, CA 91301

Property Owner:

CREST AVENUE LL 12 mconn@mpcca.com
1562 ALAMO WAY (510) 332-3888
ALAMO, CA 94507 150

Project Description: The applicant requests a Variance Permit to allow a Lot Line Adjustment involving a substandard sized lot (APN: 188232020) that remains substandard with the lot line adjustment (Concurrent CDLL25-00013).

Project Location: (Address: 12 Crest Ave and 24 Crest Ave, Alamo, CA 94507), (APNs: 188232027, 188232020)

Additional APNs:

General Plan Designation(s): RL

Zoning District(s): R-20

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC: ALAMO

Sphere of Influence:

Fire District: CONSOLIDATED FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: NO

Specific Plan:

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
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3412.00	3412.00

WALNUT CREEK PARK MB 4-84 2/7/1911

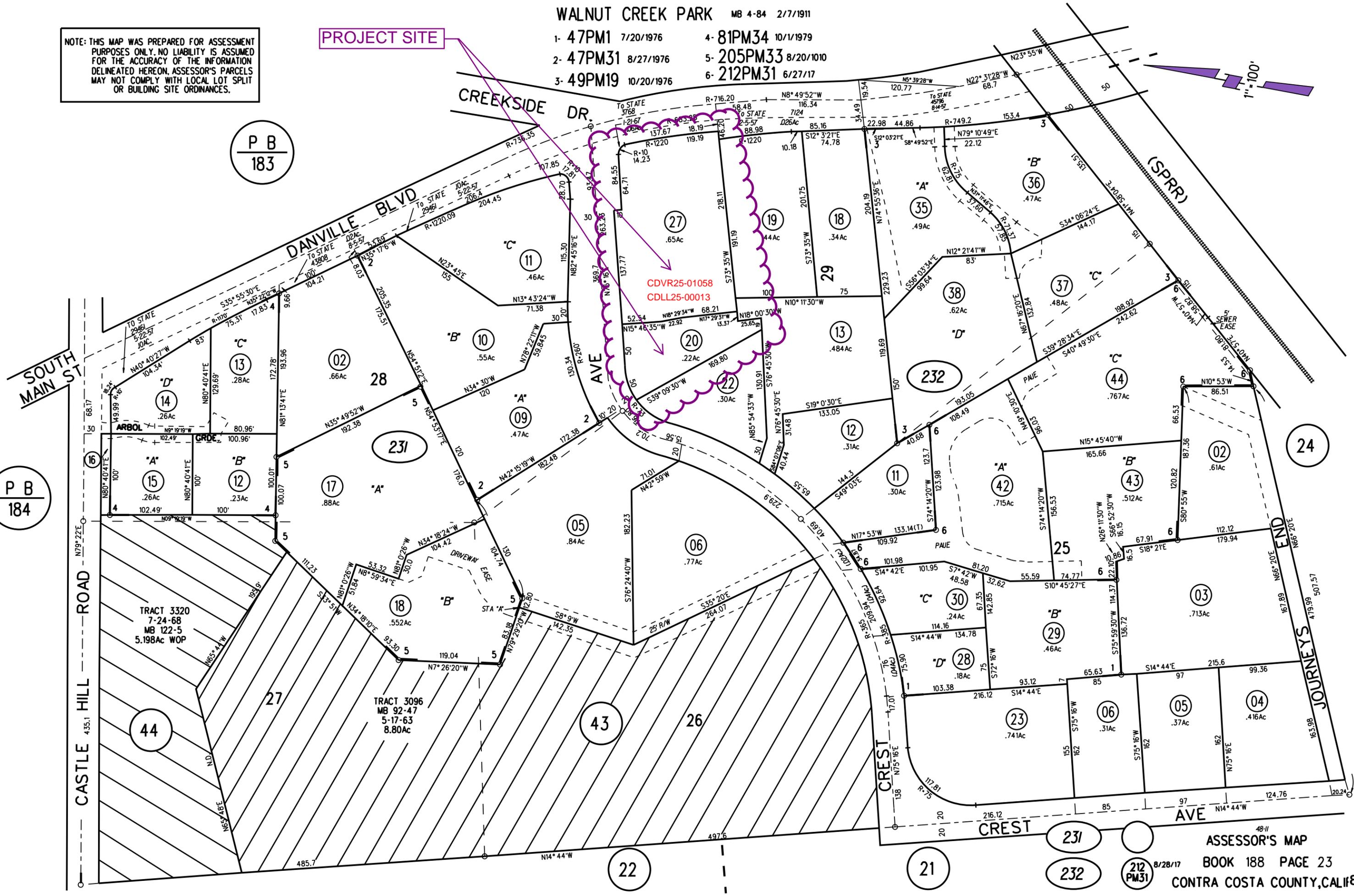
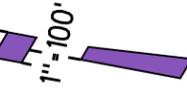
- 1- 47PM1 7/20/1976
- 2- 47PM31 8/27/1976
- 3- 49PM19 10/20/1976
- 4- 81PM34 10/1/1979
- 5- 205PM33 8/20/1010
- 6- 212PM31 6/27/17

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.

