



# Belmont City News

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The Belmont City News is prepared by the City of Belmont each Spring and Fall

## Belmont's Green Initiative

Most Belmont residents and business owners would agree that few cities in the country have such an abundant supply of natural beauty—from the vast canyons and towering redwoods, to the waterfowl habitats and reed-strewn shores of the Belmont slough. Even the man-made recreational resources like Waterdog Lake give Belmont an added dose of effortless beauty and sense of permanence. Within this striking natural setting, we reside in hillside homes and apartments, attend neighborhood schools, and work in businesses along a bustling transit corridor.



*San Juan Canyon is one of Belmont's most treasured open spaces.*

Much of what we take for granted in Belmont however, is now the focus of a national trend to preserve our community's "green ethic" through a patchwork of eco-friendly buildings, energy efficient vehicles, water saving measures, solar energy systems, beefed up recycling programs, and an ongoing re-education on how to live a more sustainable life within our city.

Being green means different things in different cities. In Belmont, city officials have worked hard to develop a plan that reflects the city's own values while incorporating ambitious green initiatives. As this sustainability focus takes firm root in the mainstream, residents and businesses alike are making changes—some minor, such as recycling electronics items and some more grand, such as purchasing a hybrid vehicle. When the benefits are apparent, the participation is greater.

And to make an even bigger dent in Belmont's carbon footprint, the City has adopted its own strategy to reaffirm this new "think globally, act locally" mindset. Here is a sampling of some of the contributions the City of Belmont has made or will be making in the future:

- \* Approved a \$250 voucher for recreation programs or facility rentals for the purchase of a hybrid vehicle
- \* Evaluated a City solar farm for the Corporation Yard and City Hall
- \* Eliminated building permit fees for installation of solar electric systems (in process) Evaluating sponsorship of a residential solar electric program through "Solar City," a local solar firm
- \* Converting heavy equipment fleet to clean diesel (in process). To date, the City of Belmont has switched to biodiesel for use in all of its fleet with diesel engines
- \* Converting Belmont-San Carlos Fire Department vehicles to biodiesel within next 7 years
- \* Replacing some Police Department vehicles for greater performance and fuel economy
- \* Conducted an energy audit of our City power usage (in process) which will lead to changing out certain electrical equipment
- \* Purchasing energy efficient Computer Equipment
- \* Installing new energy efficient air conditioning equipment in City buildings (Completed)
- \* Attending meetings and conferences on environmentally friendly best practices
- \* Adopting environment friendly land use ordinances
- \* Implementing a drop off box for old unused prescription drugs (completed)
- \* Running some city vehicles on Compressed Natural Gas (CNG)
- \* Initiating a Green Advisory Committee

From Jack Crist, City Manager

## Welcome!

The Mayor has designated 2008 as the "Year of the Community" in Belmont, therefore it is most fitting that the theme for this edition of the Belmont City News is the Greening of Belmont. We hope you will find it informative, entertaining, and perhaps enlightening.

As noted in Community Development Director Carlos de Melo's insightful article, with respect to land use policies, Belmont has always been Green. With the formation of the Citizen's Green Advisory Task Force, Belmont is now actively turning its attention to other Green opportunities as well. Approximately 30 Belmont residents submitted applications to serve on this Committee. Now that's community spirit!

In addition to having a core theme, each issue of the Belmont City News will also contain a range of articles informing you about what's happening in Belmont. In this issue you will also find articles related to the Emmett House move, Belmont's smoking ordinance, current economic development initiatives, and fun trivia facts.

How a Community addresses its open spaces, parks, and recreational fields can literally determine its "greenness." Taking its cue from the leading sports groups such as AYSO Soccer and Belmont/Redwood Shores Little League, Belmont has recently instituted player registration fees. These fees will go towards maintaining (and improving!) the sports fields that we value so highly. Be on the lookout for field improvements this year and be sure to give two thumbs up to the Parks and Recreation staff for making this a reality.

The Year of the Community is off to a rousing start. If we each make a small contribution, Belmont is sure to shine even more brightly as the "gem on the Peninsula." Please let us know what you think of this issue, about Belmont in general, or the themes that you would most like to read about in future issues of the Belmont City News. The Belmont City News is published twice yearly. To contact us, call 595-7408, or email to [cmanager@belmont.gov](mailto:cmanager@belmont.gov).

We look forward to hearing from you.

Happy Reading!

## Library Solar Project

In its continuing effort to reduce energy use from the PG&E grid, and reduce the City's carbon footprint by providing a clean energy source and to save taxpayer dollars the City of Belmont is exploring options for the installation of solar photovoltaic (PV) panels on the public library building. The PV panels can generate up to one half of the library's electricity needs. With the assistance of a consultant, the City determined that the Belmont Library was the clear candidate for the panels due to its high demand for power, uninterrupted roof area and building orientation. Additionally, the metal roof on the building allows for a relatively simple installation. Over the course of a year the Library uses over 345,000 kilowatt hours of electricity at a cost of \$50,000. The City Council is currently investigating funding options for the installation of the PV panels.

## BELMONT HAS ALWAYS BEEN “GREEN” A Policy Perspective

Historically in Belmont, as in other hillside communities, difficulties in developing a building site (e.g. grading, access, geotechnical issues, runoff, erosion) generally increase on steeper lots if there is not a compensating decrease in the density and intensity of development. Density generally refers to the number of dwelling units per acre and establishing a minimum lot size for new subdivisions, and intensity refers to the amount of activity on a given piece of land (such as amount of floor area).

