

**REGULAR MEETING
PARKS, OPEN SPACES, AND LANES COMMITTEE
THURSDAY, JANUARY 19, 2023, 4:00 PM**

**City Council Chambers City Hall 450 San Rafael Avenue, Belvedere CA
City of Belvedere Website Address: <https://www.cityofbelvedere.org/>**

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom.

City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

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Zoom at <https://us02web.zoom.us/j/87450053611>

Webinar ID: 874 5005 3611

By Telephone: 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

If you have called into the meeting and wish to speak, please press *9.

At each meeting, the public has the opportunity to address the Committee on items appearing on the agenda and items not appearing on the agenda, but within the purview of the Committee.

Public Comment may be made live during the meeting in-person, via Zoom or through written comment. The public may also submit comments in advance of the meeting by emailing the Christina Cook at: ccook@cityofbelvedere.org. Please write "Public Comment" in the subject line. Comments submitted one hour prior to the commencement of the meeting will be presented to the Committee and included in the public record for the meeting. Written public comment will not be verbally read out loud. The Committee will not entertain comments made in the chat function. Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. The Committee meeting will not be cancelled if any technical problems occur during the meeting.

**REGULAR MEETING
PARKS, OPEN SPACES, AND LANES COMMITTEE
THURSDAY, JANUARY 19, 2023, 4:00 PM**

Agenda

Parks, Open Space and Lanes Committee Chair Jena Watson will be attending this meeting remotely from her office at 601 Union Street, 21st Floor, Seattle, WA 98101. This agenda is posted at this office. The public is also invited to attend this Parks, Open Space and Lanes Committee meeting at this location.

OPEN FORUM

This is an opportunity for any citizen to briefly address the Parks and Open Space Committee on any matter that does not appear on this agenda. Upon being recognized by the Chair, please state your name, address, and limit your oral statement to no more than three minutes. Matters that appear to warrant a more lengthy presentation or Committee consideration may be agendaized for further discussion at a later meeting.

SCHEDULED ITEMS

1. Approve Minutes of October 20, 2022, Regular Meeting
2. Comments from the Chair, Jena Watson
3. Report from Public Works Director, Antony Boyd

Old Business:

4. *Playground* – Update on bench installation, discussion and possible action on Donor Recognition Plaque design alternatives
5. *Centennial Park* - Discussion of work performed
 - Updates on view remediation and tree work
 - Discuss repair / replacement of stairs and other vegetation pruning and work
 - Discuss possible catchment and storage tank for irrigation from street water flow
6. *Park Lane* - Discussion of Park Lane Stairs, Seating Area, and Related Landscaping and Improvements:
 - Updates on replacement of lower wooden stairs
 - Updates on scoping, budget and design of project
7. *SB 1383* – Update and discussion on City actions to implement composting requirement. Update and discussion on Painted Bins initiative for Community Park
8. Discussion and possible action on Draft Annual January Statement of Priorities (Administrative Policy Manual sections 6.2.2 (2) and 6.2.3.) (see materials in Committee Packet)

New Business:

9. *Parks, Open Spaces, and Lanes Committee Meetings* - Approval of meeting dates for 2023, discussion and possible action on meeting times, and the form of meeting minutes

Future Items: None.

Adjourn

NOTICE: AMERICANS WITH DISABILITIES ACT

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NOTICE: WHERE TO VIEW AGENDA MATERIALS

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Posted: January 13, 2023

**REGULAR MEETING
PARKS, OPEN SPACES AND LANES COMMITTEE
THURSDAY OCTOBER 20, 2022
REMOTE WEBINAR VIA ZOOM**

MINUTES

COMMITTEE PRESENT: Chair Jena Watson, Vice Chair Kathy Pearson, Committee Members Anne-Marie Walker and Jean Bordon

COMMITTEE ABSENT: None

OTHERS PRESENT: City Manager Robert Zadnik, Public Works Director Antony Boyd, and Office Coordinator Christina Cook

These minutes are intended to reflect the general content of the regular meeting. An audio file of the meeting is available on the City website at www.Cityofbelvedere.org

CALL TO ORDER OF REGULAR MEETING

The meeting was called to order at 4:00 PM. Chair Watson read the COVID-19 disclaimer and special instructions for Zoom webinars.

ROLL CALL

Public Works Director Antony Boyd took roll call.