PROJECT SITE

P B
183

P B
184



22

21

231

232

212 PM31

General Plan: RL



Map Legend

 Assessment
Parcels

Planning

General Plan

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

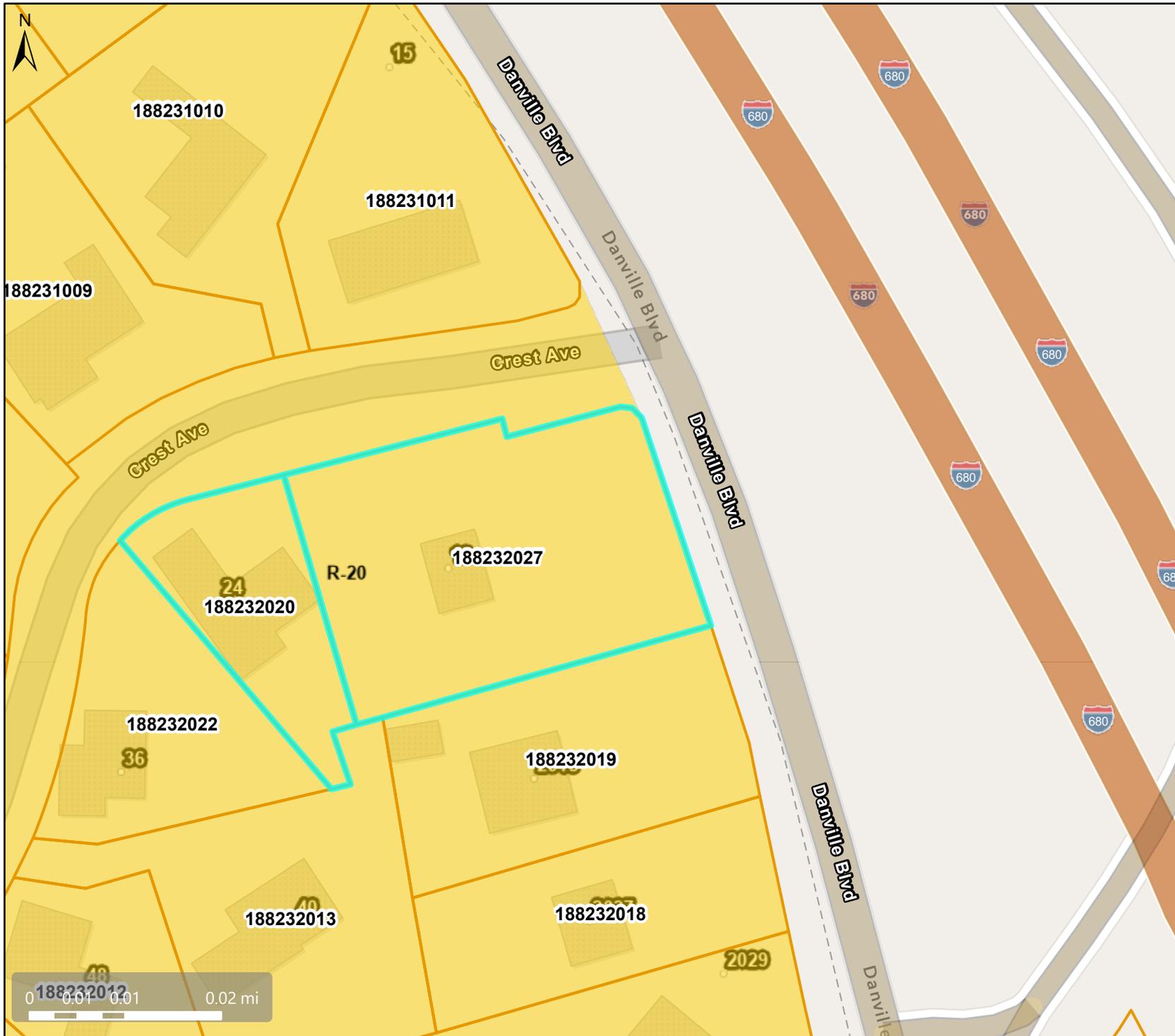
Base Data

 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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap 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 Spheroid
Datum: WGS 1984

Zoning: R-20



Map Legend

- Assessment Parcels
- Planning Zoning
- ZONE_OVER
 - R-20 (Single Family Residential)
- Base Data
 - Address Points