The City’s General Plan, Western Hills Area Plan and San Juan Hills Area Plan have established clear goals & policies regarding development on high sloped properties and the protection of health, safety and welfare of the community. A few of these policy statements read:

1. In particular, unstable slopes, slopes over 30 percent, natural drainage ways, stands of trees, and visually prominent ridge tops should be retained in “open space.”

2. Achieve a land use pattern, density and distribution of development that is consistent with the existing slopes and geologic hazards in the currently undeveloped parts of the San Juan Area.

3. Minimize the buildout of existing vacant subdivided lots in those areas where buildout would be geologically hazardous, require major road extensions and improvements and degrade natural resources and public views.

To achieve these goals – i.e. walk the walk – the City has embraced these community goals & objectives and completed policy implementation programs as follows:

- Lot Merger Program/Ordinance – this action taken between September-December 2001 resulted in the merger of approximately 250 vacant highly sloped lots that fronted on unimproved roads to approximately 55 lots. This resulted in reducing development potential and preserving open space/natural resources.

- Hillside Residential/Open Space (HRO) District Amendments – This Ordinance was adopted in April 2002 and resulted in amendments to this zoning district that included a three-fold increase in the minimum lot size & the reduction in maximum density of development by 66%. Again, the overarching goal centered on preservation of open space in the City’s highly sensitive and valued San Juan Hills Area.

- Measure F – this Initiative was presented in the City’s local election in November 2005 and had overwhelming support (almost 75%). The crux of the measure required that if any developer/project proposed either a greater density or smaller minimum lot size than what is currently mandated in the HRO Zoning District, that project would then be subject to a “vote of the people”.

- Application of Slope/Density Rules for Single Family Residential Districts - this Ordinance was adopted in October 2006 and required that “new subdivisions” in the City’s R-1A, R-1B, and R-1C districts adhere to maximum slope/minimum density provisions similar in concept to the rules found in the HRO districts. The effect of these amendments will ultimately reduce development potential for hillside sloping lots and increase area allocation for open space.

For almost 20 years, these goals (or more directly) the community’s goals and objectives in both the Western Hills and San Juan Hills areas have provided sufficient guidance for the future of these areas. In particular - and in the spirit of “being green before it was cool to be green” – the City’s goals, policies, and implementation programs have reflected the community’s desire to control density, intensity and design of development, and implement the values of preservation of open space, natural resources, and public views.

## Economic Development ••• Update •••

Belmont is at a crossroads where concentrated efforts are needed to evaluate the potential of, and spur development opportunities of key commercial areas within the City. In this regard, the City continues to implement its comprehensive Economic Development program. The program includes targeting specific economic development sites (business recruitment, encouragement of mixed-use residential/commercial opportunities), and offering a host of services to the business community to encourage business retention and growth. The target sites have been identified as follows:

- **Village Center** – Block boundaries are Ralston, El Camino Real, Emmet and Sixth.
- **Fire House Square** – Block boundaries are O’Neill, El Camino Real, Broadway and Fifth.
- **Belmont Station** – Block boundaries are Old County Road, Masonic, Hiller and Ralston.
- **Shoreway Place** – Area in vicinity of Ralston and 101 (Hobee’s, Motel 6, Lumber Yard, City Corporation Yard) along the Highway 101 frontage road.

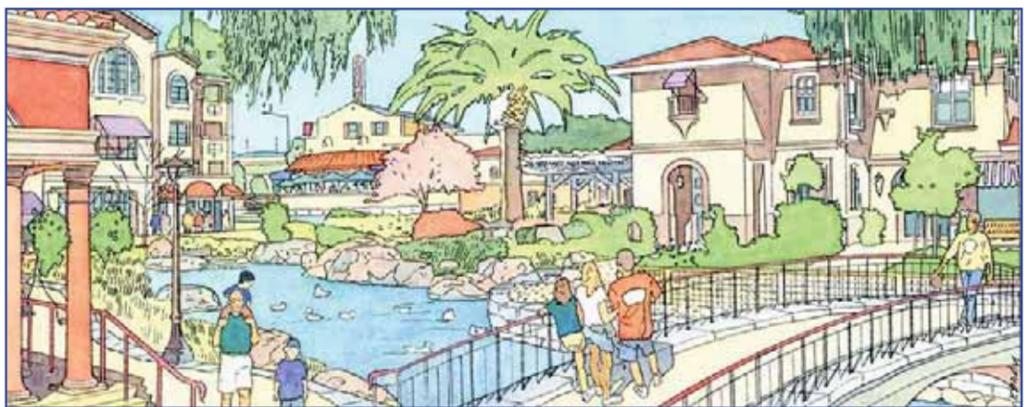
Initial staff and City Council Economic Development Committee focus (discussions & property negotiations) has centered on the Firehouse Square, Village Center, and Shoreway Place sites. The long-term goals for these sites envision high quality redevelopment with an attractive mix of commercial, hotel, office, residential, open space and public gathering opportunities.

A private development project has also been approved at 1300 El Camino Real (former Ross Lighting site). The three-story mixed use project includes 4,500 sq. ft. of commercial space, six condominium units, and a 14-space underground parking garage. Project entitlement review is expected to be completed in early Summer 2008.

