

Alamo Municipal Advisory Council

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



Candace Andersen, Supervisor

Contra Costa County, District 2

309 Diablo Road

Danville, CA 94526

925.655.2300

cameron.collins@bos.cccounty.us

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

AGENDA

Tuesday, October 1, 2024

6:00 p.m.

Alamo Women's Club

1401 Danville Blvd., Alamo

1. **CALL TO ORDER – PLEDGE OF ALLEGIANCE – ROLL CALL**
2. **STAFF/AGENCY REPORTS** (15 minutes)
 - i. District II Board of Supervisors Staff
 - a. Alamo Tree Lighting 2024 Budget
 - ii. San Ramon Valley Fire District
 - iii. Contra Costa Sheriff's Office
3. **PUBLIC COMMENT** (3 minutes/speaker)
4. **PRESENTATIONS**
 - a. Public Works/Special Districts Report on the 2024 Summer Series
5. **NEW BUSINESS**
 - a. 2023 – 2024 4th Qtr. Finance Reports for CSA R-7, and Zones 36, 45 and 54, as provided by Special Districts
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.
 - b. **CDVR24-01042** – The applicant requests approval of a variance application to extend the front of house wall onto an existing covered patio. The existing patio encroaches onto the required side-yard setback (approximate 11-8" where 15' is the minimum). The address is 24 Carriage Court.
 - i. Accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.
6. **OLD BUSINESS**
7. **SUBCOMMITTEE REPORTS** (20 minutes)

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

8. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

- a. Approve September 3rd Record of Actions.
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.

9. CORRESPONDENCE (the following items are listed for informational purposes only and may be considered for discussion at a future meeting).

- b. None

10. COMMENTS BY MEMBERS OF THE ALAMO MAC

11. FUTURE AGENDA ITEMS

- a. Alamo Roundabout Design (January 2025)
- b. Livorna Park Revitalization Updated Preliminary Design (TBD)
- c. Alamo Beautification (CSA R7)

12. ADJOURNMENT

Adjourn to the Alamo MAC Meeting on November 5th at 6:00pm at the Alamo Women's Club.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925.655.2300.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925.655.2300. Complete name and address must be submitted to be added to the list.

Andrew H Young Tree Lighting	
Description	FY 24/25 Proposed Budget
Lights	\$ 2,000
Public Works Staff (Administration)	\$ 300
Total	\$ 2,300



Memo

September 4, 2024

TO: Alamo Municipal Advisory Council (Alamo MAC)
FROM: Scott Anderson, Special Districts
SUBJECT: 2024 Alamo Summer Events at Livorna Park

The purpose of this memo is to report the estimated audience attendance at each of the 2024 Alamo summer events, provide comments and feedback, and begin the process of selecting bands and movies for summer 2025. Alamo MAC members may want the Parks and Recreation Committee to convene to select dates, choose from the list of suggested bands, and select movies from the Swank Entertainment website for the Alamo MAC, to consider and accept at the December 3, 2024, Alamo MAC meeting.

Alamo Summer Concert Series 2024

- **June 28th - The Sun Kings – 1,250 attendees**
 - Returning band, always a fan favorite. Good performance and second largest turnout with positive feedback from attendees. Successful start of series; band performance very reliable.

- **July 12th - The Houserockers – 650 attendees**
 - New band, first time performing at Livorna. Attendance seemingly impacted by extreme weather (100-degree heat). Good performance but low turnout. Positive feedback from those in attendance.

- **July 19th - Other Peoples Money – 600 attendees**
 - New band selection, first time performing at Livorna. Fun high-energy performance but had lowest attendance due to excessive heat (high 90's, low 100's). Positive feedback from those who attended.

- **July 26th – Tainted Love – 1,500 attendees (*Record Attendance!!*)**
 - New band selection, first time performing at Livorna. Great performance with the largest turnout, and perfect weather. Highly positive feedback with multiple requests to have the band return. Attracted diverse crowd.

Alamo Movies Under the Stars 2024

- **June 21st The Mario Bros Movie – 80 attendees**
 - Popular movie but low attendance. Positive feedback from those in attendance.
- **August 9th DC League of Super Pets - 75 attendees**
 - Fun event and good family friendly movie but small turnout.

Additional comments:

- The new band selections were well received by the community with interest in having them return. May be good to include new selections/variety going forward.
- Extreme heat wave impacted attendance for some summer concerts. May be worth considering investing in misting systems for future use.
- Food trucks received very little support from attendees possibly due to it being the first summer series with food trucks. Most vendors reported poor sales relative to what they are used to, and expectations based on crowd size. May not be incentivized to return. Recommend high-temp weather be considered when making food truck selections.
- Should consider adding feature to movie nights, such as vendor with movie theatre style treats/toys or small food truck, to increase attendance. Also, highly recommend selecting at least one popular animation released within past five years and keeping movie selections under two (2) hours.
- Received concerns about vehicles parking along streets blocking bike lanes.
- No significant issues with parking lot closed from public parking.
- Deputy Wallace and his volunteers provided safety at all the concerts with minor incidents, all resolved immediately.

Attachments:

Proposed 2025 Schedule of Events:

The suggested dates for the 2025 events are listed on the attached "Proposed Schedule of Events" sheet. The dates were selected based on the prior year's schedule and uncertainty of potential regulations regarding community events due to the current County and State orders related to public gatherings.

These suggested dates are provided for the Alamo MAC members to consider, revise if needed, and accept at the December 3, 2024, Alamo MAC meeting.

List of 2025 Bands to Consider:

The suggested bands for the 2025 concert series are listed on the attached 2025 Alamo Summer Concert Series sheet. The list is based on successful bands which have played at the park and bands whom have contacted County staff with interest in performing in the Concert series. Please choose six bands, so staff can check availability and begin the County contract process. Based on availability, the band selection will be narrowed down to four bands. Please list bands in order of preference.

This list of suggested bands is provided for the Alamo MAC members to consider, revise if needed, and accept at the December 3, 2024, Alamo MAC meeting.

Movie Website:

The website to SWANK motion pictures <https://www.swank.com/> is provided here for Alamo MAC members to choose six movie selections. Based on availability the movie selection will be narrowed down to two movies. **Please list movies in order of preference.**

This website provides a variety of movies to choose from and is provided for the Alamo MAC members to consider, revise if needed, and accept at the December 3, 2024, Alamo MAC meeting.

**Alamo Parks and Recreation, CSA R-7
4th Quarter Financial Statement 2023-24**

		FY 22/23	FY 23/24	FY 23/24	%	%	
County Service Area R-7A	7758	Year to Date 6/30/2023	Budget	Year to Date 6/30/2024	of Total Expenditures	of Variance	Comments
	Ledger Accounts	\$4,789,689	\$5,236,530	\$5,236,530			
REVENUE:	Ledger Code						
Taxes	9000/9100/ 9385/9580	1,535,300	1,450,000	1,602,751		111%	
Interest Earned	9400	23,234	4,000	29,783		745%	
Prop 68 Hemme Park	9595	0	0	80,000		0%	New Playground
Alamo Sports Field Fees	9600	0	8,000	0		0%	
TOTAL REVENUE		1,558,533	1,462,000	1,712,534		117%	
REVENUE PLUS FUND BALANCE		6,348,223	6,698,530	6,949,064		104%	
EXPENSES:							
Services and Supplies							
Office Expense, Print & Mail	2100/3622	65	1,000	1,523	0%	152%	
Utilities	2120/2170	17,581	25,000	19,861	2%	79%	
Trash/Custodial	2270/2170/ 2282/2310	58,079	60,000	78,066	7%	130%	
Hap Magee Operations	2310	161,346	300,000	234,435	20%	78%	2022-23 4th Quarter Expense \$65,997.95 2023-24 1st Quarter Expense \$56,380.83 2023-24 2nd Quarter Expense \$55,135.56 2023-24 3rd Quarter Expense \$56,921.13
Hemme Shade	6X5181	192	0	0	0%	0%	
LAFCO filing fee	2479	0	0	3,430	0%	0%	Latent powers
Other Contracted Services	2305/2310	82,283	40,000	23,204	2%	58%	
Recreation Supplies	2160/2476/ 2490/2281/ 2479/2310	1,960	25,000	32,342			
					3%	129%	
SUBTOTAL	Services and Supplies Total	321,506	451,000	392,862	33%	87%	
Other Charges						0%	
County Counsel, Assessment Admin, Investment Fee, CEQA Fee	3611/3622	48,085	10,000	16,927	1%	169%	
Prop Tax, Lease Management	3619	15,352	44,000	7,277	1%	17%	
2024 Election	3611	0	10,000	0	0%	0%	
Grounds Special Project - Dominguez Landscape	2282	0	0	198,305	17%	0%	Alamo Elementary Field Restoration
Grounds/Facilities Maintenance	2284/3620/ 2282	328,678	300,000	311,835	26%	104%	
SUBTOTAL	Other Charges Total	392,115	364,000	534,345	45%	147%	
Fixed Assets (Capital Improvements)						0%	
Hap Magee Park Imps	4766/2310	29,883	75,000	25,850	2%	34%	2022-23 4th Quarter Expenses \$6,541 2023-24 1st Quarter Expenses \$0 2023-24 2nd Quarter Expenses \$4,873.23 2023-24 3rd Quarter Expenses \$14,436.25
Livorna Park Playground & Landscape Enhancement	4721/2310	34,738	50,000	90,956	8%	182%	
SUBTOTAL	Fixed Assets Total	64,620	125,000	116,807	10%	93%	
Public Works Staff (Administration)						0%	
Public Works Staff (Administration)	5011	333,452	300,000	155,384	13%	52%	
SUBTOTAL	PW Admin Total	333,452	300,000	155,384	13%	52%	
	TOTAL EXPENSES	1,111,693	1,240,000	1,199,397	100%	97%	
	Net	446,840	222,000	513,137		231%	
Fund Balance (Park Development/Reserve)		\$5,236,530	\$5,458,530	\$5,749,667		105%	