OPEN FORUM

Chair Watson called for open forum speakers, there were no speakers.

SCHEDULED ITEMS

1. Approve Minutes of March 10, 2022, Regular Meeting

MOTION: Committee Member Pearson made a motion to approve the March 10, 2022, Regular Meeting minutes, and Public Works Director Boyd took roll call.

AYES: Pearson, Bordon, Watson

NOES: None

ABSENT: None

ABSTAIN: Walker

No further comment.

2. Approve Minutes of July 14, 2022, Regular Meeting.

MOTION: Committee Member Walker made a motion to approve the July 14, 2022, Regular Meeting minutes as amended. Committee Member Pearson seconded, and Public Works Director Boyd took roll call.

AYES: Pearson, Bordon, Walker

NOES: None

ABSENT: None

ABSTAIN: Watson

No further comment.

3. Comments from the Chair, Jena Watson.

Chair Watson opened with thanks to the prior chair and to Robert Zadnik as the former Public Works Director. She then introduced Antony Boyd as the new Public Works Director. She reviewed the changes to the Committee guidelines, the upcoming report to City Council and 2023 goals.

Public Comment was called for, there was none.

4. Report from City Manager, Robert Zadnik and Public Works Director, Antony Boyd

Director Boyd reported on Coastal Cleanup Day and thanked volunteers and Public Works staff. He shared the actions the City has taken on coyote control and reviewed hazing tactics. Tree work that had taken place recently was reviewed as well as an upcoming treatment plan for the pear tree in Community Park. An update on Community Park renovations was given. Tennis court fencing and a bench that was damaged by a car accident has been repaired, and new benches have been installed at the courts by the Ranch.

Chair Watson noted that the new benches were paid for and installed by The Ranch at the tennis courts. There were questions to the management of Coyotes and whether it falls under the purview of POSLC or City Council. City Manager Zadnik said sightings should be reported to Belvedere Police Department if they are a public safety issue. Signage if needed, would be a committee issue.

Member Bordon asked about a discussion on a Centennial Park bay tree and a 40' high hedge both which cause view obstruction. Director Boyd said he was not aware of talks of reduction of the bay tree but that he would take a look at both the tree and the hedge. Chair Watson then brought up a report that was done by Gary Rasmussen and that there are several trees which need attention in Centennial Park. She asked if City Manager Zadnik would share that report and history with Director Boyd.

City Manager Zadnik commented that there is a coyote hazing kit available at City Hall for residents.

Public Comment was called for and there was none.

OLD BUSINESS

5. Review of Playground Remodel Project and possible action on the following topics:

- Construction is completed on the Playground - “Ribbon Cutting Ceremony” held at the Playground on October 15th.
- Bench in tots’ area included in renovated playground.
- Permanent Donor Recognition Element in Community Park.

Chair Watson announced that the playground remodel project is complete and open to children of all ages. She noted that there was a ribbon cutting ceremony last weekend and the playground looked magnificent. There are a few items to be completed including a bench in tots’ area. The City has received additional funding in the form of a \$32,000.00 donation to purchase and install the bench. Plans are being finalized by City Staff for the bench and a few additional items.

Chair Watson said that she was aware that Petey Stein and Bryan Kemnitzer are working on this project. She mentioned that she really likes the ceramic plaques at the back wall of the playground that were made for the last renovation and that continuity is important. She will follow up with Petey and Bryan for the status of this project.

Public Comment was called for and there was none.

6. Discussion and Possible Action regarding Park Lane Stairs, Seating Area and Related Landscaping and Improvements: Discussion and Possible Action on Plans for Stairs, Seating Area and Related Landscaping and Improvements.

Chair Watson opened the discussion with the statement that she felt there is an immediate need to repair or replace the stairs at the bottom of Park Lane. The Committee is looking for a solution that will incorporate the stair replacement into an existing plan by Rasmussen. Director Boyd said the wood will be replaced by concrete with the Rasmussen plan and he wanted to make sure we would not be duplicating work with a repair and then when the full upgrade of the area was put in place. Director Boyd spoke on pricing of the two alternative improvements, the curved and the straight staircase. A construction estimate provided by the architect, Gary Rasmussen, gave the amount \$100,000.00 for either alternative, excluding costs of metal work for the rail. With the rail the City is expecting the cost to be around \$120,000.00. The City has allocated around \$20,000.00, which Director Boyd felt would be adequate to make repairs to the existing wooden stairs. There was further discussion on the feasibility of a phased stair project. City Manager Zadnik said this would ultimately be something that Rasmussen would have to study. Member Walker did not believe this curved aspect could be achieved in a piece meal fashion. City Manager Zadnik suggested a special meeting after input from Rasmussen to decide on stair repair materials. Director Boyd said he would check with Rasmussen and report back to see if and when a special meeting should be scheduled.