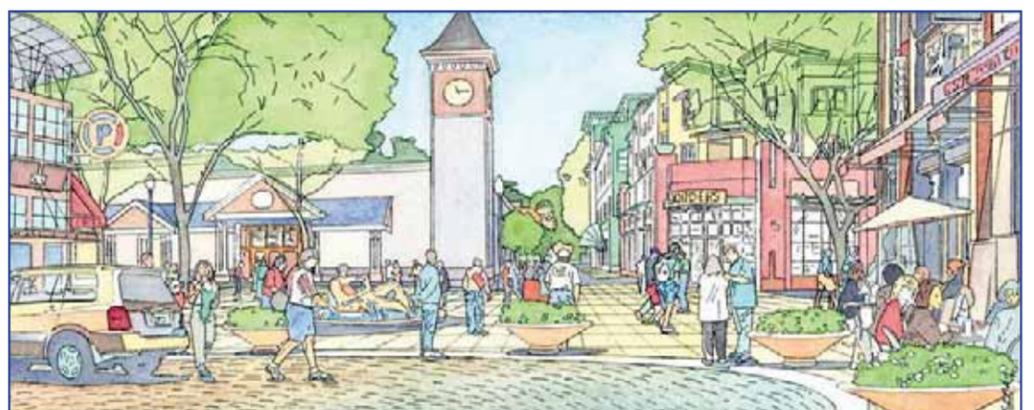
## Community Carbon Footprint

Belmont will be joining a number of local governmental agencies this spring in a partnership for the development of a greenhouse gas emissions inventory for city government operations. The inventory will establish a “carbon footprint,” or the amount of carbon dioxide generated by all city operations, for use in developing an emissions reduction target, a local climate action plan and policies and practices for City operations that will ultimately lead to a reduction in carbon emissions. The inventory will be calculated on data generated in 2005 and will be used as a baseline to measure the results of action plans.

In December 2007, with the assistance of Local Governments for Sustainability (ICLEI) and consultant Jill Boone, the City of Belmont completed its Greenhouse Gas Emissions inventory for the community. Carbon dioxide (CO<sub>2</sub>) is the most abundant greenhouse gas in the atmosphere. The amount of carbon being released into the atmosphere is measured in metric tons (2205 pounds). The primary sources of CO<sub>2</sub> are electricity generation, natural gas consumption, solid waste disposal and transportation. Belmont’s carbon footprint for 2005 was approximately 112,970 metric tons. This information will be used to gauge the efforts all of us will be making in reducing the emission of carbon into the atmosphere.



Firehouse Square From Street Level



Village Square

## Civic Center Holiday TREE LIGHTING



*"Belmont lights its first Holiday Tree in Twin Pines Park"*

The City's first Civic Center Holiday Tree Lighting Ceremony held on December 5<sup>th</sup> was a tremendous success. The community gathering featured refreshments, entertainment and plenty of community spirit. Former councilmember Phil Mathewson, who planted the initial seed for this event served as the Master of Ceremony. With a countdown of 3, 2, 1 and the shout of "BELMONT", the symbolic energy efficient tree lighting switch was thrown and the 3,000 energy efficient LED C9 lights illuminated the 90' redwood tree for the inaugural lighting. The many "oohs" and "ahhs" left no doubt, that this was truly a spectacular and eventful night enjoyed by all. The installation of the holiday lights was provided by The Window Washers Company, who utilized a 100' lift to wrap the top portion of the tree. Photographs were taken by local historian Denny Lawhern. The Parks & Recreation Department plans to enhance this annual event each and every year.

## IT'S SO EASY BEING GREEN

After an overwhelming response to the formation of the new Green Advisory Committee, the Belmont City Council has interviewed and selected 11 applicants from the community at large to serve alongside nine other representatives from various governmental and civic organizations. Community members selected to serve on the committee are: Hartley Laughead, Stephen Kelley, Stephen Niksa, Dianne Keogh, Justin Hagler, Michael Swire, Risa Horowitz, Kelsi Perttula, Courtney Carreras, Robert Ledoux and Adam Sevim.

The rest of the committee is comprised of two City Council Members, William Dickenson and Christine Wozniak, Planning Commissioner Rick Frautschi, Parks and Recreation Commissioner (TBD), Finance Commissioner Marcie Dompier, neighborhood association representatives Pierre St. Hilaire and Krista Kuehnackl, Chamber of Commerce Executive Director Vickie Padelford, and Sustainable San Mateo County representative Gladwyn D'Souza.

The Green Advisory Committee will gather additional ideas to enhance the City's efforts towards environmental sustainability. The Committee will provide valuable input and support the City's action toward meeting goals such as:

- Energy efficiency and conservation
- Green Buildings
- Waste reduction and recycling
- Climate-friendly purchasing
- Alternative energy and low-carbon fuels
- Sustainable land use and smart growth
- Promoting individual and community action
- Tree planting

## JACK'S MYTH-BUSTERS

In each issue, Belmont City Manager, Jack Crist, will attempt to dispel some of the rumors and urban legends that tend to float around our fair city. Here are a few current myths that Jack has "busted"....

### 1) **Myth: It takes forever to get a building permit out of the City of Belmont.**

The real story: Belmont issued 1289 permits in 2007. Of those, 1186 were issued "over-the-counter," or in other words, the same day. Those types of permits include kitchens & bath remodels, photovoltaic installations, deck repair or replacement, roofs, water-heaters, furnaces, sewer repair, etc.

103 permit applications were held for plan check. The average time from submission to approval date was 40 days. Staff controls only half of that process, in that it is up to the applicant to provide responses to plan check comments in a timely manner. We promise applicants the following timetable to the first plan check reviews:

- 10 days for small additions/renovations & tenant improvements
- 14 days for large additions & extensive renovations
- 21 days for new homes and large commercial projects

We then promise applicants we will check their responses in 5 days.