Alamo Parks and Recreation, CSA R-7 Administration and Miscellaneous

	FY 23/24	FY 23/24	FY 23/24
	Budget	Year to Date 6/30/2024	% of Total Expenditures
Service and Supplies	1,000	32,511	3%
Assessment Admin./County Counsel	10,000	19,513	2%
Public Works Staff (Administration)	75,000	92,391	8%
Total	86,000	144,415	12%

Alamo Parks and Recreation, CSA R-7

Events

	FY 23/24	FY 23/24	FY 23/24
	Budget	Year to Date 6/30/2024	% of Total Expenditures
Movie Under the Stars			
Services and Supplies	4,300	0	0%
Public Works Staff (Administration)	8,500	7,686	1%
Total	12,800	7,686	1%
Summer Concert Series			
Services and Supplies	23,000	11,375	1%
Public Works Staff (Administration)	23,000	23,779	2%
Total	46,000	35,154	3%
Tree Lighting			
Services and Supplies	2,000	0	0%
Public Works Staff (Administration)	300	1,454	0%
Total	2,300	1,454	0%
Events Summary			
	FY 23/24	FY 23/24	FY 23/24
	BUDGET	Year to Date 6/30/2024	% of Total Expenditures
Services and Supplies	29,300	11,375	1%
Public Works Staff (Administration)	31,800	32,918	3%
Total Event Summary	61,100	44,294	4%

Alamo Parks and Recreation, CSA R-7

Parks

Livorna Park			
	FY 23/24	FY 23/24	FY 23/24
	Budget	Year to Date 6/30/2024	% of Total Expenditures
Services and Supplies	50,000	120,257	10%
Grounds/Facilities Maintenance	170,000	199,481	17%
Livorna Park Playground Enhancements Prjct	0	44,192	4%
Public Works Staff (Administration)	23,500	3,919	0%
Total	243,500	367,849	31%
Alamo Elementary School			
Services and Supplies	5,000	202,732	17%
Grounds/Facilities Maintenance	35,000	26,405	2%
Public Works Staff (Admin.)	4,000	9,398	1%
Total	44,000	238,536	20%
Alamo Oaks Trail			
Services and Supplies	500	0	0%
Grounds/Facilities Maintenance	5,000	0	0%
Public Works Staff (Admin.)	1,000	0	0%
Total	6,500	0	0%
Andrew H. Young Park			
Services and Supplies	6,500	5,933	0%
Grounds/Facilities Maintenance	30,000	20,443	2%
Public Works Staff (Admin.)	5,000	5,408	0%
Total	41,500	31,783	3%
Rancho Romero School			
Services and Supplies	0	0	0%
Prop Tax/Insurance, Lease Management	500	265	0%
Public Works Staff (Admin.)	100	0	0%
Total	600	265	0%
Hap Magee Ranch Park			
Hap Magee Operations (Supplies & Services)	225,000	234,436	20%
County Counsel	600	0	0%
Prop Tax, Lease Management	7,000	4,115	0%
Capital Improvements	75,000	25,850	2%
Public Works Staff (Admin.)	4,000	6,030	1%
Total	311,600	270,430	23%
Iron Horse Trail Corridor			
Services and Supplies	0	0	0%

Grounds/Facilities Maintenance	3,000	211	0%
Public Works Staff (Admin.)	1,000	0	0%
Total	4,000	211	0%
Hemme Park Admin & Maintenance			
Services and Supplies	22,000	53,208	4%
Grounds/Facilities Maintenance	40,000	42,482	4%
Public Works Staff (Admin.)	10,000	5,648	0%
Total	72,000	101,338	8%
Hemme Fire Monument			
Services and Supplies	0	93	0%
Grounds/Facilities Maintenance	0	0	0%
Capital Improvements	0	0	
Public Works Staff (Admin.)	0	182	0%
Total	0	275	0%
Parks Summary			
	FY 23/24	FY 23/24	FY 23/24
		Year to Date	% of Total
	BUDGET	6/30/2024	Expenditures
Services and Supplies	309,000	616,659	51%
Grounds/Facilities Mtce and other charges	284,100	293,402	24%
Capital Improvements	75,000	70,042	6%
Public Works Staff (Admin.)	48,600	30,584	3%
Total	716,700	1,010,688	84%

Countywide Landscape and Lighting District 2023-24 4th 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 2022-23 Year to Date as of 6/30/2023	FY 2023-24 Budget	FY 2023-24 Year to Date as of 6/30/2024
Fund 285200 ORG 7803					
CARRYOVER FR PRIOR YR			\$98,905	\$94,846	\$94,846
Revenue:					
Taxes and Assessments	9895		50,677	50,729	50,729
Earnings on Investment	9181		181	0	0
One Time Allocation - Tree/Weed Abatement Svcs	9956	5472	2,552	0	25,000
Transfer Z54 to Z36	9967		870	870	870
TOTAL REVENUE			54,281	51,599	76,599
Total Revenue + Carryover:			153,185	146,445	171,445
Expenditures:					
Utilities (Water & Electric)	2120	5548	3,307	2,200	2,199
Professional/Specialized Services (Non-County Staff)	3611	5498	0	1,460	1,091
Tax & Assessment Fees	3530	5498	4,941	4,945	4,942
Grounds Maintenance	3620	5555	26,996	31,200	24,156
Tree Project/Weed Abatement	2282	5472	638	0	77,591
Professional/Specialized Services (County Staff)	2282	5498	5,637	10,000	11,968
Streetscape Improvements	5011	5509	16,821	71,738	0
Operating Reserves			0	24,903	0
Total Expenditures			58,339	146,445	121,948
Fund Balance Available			\$94,846	\$0	\$49,498

W05498=LL2 Z36 Alamo Admin

W05548 & 5555=LL2 Z36 Alamo Maintenance

W05472 Alamo Tree Project

W05509: Sidewalk Abatement

**Countywide Landscape and Lighting District
2023-24 4th 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 2022-23	FY 2023-24	FY 2023-24
			Year to Date as of 6/30/23	Budget	Year to Date as of 6/30/2024
Fund 286900 ORG 7769					
CARRYOVER FR PRIOR YR			\$ 445	\$ 1,156	\$ 1,156
Revenue:					
Taxes and assessments	9895		1,200	1,200	1,200
Earnings on Investment	9851		1	0	0
Tree Work Project - One Time Allocation	9956		0	0	0
TOTAL REVENUE			1,201	1,200	1,200
Total Revenue + Carryover			1,646	2,356	2,356
Expenditures:					
Professional/Specialized Svc. (Non-County Staff)	3611	5015	0	35	26
Tax & Assessment Fees	3530	5015	259	259	259
Grounds Maintenance	3620	5016	0	650	0
Professional/Specialized Svc. (County Staff)	5011	5015	231	200	21
Capital Improvements			0	641	0
Operating Reserves			0	572	0
Total Expenditures			490	2,356	305
Fund Balance Available			1,156	0	2,051