Member Walker asked City Staff how best to handle the deficit of funds needed for the complete project. City Manager said for the Committee to advocate City Council on their next report funds allocation for the next budget cycle.

Councilor Campbell reminded the committee that the greater public looks at the lanes not only for recreation but also as a means of evacuation during a fire.

Director Boyd said he had enough direction from the Committee to have Public Works crews make repairs and meet with Rasmussen for planning with current funding and a phased approach. He did not feel a motion was necessary.

Public Comment was called for and Director Boyd read a letter from Klaus Johannsmeier into the record. There was no further comment.

No motion was made.

NEW BUSINESS

7. Discussion and possible action regarding the soliciting of applications to fill a vacant seat on the Committee.

Chair Watson asked if the City had been advertising the vacancy and City Manager Zadnik reported that it had, but that there had been no applicants. She then asked Committee Members to ask their friends and neighbors if they wanted to participate. Committee Member Bordon suggested a resident that she had heard of that had just become a Master Gardner.

Public Comment was called for and there was none.

8. Report from staff on composting requirement related to SB 1383. Discussion and Possible action regarding policy/program development.

Director Boyd started off the discussion by reviewing the SB 1383 guidelines and then introduced Kathy Huber who made a presentation on her organization's work in placing compost bins in public parks, which has been added to the file.

Chair Watson asked if the bins had solar recycling capabilities, to which Ms. Huber responded that some do but are twice as expensive and, from other users feedback, not worth it. There were further questions as to different types of bins and collection services, which Mill Valley Refuse, the City's contracted Refuse collector, provides. Committee Members were enthusiastic and thanked Ms. Huber.

Ms. Huber enquired as to next steps. Chair Watson suggested a pilot program in Community Park. Committee Member Pearson said she felt that recycling options in the park are not currently utilized correctly. Ms. Huber said her program includes educators that attend functions and help people with questions. Director Boyd agreed with the idea of a pilot program. It was decided this item should be placed on the next agenda as a follow up.

Regarding the compost procurement requirement of SB 1383, Member Bordon questioned where it could possibly all be placed. Following discussion, both Chair Watson and Member Bordon thought this topic should be placed on the agenda of the next meeting.

Public Comment was called for and there was none.

9. Discussion and possible action regarding a Belvedere/Tiburon joint bayside launching area for kayaks and paddle boards.

Chair Watson opened the discussion saying Chuck Hornbrook had contacted her regarding a presentation he gave Tiburon's counterpart committee, Parks, Open Space and Trails (POST), about

a kayak and paddleboard launch. There are very few ways to for the public to access the water in the area. He requested the POSLC open a dialogue with POST about the launch. Chair Watson shared her screen with the presentation that showed proposed locations. There was discussion on these locations, and on the few places you can currently launch, as well as challenges that these all present.

The Committee discussed the various issues related to boat launching facilities including parking in the area. There will not be a further agenda item on this subject.

Public Comment was called for and there was none.

FUTURE ITEMS

10. Matters or topics to be considered for future discussion.

There were no further items or public comment.

MEETING ADJOURNED AT 5:51 PM.

Agenda Attachments

Donation Opportunities 3-12-15 (1 page)

Existing Memorials (Undated 2 pages)

Lane Repair and Improvement Projects 2021/2022 (Summary of Reports of Bryan Kemnitzer and Jean Bordon 2 pages)

Lane Report December 2021, Bryan Kemnitzer (4 pages)

Lane Report January 3, 2022, Jean Bordon and attached Report January 11, 2018, Jean Bordon (3 pages)

Survey of Trees and Maintenance, 2018: Update August 2020 Anne-Marie Walker (5 pages)

TVV Update and Action Items from Anne-Marie Walker May 2021 (2 pages)