### 2) **Myth: Dogs are allowed off leash in our city parks.**

The real story: No dogs are allowed off leash in City Parks. The only designated off leash area is the Cipriani Dog Park

### 3) **Myth: You can not prune a protected heritage tree.**

The real story: Pruning of protected tree species is allowed without a permit, if you do not remove more than one-third of the foliage on residential and non-residential properties. Excessive pruning, topping or removal of protected trees is subject to penalties. Pruning of more than one-third of the foliage requires a permit.

## Jack's Trivia Question

In each issue, Jack Crist will submit a Belmont trivia question. The first person to write, call, or email in the correct answer will be treated to lunch with the Mayor and City Manager.

### Question:

**Name the Belmont resident who is a four time Olympic Medalist (two gold and two bronze) and one of the few people ever to medal in two distinct sports?**

To submit your answer, contact the City Manager's Office at 595-7408, or [cmanager@belmont.gov](mailto:cmanager@belmont.gov). The correct answer will appear in the Fall issue of The Belmont City News.

## Twin Pines Senior & Community Center

### The Center That Never Sleeps

Tucked away between the Meadow and the redwoods and pine trees of Twin Pines Park, the Senior & Community Center is the hub of the community's senior activities and a favorite spot for residents to host parties, meetings, and special events. This warm and inviting facility is open to the public Monday through Friday from 9 a.m.-5 p.m. It's a great place to relax with a free cup of coffee, meet new people, play bridge, shoot pool, learn a new skill or take in a movie. Check out what is offered or tell us what your interests are. Lunches for seniors are available Monday through Thursday for \$3.00 (\$6.00 if you are under 60 years of age). A helpful Information and Referral Specialist is available to connect seniors with the proper channels or direct them to various programs and services. Free blood pressure screenings are held the third Tuesday of each month. Belmont residents needing a ride to the center or back home from the center may take a courtesy van, which is available Monday through Friday from 9 a.m.-1 p.m. And during tax season, AARP is offering free tax assistance to low and middle-income residents. For more information, call 595-7444, or stop in at 20 Twin Pines Lane.

## Water

### Think About **THIS** Next Time YOU Take A Shower!

The Mid-Peninsula Water District, formerly Belmont County Water District, evolved from seven independent systems and began functioning as a public utility in 1930. Since its first operation, the District has purchased its entire water supply from the San Francisco Water Department. The District now supplies water to consumers in an area slightly larger than the city limits of Belmont. The District's service territory covers approximately 5 square miles and serves approximately 30,000 people.



MPWD staff installing a new 8" PVC water main

The Mid-Peninsula Water District has two main inlets, Hillcrest Meters located in Redwood City, and Tunnels Pump Station, located on Canada Road in Woodside. Water is delivered through pipes in a variety of sizes ranging from 4" to 24" in diameter. Within the distribution system there are 10 storage tanks in which a combined total of 12,000,000 gallons of water are stored. The District also has back-up reserves built into the entire distribution system, enabling either of the two SFPUC transmission mains to supply water to all customers of the District. The District has the ability to transfer water between pressure zones in either a pump-up or flow-down mode in emergency conditions.

The Mid-Peninsula Water District exists to serve its customers by obtaining and distributing a safe, reliable, high quality supply of water for current and future needs in the most cost efficient manner.

Mid-Peninsula's latest capital projects include the Exbourne Tank Project, which will entail removal of the existing 2 million gallon tank and replacing it with a newly constructed one million gallon tank. This will be the three part project

to ensure a reliable water supply to MPWD customers. Part one of this project is scheduled for completion in July 2008.

The second project is the Plateau Mainline Job, which is also part of the District's replacement program. A 900-foot, 8 inch P.V.C. water main has been installed on Plateau Drive, replacing a 6 inch water main that has sustained numerous breaks over the years. Included in this project is the transferring over of 23 services to customers' homes, 2 existing fire hydrants and the addition of a new hydrant on the corner of Plateau and Beresford.

Residents and businesses in the district are being asked voluntarily to cut their water use by 10%, with an emphasis on reducing outdoor usage. Belmont residents and businesses are among the most cooperative in the area when it comes to reducing water usage. During the drought of 1988-1992, the city reduced its total use of water by 37% over a four-year period and never stopped conserving. Since that time, the city's water consumption has climbed steadily. Booklets and other resources are available to help customers prepare a plan for outdoor and indoor needs-- remember that 50 percent of the water supply is on landscape and gardens. For water conservation tips, or other information, call 591-8941, or go to [www.midpeninsulawater.org](http://www.midpeninsulawater.org). MPWD is located at 3 Dairy Lane in Belmont.

## Fire

### Belmont-San Carlos Fire Department Fire Department Hires Disaster Preparedness Officer

The Belmont-San Carlos Fire Department is pleased to announce the addition of a Disaster Preparedness Officer to serve the community. Officer Christy Adonis, who held a similar position with the City of San Carlos Police Department, has been named Disaster Preparedness Officer. The new position is a tri-agency proactive concept by partnering with the City of Belmont Police Department, City of San Carlos Police Department, and the Belmont-San Carlos Fire Department in disaster preparedness and education.

