



# Activities in Alamo

## A.I.A. 2009 - 2010 Meeting Dates

### Planning Committee Dates

May 13, 2009	November 11, 2009
June 10, 2009	December 9, 2009
July 8, 2009	January 13, 2010
August 12, 2009	February 10, 2010
Sept. 9, 2009	March 10, 2010
October 14, 2009	April 14, 2010

Planning Committee Meetings are held at 7:00 p.m. on the second Wednesday of each month at Creekside Community Church, 1350 Danville Blvd.

### Board of Directors Dates

May 14, 2009	November 12, 2009
June 11, 2009	December 10, 2009
July 9, 2009	January 14, 2010
August 13, 2009	February 11, 2010
September 10, 2009	March 11, 2010
October 15, 2009	April 15, 2010

Board of Director meetings are held at 7:00 p.m. on the Thursday following the second Wednesday of each month at Creekside Community Church, 1350 Danville Blvd.

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## AIA PRESIDENT'S MESSAGE

by Brad Waite, President

### The Alamo Improvement Association –

- **Fifty-four** years the voice of Alamo
- **Hundreds** of Alamo households strong
- **Thousands** of building applications reviewed, commented on, discussed, and resolved to the satisfaction, beautification, and preservation of Alamo neighborhoods!

I am proud to say that in 2008, AIA volunteers continued to keep AIA's promise to the citizens of Alamo – to preserve the semi-rural character of this community that everyone loves.

Below are pictures of vapor recovery equipment at two gas stations. The photo on the left indicates a typical vapor recovery tank enclosure, as was proposed for the Alamo station. In addition to a large tank, the proposal included an even larger and more unsightly six foot high steel wall around the tank area. The photo on the right indicates the constructed vapor recovery tank, as approved by the County, with AIA input, for the Alamo Shell station. Notice the difference? This is a good example of how AIA, working with the County and the applicant, has contributed to preserving the special character of Alamo.

The differences we see today in what might have been our downtown – a predominance of fast food restaurants and used car lots and auto repair shops, an absence of trees, an overabundance of pavement and scrubby landscaping – are not happenstance. They are the result of the historic concern of Alamo residents for their community, and for their support for the work of the AIA, which formed in 1955 to voice Alamo's desires to Alamo's local government in Martinez.



## AIA President's Message

*by Brad Waite, President*

Fifty-four years later, Alamo continues to need the AIA, and the AIA continues to need your support. As we increase our membership, we increase Alamo's strength to protect the land use principles that have kept Alamo a desirable place to live and have built our property values to the highest in the San Francisco East Bay.

I hope as you look through our Annual Report, you will turn to the back of it and read the ballot statements of Alamo residents who are running for seats on the AIA Board of Directors in 2009-2010, renew or initiate an AIA membership (if you have not already done so this year), and vote your choice of a slate of AIA officers.

Your new year's officers are charged with the responsibilities of all AIA volunteers since 1955 to keep Alamo the way we all like it. I give my special thanks to them, and especially to the volunteer members of the AIA Planning Committee for the countless hours they serve reviewing County-referred building applications in Alamo. Their work is invaluable to our community. ❖

the Committee takes a position by majority vote. On the Thursday night immediately following the Planning Committee meeting, the AIA Board of Directors holds a public meeting and reviews the Planning Committee's recommendation. After the review, the Board's decision is then sent on to the County Planning Department as a recommendation.

The County Planning Department then reviews the AIA recommendation, together with recommendations from County agencies such as the Fire District, Flood Control, Public Works and others. County staff then formulates their recommendation to the County Zoning Administrator for discussion during a public meeting held at County facilities in Martinez.

Generally, the County Planning Department staff's recommendation and the County Zoning Administrator's decision are in agreement with AIA's recommendation. However, occasionally the County's decision is not in agreement with AIA's recommendation. Should this happen, AIA or other interested parties may appeal the decision and attempt to have it altered at a higher level County hearing.

Appeals are first heard by the San Ramon Valley Regional Planning Commission and then, if appealed again, by the County Board of Supervisors.

In 2008, the Planning Committee was composed of Chuck Bauman, Jack Behseresht, Glenn Brown, Dave Ciapponi, Pat Gulliford, John Henderson (Chairman Emeritus), Jeff McClung (Co-Chairman), Ed Moran, Preston Taylor and the writer.

AIA Planning Committee members are all Alamo residents, many are business owners and all are customers of Alamo businesses. Each Planning Committee Member volunteers a significant amount of personal time reviewing property applications impacting Alamo.

During 2008, the AIA Planning Committee reviewed 73 agenda items with approximately one-half requiring successive hearings – some for several months. Most were recommended to the County for approval, many with conditions of approval added by AIA. Several flagrant items were recommended to the County for disapproval. In most cases, the County's final decision was consistent with AIA's recommendation.

### Shell Oil Station

Shell Oil Products, US, initiated an application for modification of the original development plan to



## PLANNING COMMITTEE ANNUAL REPORT FOR 2008

*by Roger Smith*

The AIA Planning Committee reviews applications made to

the County Planning Department for real estate use. This review includes applications for subdivisions, land use permits, rezoning, variances, and, occasionally, amendments to the County's General Plan. Each item scheduled for review is placed on the Planning Committee meeting agenda, which is mailed to all AIA members and also distributed by Committee members to neighbors of the applicant's property.

The applicant, their neighbors and Alamo residents are encouraged to give their input during the monthly Planning Committee meetings. For each agenda item,

allow installation of a vapor recovery system to comply with California State requirements.

During the review process, several revisions to the original cinder block design had to be submitted.

Fire District requirements state that the top of the vent system must be at least 12 feet above grade and that there must be four feet of clearance from the unit.

The current unit is shielded from view by a tree's canopy.