Report from Task Force on Trees, Vegetation and Views, January 2021, Anne-Marie Walker (2 pages)

Chart-Excerpt from TTV 2020 Survey, Anne-Marie Walker (1 page)

Suggestions on Lane Improvements December 11, 2021, Anne-Marie Walker (email 1 page)

DONATION OPPORTUNITIES for public areas in Belvedere 2015		last approved: 3-12-15
Installation type, location, name	Item	Installation costs
Benches		
Community Park - unnamed benches only		
4 curved stone benches		\$5,000/
4 wood benches		\$2,500/
3 police terrace benches		\$1,500/
Other Locations		
5 various unnamed benches		\$2,000/
San Rafael Seawall		
not available		
Tom Price Park		
not available		
Picnic Tables		
Community Park		
5 unnamed picnic tables		\$3,000/
Tom Price Park		
2 tables - S of tennis court picnic		\$3,000/
2 tables - N of the path		\$3,000/
Trees		
Exist trees or replace	Beach Rd me replace 1 or 2 pear trees	\$1,500/ 24" box
	Land Co Park - replace 1 or 2 plum trees	\$1,500/ 24" box
Playground items		
	Community Park	
	replacement items if original donor not available	tbd
Future Ideas		
		tbd
Latex re-establishing repair handrails	when reestablish work starts, notice will be given if/when major stair repairs, notice will be given on new handrails need to be given	step plaque in stair risers, install, maintain step plaques in stair risers: install, maintain handrail plaque, install, maintain
Art forms	as stated and approved by committee	
Available Items		
Benches	16 unnamed benches available see Memorial List replacement of existing benches, as needed	Installation costs include bench, std installation, plaque, maintenance bench std installation, plaque, maintenance
Picnic Tables	5 unnamed tables available see Memorial List replacement of existing tables, as needed	table, std installation, plaque, maintenance table, std installation, plaque, maintenance
Playground Items	replacement items if original donor not available	item, std installation, plaque, maintenance
Trees	replacement of trees	item, std installation, plaque/brick, maintain

Belvedere Benches		name enscribed	etc.
San Rafael A ♦			
♦♦from Tiburon Blvd			
adj to CVoress Cove Gar	bench	can't read It. ♦Ganz?	
	bench	David and Betty Allen	
	bench	Or. John Wesson Ashford	
	bench	MeElroy	
	bench	Irvin Roberts, local	
	bench	Robert Watkins, Mayor	
	bench	Banning, George and Jean	
	bench	Bellingall & Burleigh-Flint	
	bench	Botsford, Ecfw p & Katherine P	
	bench	Macdonough, S W	
	drinking fountain	Falendar	
	bench	George Merton Adams&the Scott family	
	bench	Dr Edwin Jack Wyme-Davies (Emily)	
	plaque on rock	Booth, Roberts & Ganz et al	
West Shore Road	bench		
Community Park			
	bench	Peterson Family (Wiley's daughter)	
	bench	Frank & Aphrodite Dee Moss	
	rock	Redwood memorial	
	rock	Allen (Harry) Pres - '76	
	rock	1986 Playground, Restoration	
	tiles/walkway	2003 Playground Donors	
	rock	Rey, Citv Treasurer	
	bench & drinking fountain	Daniel Gale	
	2 bench slabs		
	5 picnic tables		
	childrens' picnic table	Brock (Schumacher Granddaughter)	
	2 benches		
	4 curved stone benches		
Citv Hall Terrace	bench-plaque on wall above	Ed San Diego	
	flag Pole plaque	Honoring Don Davis	
	3 benches	Belv Fein honors donors/volunteers	
	wall tiles-community nn	1986 bldg addition Donors	
	3 benches..terrace/police st		
Tom Price Park	rock	T. Price	
	bench	Isaacson '94	
	itree plaque in lawn	Shoshana Isaacson '95	
	lbench	Johnstone ♦84	
Land Comnanv Park	bench	Howard B. Allen	
	bench	David Allen	
	bench		
Paaoda Lane-bottom	concrete bench		
Beach Rd at S ooint	concrete bench	Winifred Bridge Allen	
	fplaque/475 Belvedere	--"An Artist's Eye", generous heart	
Golden Gate-cul de sac	bench	Wiley/Paige Peterson/Laurie Everson	
Belvedere Wav	bench-upper	Memory of Marcellee Tyler	
	bench-lower	Cheny Noble	
Britton	bench	♦Hichens donated	
Oak Park mini	jbenslabs		
Centennial Park	bench near rock		
	rock	Don Davis/Wyman & Gay Harris	
	bench	11	