Meet Officer Adonis and other members of the Belmont-San Carlos Fire Department this spring at the Spring Garden Faire in Twin Pines Park. They will offer fire safety tips and will have information on the Community Emergency Response Team or (CERT). CERT is continually adding members and will soon be expanding its role in serving both communities. Remember, safety begins with clear thinking and pre-planning. For more information on CERT training, go to [www.smcready.org](http://www.smcready.org).

## Police

### Release Your Inner COP

Okay, you may not be fitted for a gun and a bullet proof vest, but the Belmont Police Department needs your help as a Police Volunteer. Volunteers must be 21 or over, however, teenagers ages 14-18 may participate in the Police Explorers program. Police Volunteers typically work with office staff assisting with daily duties, such as answering phones, filing, typing, researching, etc. Volunteers who patrol typically handle details, check homes when people are away on vacation, do traffic control, or work booths at festivals. Minimal commitment for this program is 8 hours per month. Applications are available at the front counter of the Police Department and Human Resources Department located at One Twin Pines Lane, or by calling 595-7400. Please note your areas of expertise and work experience on the application. Applicants do not need to be Belmont residents. Return application to Sergeant Robyn Pitts, Volunteers Coordinator. The Police Explorers program gives young people who may be considering a career in law enforcement an opportunity to experience working with officers, dispatchers, and records clerks. For more information on the Police Volunteer program, contact Sergeant Robyn Pitts at 595-7400 or [robyp@belmont.gov](mailto:robyp@belmont.gov). For more information on Police Explorers, contact Corporal Beth Ritter at 595-7400, or [britter@belmont.gov](mailto:britter@belmont.gov). Every applicant is required to pass a background check and must be willing to be fingerprinted.

### Smoking Ordinance NO IFS, ANDS OR BUTTS

Late last year, the City of Belmont passed the nation's toughest smoking ordinance. The Belmont Smoking Ordinance, which went into effect on November 9, 2007, is effective with the exception of the multi-unit provisions which will become effective in January, 2009.

The ordinance, which is one of the nation's toughest, earned Belmont an "A" grade in a new report card from the American Lung Association. In fact, Belmont's law prohibiting smoking in multiunit residences made it the only city in the region to earn an "A" on the "housing" portion of the report card.

Smoking is allowed in single-family homes and their yards, and units and yards in apartment buildings, condominiums and townhouses that do not share any common floors or ceilings with other units. Smoking will be permitted only in designated outdoor areas of multi-unit housing.

Additionally, smoking will not be allowed in indoor and outdoor workplaces, or in parks, stadiums, sports fields, trails and outdoor shopping areas.

Smoking on city streets and sidewalks will be permitted under the ordinance, except in the location of city-sponsored events or in close proximity to prohibited areas.

City officials have said that enforcement of the smoking ban will be complaint-driven.

The issue was first brought to the attention of the Belmont City Council last July, when residents at a senior housing complex complained of complications arising from secondhand smoke in their apartments.

Smoking complaints can be lodged by calling:

<b>During business hours:</b>	
Code Enforcement .....	637.2968
<b>After business hours:</b>	
Belmont Police Department .....	595.7400

Questions about this Ordinance should be directed to the City Attorney by calling ..... 593.3117

For additional information on the smoking ordinance, educational documents and cessation services, go to [www.belmont.gov](http://www.belmont.gov) and click on "Hot Topics."



The historic Emmett House is moved to a new location

## Emmett House Settles in for Second Century

Walter Emmett probably stirred, but did not entirely turn in his final resting place as his beloved home, known as The Emmett House, was hoisted from its 120 year old foundation near the corner of Ralston Avenue and El Camino Real on January 22 and rolled to a new location at the corner of O'Neill and Sixth avenues. Mr. Emmett built his Craftsman-style cottage in 1885 along the carriage path that is now El Camino Real.

A century of development and inevitable urban growth left the Emmett House in a precarious position---an eccentric, yet important part of Belmont's History wedged between high speed trains and a super-sized grocery store complex. A wrecking ball seemed imminent until an intrepid group of Belmont preservationists stepped in and convinced the City that not only could the historic home be moved to a new site, it could be reincarnated into a multi-dwelling home surrounded by eucalyptus and redwood trees beside Twin Pines Park.

After years of discussion with local officials, and several setbacks, the home was lowered onto its new lot on a rainy January night to the awe of neighbors, city crews and other onlookers. The move not only secured the preservation of one of the city's few remaining historic landmarks, it freed up a key parcel of downtown land that will be revitalized to fit in with the surrounding development.

Much of the funding for the \$1 million move came from a city redevelopment agency fund set aside for affordable housing. The home's exterior will be restored and its interior remodeled as a duplex for low- and moderate-income residents. A wrap-around porch will be added to the house. This renovation should make it eligible for national historic landmark status.



The house settles in to begin its second century at the corner of O'Neill and Sixth Avenues.