Committee members visited the site to discuss the application with County Planner Richard Norris and review requirements and design of the system. The plans showed that there must be an exhaust pipe/riser extension of 18 inches above the unit. Because the unit is approximately 4 to 5 feet in height, the junction for capping the current exhaust pipe would be approximately 7 to 8 feet above grade and easily visible to west bound traffic on Stone Valley Road approaching the Danville Boulevard intersection.

The current unit's exhaust pipe/riser is hidden with the tree canopy; however installation of the new system would require branches be trimmed to provide a minimum of four feet of clearance on all sides of the exhaust riser.

Trimming could be minimized if the current pipe is capped at the height required, and the junction for the unit is installed on the west side of the existing structure, enabling more of the east side of the tree's canopy to remain, and to create somewhat of a "wrap-around" of the unit by the tree's canopy.

AIA recommended that the unit be installed on the west side of the current structure to maximize the tree's canopy shielding and be painted in earth tones to blend with the canopy.

Both recommendations were accepted by the County and included in the conditions for approval.

Driving by the Alamo Shell Station? Try to find this well camouflaged new vapor recovery system!

### Cellular Services Building Applications

Applications for wireless transmission facilities need to balance the need of our community for improved service by the various cellular providers with sites that are visually non-intrusive. For example, sites that are prized for wireless transmission facilities are typically those that have elevation and

geographic location enabling the range of coverage to be larger. These elevated sites tend to be very prominent and visible. The key in managing these sites is to focus on what will provide greater service to Alamo residents while minimizing the impact of new wireless antennas

and equipment facilities.

As a committee, we have adopted a position that these facilities be located at non-obtrusive sites wherever possible, camouflaged through paint and other measures, landscaped to minimize visual impacts, and removed when the equipment is no longer in use. Performance bonding is required to ensure conditions of application approval for work are actually met and the facility continues to be maintained.

There is an ongoing application for improvement to wireless transmission facilities at 1241 Laverock Lane. The original applicants, Cingular and ATT Wireless, were encouraged to work cooperatively to improve the site and eliminate drainage problems appearing on the bank along Livorna.

Due to continuing consolidation within this industry, Cingular and ATT have now merged their wireless operations. The additional space at the site has been purchased by T-Mobile. This process of consolidation and purchase has slowed the rate of improvements to the site.

Currently, T-Mobile is in discussion with both County Planning and

*Driving by the Alamo Shell Station? Try to find this well camouflaged new vapor recovery system!*



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AIA on ways to complete installation of their services on-site and complete the site improvements. When they are completed, there will be space allocated at this site for an additional wireless provider.

AIA Planning Committee members continue to meet periodically with T-Mobile representatives to discuss the long overdue improvements at the site. Due to ongoing personnel changes at T-Mobile, this process continues to be difficult to move forward.

Presently, work on the slope facing Livorna, including planting of vegetation and trees, has been completed.

It is AIA's understanding that additional work on this project will proceed to address AIA's other recommendations for the site.

Other wireless sites under review for improvements include the 312 Alamo Square site (next to Cherubini's) for addition of an emergency generator, and, at 3201 Danville Boulevard, an improvement to meet new 911 service requirements and an application to modify the original conditions of approval for the replacement of three antennas and the addition of one equipment cabinet.

### **Residential property building applications**

It is generally misunderstood that every residential project application in Alamo will find its way to AIA.

But residential property applications that meet all County building code requirements typically are not referred to AIA for review. These applications are processed by the County Building Department.

However, residential property applications that do not meet County code requirements are referred to AIA by the County Planning Department.

In addition, applications

involving construction on lots that are proposed for minor or major subdivisions, home offices, tree removal and certain applications involving the type of use of a parcel (land use) are referred to AIA.

AIA reviewed numerous applications for residential property during 2008, including several proposed minor sub-divisions (4 parcels or less) at 924-938 Danville Boulevard, 70 Holiday Drive, and 2100 Stone Valley Road

A complicated project for subdivision of a parcel into 6 parcels, at 1900 Las Trampas Road, came under review. This project was complicated by two different County zoning categories that divide the property, requiring resolution through a General Plan Amendment application, along

with a review of the development plan and subdivision map for development of the property into six parcels for custom residences.

After numerous site visits by Committee members, and ongoing reviews with the applicant and county planner, the Planning Committee eventually recommended the applications for approval with numerous conditions. **When the project application reached review by the San Ramon Valley Regional Planning Commission, the project issues had been so well resolved that approval was granted in one hearing, saving the County the expenses of continued hearings.**

Decisions on important projects impacting Alamo can best be made after community input at our open-to-the-public monthly meetings. We urge all interested Alamo residents to attend!

The Planning Committee meets every second Wednesday of the month at 7:00 PM in the modular building adjoining the parking lot of Creekside Community Church, 1350 Danville Boulevard. ❖

*When the project application reached review by the San Ramon Valley Regional Planning Commission, the project issues had been so well resolved that approval was granted in one hearing, saving the County the expenses of continued hearings.*





## Membership Committee Report

By David Ciapponi

Membership has been the foundation and backbone of the Alamo Improvement Association's voice in our community and to the County since inception in 1955. At this writing, roughly 600 of Alamo's 5000 plus households are Association members, an unusually large participation rate for a self-funded civic organization. Annual membership dues currently reserved at \$50 per household for renewing members make the AIA a self-sustaining organization. The AIA receives no government funding, and in fact reduces costs to County government through the tireless review and discovery processes by its volunteers on applications that without the AIA would only be reviewed at the County level without local input.

As AIA members, families receive mailed agendas of the monthly AIA Planning Committee meetings at which it directors review County referred applications for zoning changes, lot variances and splits, design reviews, etc. throughout Alamo. This AIA plan review process helps neighbors to stay informed about changes in their neighborhoods and other neighborhoods in Alamo to preserve the semi-rural character we enjoy.