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

Aerial

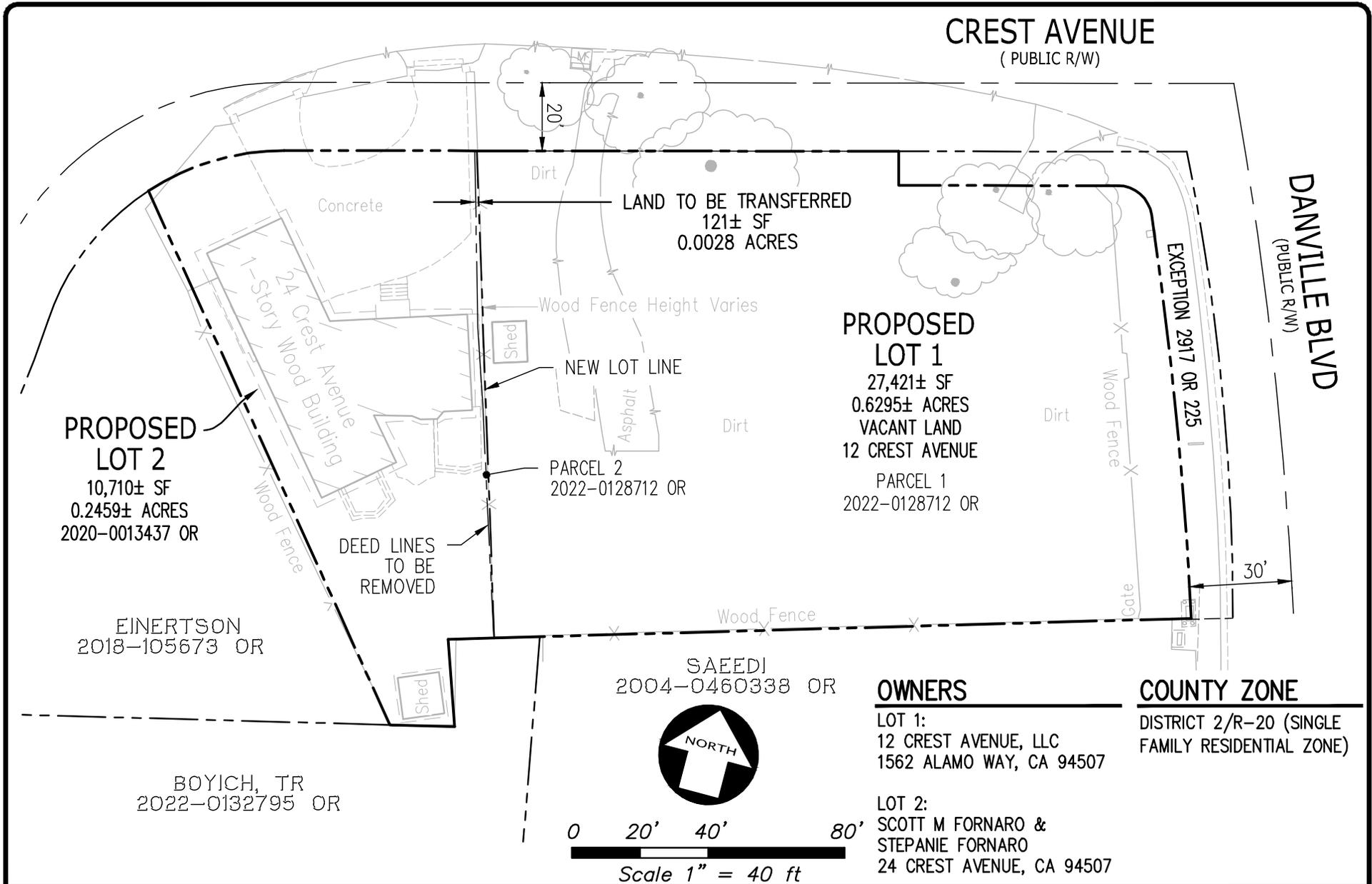


Map Legend

- Assessment Parcels
- Base Data
- Address Points

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



OWNERS

LOT 1:
12 CREST AVENUE, LLC
1562 ALAMO WAY, CA 94507

LOT 2:
SCOTT M FORNARO &
STEPANIE FORNARO
24 CREST AVENUE, CA 94507

COUNTY ZONE
DISTRICT 2/R-20 (SINGLE
FAMILY RESIDENTIAL ZONE)



2850 Collier Canyon Road
Livermore, CA 94551

Phone: (925) 245-8788
www.kierwright.com

EXHIBIT "B"
LOT LINE ADJUSTMENT
SITE PLAN

ALAMO, CONTRA COSTA COUNTY CALIFORNIA

DATE	OCTOBER, 2025
SCALE	1" = 40'
BY	KJK
JOB NO.	A22302-2
SHEET	1 OF 1



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-713

Agenda Date: 3/3/2026

Agenda #: 6.