## SEWER RATE INCREASES WASTEWATER SERVICES NOT SO FLUSH

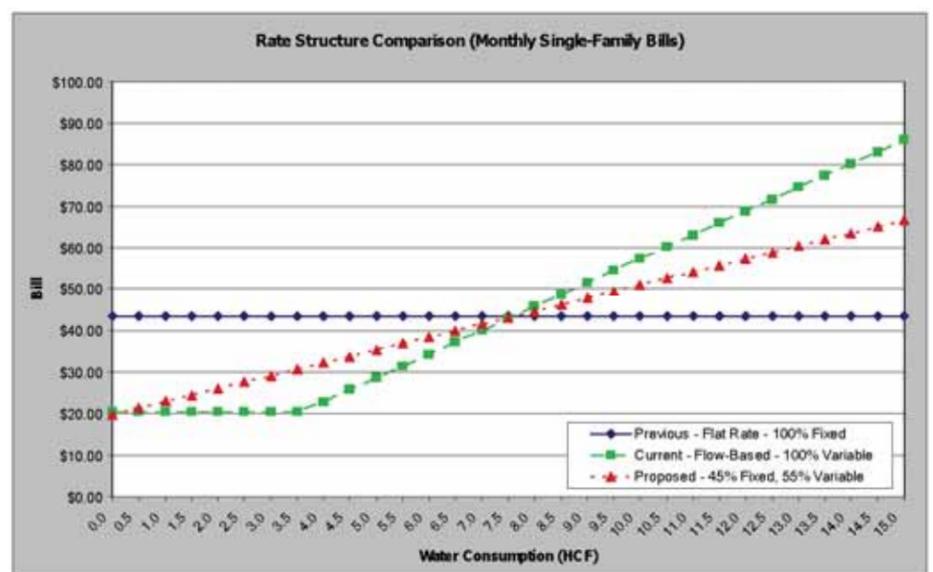
Beginning July 1, the City of Belmont will be revising the sewer service charges for residences and businesses. The City staff has proposed an 8.5 percent overall increase; however, the increase will be more for some users and less for others. To explain the new methodology by which the sewer charges are calculated, the City will hold a Public Hearing on Tuesday, May 13 at 7:30 p.m. in the City Council Chambers.

In the current system for calculating sewer rates for individual parcels, metered water flow from December through March is used to derive the sewer charge. The methodology is based entirely on flow with a minimum charge. Under the new methodology, the rate will be composed of a "fixed charge" of \$ 238.16 plus a "variable charge" based on flow data of \$ 3.12 per hundred cubic feet of estimated annual wastewater discharge for low strength customers and \$ 6.08 per hundred cubic feet for high strength customers (restaurants for example). This new methodology is generally believed to be more equitable for all customers. However, for the initial conversion only, customers who are currently paying the minimum will pay relatively more in the new system and customers who are high end flow users will pay relatively less. Individual customers may calculate their sewer charges by using the calculator on the City's website, [www.belmont.gov](http://www.belmont.gov).

Why the need for the rate changes? In most communities throughout California, user charges for water and wastewater have risen dramatically over the past several years. Individual cities assess fees for both operations and capital improvements on the city side. Generally there has been a chronic underfunding of the assets responsible for the collection and treatment of wastewater.

In addition to wastewater management for individual parcels, the City of Belmont is in a partnership with three agencies: San Carlos, Redwood City, and West Bay Sanitation District (Menlo Park), for sewage treatment. This joint powers authority is known as South Bayside System Authority (SBSA). Belmont has been a member of this authority for the past 40 years. The SBSA sewage treatment plant has an aging infrastructure and is in need of complete renovation. It is estimated that Belmont's share of

### Rate Structure Comparison



February 26, 2008

the \$352 million renovation project will be \$40 million. These significant costs will be in addition to the City Collector System sewer service charges; SBSA is currently in discussion on the financial impact of this renovation to individual customers.

At the time of the public hearing, the City Council will hear and consider all protests and objections concerning these matters and will consider and may adopt the increased rates and charges.

Public Hearing: Tuesday, May 13, 2008, 7:30 p.m.  
City Council Chambers, Belmont City Hall



# Cori McKenzie: Blue Ribbon Principal

*Cori McKenzie receiving Award*

Other factors considered when selecting a Blue Ribbon school are API scores, leadership, professional development, collaboration, student support services, special needs programs, and community partnerships. Cori was notified of the award in October by California State Superintendent Jack O'Connell, and she and teacher Michele Greene had to quickly prepare for a trip to Washington D.C. to accept it in November. When Cori and Michelle returned with the award, the 353 students greeted them in a celebration complete with individual blue medals and congratulatory speeches.

“There are three things that make this school great,” says Cori. “One: The entire staff does a heroic job of working with the kids. From the custodians to the secretaries to the teachers, we work together as a family. Two: The parents are so generous and committed to the school. And they care about all of the kids---not just their own. Three: The kids are so good to each other, and come to school wanting to learn.”

Other successful programs at Central include the Buddy Program, in which 5<sup>th</sup> graders are teamed up with kindergarteners to help them transition into elementary school, and Classical Recess, which Cori brought to Central after having taught for several years in Ankara, Turkey. A monthly classical music theme and composer are selected and that music is piped throughout the school yard during recess, and on some occasions, live performances are held in the school's amphitheatre. To reinforce the classical music theme, books on composers are made available in the school's library, and a poster is designed that tells a bit about the composer and the music that's being played.

Originally from the heartland of Nebraska, Cori and her husband Don migrated east to Ohio and Minnesota, before settling in Belmont in the early 1990s. Cori started her teaching career in California as a substitute teacher for the Belmont-Redwood Shores School District. During their California residency, the couple accepted a four-year expatriate package with Don's company in Turkey; their three children were away at college, so they took advantage of experiencing a new culture. It was in Turkey that Cori discovered the benefits of using classical music as a teaching tool for elementary students.

Upon her return to California, Cori taught at Nesbit Elementary School in Belmont for three years, and was offered the principal position at Central in 2000. Don works as a consultant and is a member of the Belmont Planning Commission. Their three children and three grandchildren live in Chicago.