W05015=LL2 Z45 Alamo Villas Admin

W05016=LL2 Z45 Alamo Villas MTCE

Countywide Landscape and Lighting District 2023-24 4th 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 2022-23	FY 2023-24	FY 2023-24
			Year to Date as of 6/30/23	Budget	Year to Date as of 6/30/2024
Fund 287600 - ORG 7809					
CARRYOVER FR PRIOR YR			\$10,330	\$27,225	\$27,225
Revenue:					
Taxes and assessments	9895		42,386	44,633	44,633
Earnings on Investment	9181		19	0	0
One Time Allocation - Landscape Trimming Project			5,000	0	5,000
TOTAL REVENUE			47,404	44,633	49,633
Total Revenue + Carryover:			57,734	71,857	76,857
Expenditures					
Utilities (Water & Electric)	2120	5063	3,866	8,500	3,275
Professional/Specialized Svcs. (Non-County)	3611	5062	4,657	1,693	960
Tax & Assessment Fees	3530	5062	329	329	329
Contrib to Other Agencies- Z54 to Z36 Per Eng Rt	3611	5063	870	870	870
Grounds Maintenance	3620	5063	18,979	25,000	21,529
Grounds Maintenance - Landscape Trimming Project	3620	5063	0	0	0
Professional/Specialized Svcs. (County Staff)	5011	5062	1,807	5,000	3,707
Capital Improvements			0	9,768	0
Operating Reserves			0	20,696	0
Total Expenditures			30,510	71,857	30,671
Fund Balance Available			27,225	0	46,186

W05062=LL2 Z54 Alamo Admin

W05063=LL2 Z54 Alamo MTCE



AGENCY COMMENT REQUEST

Date 8/22/24

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

<p style="text-align: center;"><u>DISTRIBUTION</u></p> <p><u>INTERNAL</u></p> <table><tr><td><input checked="" type="checkbox"/> Building Inspection</td><td>Grading Inspection</td></tr><tr><td>Advance Planning</td><td>Housing Programs</td></tr><tr><td>Trans. Planning</td><td>Telecom Planner</td></tr><tr><td>ALUC Staff</td><td>HCP/NCCP Staff</td></tr><tr><td>APC PW Staff</td><td>County Geologist</td></tr></table> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <table><tr><td><input checked="" type="checkbox"/> Environmental Health</td><td>Hazardous Materials</td></tr></table> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p>Engineering Services (1 Full-size + 3 email Contacts)</p> <p>Traffic</p> <p>Flood Control (Full-size) Special Districts</p> <p><u>LOCAL</u></p> <table><tr><td><input checked="" type="checkbox"/> Fire District _____</td></tr><tr><td><input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov</td></tr><tr><td>Consolidated – (email) fire@cccfd.org</td></tr><tr><td>East CCC – (email) brodriguez@cccfd.org</td></tr><tr><td><input checked="" type="checkbox"/> Sanitary District <u>Central San</u></td></tr><tr><td><input checked="" type="checkbox"/> Water District <u>EBMUD</u></td></tr><tr><td>City of _____</td></tr><tr><td>School District(s) _____</td></tr><tr><td>LAFCO</td></tr><tr><td>Reclamation District # _____</td></tr><tr><td>East Bay Regional Park District</td></tr><tr><td>Diablo/Discovery Bay/Crockett CSD</td></tr><tr><td><input checked="" type="checkbox"/> MAC/TAC <u>Alamo MAC</u></td></tr><tr><td><input checked="" type="checkbox"/> Improvement/Community Association <input type="checkbox"/> AIA</td></tr><tr><td><input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)</td></tr></table> <p><u>OTHERS/NON-LOCAL</u></p> <p>CHRIS (email only: nwic@sonoma.edu)</p> <p>CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<input checked="" type="checkbox"/> Building Inspection	Grading Inspection	Advance Planning	Housing Programs	Trans. Planning	Telecom Planner	ALUC Staff	HCP/NCCP Staff	APC PW Staff	County Geologist	<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials	<input checked="" type="checkbox"/> Fire District _____	<input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov	Consolidated – (email) fire@cccfd.org	East CCC – (email) brodriguez@cccfd.org	<input checked="" type="checkbox"/> Sanitary District <u>Central San</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 MAC</u>	<input checked="" type="checkbox"/> Improvement/Community Association <input type="checkbox"/> AIA	<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Allison Seoane</u></p> <p>Phone # <u>925-655-2871</u></p> <p>E-mail <u>allison.seoane@dcd.cccounty.us</u></p> <p>County File # <u>CDVR24-01042</u></p> <p>Prior to <u>Sept. 19, 2024</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p>Active Fault Zone (Alquist-Priolo)</p> <p>Flood Hazard Area, Panel # _____</p> <table><tr><td><input checked="" type="checkbox"/> 60-dBA Noise Control</td></tr><tr><td>CA EPA Hazardous Waste Site</td></tr><tr><td>High or Very High FHSZ</td></tr></table> <p style="text-align: center;">*****</p> <p>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.</p> <p>Comments: None Below ___ Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>	<input checked="" type="checkbox"/> 60-dBA Noise Control	CA EPA Hazardous Waste Site	High or Very High FHSZ
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection																														
Advance Planning	Housing Programs																														
Trans. Planning	Telecom Planner																														
ALUC Staff	HCP/NCCP Staff																														
APC PW Staff	County Geologist																														
<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials																														
<input checked="" type="checkbox"/> Fire District _____																															
<input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov																															
Consolidated – (email) fire@cccfd.org																															
East CCC – (email) brodriguez@cccfd.org																															
<input checked="" type="checkbox"/> Sanitary District <u>Central San</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 MAC</u>																															
<input checked="" type="checkbox"/> Improvement/Community Association <input type="checkbox"/> AIA																															
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)																															
<input checked="" type="checkbox"/> 60-dBA Noise Control																															
CA EPA Hazardous Waste Site																															
High or Very High FHSZ																															



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR24-01042

File Date: 8/21/2024

Applicant:

Leandre Davis Takami Engineering Group, Inc.
234 Teresita Blvd
San Francisco, CA 94127

takamigroup@gmail.com
(415) 672-6066

Property Owner:

SIMON JACK JENKINS
24 CARRIAGE CT B
ALAMO, CA 945072469

simonj2@gmail.com
(773) 290-3491

Project Description:

Applicant requests approval a variance application to extend the front of house wall onto an existing covered patio. The existing patio encroaches onto the required side-yard setback (approximate 11'-8" where 15' is the minimum)

Project Location: (Address: 24 CARRIAGE CT, ALAMO, CA 945072469), (APN: 201050054)

Additional APNs:

General Plan Designation(s): SL

Zoning District(s): R-20

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site:

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


30 Mulr Road, Martinez, CA 94553
925-655-2700
ContraCosta.ca.gov/dcd

- A- POR. RANCHO SAN RAMON
- B- 1992 ROLL- TRACT 2921 (ESCONDIDO ESTATES) M.B. 86-6 (RESUBDIVISION, TRACT 223' M.B. 85-41)
- C- POR TRACT 2039 M.B. 57 1-3 (CAMILLE WOODS)
- 1- RECORD OF SURVEY 53 I.S.M. 30 3 74 65
- 2- RECORD OF SURVEY 53 I.S.M. 32 2-4-71
- 3- 41P.M.20 12-5-75
- 4- 114P.M.50,51 2 28 85







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

C.C.C. 3/1/82
ASSESSOR'S MAP
BOOK 201 PAGE 5
CONTRA COSTA COUNTY, CALIF.

 **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 or current or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMA is provided by Contra Costa County Department of Information Technology. County GIS Data layers contained within the CCMA 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 Sphere
 Datum: WGS 1984

General Plan Designation



Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- SL (Single Family Residential - Low) 1.0 - 2.9 Units per Net Acre
- Unincorporated
- Board of Supervisors' Districts
- Base Data**
- Address Points



This map is a user-generated, static map 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 not owned by Contra Costa County Department of Information Technology. Contra Costa GIS Data layers contained within the CCMap application are provided by various Contra Costa County departments. Please direct all data requests to the appropriate department.