AIA members also receive notices of special meetings that the AIA convenes from time to time about projects and issues of common and widespread interest and concern in Alamo. These special meetings uncover questions from the community at large and allow the AIA to provide responses to the County from experts and officials in our community. This process provides another way by which the AIA, in creating a dialogue about proposed changes in Alamo, helps to preserve the character and charm unique to Alamo.

Recently we have reached out to the entire community of Alamo in our first ever blanket new membership drive. To make our voice unified and more representative of the entire community, we need the participation of more families and thus have offered one year memberships to incoming new members at \$25. We hope that this will motivate more people to become involved in the decisions that so affect our beloved community. Please join us in preserving our community by becoming a member of the AIA today. ❖



## AIA Transportation Committee Report

by Michael Gibson

The AIA Transportation Committee monitors and works with Alamo issues involving traffic, roadways, public transportation and pedestrian safety. The major transportation issues pending in 2008 were:

### The "Ultimate Configuration" for the Danville Blvd./Stone Valley Rd. Intersection

The project referred to as the "Ultimate Configuration" for the Danville Blvd./Stone Valley Rd. intersection gained community-wide notoriety in 2008. It involved widening to provide an additional southbound lane on Danville Blvd. near the intersection, an additional westbound lane on Stone Valley Rd. from the intersection into the I-680 interchange, widening the bridge over San Ramon Creek to accommodate the additional lane on Stone Valley, and signaling both off ramps to Stone Valley Rd. in the I-680 interchange. The stated purpose of the project was to accommodate increased traffic to and from I-680 and Danville Boulevard. Even though the project had been in the works with the County and regional transportation agencies for several years, because of the complex and "behind the scenes" process by which transportation projects are now planned and funded, the project was within a few months of final adoption by the Tri-Valley Transportation Council (TVTC) before it came to the attention of the AIA. Because its essential purpose was to facilitate diversion of freeway traffic to and from Danville Boulevard, AIA opposed the project and worked quickly to inform the community about it. In May 2008, Supervisor Piepho held a heavily attended community meeting at which the testimony overwhelmingly opposed the project. As a result, TVTC removed the project at the County's request prior to adopting and forwarding the TVTC Action Plan to the Contra Costa Transportation Authority (CCTA).

In February 2009, AIA discovered that the project was still included in CCTA's Draft 2009 Countywide Transportation Plan. This was brought to the attention of the Supervisor's office, which pursued the issue with CCTA. CCTA indicated that the project had been included by mistake. Both AIA and

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the County again formally requested that the project be removed and confirmation that this has been done was received in early April 2009.

### Creation of the Alamo Roads Advisory Committee

For many years, the AIA was represented on the Alamo Road Improvement Committee (ARIC), a County-sponsored local advisory committee that monitored and advised the County on local transportation issues. However, from 2004 to 2008, the County had not called a meeting of the ARIC. This hiatus in communication was an important factor in the community being unaware of a project as significant as the “Ultimate Configuration” until it was virtually a fait accompli. Specific proposals were made to Supervisor Piepho’s office in 2007 to re-establish this committee largely along its former lines. As a result, and shortly after the aforementioned community meeting on the Ultimate Configuration, Supervisor Piepho established the Alamo Roads Advisory Committee (ARAC). The ARAC currently has nine members appointed by Supervisor Piepho from nominations by nine Alamo advisory committees and community organizations, including AIA. ARAC meetings are open to the public and are currently scheduled for the second Thursday of every month at Swain House in Hap Magee Park.

### The Danville Boulevard Project

For the last several years, the most significant transportation issue under discussion has been traffic and pedestrian circulation in Alamo’s downtown area, or as the County refers to it, the “Danville Boulevard Traffic Improvements Project” (referred to here as the “Danville Boulevard Project”). The Alamo community’s dialog on this issue has been ongoing since the mid 1990’s. AIA’s 2005 Transportation Committee report recounts the entire course of events from that time until 2005. That report can be viewed or downloaded by going to AIA’s web site at [www.AlamoCA.org](http://www.AlamoCA.org)

In 2006, the County separated the elements of the Danville Boulevard Project into Phase I and Phase II. The County completed Phase I

late last year, including modifications to the Danville Blvd./Stone Valley Rd. intersection, rebuilding of the traffic signal at that location and installation of in-pavement flashers at the pedestrian crosswalk at Jackson Way. Phase Two considers more significant changes, including possible driveway closures and modification of the Danville Blvd./Orchard Court intersection to either construct a roundabout or realign the Alamo Plaza entry and install a traffic signal. Now that the Phase I modifications are complete, in order to see what improvements in traffic flow may result from the Phase I modifications, County staff has indicated that they will observe downtown Alamo traffic patterns for at least a year before making any decision on what, if any, aspects of Phase II should then be implemented.

*AIA’s 2006 and 2007 Transportation Committee reports contain detailed descriptions of both Phase I and Phase II. The 2006 report also includes an in-depth discussion of the pros and cons of the alternative Phase II proposals and AIA’s recommendation for a roundabout on Danville Boulevard at Orchard Court and the Alamo Plaza main entry. Those reports can be viewed or downloaded by going to AIA’s web site at [www.AlamoCA.org](http://www.AlamoCA.org). Because of the significant decisions and complex considerations that may face the community in Phase II, we urge you to do so. Briefly, the potential elements of Phase II are shown in the diagram on the facing page and the pros and cons of a realigned intersection with traffic signal vs. a roundabout are summarized in the table below.*