Advisory Board: Alamo Municipal Advisory Council
Subject: Special District Budgets Reports

Information:

CSA R7 Budget

Zone 36

Zone 45

Zone 54

QUARTERLY FINANCIAL REPORT CSA R-7A Alamo Fund 275800 Org 7758			Account Codes	WO#	FY 2024-25 YTD Total	FY 2025-26 Budget	FY 2025-26 1st Quarter	FY 2025-26 2nd Quarter	FY 2025-26 YTD Total	% of YTD Total Vs. Budget	Comments
Carry over from prior year:			0740		\$ 5,749,667.00	\$ 6,293,187.15	\$ 6,293,187.15	\$ 7,636,609.79	\$ 6,293,187.15		
Revenue:											
Current Property Taxes	9000		1,678,179.58	1,595,370.00	1,630,139.81	93,486.82	1,723,626.63	108%			
Prior Property Taxes	9100		(12,117.99)	(8,000.00)	964.95	(10,765.62)	(9,800.67)	123%			
Earnings on Investment	9181		56,845.59	10,000.00		10,941.87	10,941.87	109%			
HO Prop Tax Relief	9385		6,926.25	8,000.00			-	0%			
Other In Lieu Taxes	9580		49.60	-	47.18		47.18	0%			
Alamo Sports Field Fees	9840		18,768.04	8,000.00	12,705.52		12,705.52	159%			
TOTAL CURRENT REVENUE			\$ 1,748,651.07	\$ 1,613,370.00	\$ 1,643,857.46	\$ 93,663.07	\$ 1,737,520.53	108%			
Total Revenue + Carryover:			\$ 7,498,318.07	\$ 7,906,557.15	\$ 7,937,044.61	\$ 7,730,272.86	\$ 8,030,707.68				
Expenditures:											
Services and Supplies											
Print & Mail	2103		5,583.40	1,000.00	100.02		100.02	10%			
Utilities - Hemme Park	2120	5562	5,951.25	10,000.00	2,869.47	3,270.27	6,139.74	61%			
Utilities - Andrew Young Park	2120	5564	490.17	1,000.00	137.65	107.40	245.05	25%			
Utilities - Livorna Park	2120	5581	7,131.29	14,000.00	2,416.48	1,626.95	4,043.43	29%			
Janitorial - Events	2170	5032	1,099.72	1,000.00	-		-	0%			
Janitorial - Hemme Park	2170	5562	52,597.40	29,000.00	8,184.17	11,574.60	19,758.77	68%			
Janitorial - Livorna Park	2170	5581	57,841.41	49,300.00	9,028.06	12,911.22	21,939.28	45%			
Equipment Maintenance - Hemme Park	2270	5562	145.40	333.00	-		-	0%			
Equipment Maintenance - Andrew Young Park	2270	5564	108.43	333.00	-		-	0%			
Equipment Maintenance - Livorna Park	2270	5581	213.91	334.00	-	146.18	146.18	44%			
Grounds Maintenance Contractor - Alamo Elem.	2282	5288	159.80	2,000.00	35.00	67.60	102.60	5%			
Grounds Maintenance Contractor - Hemme Park	2282	5562	329.45	2,000.00	85.70	200.90	286.60	14%			
Grounds Maintenance Contractor - Andrew Young	2282	5564	65.00	2,000.00	42.90	42.90	85.80	4%			
Grounds Maintenance Contractor - Livorna Park	2282	5581	719.30	4,000.00	150.00	422.90	572.90	14%			
Pest Control - Alamo Elementary	2284	5288	3,520.00	3,500.00	960.00	640.00	1,600.00	46%			
Pest Control - Hemme Park	2284	5562	7,184.84	2,000.00	480.00	480.00	960.00	48%			
Pest Control - Andrew Young Park	2284	5564	2,300.00	2,000.00	480.00	480.00	960.00	48%			
Pest Control - Livorna Park	2284	5581	4,077.14	3,500.00	720.00	480.00	1,200.00	34%			
Landscape Improvements - Latent Powers	2284	5565	66,174.06	5,000.00	18,375.40		18,375.40	368%			
Professional Services - Admin	2310	5184	175.00	100.00	-		-	0%			
Hemme Fire Sign	2310	5208	-	-		93.29	93.29	0%			
Operating Expenses - Hap McGee	2310	5561	333,533.07	262,650.00	40,853.40		40,853.40	16%			
Professional Services - Andrew Young Park	2310	5564	12,534.66	10,000.00	-	13,353.33	13,353.33	134%			
Professional Services - Livorna Park	2310	5581	3,040.00	3,000.00	-	1,375.73	1,375.73	46%			
Livorna Park Event Series	2476	5032	32,786.40	28,000.00	13,493.64	5,175.89	18,669.53	67%			
Other Special Dept Expense - Andrew Young	2479	5564	264.00	1,000.00	132.00	132.00	264.00	26%			
Other Special Dept Expense - Livorna Park	2479	5581	396.00	400.00	396.00		396.00	99%			
Misc Services and Supplies - Events	2490	5032	187.77	200.00	-	251.27	251.27	126%			
Services and Supplies Total			\$ 598,608.87	\$ 438,650.00	\$ 98,939.89	\$ 52,832.43	\$ 151,772.32	35%			
Other Charges											
Interfund Exp - Gov/Gov (EHS Permit)	3611	5032	58.51	1,000.00	248.00		248.00	25%			
Interfund Exp - Gov/Gov (Prop Tax Admin)	3611	5184	11,442.00	24,000.00	-	37.00	37.00	0%			
Building Maintenance - Hemme Park	3619	0022	2,960.54	45,640.00	148.89	76.63	225.52	0%			
Property Maintenance - Andrew Young	3619	0040	38.58	1,000.00			-	0%			
Building Maintenance - Livorna Park	3619	0051	5,486.38	45,940.00	2,713.35		2,713.35	6%			
Building Maintenance - Hap McGee	3619	0828	4,506.76	4,300.00	-	3,031.20	3,031.20	70%			