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

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, MET/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census

Zoning District



Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
- R-20 (Single Family Residential)
- 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 or timely, 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 in this CCMAP application are provided by various Contra Costa County Departments. Please direct all data requests to the appropriate department!

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

REVISED BY

TACAM ENGINEERING GROUP, INC.
2005 LAND STREET
SUITE 200
ALHAMBRA, CA 91807
TEL: 626-286-8888
WWW.TACAMGROUP.COM



PROJECT:
ADDITION TO RESIDENCE

JENKINS FAMILY

24 CARRIAGE COURT,
ALHAMBRA, CA 91807
APN: 201-050-054-0

SHEET TITLE:

EXISTING SITE PLAN

DATE: 07/11/2011

SCALE: 1"=10'-0"

DESIGN: TACAM

CHECKED: TACAM

DATE: 07/11/2011

BY: TACAM

DATE: 07/11/2011

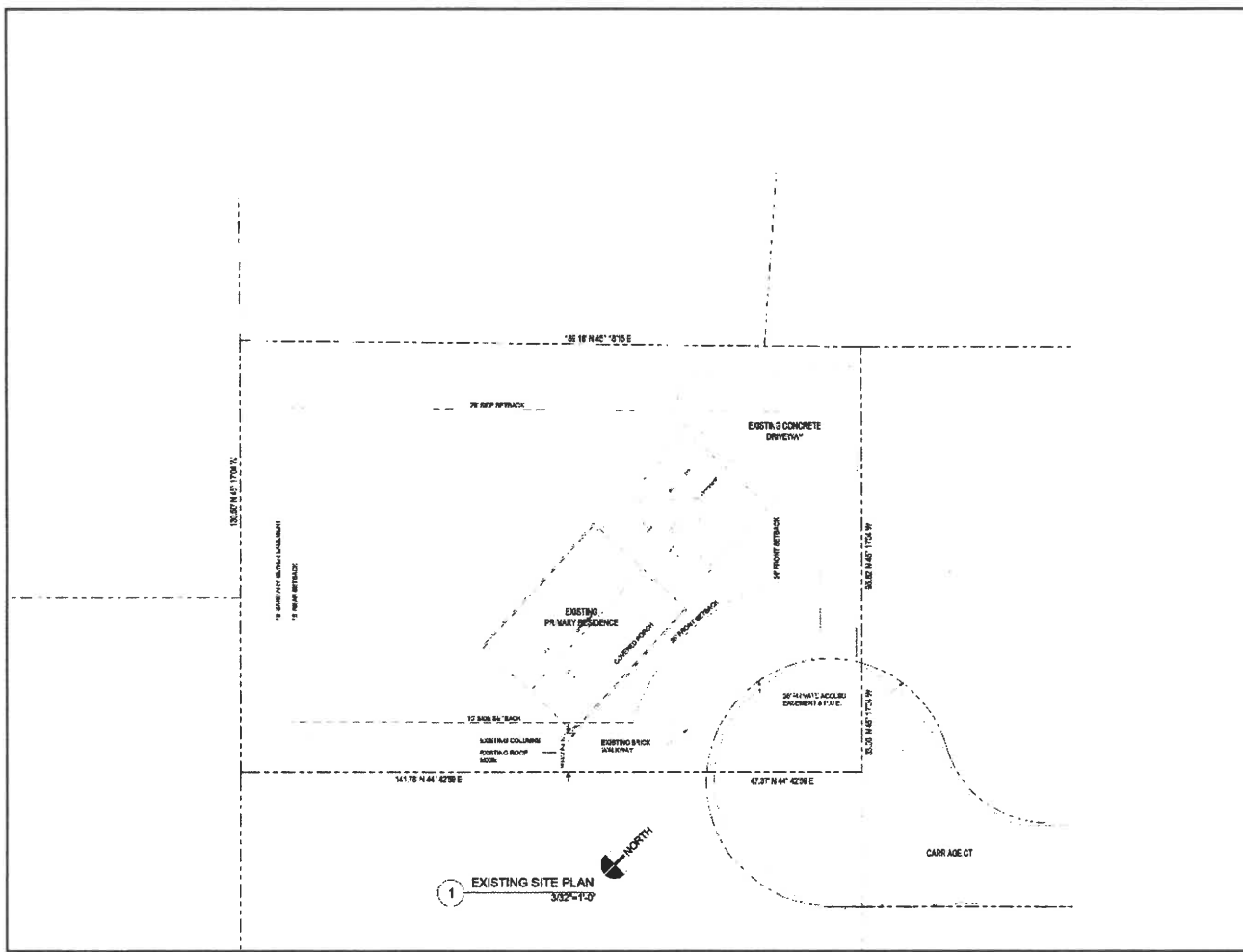
BY: TACAM

DATE: 07/11/2011

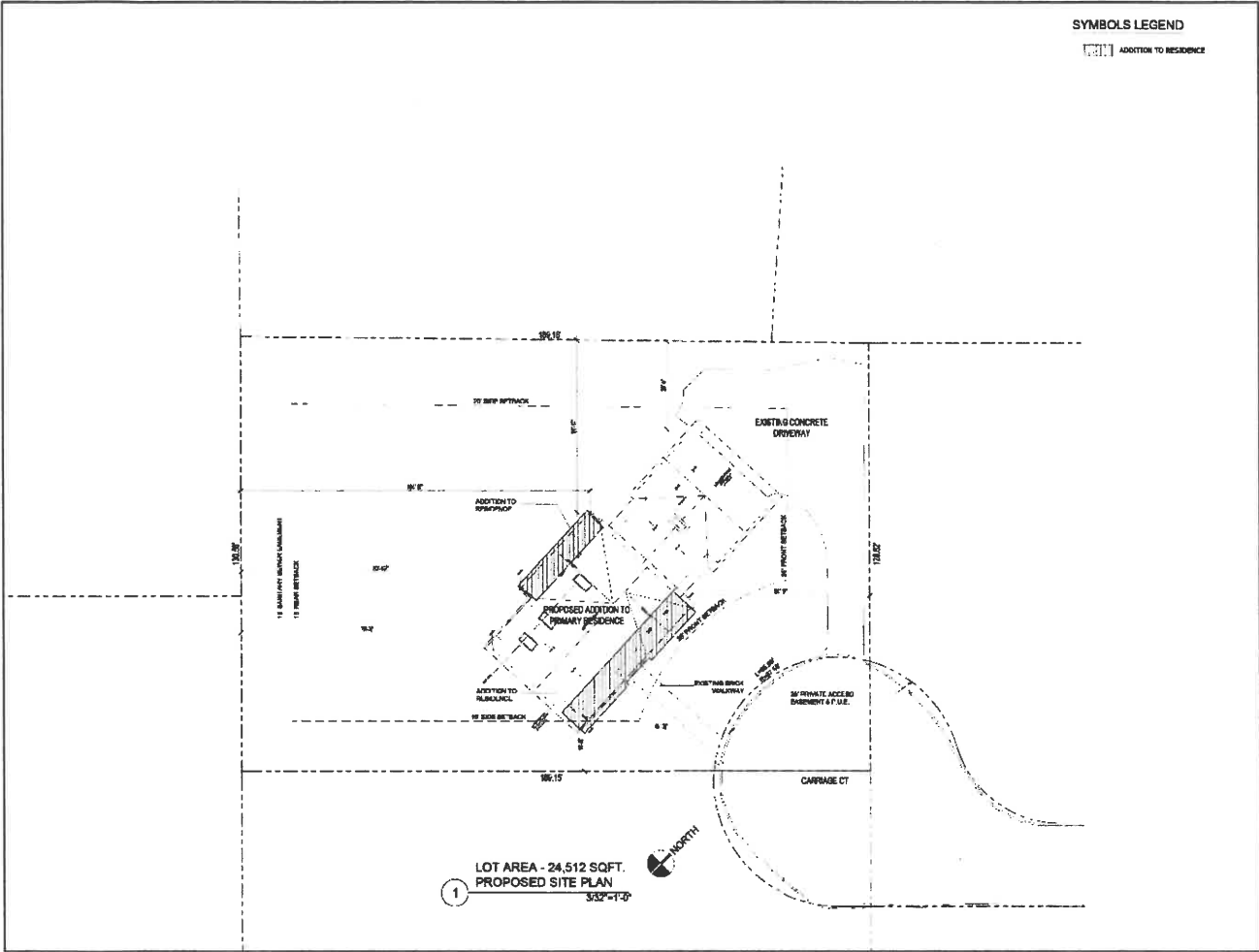
BY: TACAM