	Realigned Intersection/Signal	Roundabout
PROS	<ul style="list-style-type: none"> <li>• Some improvement in safety.</li> </ul>	<ul style="list-style-type: none"> <li>• Best improvement in safety for vehicles &amp; pedestrians.</li> <li>• Best traffic performance— little or no additional delay or backups.</li> <li>• Best fit with surroundings</li> <li>• Improves the appearance and character of the downtown area.</li> </ul>
CONS	<ul style="list-style-type: none"> <li>• Poor traffic performance – large new backups at peak hours, interfering with the operation of Danville Blvd. driveways and the Danville Blvd./ Stone Valley Rd. intersection.</li> <li>• Likely need to widen Danville Boulevard north of Orchard to or beyond Jackson to increase capacity of the signal and reduce backups to acceptable levels.</li> <li>• This would eliminate landscaping along Oak Tree Plaza and Andrew Young Park and increase the risk to pedestrians crossing at Jackson.</li> <li>• Poor fit with Alamo Plaza &amp; Wachovia Bank.</li> <li>• Detracts from the character of the downtown — reinforces “auto strip” character.</li> </ul>	<ul style="list-style-type: none"> <li>• Costs more; non-local funds must be secured.</li> </ul>

### No-Right-Turn-On-Red at Stone Valley and Danville Blvd

After the County completed the aforementioned Phase I modifications at the Stone Valley/Danville Blvd. intersection, the ARAC requested that the no-right-turn-on-red restriction from westbound Stone Valley to northbound Danville Blvd., that was part of the original design of the Danville Boulevard Project, be modeled and, if found feasible, implemented. The purpose of this component of the design is to create gaps in and reduce the constancy of the traffic coming around that corner onto Danville Boulevard, especially at rush hour, to ease the difficulty of entering Danville Boulevard north of Stone Valley. The County performed the modeling, not only for the westbound to northbound restriction, but also for a northbound to eastbound restriction. The latter restriction was intended to reduce conflicts when the two lanes of Danville Boulevard traffic are turning eastbound onto Stone Valley. For both of these right-turn-on-red restrictions, the modeling predicted that backups from the signal would clear out in every signal cycle. As a result, right-turn-on-red restrictions were installed at both corners on a trial basis.

This created almost immediate protests, primarily from those affected by the northbound Danville Boulevard to eastbound Stone Valley restriction. As a result of testimony at a well-attended ARAC meeting in January 2009, the northbound to eastbound restriction was removed, pending further County staff investigation. The originally requested westbound to northbound restriction remains, and anecdotal information suggests that it has, in fact, eased the difficulty of entering Danville Boulevard north of Stone Valley.

### Widening of Danville Boulevard in Connection with the YMCA

Pursuant to the requirements of its County approval, the YMCA (to be constructed off Danville Boulevard and Lewis Lane) is preparing to widen Danville

Boulevard and remove fifteen of Danville Boulevard's existing trees. The widening/tree removal project covers about 800 feet of Danville Boulevard from Hemme Avenue to about 210 feet south of Woodhaven Court.

The project will change Danville Boulevard by:

- Creating a twelve-foot wide center two-way left turn lane for about 585 feet.
- Widening the east side of Danville Boulevard about six feet between Lewis Lane and the southern end of the project, coming within a few feet of the fences of homeowners.
- Adding a concrete walkway on the east side of Danville Boulevard between Lewis Lane and Hemme Avenue that will come near and, in some cases, abut the fences of homeowners. The space between the walkway and the road is presently shown to be filled in with decomposed granite.
- Widening the west side of Danville Boulevard by five to six feet for almost the full length of the project.
- Removing a total of fifteen trees on Danville Boulevard – twelve trees on the east side and three trees on the west side of the road.

With the support of Supervisor Piepho's office, AIA, the YMCA and the County will seek ways to refine the project to minimize the unbroken expanse of asphalt and decomposed granite paving, preserve existing trees, and better maintain the character of Danville Boulevard.

The AIA remains concerned, however, that this widening of Danville Boulevard may make it more likely that the County will seek to extend the existing two-way left turn lane, which now runs from downtown Alamo south to La Serena Avenue, further south to Hemme Avenue to meet up with the newly planned two-way left turn lane. This would likely cause more tree loss, increased traffic impacts to nearby neighborhoods and further loss to Danville Boulevard's character. ❖





## Code Compliance Committee Report:

**How do I deal with a new, questionable project in my neighborhood?**

*By Jack Behseresht*

What do you do, faced with the possibility of a new structure abutting your property line, an unusually tall fence, or an unsightly storage vehicle that stays parked night after night on your street?

The County number to call for code compliance issues is 925-335-1171, the Building Inspection Department. But if you want to discuss an issue with someone before you report it to the County, the AIA Compliance Advisor is ready to listen. If you wish, AIA will even make the referral to the County for you, keeping your identity anonymous.

Contra Costa zoning and building codes govern building construction in Alamo. Any deviation from these codes is out of compliance unless it is approved by the County Planning Department as a variance or in a similar development review procedure. But while there are no variances to the building code, code compliance is often a judgment call that is made by the building official.

Most code compliance issues can be avoided before a project is started if the homeowner applies for a building permit or calls the County Planning Department at 925-335-1210 and talks to a planner. AIA recommends that you do not rely exclusively on the advice of a contractor to decide if your building plans are in or out of compliance with County code. ❖



## THE COMMUNITY LIFE OF ALAMO

*by Steve Mick and Grace Schmidt*

2008 saw a resurgence in community spirit, enhanced participation in local civic organizations, and greater resident engagement in all aspects of life in Alamo. People are more attuned to the benefits and rewards of being involved with their community. There are many opportunities available to make a difference and have a role in the direction Alamo will be taking over the next several years. This report will discuss some of the groups that offer ways you can get involved in Alamo's burgeoning local patriotism.

### CIVIC ORGANIZATIONS

#### The Alamo Chamber of Commerce

The Alamo Chamber of Commerce, formerly Alamo Merchants & Professional Association, is an all-volunteer organization committed to promoting Alamo's commercial district through networking activities and community events. Events include the popular annual Alamo Tree Lighting in December at Andrew H. Young Park, first-time Business Expos in May 2008 and March 2009, and the first Crab Feed and Officer Installation Dinner in January of this year. The Chamber publishes a Business Directory and awards annual scholarships to a student from Monte Vista High School and a student from San Ramon Valley High. It also organizes monthly social networking mixers on the fourth Wednesday of most months at 5:30 pm at various community locations, posted at [www.alamochamberofcommerce.com](http://www.alamochamberofcommerce.com). The 110-member Chamber is administered by a nine-member Board of Directors. Board President is Richard Wood of E-Paynow.com, at 208-4707.