With the energy of a first year teacher, and the optimism of a life-long educator, Cori McKenzie is as eager make a difference at Central Middle School today as she was when she first walked onto the campus as a substitute teacher in 1990. “I absolutely love my job. Everyone at Central contributes so much—parents, staff, and children all give the feeling of being valued and accepted.” And that's certainly worthy of a blue ribbon.

Central Elementary School is located at 525 Middle Road. For more information on Central Middle School, go to [www.belmont.k12.ca.us](http://www.belmont.k12.ca.us).

*F*or most of us, Monday mornings are not the most anticipated time of the week. But for the students and staff members at Central Elementary School in Belmont, Monday mornings have taken on a whole new vibe thanks to Principal Cori McKenzie—one that guarantees the week will start off on a positive, upbeat note. Each Monday, at 8:25 a.m., the Central student body and staff participate in a 20-minute tribute to the collective spirit of the school and community. This Monday morning “meeting,” known as the Culture of Courtesy was designed by Cori in 2001 as a way of allowing kids, staff, and parents to celebrate birthdays, talk about things that are important to them, honor special achievements, or just ease into the school week. The group meets in the school's courtyard, and after the color guard presents the flag and the special acknowledgements are made, everyone heads off to greet the day.

Culture of Courtesy is just one of the innovative programs at Central that factored into the US Department of Education's assessment when it chose Central as one of its National Blue Ribbon Schools for 2007. The Blue Ribbon designation means that a school has received national recognition as being “the best of the best.” Cori admits that the entire staff was taken by surprise upon learning they had received the award. “In our wildest dreams we never thought we'd get it!” Of the 120,000 public and private elementary and middle schools that were eligible for the award, only 287 received it. Although the application for the Blue Ribbon Award is mostly data driven, many of the high scores earned by Central are the direct results of programs such as Culture of Courtesy. According to Cori, the number of students getting into trouble decreased 65%, suspensions went from 10 per year to none, and API scores rose after she implemented the Monday morning meetings. “This is a unique program that has shown huge benefits.”

As a California Distinguished School, Central had already met some of the tough criteria for the national designation, and Cori was experienced in filling out lengthy applications that describe the concept, culture and collaboration of the school. The challenge, she says, is in trying to demonstrate the school's essence in an application—what does it look, feel, smell like, and what's valued at the school? Cori, a Belmont resident, attributes her school's success to the cooperative spirit of the City, “We are so blessed in this community. There is a high priority of good education in both the public and private schools, and this speaks well of the people who want to live here—it enhances the whole community.”

## *Tree Fund/Annual Tree Giveaway Program*

# A TREE GROWS IN BELMONT

The true greening of Belmont began long before the terms “global warming” and “carbon footprint” were coined. Belmont’s abundant tree population is due in part to the natural propagation of various native species, and in part due to plantings by residents, businesses, and the City. Trees are a vital contributor to the health and wealth of any urban landscape. The emerging science and work of urban forestry is an exciting and growing phenomenon that integrates the built environment with the natural environment.

Through two unique programs, Belmont combines strategic planning and sound management practices with environmental stewardship education to create sustainable, cost-effective solutions for the City.

The Tree Fund, which collects its revenues from development projects, was started several years ago to replant trees that have been removed by developers, or by residents who remove significant trees from their property. The Park and Recreation Department, and the Park and Recreation Commission’s Tree Board, research opportunities to fund and plant trees on public property or in the public right-of-way.

Another program that encourages a sense of rootedness in the community is the popular Annual Tree Giveaway Program. Residents may request a tree from the Park and Recreation Department and that tree will be delivered at no charge with planting and care instructions. Although residents are given their choice of trees, the department encourages certain species

which are known to grow well in that particular environment. The program operates on a first-come-first-served basis, and although residents may request additional trees, the first time requests are honored first. Tree request forms can be found each fall in the Park and Recreation Activity Guide, and trees are typically delivered before Thanksgiving.

By providing these reforestation programs, the City of Belmont hopes to inspire residents and business owners to cultivate a sustainable green infrastructure.

For more information on the Tree Fund or the Tree Giveaway Program, call the Park and Recreation Department at 595-7441, or go to [www.belmont.gov](http://www.belmont.gov).

## BEAUTIFY BELMONT AWARDS PROGRAM

Have you recently jazzed up your yard, or added a new addition? Perhaps your Belmont business recently underwent a facelift or some new landscaping. Or maybe you have a neighbor whose latest gardening project is wowing the whole block. If so, you (or someone you know) may be eligible for the Belmont Beautiful Award. Property owners and renters who have enhanced the community by making significant exterior improvements to their individual properties will be recognized by the City Council with a reception and award presentation on March 25, and again at the Belmont Spring Garden Faire on May 17.

The Beautify Belmont Award compliments the City’s economic development program by recognizing individual efforts and seeking to encourage future individual reinvestment in the community.

Both residential and non-residential projects are eligible for consideration. In addition to infill and complete redevelopment projects, eligible improvements to existing properties include the enhancement, upgrading, reconstruction, or replacement of any or all of the following elements:

- Buildings and facades
- Landscaping
- Exterior lighting
- Vehicular circulation
- Exterior signage

### Submitting Nominations

Nominations may be submitted by anyone, including the property owner, and may be submitted any time throughout the year.

The nomination should include the property address, a brief description of the improvements that have been made, and any additional information, such as the property owner’s name and contact information. Before and after photos are particularly helpful (digital or prints), but are not required. Nominations should also include the nominee’s contact information.