QUARTERLY FINANCIAL REPORT	Account Codes	WO#	FY 2024-25 YTD Total	FY 2025-26 Budget	FY 2025-26 1st Quarter	FY 2025-26 2nd Quarter	FY 2025-26 YTD Total	% of YTD Total Vs. Budget	Comments
CSA R-7A Alamo									
Fund 275800 Org 7758									
Proprety Maintenance - Alamo Elementary	3619	0917	21.08	29.00	23.46		23.46	81%	
Routine Maintenance - Iron Horse Trail	3620	5049	808.04	1,000.00	-		-	0%	
Routine Maintenance - Alamo Elementary	3620	5288	31,545.07	32,000.00	12,164.44	5,695.20	17,859.64	56%	
Routine Maintenance - Hap McGee Park	3620	5536	286.24	500.00	-		-	0%	
Routine Maintenance - Hemme Park	3620	5562	43,942.42	45,000.00	40,267.64	10,864.89	51,132.53	114%	
Routine Maintenance - Andrew Young Park	3620	5564	63,478.32	60,000.00	6,921.74	11,625.88	18,547.62	31%	
Routine Maintenance - Livorna Park	3620	5581	177,288.63	208,000.00	58,594.22	46,481.67	105,075.89	51%	
Special Requests - Livorna Park	3620	5388	3,737.54	4,000.00	2,412.67		2,412.67	60%	
Other Charges Total			\$ 345,600.11	\$ 472,409.00	\$ 123,494.41	\$ 77,812.47	\$ 201,306.88	43%	
Capital Projects									
Hap McGee Park Improvements	4766		-	45,000.00	-		-	0%	
Livorna Playground Improvements Project	4721	5266	82,394.98	500,000.00	40,816.68	52,742.97	93,559.65	19%	
Capitail Projects Total			82,394.98	545,000.00	40,816.68	52,742.97	93,559.65	17%	
Public Works Staff Administration									
County Staff - Events	5011	5032	34,817.45	31,800.00	19,279.61	5,615.04	24,894.65	249%	
County Staff - Iron Horse Trail	5011	5049	-	10,000.00	742.38		742.38	7%	
County Staff - Alamo Elementary	5011	5089	3,939.76	10,000.00	633.37	271.58	904.95	9%	
County Staff - CSA R-7A Alamo Admin	5011	5184	121,533.71	208,200.00	14,628.39	13,024.03	27,652.42	13%	
County Staff - Hap McGee	5011	5561	3,698.20	10,000.00	-	430.65	430.65	4%	
County Staff - Hemme Park	5011	5562	7,562.65	10,000.00	1,224.06	1,476.61	2,700.67	27%	
County Staff - Andrew Young Park	5011	5564	6,658.91	10,000.00	676.03	1,528.97	2,205.00	22%	
County Staff - Livorna Park	5011	5581	316.28	10,000.00	-		-	0%	
Public Works Staff Total			\$ 178,526.96	\$ 300,000.00	\$ 37,183.84	\$ 22,346.88	\$ 59,530.72	20%	
Total Expenditures			\$ 1,205,130.92	\$ 1,756,059.00	\$ 300,434.82	\$ 205,734.75	\$ 506,169.57	29%	
FUND BALANCE AVAILABLE			\$ 6,293,187.15	\$ 6,150,498.15	\$ 7,636,609.79	\$ 7,524,538.11	\$ 7,524,538.11	-	