#### Alamo Rotary

Alamo Rotary is the local affiliate of the international service organization of business and professional men and women. Each year they sponsor Alamo's popular late-summer Wine and Music Festival, a big block party in Alamo Plaza that raises money for music education in local schools. Rotary

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## *The Community Life of Alamo (Con't from pg 8)*

also provides dictionaries for every third grader in Alamo schools, and they recognize an educator and a student of the year in each school. Every spring they sponsor an egg hunt for all children in the community. Rotary meets Wednesdays at noon at Round Hill Country Club. President is Jim Schuppert. His email address is [schuppert@aol.com](mailto:schuppert@aol.com).

### **Alamo Women's Club**

Alamo Women's Club members are local women, employed or retired, who fundraise to provide support to local charities. Recently they have supported Hospice, Vestia and Family Crisis Center. They also supply blankets to our local Sheriff's Department. They provide music and art scholarships to local high schools. Their clubhouse is at 1401 Danville Boulevard, fronted by its spreading, seasonally lighted "Hospice" oak tree. The 2000 square foot facility is a popular rental site for other community groups. The Club meets every month except July and August on second Wednesdays for tea and business, and on fourth Wednesdays for lunch and program. President is Lauren Hash. The Women's Club phone number is 925-820-1943.

### **Alamo Improvement Association**

AIA is a community based organization dedicated to preserving and enhancing the character of Alamo as a livable community with passable roads, spacious residential lots, trees, and home-grown businesses that meet local needs. Each month AIA reviews, receives neighbor input, and makes recommendations about Contra Costa County-referred building applications for which the County makes final decisions. From time to time, AIA also sponsors community meetings on issues of importance to Alamo. AIA activities are supported by extensive volunteer time and yearly membership subscriptions of \$50 from about fifteen percent of households in Alamo. Each spring AIA sends its annual report of activities to every Alamo residence address. The AIA Planning Committee meets on second Wednesdays, and the AIA Board of Directors meets on Thursdays following second Wednesdays, both meetings at 7 PM at Creekside Community Church, 1350 Danville Boulevard. All meetings are open to the public. The AIA President is Brad Waite, [brad@lhfinancial.com](mailto:brad@lhfinancial.com).

### **American Association of University Women**

AAUW, with about 100,000 members in more than 1,000 branches in the U.S., advances equity for women and girls through advocacy, education, and research. The Danville-Alamo Branch has 202 members who raise funds to support the AAUW Educational Foundation through the annual May Garden Tour, Tech Trek summer camps for middle school girls, and Local Scholarships through the December Holiday Home Tours and AAUW Legal Advocacy Fund. The branch was honored as the eighth largest contributor this year to the national Educational Foundation, which raises an annual total of \$4.5 million in fellowships and grants. Membership in AAUW is open to all graduates of an accredited four-year college or university, as well as graduates holding an associate or equivalent degree from a qualified educational institution. AAUW values and seeks a diverse membership. For more about AAUW, including this year's 9th Annual Garden Tour – 10 AM to 4 PM on Friday, May 8th, and Saturday, May 9th – browse the website, <http://www.aauw-da.org>, or call Sharon at 648-5153.

### **Kiwanis Club of San Ramon Valley**

The 45-member Kiwanis Club of San Ramon Valley meets Thursdays at noon at Round Hill Country Club and welcomes guests to enjoy the camaraderie at lunch. Founded in 1955, the Club has been organizing the popular Kiwanis Danville 4th of July Parade for nearly 40 years. The Kiwanis motto is WE GIVE, reflecting the international mission of giving back to the community through service projects and charity. The Club also conducts an annual Grants Program, whereby local non-profit organizations apply for competitive grants up to \$3,000. Over 20 years, over \$750,000 has been distributed. Although active in many charitable events and service projects, Kiwanis raises funds through only two events, the 4th of July Parade and the annual Golf Tournament in April, to which individuals and businesses are invited to participate. More information can be found at [www.kiwanis-srv.org](http://www.kiwanis-srv.org).

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### **National Charity League**

NCL is a mother-daughter volunteer force serving local communities. Mothers and teenage daughters volunteer together at various area philanthropies. Daughters complete a six year educational program beginning in 7th grade covering leadership training, organizational skills and cultural experiences. Membership drives are conducted in January each year. Three local chapters cover the San Ramon Valley: Diablo Valley Chapter, [www.dvncl.org](http://www.dvncl.org); Vista Oak Chapter, [www.nclvistaoak.org](http://www.nclvistaoak.org); and Rolling Hills Chapter, [www.nclrollinghills.org](http://www.nclrollinghills.org).

### **Veterans of Foreign Wars**

The VFW is a fraternal, patriotic, civic and service organization. Its four main objectives are preserving and extending veterans rights, advocating a strong national defense, promoting patriotism and serving local communities are the core of its existence. VFW Post 75 of the San Ramon Valley meets every second Thursday of the month at the Danville Veterans Hall at 400 Hartz Avenue, on the corner of Hartz and Prospect in Danville. For more information, contact Post Commander Tony Carnemolla, 925-932-4042.

## **COUNTY GOVERNANCE**

The local government of Alamo, which is not incorporated as a city, is Contra Costa County. The County is governed by a five-member Board of Supervisors, each member elected for a four-year term to represent a geographic district. Alamo is part of District 3, which the Board reconfigured in 2001 to include Alamo, Diablo, Danville, and San Ramon and several communities in East County. Alamo's representative on the County Board of Supervisors is District 3 Supervisor Mary N. Piepho, who has a district office in Danville (as well as in Brentwood) at 309 Diablo Road, 925-820-8683, fax 925-820-6627.