		Sheri & Don Baird	Item 8
	bench	Corinthian Overlook Garden Angels- same & Dick Griffiths	
Summary:	53 total benches		
	38 named benches	12 named benches on San Rafael Avenue	
	17 round picnic benches		
	7 benches	in playground - to remain unnamed	
	round picnic table	in playground - to remain unnamed	
	6 picnic tables		
	1 children's picnic table	in playground - to remain unnamed	
	3 locations of tiles		
	2 drinking fountains		
	7 rocks		
	4 plaques		
	1 flagpole		
	1 tree plaque		
	3 play items in playground		
10 the Play Ground	playhouse	Bob Gordon	
(not included in summary)	bouncy toy	Phyllis Schumaker	
	teeter totter	Laura (Schumaker daughter)	
	wall tiles	Playground Donors 2003	
	5 benches	to remain unnamed	
	2 bench slabs	to remain unnamed	
	round picnic table	to remain unnamed	

Lane Repair and Improvement Projects for
Consideration of Recommendations for 2022/2023 Budget

The following projects are drawn from a report by Bryan Kemnitzer in December 2021 (BK), an updated report from Jean Bordon in January 2022 (JB), and a report by Jan Anderson in 2015 (JA) Please refer to reports for details on the repairs.

Pagoda Lane: Replace remaining wood handrail with metal grippable rail. Cement bench is unstable. Remove Scotch broom and dead vegetation lower section. (BK, JB & JA)

Lower Woodland: Install new grippable handrails opposite breaks in handrails for homeowner access. Replace missing upper handrail near top of stairs. Monitor older concrete on stone steps for tilting and buckling. Evaluate low height of railing in lower section. (BK & JB)

Upper McLean: Replace wood handrail with grippable metal rail and install on south side of steps. (BK, JB, & JA)

Lower McClean: The railing at the top section appears low and does not extend to top step. Replace with higher and longer handrail. (JB & JA)

Golden Gate Lane: Complete landscaping after utility poles removed. (BK)

Hawthorn/Centennial Park: Replace wood steps and railings and generally improve Park. (BK, JB & JA) Trim and or remove view blocking pittosporum hedge and bay tree. (August 2021 View Report)

Upper Woodwardia: Remove old piece of wood railing left on side of stairs. (BK)

Park Lane: Replace wood stairs and railing, add seating/viewing area, trim view blocking foliage in City Right of Way, and generally improve Lane. (BK, JB, & JA)

Lower Cedar Lane: Drop off into ditch on south side of upper section of stairs. Install wood curb or add a handrail. (JB)

Upper Cedar Lane: Replace low metal railing and wood railing in lower section of stairs with grippable metal railing. Monitor tilting retaining wall at upper path way. (JB)

Transpac Lane: If lane considered for an evacuation route, replace wood handrail with grippable metal handrail. (JB)

Corinthian Lane: No handrails. Install grippable handrails on stair sections of lane. (JB & JA)

Holly Lane: Handrail is low and should probably be raised and new end treatments considered. (JB & JA)

(Continued on Next Page)

Incomplete Lane Project for Consideration of
Recommendation in 2022/2023 Budget

Artist's View (BK)

Partially Constructed Lanes for Consideration of
Recommendation in 2022/2023 Budget

Albert's Alley Renovate existing stairs and add new stairs. Remove vegetation blocking view.
(BK)

Lower Woodwardia (270 Beach) Renovate existing stairs and add new stairs. (BK)