Alamo Parks and Recreation, CSA R-7

Events

	FY 2025-26	FY 2025-26	FY 2025-26
	Budget	Year to Date 9/30/2025	% of Total Expenditures
Movie Under the Stars			
Services and Supplies	4,300	6,102	1%
Public Works Staff (Administration)	8,500	5,436	1%
Total	12,800	11,538	2%
Summer Concert Series			
Services and Supplies	23,000	12,969	3%
Public Works Staff (Administration)	23,000	17,825	4%
Total	46,000	30,793	6%
Tree Lighting			
Services and Supplies	2,000	0	0%
Public Works Staff (Administration)	300	1,634	0%
Total	2,300	1,634	0%
Events Summary			
	FY 2025-26	FY 2025-26	FY 2025-26
	BUDGET	Year to Date 9/30/2025	% of Total Expenditures
Services and Supplies	29,300	19,070	4%
Public Works Staff (Administration)	31,800	24,895	5%
Total Event Summary	61,100	43,965	9%

Countywide Landscape and Lighting District 2025-26 2nd Quarter Finance Report

Description: LL-2 Zone 36 (Alamo Area) has 5,493 parcels and was formed August 6, 1991. Each parcel is assessed at an equal rate of \$9.36 per year for a single family residence. Maintenance includes: Landscaping, irrigation, recreational facilities and related improvements located within the public right-of-way along Stone Valley Rd., Danville Blvd., Livorna Rd., Miranda Ave., medians at Stone Valley Rd. and Green Valley Rd. and the Danville Boulevard of Trees.

LL2 Zone 36 ALAMO	Acct Codes	WO#	FY 2024-25	FY 2025-26	FY 2025-26
			Year to Date as of 6/30/2025	Budget	Year to Date as of 12/31/2025
Fund 285200 ORG 7803					
CARRYOVER FR PRIOR YR			\$49,498	\$37,942	\$37,942
Revenue:					
Taxes and Assessments	9895		50,757	50,762	50,766
Earnings on Investment	9181		0	0	0
One Time Allocation - Tree Project/Weed Abatement Svcs	9956	5472	55,785	0	0
Transfer Z54 to Z36	9967		1,741	870	0
TOTAL REVENUE			108,283	51,632	50,766
Total Revenue + Carryover:			157,780	89,574	88,708
Expenditures:					
Utilities (Water & Electric)	2120	5548	2,666	2,200	750
Professional/Specialized Services (Non-County Staff)	3611	5498	557	1,000	0
Tax & Assessment Fees	3530	5498	4,945	4,950	4,948
Grounds Maintenance	3620	5555	23,363	31,332	14,782
Tree Project/Weed Abatement	2282	5472	75,259	0	12,129
Professional/Specialized Services (County Staff)	2282	5498	13,048	10,000	15,180
Streetscape Improvements	5011	5509	0	15,348	0
Operating Reserves			0	24,744	0
Total Expenditures			119,839	89,574	47,790
Fund Balance Available			\$37,942	\$0	\$40,919

WO5498=LL2 Z36 Alamo Admin

WO5548 & 5555=LL2 Z36 Alamo Maintenance

WO5472 Alamo Tree Project

WO5509: Sidewalk Abatement

Countywide Landscape and Lighting District 2025-26 2nd Quarter Finance Report

Description: LL-2 Zone 45 (Alamo Villas) Tract 7559 has 10 parcels and was formed July 26, 1994. Each parcel is assessed at an equal rate of \$120 per year. Maintenance includes: Landscaping and related improvements located within the public right-of-way along the median island, approximately 120 linear feet along Danville Boulevard by Tract 7559.

LL2 Zone 45 ALAMO VILLAS - ALAMO	Acct Codes	WO#	FY 2024-25	FY 2025-26	FY 2025-26
			Year to Date as of 6/30/25	Budget	Year to Date as of 12/31/2025
Fund 286900 ORG 7769					
CARRYOVER FR PRIOR YR			2,051	\$ 549	\$ 549
Revenue:					
Taxes and assessments	9895		1,200	1,200	1,200
Tree Work Project - One Time Allocation	9956		0	0	0
TOTAL REVENUE			1,200	1,200	1,200
Total Revenue + Carryover			3,251	1,749	1,749
Expenditures:					
Professional/Specialized Svc. (Non-County Staff)	3611	5015	13	25	0
Tax & Assessment Fees	3530	5015	259	259	259
Grounds Maintenance	3620	5016	845	650	0
Professional/Specialized Svc. (County Staff)	5011	5015	66	200	95
Capital Improvements			1,520	49	0
Operating Reserves			0	567	0
Total Expenditures			2,702	1749	354
Fund Balance Available			549	0	1,396