To request additional information, or to submit nominations, visit the website, or contact:

Joni Stallings, Executive Assistant  
City Manager’s Office  
595-7408 (phone)  
637-2982 (fax)  
[jonis@belmont.gov](mailto:jonis@belmont.gov)  
One Twin Pines Lane, Suite 340  
Belmont, CA 94002  
[www.belmont.gov](http://www.belmont.gov)

## Athletic Field Use Policy

# YOU PLAY YOU PAY

Some of Belmont’s most treasured resources are its athletic fields and recreation areas. However, due to increased use of these fields and parks for year-round activity, field maintenance expenditures have increased. To help explore funding options for additional maintenance efforts, the Parks & Recreation Department established an Athletic Field Use Policy Ad Hoc Committee. With the overwhelming support of the youth sports community, the committee recommended the implementation of an athletic field use player registration fee of \$20 per resident and \$40 per non-resident (per player, per season, and per sport annually). These fees are expected to generate approximately \$90,000.00 in additional revenue annually, which will be restricted for specific athletic field maintenance purposes only. To help facilitate the success of the additional field maintenance efforts afforded by these fees, rotational field closure periods will be scheduled to rest and rehabilitate playing surfaces. The City Council adopted this recommendation and the fee became effective January 1, 2008.

## Community Calendar of Events

April 3	Summer Activity Guide mailed to the public, and available on-line for registration.
April 9	Chamber of Commerce Breakfast Biz (held quarterly)
May 16	Mother/Son Bowling event at BelMateo Bowl.
May 17	Belmont Spring Garden Faire – ‘Growing and going green 2008’ in Twin Pines Park, free for all ages. Garden shuttle tours, kids’ activities, music, food and lots of ‘green’ info and giveaways.
June 7	Summer Flea Market – Barrett Field – 1870 Ralston Ave, FREE to all, over 60 vendors for reuse and recycling, gathering together with neighbors and friends.
June 14	Fenders & Fathers Car Show—Carlmont Village Shopping Center
June 20	Magic Night Family Fundraiser Dinner—Mountain Mike’s Pizza
June 27	Chamber of Commerce William Chapman Ralston Awards & Installation Dinner
July 12-13	Free E-Waste Recycling—Carlmont Shopping Center
August 15	Movie Night in the Park- in Twin Pines Meadow, FREE to all.
October 4-5	Belmont Community Fair/Save the Music

### Ongoing Events:

**Belmont Certified Farmer’s Market**—year-round, rain or shine  
Sunday’s 9 a.m.-1 p.m. in the south Caltrain parking lot at El Camino Real and O’Neil Avenue.

**“For the Love of Music”** Easy Dancing and Easy Listening-- May 7 through June 4  
Wednesday evenings 7-9:30 p.m.  
Twin Pines Senior and Community Center  
Admission fee: \$6

**Summer Concert Series**—June 15 through July 27  
Sunday afternoons 1-4 p.m.  
Twin Pines Park Meadow  
Free

**Summer Aquatics Program**—Swim Lessons/Lap & Recreation Swim  
June 23-August 8 - Carlmont High School Pool

For more information on Belmont Chamber of Commerce events, call 595-8696, or go to [www.belmontchamber.org](http://www.belmontchamber.org).

For more information on City of Belmont events, call 595-7441, or go to [www.belmont.gov](http://www.belmont.gov).

### City Hallway Doubles as Historic Gallery Space

Although the Belmont History Room located in Twin Pines Park remains the official site for documents, artifacts, maps, and photos of the City’s rich past, a collection of historic photos chronicling the early days of Belmont are currently hung in City Hall. Belmont historian Denny Lawhern loaned the black and white photographs to the City to display along the third floor hallway. Each photograph is accompanied by a brief description of the significance of the subject. The City Clerk, also located on the third floor, is happy to act as a docent for any residents wishing to view the unique photos and learn more about Belmont’s past. For more information, call the City Clerk at 595-7413.

## Important Telephone numbers

### EMERGENCY SERVICES:

Police or Fire Emergency 9-1-1

### CITY OFFICES:

City Council Offices	595-7413
City Manager’s Office	595-7408
City Clerk	595-7413
City Treasurer	637-2961
Finance/Admin Services	595-7436
Parks and Recreation Administration	595-7441
Permit Center	595-7416
Police Administration	595-7404
Police Business	595-7400
Public Works	595-7427
Belmont/San Carlos Fire Department	802-4255

### CITY SERVICES:

Abandoned Vehicles	595-7455
Banner information	595-7427
Building Permits	595-7422
Business Licenses	595-7436
Code Enforcement	637-2968
Construction Hotline	610-5715
Graffiti Hotline	595-7455
Job Hotline	595-7438
Permit Center	595-7416
Senior & Community Center	595-7444
Sewer Back-up (after hours)	595-7400
Trails Maintenance	595-7470
Tree Maintenance	595-7470

### OTHER AGENCIES:

Allied Waste (Garbage)	592-2411
Bay Area Air Quality Control	771-6000
Caltrans Maintenance	358-4129
Child Protective Services	595-7922
Health Department (County)	363-4305
Library	591-8286
Mid Peninsula Water District	591-8941
Mosquito Abatement	344-8592
Peninsula Humane Society	340-8200
Peninsula Conflict Resolution Center	373-3490
PG&E 24-hour help line	800-743-5000
Post Office	800-275-8777
School Districts	
Belmont- Redwood Shores	637-4800
Sequoia Union High School	369-1411

## City of Belmont Staff



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