DATE: 07/11/2011

BY: TACAM



1 EXISTING SITE PLAN
3/8\"/>



SYMBOLS LEGEND
 [Symbol] ADDITION TO RESIDENCE

REVISIONS BY
 TKAMR ENGINEERING GROUP, INC.
 2025 5th STREET
 SAN FRANCISCO, CA 94107
 WWW.TKAMRGROUP.COM



PROJECT:
 ADDITION TO RESIDENCE

JENKINS FAMILY

24 CARRIAGE COURT,
 ALAMOG CALIF. 94027
 APN. 201-050-054-0

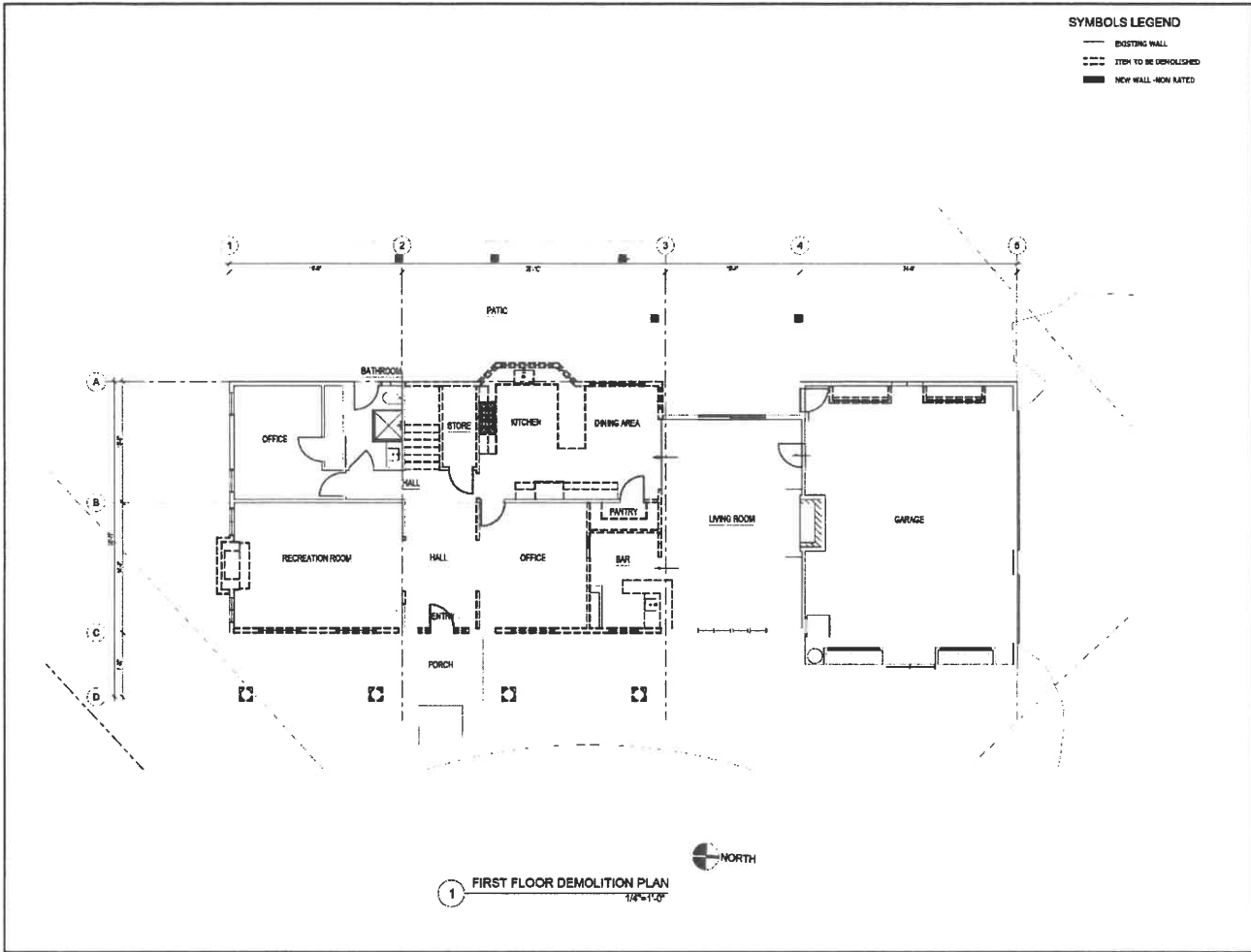
SHEET TITLE:

PROPOSED
 SITE PLAN

DATE: 07/14/2020
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SHEET:
 A0.2
 OF 04/02/18

1 LOT AREA - 24,512 SQFT.
 PROPOSED SITE PLAN
 3/20/21/20



REVISIONS BY

TAKAMU ENGINEERING GROUP, INC.
 2005 LINDA STREET SUITE 1107
 SAN FRANCISCO, CA 94107
 TEL: 415.774.9900
 WWW.TAKAMUENGINEERING.COM



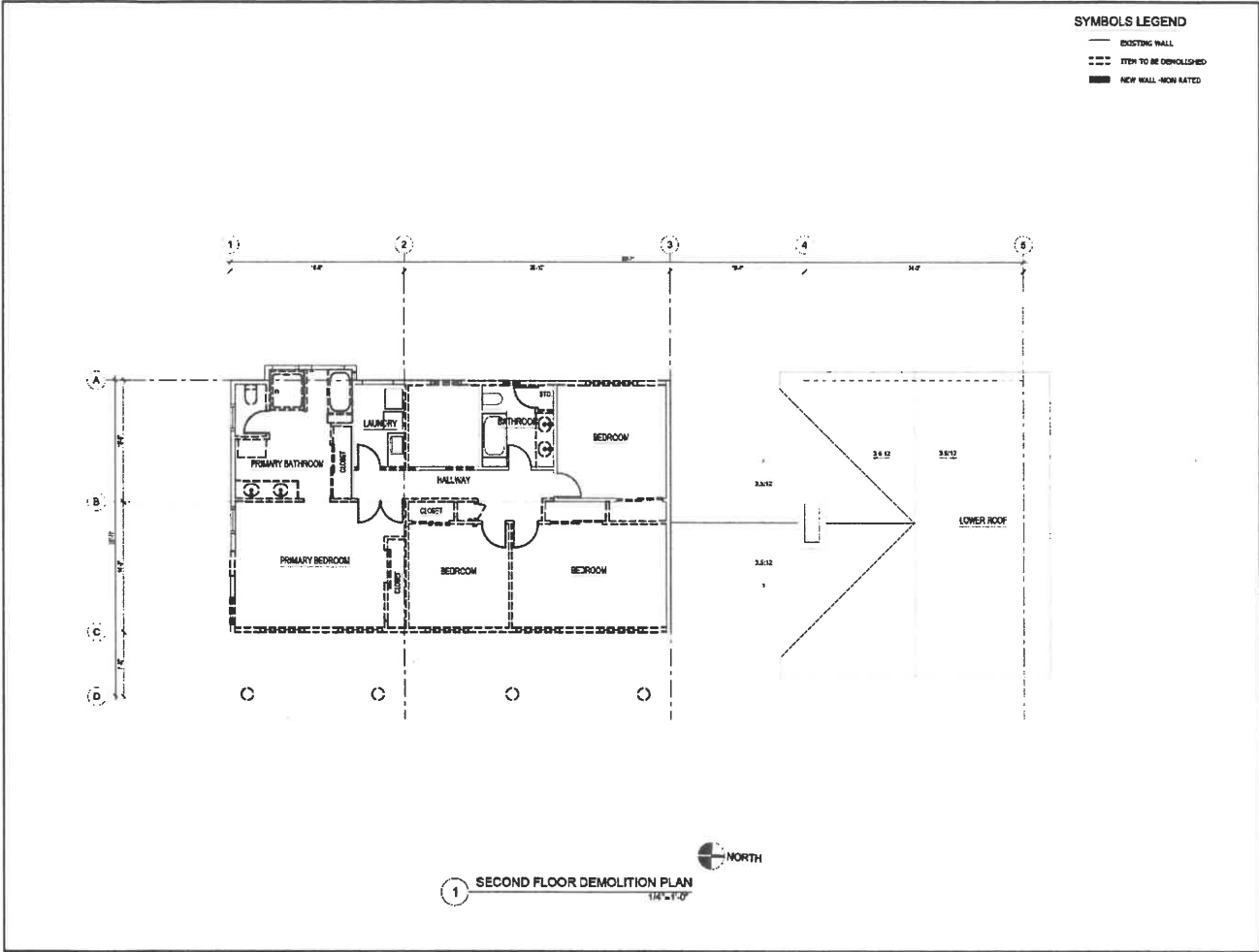
PROJECT:
 ADDITION TO RESIDENCE

JENKINS FAMILY

24 CARRIAGE COURT,
 ALABAMA CA 94507
 APN: 201-050-054-0

SHEET TITLE:
 EXISTING MAIN LEVEL FLOOR PLAN

DATE: APRIL 15, 2010
 SCALE: 1/8" = 1'-0"
 DRAWN BY: TMM
 CHECKED BY: TMM
 SHEET: A1.0
 OF: SHEET 10



REVISIONS BY

TAKAMU ENGINEERING GROUP, INC.
 2025 85th STREET
 SAN FRANCISCO, CA 94107
 www.takamugroup.com