WO5015=LL2 Z45 Alamo Villas Admin

WO5016=LL2 Z45 Alamo Villas MTCE

Countywide Landscape and Lighting District 2025-26 2nd Quarter Finance Report

Description: LL-2 Zone 54 (Alamo Country) Tracts 7601 and 7818 have 93 parcels and the Zone was formed on December 20, 1994. Each parcel is assessed at an equal rate of \$373.77 per year. Maintenance includes: Landscaping, irrigation and related improvements located within the public right-of-way of Livorna Rd and Miranda Ave, fronting Subdivisions 7601 and 7818, totaling approximately 4,320 linear feet. Landscaping varies in width from 23 feet to 170 feet. A financial contribution of approximately \$870.80 (93 units *\$9.36) for the Zone 36 medians is included below.

LL2 Zone 54 ALAMO COUNTRY - ALAMO	Acct Codes	WO#	FY 2024-25	FY 2025-26	FY 2025-26
			Year to Date as of 6/30/25	Budget	Year to Date as of 12/31/2025
Fund 287600 - ORG 7809					
CARRYOVER FR PRIOR YR			\$46,186	\$47,314	\$47,314
Revenue:					
Taxes and assessments	9895		45,689	46,919	46,919
Earnings on Investment	9181		0	0	0
One Time Allocation - Landscape Trimming Project	9956		4,850	0	0
TOTAL REVENUE			50,539	46,919	46,919
Total Revenue + Carryover:			96,725	94,233	94,233
Expenditures					
Utilities (Water & Electric)	2120	5063	5,956	8,500	4,860
Professional/Specialized Svcs. (Non-County)	3611	5062	485	900	0
Tax & Assessment Fees	3530	5062	329	329	329
Contrib to Other Agencies- Z54 to Z36 Per Eng Rt	3611	5063	1,741	870	0
Grounds Maintenance	3620	5063	32,683	25,000	19,109
Grounds Maintenance - Landscape Trimming Project	3620	5063	0	0	0
Professional/Specialized Svcs. (County Staff)	5011	5062	8,216	5,000	2,815
Capital Improvements			0	33,333	0
Operating Reserves			0	20,300	0
Total Expenditures			49,411	94,233	27,114
Fund Balance Available			47,314	0	67,119

WO5062=LL2 Z54 Alamo Admin

WO5063=LL2 Z54 Alamo MTCE



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-709

Agenda Date: 3/3/2026

Agenda #: 7.

Advisory Board: Alamo Municipal Advisory Council

Subject: Subcommittee Reports

Information:

- Alamo Subcommittee for Schools: Straznicka, Parkinson
- Alamo AOB/Roundabout: Struthers, Barclay, Burke
- Land Use Planning Subcommittee: Barclay (Chair), Brannan, Burke
- Iron Horse Corridor Subcommittee: Struthers
- Parks and Recreation Subcommittee: Struthers, Parkinson, Sene
- Public Safety (Police P-2, Fire, Emergency): Brannan, Straznicka
- Trees and Landscape Subcommittee: Burke, Parkinson



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-845

Agenda Date: 3/3/2026

Agenda #: 8.

Advisory Board: Alamo Municipal Advisory Council

Subject: MAC February Records of Action and Notes

Information:

Records of Action and notes

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Tuesday, February 3, 2026

6:00 PM

Alamo Women's Club - 1401 Danville Blvd., Alamo

Alamo Municipal Advisory Council

Chair Michaela Straznicka, Vice Chair Sharon Burke, Anne Struthers, Cecily Barclay, Robert Brannan, Michelle Parkinson, Michael Sene, Alternate

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. District II Board of Supervisors Staff

This was accepted the report.

3.

This Discussion Item was accepted the report.

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

5.

Attachments: CDVR25-01066 ACR

Motion: Straznicka

Second: Brannan

6.

Attachments: CDVR25-01065 ACR

This Discussion Item was approved.

Motion: Brannan

Second: Parkinson

7.

Attachments: CDVR25-01069 - Agency Comment Request

This Discussion Item was approved.

Motion: Burke

Second: Parkinson

8.

Attachments: Agency Comment Request Packet_CDSD26-09736

Motion: Brannan

Second: Straznicka

9.

This Discussion Item was approved.

10.

This Discussion Item was accepted the report.

11.

The next meeting is currently scheduled for Tuesday, March 3rd at 6:00pm at the Alamo Women's Club.

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.

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

Alamo Municipal Advisory Council (MAC) Meeting Summary

Call to Order:

The meeting was called to order at 6:03 p.m. by Chair Michaela Straznicka.