### **Alamo Community Council**

The office of the District 3 Supervisor hosts a monthly meeting of representatives of Alamo community groups on second Thursdays at 5 PM at Swain House at Hap Magee Park. The Supervisor sets the agenda, and items can be added by attendees, who report on activities and issues of interest and concern, build lines of communication, and request feedback from the

Supervisor's office. Speakers are invited to discuss specific issues like roads and traffic. The public is invited to attend.

### **Alamo Roads Advisory Committee**

Representatives of Alamo community groups on this advisory committee offer input to the District 3 Supervisor on transportation and roads issues specific to Alamo. A major responsibility is to update the project list for the Alamo Area of Benefit Fund.

### **County advisory committees in Alamo**

The County also has five committees of Alamo members appointed by the District 3 Supervisor to advise the County on policies and practices for specific County government services in Alamo. All meetings are open to the public.

### **Alamo Parks and Recreation Advisory Committee**

**(R-7A)** meets third Wednesdays at 4:30 PM at Swain House in Hap Magee Park in Danville. These recreation services are supported by County property tax and an Alamo parcel tax. R-7A funds an extensive recreation program of classes and activities for all ages, park improvements, and improvements to local school sports venues.

### **Alamo Beautification Advisory Committee**

**(Zone 36)** meets every other second Wednesday at 9 AM at The Cottage in Hap Magee Park. Beautification projects have been supported by an Alamo parcel tax of \$9.36 per year for the past fifteen years. Last year the Committee failed to receive voters' support for an increase in assessment, and now they are looking for the support of sponsors and volunteers for their projects. These include Stone Valley Road landscaping; median island improvements at Stone Valley Road and Roundhill Road; street sweeping on uncurbed sections of Danville Boulevard, Stone Valley Road, Miranda Avenue, and Livorna Road; and miscellaneous expenses of the "Boulevard of Trees" on Danville Boulevard.

### **Hap Magee Ranch Park Planning and Joint Operations Committee (JPOC)**

meets on a Thursday at 5 PM in February, May, September, and December at The Cottage. JPOC exists under a joint powers authority between Contra Costa County and the City of Danville because this popular park in Danville sits at the border of Alamo.

**Police Services Advisory Committee (P-2B)** meets first Mondays at 4:30 PM at the Sheriff's Valley Station, 150 Alamo Plaza. P-2B services are supported by an Alamo parcel tax.

**Police Services Advisory Committee (P-5)** meets second Tuesdays at 7:30 PM at Roundhill County Club, lower meeting room. P-5 services are supported by a parcel tax on residents of Roundhill Country Club.

### **ACCESSING THE COUNTY BOARD OF SUPERVISORS**

The County Board of Supervisors meets in public sessions on Tuesday mornings at the County administration building, 651 Pine Street, in downtown Martinez 94553-1229. (The 2009 calendar schedules the supervisors to meet on 35 out of 52 Tuesdays, the other twenty being fifth Tuesdays, holidays, or conference or seasonal breaks.) The County has a web site at [www.co.contra-costa.ca.us/](http://www.co.contra-costa.ca.us/), and pages of useful information about the Board and Board meetings are available there.

### **Weekly agenda of the Board of Supervisors**

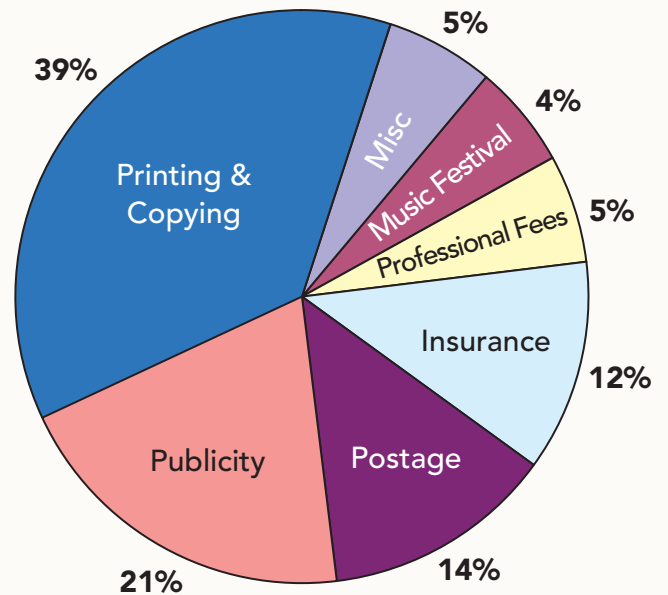
The Clerk of the Board, also in the County administration building, at 925-335-1900, fax 925-335-1913, prepares and distributes agendas for the Board meetings. The agenda is available on the Friday morning before the Tuesday meeting at the County web site at [http://64.166.146.155.agenda\\_publish.cfm#RetrunTo0](http://64.166.146.155.agenda_publish.cfm#RetrunTo0) or by hard copy at the Office of the Clerk. A Board meeting agenda consists of (1) an open session of items discussed in public, (2) "consent items", which are not discussed and are passed in a single vote unless there is an in-person request (which can come from the public) at the beginning of the meeting to discuss an item, and (3) closed session items, which deal with issues that by law are not discussed in public. The agenda also includes a helpful glossary of government terms.