PROJECT:
 ADDITION TO RESIDENCE

JENKINS FAMILY

24 CARRIAGE COURT,
 ALAMICO CA 94507
 APRN 201-353-054-0

OBJECT TITLE:

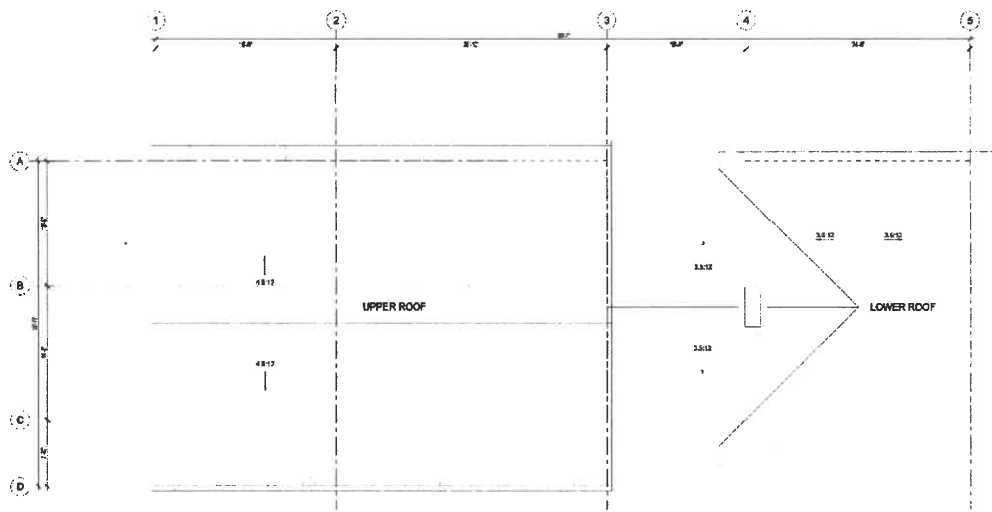
EXISTING UPPER LEVEL FLOOR PLAN

DATE: APRIL 2, 2023
 SCALE:
 DRAWN BY: J. JENSEN
 CHECKED BY:
 DATE: APRIL 2, 2023

SHEET: A1.1
 OF SHEETS: 18

SYMBOLS LEGEND

- EXISTING WALL
- - - ITEM TO BE DEMOLISHED
- NEW WALL - NON RATED



1 SECOND FLOOR DEMOLITION PLAN
1/8"=1'-0"

REVISIONS BY
 TAKAMI ENGINEERING GROUP, INC.
 2025 LINDSAY STREET
 SAN FRANCISCO, CA 94107
 WWW.TAKAMIENGINEERING.COM



PROJECT:
 ADDITION TO RESIDENCE

JENKINS FAMILY

24 CARRIAGE COURT,
 ALAMAYO CA 94507
 APN: 201-050-054-0

SHEET TITLE:

EXISTING ROOF PLAN

DATE: APRIL 14, 2024

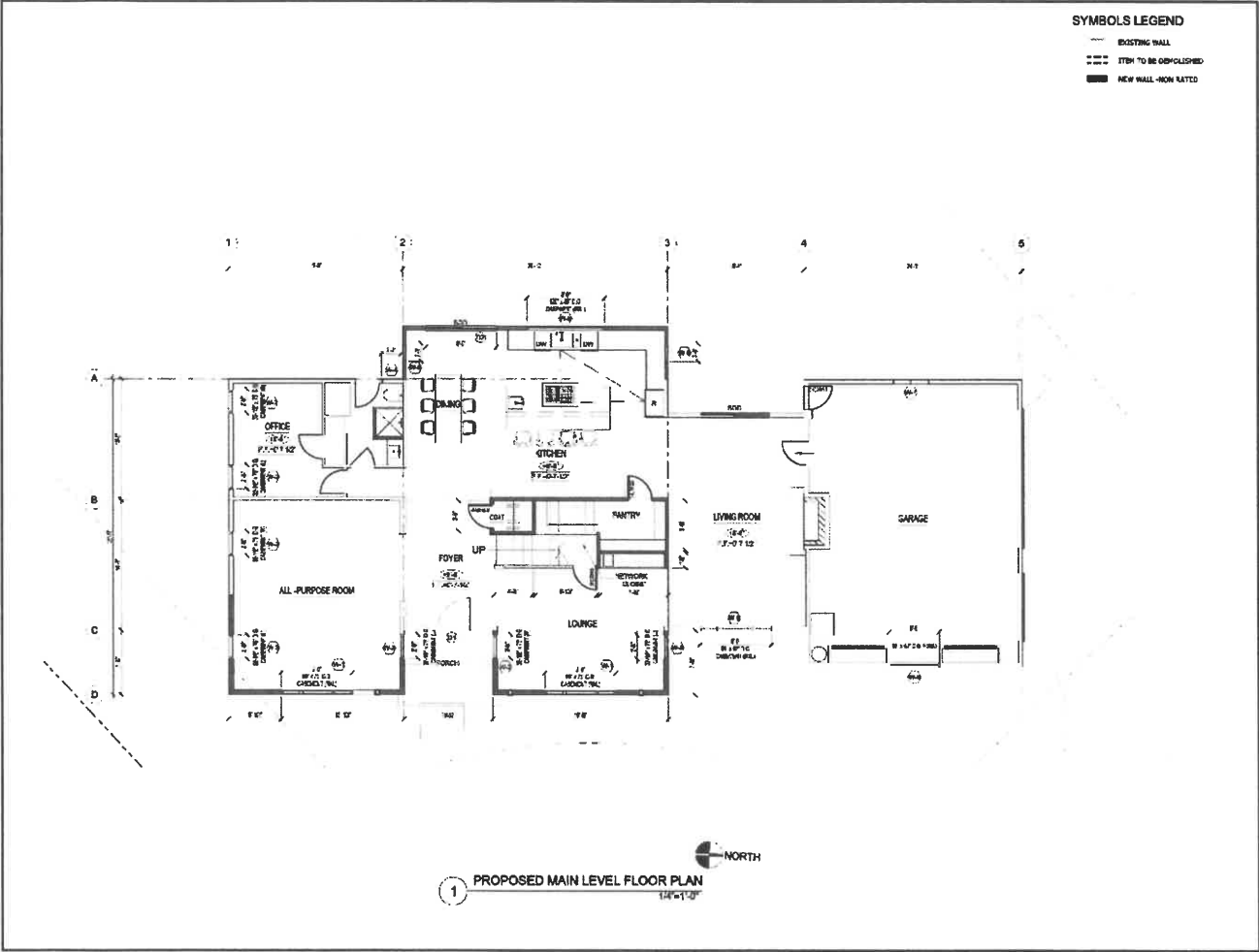
SCALE: 1/8"=1'-0"