Roll Call:

Present: Michaela Straznicka, Sharon Burke, Robert Brannan, Michelle Parkinson, and Michael Sene

Absent: Anne Struthers and Cecily Barclay

District II Update

Carol Mascali, District Representative for Supervisor Andersen, provided updates on behalf of Contra Costa County District II regarding pending issues affecting Alamo.

Presentation – EBMUD

EBMUD President Luz Gomez delivered a comprehensive presentation outlining EBMUD's services and infrastructure as they relate to Alamo residents. Key highlights included:

- EBMUD operates as a not-for-profit special district, in contrast to investor-owned utilities such as PG&E.
- The district maintains approximately 4,200 miles of pipeline, including some segments over 100 years old that were inherited from predecessor private water companies.
- EBMUD replaces approximately 25 miles of pipeline annually as part of its infrastructure renewal program. While this pace may appear lengthy relative to the total system size, much of the system consists of newer infrastructure that does not yet require replacement.
- Water account growth continues steadily; however, overall demand has remained stable due to significant conservation efforts and water-efficient technologies.
- EBMUD has implemented a groundwater storage program to enhance drought resilience.
- The "purple pipe" recycled water program continues to expand.
- Reservoir levels are currently above 100% of historical averages, though current dry conditions may impact levels moving forward.

Ms. Gomez confirmed that EBMUD maintains a detailed inventory and mapping system identifying pipeline age and condition. It was suggested that obtaining Alamo-specific infrastructure data may be beneficial for the MAC.

Ms. Gomez responded to questions from both Council members and the public.

Public Comment

- **Dawn Delahunty**, representing San Ramon Valley Village, introduced the nonprofit organization's senior services available throughout the San Ramon Valley. The Council suggested potential outreach through Supervisor Andersen's office and consideration of including information in future communications.
- **Derene Allen, AIA**, spoke in opposition to the installation of artificial turf at Livorna Park and distributed informational materials.

- **Douglas Robbins**, Victorian Lane HOA, requested to speak on Agenda Item #6 and was advised to wait until that item was heard.

Land Use Applications

In the absence of the Land Use Chair, Sharon Burke presented the following applications:

194 Smith Road

Application for a swimming pool requiring a secondary frontage variance on a three-frontage lot exceeding one acre. No neighbor opposition was noted.

Public comment indicated AIA considered the plans incomplete.

Motion: Sharon Burke; **Second:** Michelle Parkinson.

Action: Unanimously approved for recommendation to the County.

137 Dean Road

Interior lot line adjustment to facilitate construction of a garage at 135 Dean Road.

Concerns were raised regarding plan accessibility and notice to AIA. It was clarified the adjustment is internal and not near the Danville border.

Motion: Robert Brannan; **Second:** Michelle Parkinson.

Action: Unanimously approved for recommendation to the County.

926 Forest Lane

Variance application on a substandard lot to allow a minor rear bump-out. AIA recommended approval.

Motion: Michaela Straznicka; **Second:** Robert Brannan.

Action: Unanimously approved for recommendation to the County.

3240 Stone Valley Road West

Reclassification of a previously reviewed 60-unit condominium project from a minor to major subdivision due to a County processing error.

Motion: Robert Brannan; **Second:** Michaela Straznicka.

Action: Unanimously approved for recommendation to the County.

Expansion of Committee Oversight – Community Safety

Robert Brannan proposed expanding the Public Safety Subcommittee’s scope to include comprehensive coordination of Alamo safety issues and collaboration with relevant agencies, including P2B, P5, Contra Costa County Fire Protection District, and San Ramon Valley Fire Protection District. The Council agreed without objection.

Subcommittee Reports

Schools

Michelle Parkinson reported that Superintendent C.J. Cammack of the San Ramon Valley Unified School District will attend the March MAC meeting. She invited Council members to provide input regarding school-related concerns, including attendance boundaries and traffic impacts.

Parks & Recreation

Michelle Parkinson, Sharon Burke, and Anne Struthers met with Supervisor Andersen and Cameron Collins regarding communication and oversight of Special District expenditures. It was agreed that improved coordination and advance notice of extraordinary expenditures are needed. Cameron Collins committed to improving communication and facilitating daytime staff meetings to minimize overtime costs. The Board also requested development of an annual informational flyer about the Alamo MAC for distribution to residents.

Public Safety

Robert Brannan reported on the P2 meeting.

Roundabout/Downtown Committee

The Council recommended a white crepe myrtle for the roundabout center and will follow up with Public Works.

Trees & Landscaping

Tree work along the Boulevard has been delayed due to the discovery of nesting bats. Replanting will proceed once removal work is completed. Members of the public expressed interest in timely replanting and species selection planning.

Future Presentations

Upcoming presentations are anticipated from:

- San Ramon Valley Unified School District
- San Ramon Valley Fire Protection District
- Department of Conservation

Adjournment:

The meeting adjourned at 8:18 p.m.