

Alamo Municipal Advisory Council

Anne Struthers, Chair
Susan Rock, Vice-Chair
David Barclay
Sanjiv Bhandari
Aron DeFerrari
Clark Johnson, Alternate
Steve Mick
Kate Salisbury, Youth Member
Jill Winspear



Candace Andersen, Supervisor

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

Record of Actions

Tuesday, April 4th, 2017 6:00 p.m.

Alamo Women's Club - 1401 Danville Boulevard, Alamo

Time is allotted under Public Comment for persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the public comment period will be closed by the Chair and the matter is subject to discussion and/or action by the MAC. Persons wishing to speak must fill out a speaker card.

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

The meeting was called to order at 6:03 p.m.

Alamo Municipal Advisory Council members present: Chair Anne Struthers, Susan Rock, David Barclay, Steve Mick, Aron DeFerrari, Sanjiv Bhandari, Jill Winspear, Clark Johnson Absent: Kate Salisbury

2. STAFF/AGENCY REPORTS

A. District II Staff Update - The next Alamo Liaison meeting is scheduled for April 17th, 2017, beginning at 8:30 a.m.
Location: Supervisor Andersen's Office 309 Diablo Road, Danville.

B. San Ramon Valley Fire Protection District, Deputy Chief Derek Krause offered an update on the new station. Due to the recent heavy rains, the project has been delayed slightly and the new projected grand opening will be May/June.

3. PUBLIC COMMENT (3 minutes/speaker)

Pursuant to the Brown Act, this time is provided for members of the public and community groups to address the committee on matters within the committee's jurisdiction and not on the agenda. An opportunity will be provided as part of each agenda item for public comment on the item. Time allowed for each individual is three minutes. The Chair will recognize only those speakers who have filled out and turned in a speaker card.

4. PRESENTATIONS – none.

5. NEW BUSINESS

A. Development Plan application #DP17-3005 - The applicant requests approval of a development plan to allow for the renovation of the façade along with a 600-square foot addition to an existing retail building, installation of two new signs to read 'Diablo Fine Jewelers', along with alterations to the parking plan. Property is located at 3202 Danville Blvd. in Alamo.

MAC recommended to defer this project to the May 2017 meeting as both Planning staff deemed the application incomplete at this point in time.

B. Wireless Permit application #WA17-0001 – The applicant is requesting a wireless access permit for the purpose of modifying an existing T-Mobile cellular telecommunications facility within the public right of way. Modifications include replacing two faux rock utility boxes with a new consolidated equipment cabinet, installing a new GPS antenna and tower mounted amplifiers to the existing utility pole, as well as installing new coax cable runs (+/- 60 feet in length). Property is located at 2615 Miranda Avenue in Alamo.

Motion by Member DeFerrari to defer the application until the May 2017 meeting as the MAC had additional questions relating to the projects development. Specifically, they would like T-Mobile to investigate and provide the following:

- 1. A noise study addressing the impacts of the larger equipment model being proposed. How often is this new model tested and for how long? i.e. monthly, weekly?***

2. *Review/study the possibility of smaller equipment. Can the equipment be laid out vertically v. horizontally helping to decrease the overall the overall height of the proposed cabinet?*
3. *Review/study the possibility of offering stealth equipment. Is it possible to vault the equipment cabinet and not have the above ground feature?*

Staff will review with planning staff, who in turn will provide the above and review with the applicant.

Motion received a second by Member Barclay. Motion passed unanimously.

C. Variance Permit application #VR16-1051 - The applicant requests variance approval to allow a lot line adjustment between 3 parcels resulting in a substandard lot in the A-2 zoning district. The project is located at 70 Hagen Oaks in Alamo.

*Public Comment:
Mike Gibson, AIA*

Motion by Member Barclay to recommend APPROVAL of the project as it was presented in the application.

Second by Member DeFerri. Motion passes unanimously.

6. OLD BUSINESS

1. Hemme Station Park Update - The month of March had a week and a half of dry weather, during which the contractor completed the seat wall stone veneer, the sanitary sewer lateral in the street, and the concrete walkway east of the shade pavilion location. They also installed a portion of the center landscape area drainage system, did general site cleanup and grading, and installed some of the furnishings. The fencing subcontractor began their work as well. Unfortunately, the schedule for the shade pavilion manufacturer and delivery pushes the overall project schedule out by a couple months. Public Works is reviewing the contractor's revised schedule and expect to have a new project completion date at the next update in May. PG&E construction to provide electrical service to the site is scheduled for April 5th. EBMUD construction for water service is planned for the following weeks.