DRAWN BY: TSM

CHECKED BY: TSM

SHEET NO. A1.2

OF 19 SHEETS



REVISIONS BY

TKM&E ENGINEERING GROUP, INC.
 10000 S. RIVER STREET
 SUITE 300
 SAN FRANCISCO, CA 94117
 www.tkm&e.com



PROJECT:
 ADDITION TO RESIDENCE

JENKINS FAMILY

24 CARRIAGE COURT,
 ALAMO CA, 94507
 APN. 201-050-054-0

SHEET TITLE:
 PROPOSED
 MAIN LEVEL
 FLOOR PLAN

DATE: APRIL 2, 2014
 SCALE:
 DRAWN BY: J. DUNN
 CHECKED BY: J. DUNN
 DATE: 4/2/14

SHEET:
A2.0
 OF SHEETS

REVISIONS BY

TACAM ENGINEERING GROUP, INC
2025 3RD STREET
SUITE 100
ALAMO, CA 94501
415.872.2888
www.tacamgroup.com



PROJECT:
ADDITION TO RESIDENCE

JENKINS FAMILY

24 CARRIAGE COURT,
ALAMO CA, 94501
APN: 201-050-054-0

SHEET TITLE:

PROPOSED
UPPER LEVEL
FLOOR PLAN

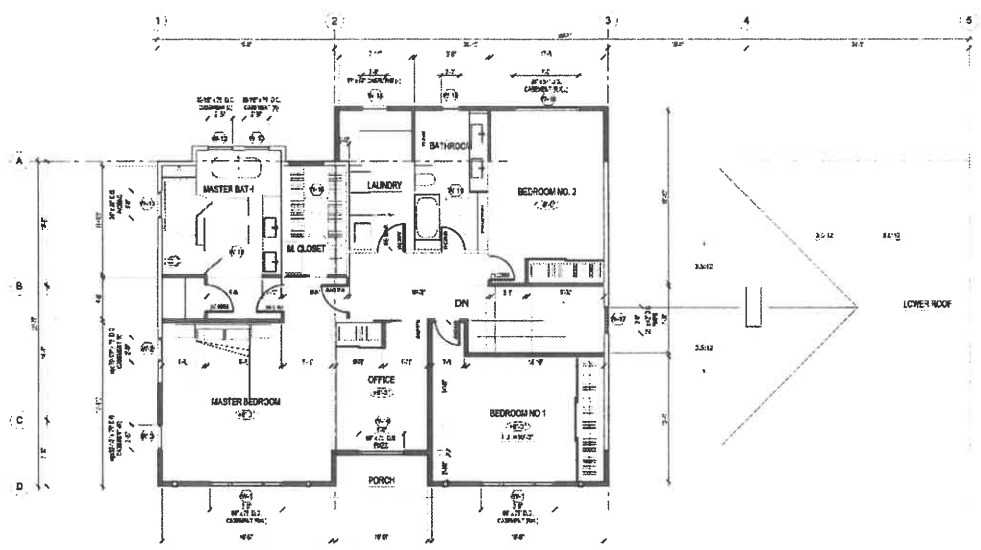
DATE: APRIL 2, 2024
SCALE:
PROJECT: 150015
DRAWING:
APP: TRP

SHEET
A2.1

OF SHEETS: 18

SYMBOLS LEGEND

- EXISTING WALL
- - - - - ITEM TO BE DEMOLISHED
- ▬ NEW WALL - NON RATED



1 PROPOSED UPPER LEVEL FLOOR PLAN

REVISIONS BY

TAALAM ENGINEERING GROUP, INC.
 2075 S. 10TH STREET
 SUITE 200
 SAN JOSE, CA 95128
 www.taalamgroup.com



PROJECT:
 ADDITION TO RESIDENCE

JENKINS FAMILY

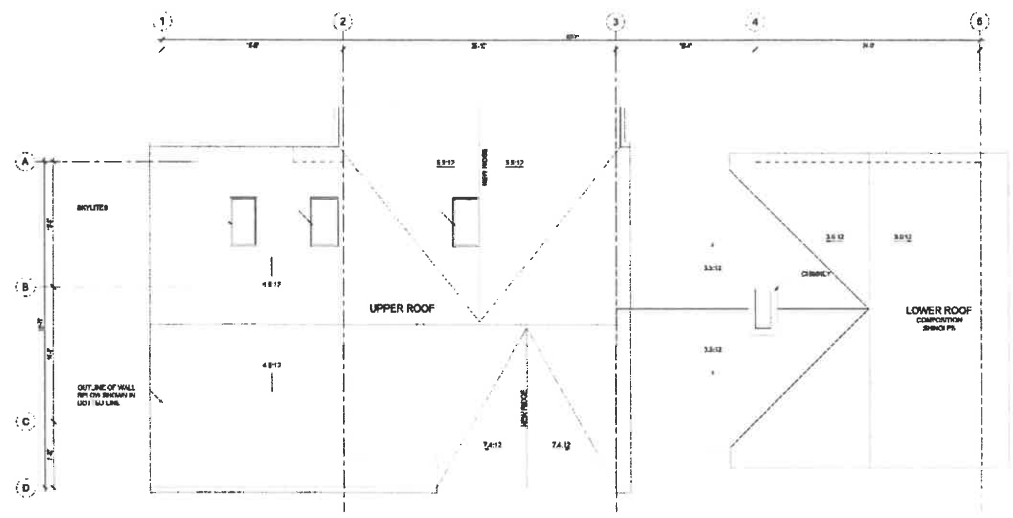
24 CARRIAGE COURT,
 ALAMO CA, 94507
 APN: 201-050-054-0

SHEET TITLE:

PROPOSED ROOF PLAN

DATE: APRIL 12, 2018
 SCALE:
 DRAWN BY: J. J. JENSEN
 CHECKED BY:
 DATE: 04/12/18

SHEET NO. A2.2
 OF SHEETS



1 PROPOSED ROOF PLAN
 1/4" = 1'-0"

REVISIONS BY

TKAMR ENGINEERING
GROUP, INC.
2005 2ND STREET
SUITE 300
ALAMO, CA 94501
415.872.2000
www.tkamr.com



PROJECT:
ADDITION TO RESIDENCE

JENKINS
FAMILY

34 CARRIAGE COURT,
ALAMO CA, 94501
APN: 201-050-054-0

SHEET TITLE:

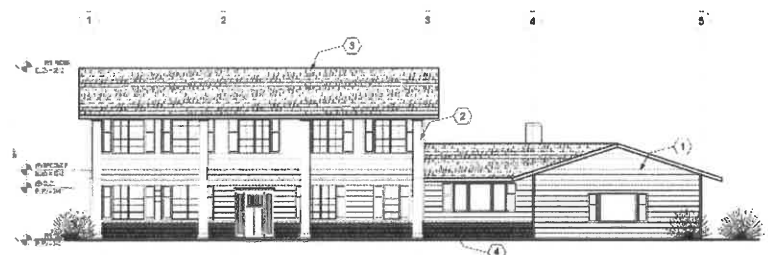
EXISTING
ELEVATIONS

DATE: APRIL 2009
SCALE:
DRAWN: TMM/MS
CHECKED:
IN CHARGE:

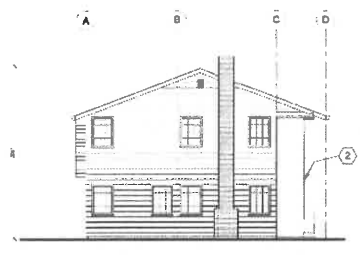
SHEET #

A3.0

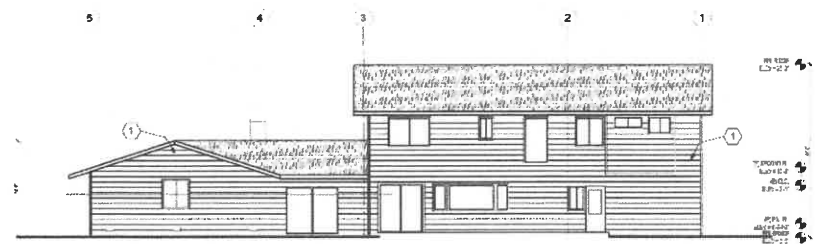
OF SHEETS



1 EXISTING FRONT ELEVATION-EAST
3/16"=1'-0"

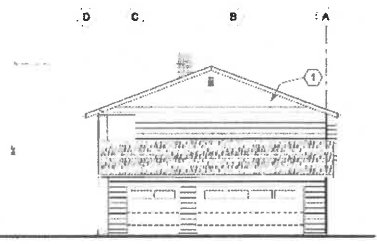


2 EXISTING LEFT-SIDE ELEVATION-SOUTH
3/16"=1'-0"



3 EXISTING REAR ELEVATION-WEST
3/16"=1'-0"

- EXISTING LEGEND
- 1. 8" WOOD LAP SIDING
 - 2. PAINTED WOOD GEA LINER
 - 3. COMPOSITION SHINGLES
 - 4. BRICK WAINSCOTING