Parks and Open Space

Status of Lanes

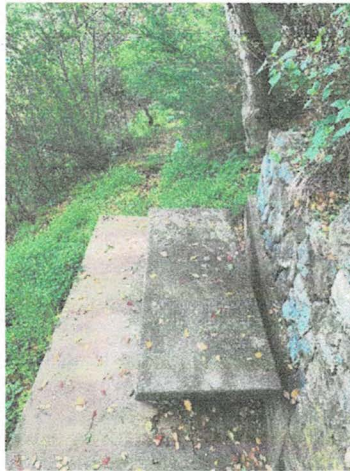
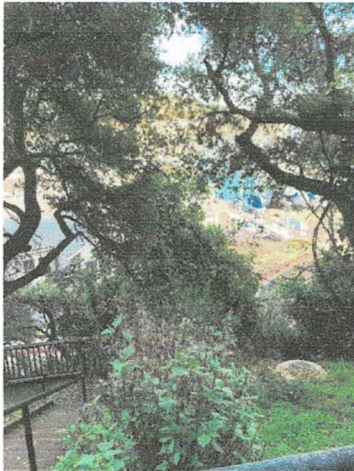
Prepared by Bryan Kemnitzer and Olaf

1. Pagoda Lane



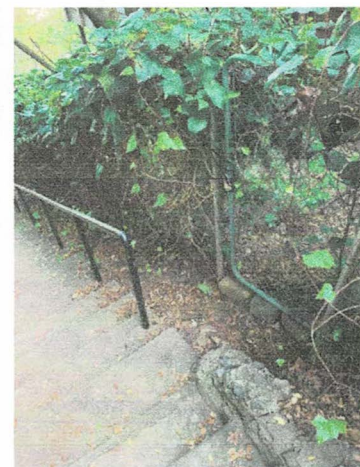
Pagoda Lane runs from Bayview to Beach. On the whole the lane is in reasonably good condition. However, at the bottom of the lane there are a number of issues which need to be addressed. There is a concrete bench on the right-hand side at the lower part of the lane which is actually not very stable. A teak wooden bench would be nice. In addition, the view from the bench could be extremely nice if a substantial amount of vegetation including dead material and scotch broom was removed. A significant amount of dead vegetation near the bottom of the lane could be considered a fire hazard. There would then be a view of Corinthian Island and Angel Island.

In addition, parts of the railing are missing and parts of the wooden railing are in dilapidated condition.



2. Lower Woodland

On the upper part of Lower Woodland Lane the railing is missing and should be repaired.

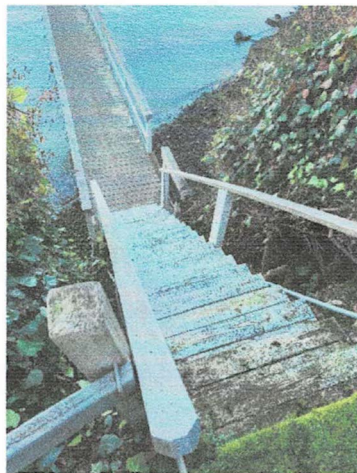
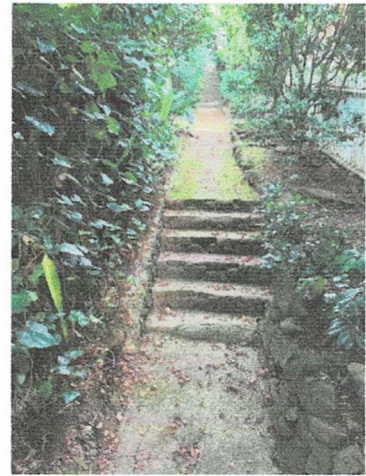


3. Albert's Alley



Should provide direct access to the beach and the public open space, which was deeded to the city in 1896 by the Belvedere Land Company to be used for open space and recreational purposes.

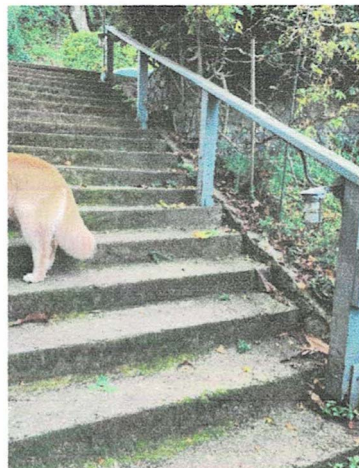
Initially, there is no sign on Albert's Alley (photo left), which actually is appropriate because it probably should be renamed as Lower Hawthorne. There is no railing on the upper part of the stairs and in addition some of the stairs are not in good shape. There is a lot of vegetation some of which could be removed to open up a view (photo right).



Near the bottom of Albert's Alley the lane curves to the right and does in fact go down to a pier (photos left). That pier is leased by the owners from the city and a few years ago actually had stairs on the right going down to the beach, but the stairs have been removed.