2. Resident allegations about site contamination - A couple of Alamo residents have expressed concerns about possible lead contamination and underground storage tanks at the park site, based on the former presence at the site of a gas station and their tests of soils outside of the park boundary using SenSafe Soil Check "test strips".

County staff met with these residents at the site on Thursday, March 30th, to view the test sites and to gain an understanding of their sampling and testing methods, and of their concerns. Staff is now aware that the former Shady Way Inn located at the site likely had gasoline storage tanks; this information was not found in any of the historical databases researched for the project.

A Phase I Environmental Site Assessment was conducted for the site in 2005 by the firm of Kleinfelder. That assessment did not identify any environmental issues of concern for the site, and in fact the property owner from 1969 mentioned the presence of the Shady Way Inn but stated that she was not aware of any automotive uses at the property. In 2014, a Modified Phase I Environmental Site Assessment was completed by the firm of Engeo. They followed standard ASTM E1527 guidelines, and reviewed numerous historical records and standard databases for historical uses, presence of storage tanks, and other environmental concerns. Nothing was found of concern for the site. In addition, 4 soil samples were taken and tested for pesticides and metals. All were found to be below human health screening levels.

Prior to development of the site, additional testing of soils was conducted; this was required by County HazMat due to the proximity of the site to the Iron Horse Trail corridor. 5 samples were obtained on the park property, at locations and depths of planned soil disturbance during construction. Tests were conducted for lead, arsenic, and pesticides. All results were below residential screening levels. HazMat review and approval of the reports submitted was based on the property's historical land use being agricultural and residential (not a gasoline station and auto repair shop) and being adjacent to the former railroad right-of-way.

The CEQA process, which includes 30-day public comment period and advertisement in specific locations, was completed for the project with no comments received regarding former automotive uses at the site. Although grading work performed at the site thus far most likely would have encountered underground tank structures if they were at the site, based on the new property historical land use information the County is planning to conduct additional testing at the site. The testing will be expedited so as to avoid as much as possible delay to the project. The current earthwork on the site is in the vicinity of the restroom building. This area was sampled and tested in 2016 (Location P-1 in the Remedial Soil Investigation), and lead, arsenic, and pesticides were all either not detected or found below residential screening levels.

7. 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 March 4th, 2017 Record of Actions.

Motion by Member Mick to accept the ROA's as provided by staff. Second by Member Barclay. Motion passes unanimously.

8. SUBCOMMITTEE REPORTS - *Updates provided when available*

Alamo AOB Subcommittee for Schools:
Alamo AOB Subcommittee for Downtown:

Downtown subcommittee will meet April 19th at 1pm in Supervisor Andersen's Danville office for an update with PW staff.

Alamo Police Services Advisory Committee:

Automated License Plate Reader system to go before the BOS on April 21st agenda. Sheriff's Dept. looking at an August 2017 initial install of a few cameras.

Land Use Planning Subcommittee:
Parks and Recreation subcommittee:
Hap Magee Dog Park Subcommittee:

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

A. None.

10. COMMENTS BY MEMBERS OF THE ALAMO MAC

- A. Rotary Easter Egg Hunt, Saturday, April 15th at 10:00 AM at Livorna Park.
- B. Community Foundation of Alamo Community Walkabout, May
- C. Child Abuse Prevention Awareness evening of activities, hosted by the Exchange Club of the San Ramon Valley, April 25th from 6 – 9PM at the Danville Veterans Memorial Hall. For more information, please contact Rob Robinson at (310) 427-4902.

11. FUTURE AGENDA ITEMS

12. ADJOURNMENT

- A. Meeting adjourned at 7:42 P.M. to the Alamo MAC meeting on **May 2nd** at 6:00 P.M. at the Alamo Women's Club located at 1401 Danville Boulevard, Alamo.

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 925-957-8860.

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 925-957-8860. Complete name and address must be submitted to be added to the list.