4 EXISTING RIGHT-SIDE ELEVATION-NORTH
3/16"=1'-0"

REVISION BY

YAVAR ENGINEERING GROUP, INC.
2050 SAND STREET
SUITE 200
SAN FRANCISCO, CA 94115
www.yavar.com



PROJECT:
ADDITION TO RESIDENCE

JENKINS FAMILY

24 CARRIAGE COURT,
ALAMO, CA, 94507
APN: 201-030-054-D

SHEET TITLE:

PROPOSED
NEW ELEVATIONS
DATE: APRIL 2, 2024
SCALE:
PROJECT: 24 CARRIAGE COURT
SHEET NO.:
JOB NO.:
SHEET:
A4.0
OF 04/18



Alamo Municipal Advisory Council

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



Candace Andersen, Supervisor

Contra Costa County, District 2

309 Diablo Road

Danville, CA 94526

925.655.2300

cameron.collins@bos.cccounty.us

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

RECORD OF ACTIONS

Tuesday, September 3, 2024

5:00pm

Alamo Women's Club

1401 Danville Blvd., Alamo

1. CALL TO ORDER – PLEDGE OF ALLEGIANCE – ROLL CALL

All Members Present

2. OLD BUSINESS

a. Livorna Park Renovation

Public Comment:

- Bill Olsen
- Sandy Fink
- Roger Smith
- Matt Woodbury
- Andrea Scott
- Mike Gibson
- Patrick Aboott
- Megan Hardin
- Tanya March
- Brittany Rehal
- Gina Callaghan
- Kathy Finley
- Ed Callaghan
- Henry Fourcade
- Greg Johnson
- Lori Camenson
- Sarah Camenson
- Jim A.
- Harry Hendricks
- Kate Woodbury

Proposed Features:

Water Feature
Additional Shade Structures
Additional Parking
Pour in Place Surface
Improved Play Structure
Additional Seating/Tables

Full Court Sports Court

~~Pickleball Striping~~

Improved Restrooms

Enhanced Landscaping

~~Ampitheater Seating~~

~~Relocated Pavilion~~

Walking Nature Trail

~~Animal Figurines~~

Motion by Barclay, second by Member Mowat to modify that plan with the following suggestions:

- Leaves the gazebo generally where it is, potentially open up the gazebo in the back
- Eliminate the option of pickleball
- Explore the option of a full court basketball or two half courts
- Eliminate ampitheater seating
- Explore the possibility of fiber (as opposed to Pour in Place)
- Keep a small sand area with tables and other tactile experiences
- Explore other options for a small water feature closer to the bathrooms
- Minimize the amount of concrete with the nature trail while still complying with the ADA
- Eliminate the concrete animal figurines
- Continue to explore the additional parking spaces while maintaining the trees as possible along the street
- Move the existing trash cans
- Rehabilitate the bathrooms and keep the sinks outside
- Explore what is possible with the bocce ball courts – hire a consultant to see if the area can be improved
- Look into the idea of a soccer goal if the pavilion is not going to be moved
- Add additional seating and tables
- Include additional shade using trees where possible understanding that will not be possible everywhere
- Enhance the landscaping

Motion was unanimously approved.

REGULAR AGENDA

Tuesday, September 3, 2024

6:00 p.m.

Alamo Women's Club

1401 Danville Blvd., Alamo

3. STAFF/AGENCY REPORTS (15 minutes)

- a. District II Board of Supervisors Staff
- a. Alamo SB9 Lot Split Applications

4. PUBLIC COMMENT (3 minutes/speaker)

5. PRESENTATIONS

6. NEW BUSINESS

- a. **CDVR24-01040** – The applicant requests approval of a variance for a lot that is substandard in average width (109 feet in average width where 120 feet is the minimum required) for a proposed lot line adjustment between the subject parcel and the adjacent parcel. The address is 341 Livorna Heights, Alamo.
Public Comment: Georgette Stewart, Applicant

Motion by Member Brannan to approve, second by XXX. Unanimous approval.

7. SUBCOMMITTEE REPORTS (20 minutes)

Alamo Subcommittee for Schools: Straznicka, Parkinson, Angel-Ordonez

Alamo AOB/Roundabout: Struthers

Land Use Planning Subcommittee: Barclay (Chair), Brannan, Burke

Iron Horse Corridor Subcommittee: Struthers

Parks and Recreation Subcommittee: Chaput (Chair), Struthers, Mowat

Public Safety (Police P-2, Fire, Emergency): Brannan, Chaput

Trees and Landscape Subcommittee: Mowat, Burke

8. OLD BUSINESS

9. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

- a. Approve August 6th Record of Actions.
Motion to approve

10. CORRESPONDENCE (the following items are listed for informational purposes only and may be considered for discussion at a future meeting).

- b. None

11. COMMENTS BY MEMBERS OF THE ALAMO MAC

12. FUTURE AGENDA ITEMS

13. ADJOURNMENT

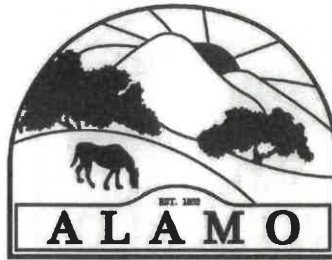
Adjourn to the Alamo MAC Meeting on October 1st at 6:00pm at the Alamo Women's Club.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925.655.2300.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925.655.2300. Complete name and address must be submitted to be added to the list.

Alamo Municipal Advisory Council

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



The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County

September 9, 2024

Supervisor Candace Andersen
309 Diablo Road
Danville, CA 94526

Dear Supervisor Andersen,

The Alamo Municipal Advisory Council (MAC) discussed the proposed Livorna Park Preliminary Design at the Tuesday, September 3, 2024 meeting. The group had several recommendations on the preliminary design:

- Leave the gazebo generally where it is, potentially open the gazebo in the back and the sides; consider refurbishment or replacement to match current style/bocce ball cover and consider possible second smaller gazebo for shade/seating
- Eliminate amphitheater seating
- Eliminate the current and future option of pickleball on the existing half-court
- Explore the option of a full court basketball or two half courts, with hoops at different heights
- Use natural engineered woodchips (fibar) in the children's play structure areas (not pour-in-place)
- Keep a small sand area for children's play, with sand tables and other tactile experiences added as well
- Explore options for a water feature (splash-pad, fountains, mister) closer, to the bathrooms/further from the play structures
- Minimize the amount of concrete with the nature trail while still complying with the ADA
- Eliminate the concrete animal figurines
- Continue to explore providing some additional parking spaces while maintaining the trees canopy along the street
- Consider moving the arbor into the park, with seating, opening up some area for parking
- Move the existing trash cans; consider trash enclosure
- Rehabilitate the bathrooms and keep the sinks outside (maybe replace if cost-effective)
- Explore what is possible to increase bocce ball court use – repair the broken gate, score board and drainage; replace or paint black furniture with benches that are usable/comfortable, especially in the heat; consider decomposed granite rather than rubber surface; hire a consultant to assist with improving the facilities the County invested in already.

Alamo Municipal Advisory Council

Sharon Burke, Chair

Heather Chaput, Vice-Chair

Anne Struthers

Cecily Barclay

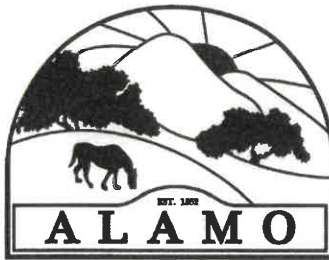
Michaela Straznicka

Robert Brannan

Robert Mowat

Michelle Parkinson, Alternate

Nicolas Angel-Ordonez, Youth Member



The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County

- Explore providing a soccer goal in the lower lawn area (esp. since the pavilion is not going to be moved there)
- Continue to provide the additional benches, seating tables and shade areas
- Include additional shade using trees where possible, understanding that will not be possible everywhere
- Enhance the landscaping, including around the perimeter. Ensure that the maintenance of existing and future landscaping is kept up to a higher quality than the past.

The motion by Member Barclay, second by Member Struthers and was unanimously approved.

Best,

Heather Chaput

Heather Chaput
Alamo MAC Chair