### **Registering your opinion with the Board of Supervisors**

If you see an item on the Board of Supervisors weekly agenda and you want to give the supervisors your opinion about it during the 96 hours before they vote on it, you can:

- Call the District 3 Supervisor, 925-820-8683, fax 925-820-6627, or e-mail the Supervisor at [dist3@bos.cccounty.us](mailto:dist3@bos.cccounty.us), or go to the District 3 web site at [www.co.contra-costa.ca.us/index.asp?NID=740](http://www.co.contra-costa.ca.us/index.asp?NID=740) or
- Call or fax the Clerk of the Board, who will give your message to all five supervisors, or
- Go to the Tuesday Board of Supervisors meeting in Martinez and fill out a card at the beginning of the meeting asking to speak (three minute limit per speaker) during the period of public comment. ❖

## **WHERE DO YOUR MEMBERSHIP DOLLARS GO?**



**Join Or Renew Your Membership In The AIA Today!**

# 2009 A.I.A. Board of Directors Statements

## Sharon Burke

Barrington Lane, Retired Non-profit Administrator, 26 year resident

### **Community Involvement:**

Alamo Boulevard of Trees Committee; Alamo Beautification, Zone 36, Advisory Committee; Board Member, Rancho Romero, Stone Valley and SRV High PTAs, President, Rancho Romero; SRV School District Facilities Advisory Committee; Stonegate HOA Board of Directors; Board Member, Diablo Valley League of Women Voters; Board Member, National Charity League; Danville-Alamo AAUW; Rowan Branch, Children's Hospital, Co-Chair; Alamo Incorporation Committee.

### **Statement:**

*AIA has been a strong voice for Alamo for many years and with the enormous fiscal issues facing the County, AIA's voice will be needed more than ever. My priorities are public safety and traffic issues and ensuring the extra tax dollars we pay for parks and recreation, police and beautification are spent efficiently. I believe in preserving and enhancing the small town semi-rural charm of Alamo.*

## Michael C. Cameron

Ironwood Place, Retired Sanitary District General Manager, 24 year resident

### **Community Involvement:**

Former soccer coach for Mustang soccer. I was an active participant in the debate regarding the Alamo YMCA and the recent election regarding Alamo incorporation. I also attended and spoke at a hearing which resulted in removal of the recently erected "no right turn" sign on Southbound Danville Blvd. at the intersection of Stone Valley Road.

### **Statement:**

*My desire is to do everything possible to keep Alamo rural and shielded from unnecessary growth, traffic congestion, and government bureaucracy. My working career includes 15 years with the Walnut Creek Police Dept., 10 years as a senior executive in the Financial Services Industry, and 15 years as the General Manager of a local sanitary district. I am a licensed General Contractor and have built several homes, including my current residence.*

## David L. Ciapponi

Wigset Place, Private Investment & Real Estate Management, 19 year resident

### **Community Involvement:**

Current Member and acting Treasurer AIA Board of Directors, Co-Chair Code Compliance Committee, AIA Planning Committee.

### **Statement:**

*It has been a pleasure and privilege to serve the Alamo Community for the past 10 years as an AIA Planning Committee Member and the last 8 years as one of your Directors of the AIA Board. Working as a current member of the Planning Committee and the last 4 years as Treasurer and a Director of the AIA Board has given me experience in dealing with many projects and situations important to the rural preservation of our cherished community. If re-elected to the Board of Directors, I commit to continuing to help the citizens of Alamo in managing responsible growth and development of the community we all enjoy.*

## Daniel DeRensis

Rolling Lane, Retired Business Executive, 10 year resident

### **Community Involvement:**

Extensive work with the United Way on national corporate programs and fund raising.

### **Statement:**

*Alamo is unique in character and values. To maintain these, it is critical that Alamo's best interests for land use, planning, and roads are well represented to the County. I have experience in the business world, the public sector, and real estate development. I am committed to using my skills in problem solving, negotiating, analysis and planning to help continue to make AIA the voice of Alamo to our local government.*

## Stephen A. Goodman

La Serena Court, School Administrator, long-time resident

### **Community Involvement:**

As a long-time resident of Alamo, I have served on the Board of Directors for several years and currently am Secretary. In addition to AIA, I am a member of R-7A (Parks and Recreation), the County Elections Advisory Committee, Alamo Roads Committee, and the Alamo Community Council. I hope to continue my participation as a Board Member of AIA.

### **Statement:**

*I have watched Alamo grow and prosper. AIA has represented us well by listening to members and soliciting input from residents. We have striven to work with other groups, nearby towns, and County officials to develop solutions that are acceptable to the majority. Listening has been a cherished value. We are now in activities that require careful attention and the input of the community. Changes may be made on Danville Blvd. and a MAC may be formed. It is my hope to contribute as an AIA Board Member to aid in collecting and forwarding information, first to the community and then to the Board of Supervisors.*

## Nancy Huseby

Saint Andrews Place, Healthcare Consultant, 30 year resident

### **Community Involvement:**

Past President Round Hill Property Owners Association, Mt. Diablo Medical Center Foundation, Women's Healthcare Executives of Northern California

### **Statement:**

*I moved to Alamo in 1979 for the semi rural atmosphere. Over the years, the orchards and grazing land have been developed. While we enjoy the convenience of local businesses, we do not like the traffic congestion. Since we cannot depend upon Martinez to protect our community, it is up to A.I.A. to work with the County to protect our quality of life. I look forward to working with the A.I.A. Board.*

## 2009 A.I.A. Board of Directors Statements (Con't)

### Joseph A. Rubay

Erselia Trail, Small Business Owner, 36 year resident

#### **Community Involvement:**

Contra Costa Fair Board Director, Alamo Precinct Captain for Political Campaigns, National Director for Missile Defense Advocacy

#### **Statement:**

*I am a former Certified Public Accountant. I now run a small business that specializes in Real Estate Appraisals. Since my days as Student Body President at Monte Vista High School, I have been active in local, state and national politics. I believe in a fiscally responsible small, green government that promotes public safety.*

### Grace Schmidt

Ironwood Place, Retired, 24 Year Resident

#### **Community Involvement:**

AIA Board member; writes monthly AIA page for Alamo Today; Alamo Town Council candidate; alerted Alamo to County plans to expand Danville Blvd/Stone Valley Rd intersection; former District 10 Congressional Field Representative; former Hemme Homeowners coordinator.

#### **Statement:**

*Alamo needs a continuing strong voice to County government that is independent of County government. I will continue to work through AIA to inform Alamo residents about actions in Martinez that affect our quality of life in Alamo, especially with regard to roads and traffic, and to try to preserve Alamo's trees, two-lane roads, minimum half-acre zoning, and local businesses.*

### Christina Slye

Garden Estates Court, Commercial Property Manager, 11 Year Resident

#### **Community Involvement:**

Current Iron Horse Corridor Advisory committee (2 years); former director/officer Forward Motion Race Club (Danville)

#### **Statement:**

*I would like to make sure that the mid-century architecture of Alamo continues to prevail, that traffic on Danville Blvd is controlled and minimized, that pedestrians can walk safely and have quality mom & pop businesses to patronize, and that the County provides to Alamo the services we are entitled to. I have a great deal of civic pride and common sense! I would be honored to represent our beautiful community to help make sure that we retain the things we love and try to improve things which we can influence.*

## 2009 – 2010 A.I.A. Board of Directors Ballot

Please vote for five (5) candidates only. Ballots must be received by May 22, 2009.

You must be an AIA member and have paid your \$50 membership fee for your vote to count.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Sharon Burke       | <input type="checkbox"/> Daniel DeRensis    | <input type="checkbox"/> Joseph A. Rubay |
| <input type="checkbox"/> Michael C. Cameron | <input type="checkbox"/> Stephen A. Goodman | <input type="checkbox"/> Grace Schmidt   |
| <input type="checkbox"/> David L. Ciapponi  | <input type="checkbox"/> Nancy Huseby       | <input type="checkbox"/> Christina Slye  |

### Alamo Needs You!

The larger our membership, the louder our voice. Your opinion is important – not just to us, but to the County as well.

If a substantial portion of Alamo is represented by A.I.A., the needs and desires of our community achieve more recognition. The character and quality of life that make Alamo unique and beautiful are constantly being challenged. Your help and support give A.I.A. increased ability to ensure that our area retains its peaceful, rural atmosphere.

*Please join us and send in your 2009 dues!*

## 2009 – 2010 A.I.A. Membership Form

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

E-mail \_\_\_\_\_

#### *Please check one:*

- |  |   |
|--|---|
| <input type="checkbox"/> I/We am/are renewing my A.I.A. membership         | <input type="checkbox"/> Send my monthly agenda by mail only    |
| <input type="checkbox"/> I/We am/are joining the A.I.A. for the first time | <input type="checkbox"/> Send my monthly agenda by e-mail only  |
| <input type="checkbox"/> I/We have already paid my 2009-2010 AIA Dues      | <input type="checkbox"/> Send my monthly agenda by both methods |

#### *Please check one:*

*I would be willing to volunteer time to the A.I.A in the following area(s):*

- |  |   |                                     |
|--|---|-------------------------------------|
| <input type="checkbox"/> Planning          | <input type="checkbox"/> Web Service      | <input type="checkbox"/> Newsletter |
| <input type="checkbox"/> Membership        | <input type="checkbox"/> Roads & Highways | <input type="checkbox"/> Clerical   |
| <input type="checkbox"/> Zoning Violations | <input type="checkbox"/> A.I.A Board      |                                     |

*Please detach and return this entire page (and your check for \$50) in the enclosed envelope and mail it to Alamo Improvement Association, P.O. Box 156, Alamo, California 94507.*

## Alamo Improvement Association

P.O. Box 156  
Alamo, CA 94507

Presorted  
Standard  
U.S. Postage  
**PAID**  
Alamo, CA  
Permit No. 2



### A.I.A.

The Alamo Improvement Association has been privileged to conduct meetings of the Board and the Planning Committee at the Creekside Community Church, 1350 Danville Boulevard. They have provided facilities and equipment that allow us to comfortably conduct the business of the Association and its committees.

We would like to thank the congregation of the Creekside Community Church for hosting us and for their service to the community.

*The Board of Directors*

## The Alamo Improvement Association

### *What Does It Mean To Our Community?*

The purpose of the Alamo Improvement Association is to assure Alamo residents a voice in the process that governs our community. The AIA was founded in 1955 to preserve and foster the established character and quality of Alamo as a semi-rural, low density, residential area.

Since Alamo is not incorporated as a city or town, Contra Costa County is the administering agency for our community. Alamo homeowners pay taxes to the County, and all decisions affecting Alamo are made at the County level.

Services such as police and fire protection, traffic control and road maintenance, regulation of zoning, planning and development, and the determination of Alamo's future environmental and scenic qualities are all controlled by County officials in Martinez.

The AIA Board of Directors is an elected group of volunteers. The Board functions through its officers and committees as an advisory group and liaison to the County to represent the interests of our community.

The Planning Committee reviews and submits comments and recommendations to the County on all proposals for new developments and all of the discretionary applications for Alamo.

The Transportation Committee monitors official activity concerning local traffic, street maintenance, road improvement projects and regional transportation issues.

The Environmental Committee works to preserve and enhance Alamo's environmental resources such as parks, creeks and open space.

The Zoning Violations Committee works with concerned local residents and County officials to enforce laws that protect the welfare, safety and appearance of the Alamo community.

The AIA is self-supporting through its membership. Your participation builds the foundation of our strength and influence. If you would like to support what we are doing, please help us to increase our effectiveness by joining the AIA so we can do a better job for you - and for Alamo!

A one-year membership in the A.I.A. is currently \$50 per household. Your dues will support our efforts through 2010.

As a 2009 member you will receive all our newsletters and agendas through May of 2010. We will keep you informed about current issues and our upcoming hearings and meetings.

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The Alamo  
Improvement  
Association is your  
voice in the process  
that governs our  
community.

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