The retaining wall for the house just above the turn in the stairs is in very bad condition and has wooden supports to stop it from falling (photo right).

On the whole it would seem that Albert's Alley should be repaired so that the community would have an access point for the open space and recreational purposes.

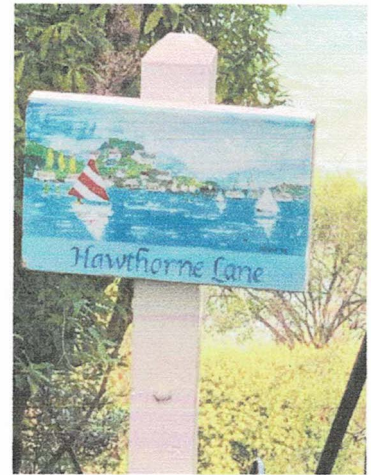


4. McLean Lane

On Upper McLean it appears that railing is missing and should be placed on the left-hand side all the way up the final set of stairs.

5. Upper Hawthorne Lane

On Upper Hawthorne Lane there are numerous telephone poles and wires and it is my understanding they will be removed in the near future based on under grounding on Golden Gate Lane. Other than that, the lane appears to be in good condition.

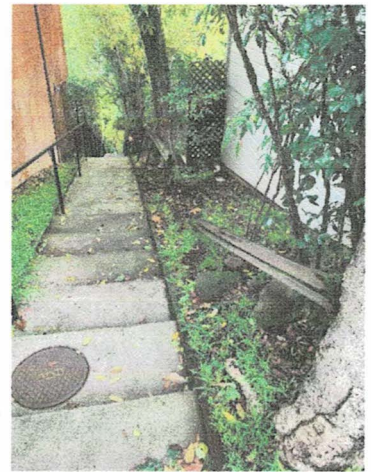
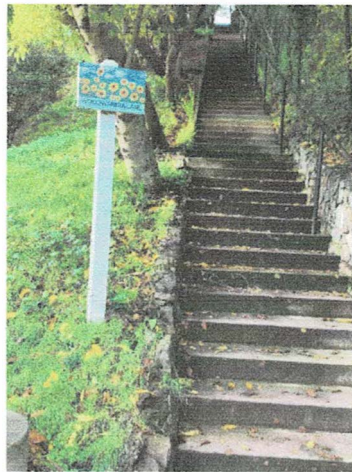


6. Middle Hawthorne Lane

Middle Hawthorne is Centennial Park and it is my understanding that Gary Rasmussen of Blazen Landscape is working on a design for Centennial Park, particularly the upper portion that has wooden stairs and a wooden outlook.

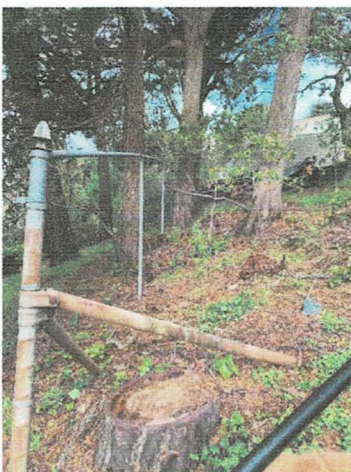
7. Upper Woodwardia

At the top of Woodwardia Lane there is some previously used wood railing on one side that has fallen down and simply needs to be removed.



8. Park Lane

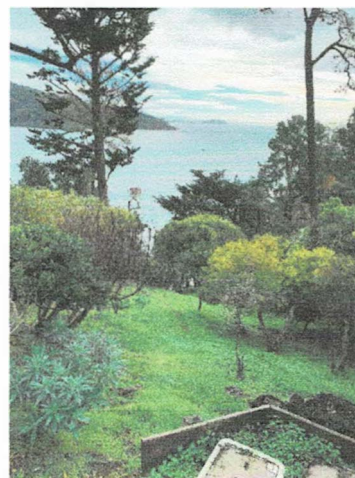
Olaf and I observed that Park Lane needs some repair. About a third of the way down a portion of the railing on the right side has been tom out and needs to be replaced as soon as possible (photo right).



More significantly at the bottom part, which is now owned by the city, the railing on the right-hand side going down should be moved to the left-hand side, so that there would be access to the small park area and the bench that is planned for that area. It is my understanding that Gary Rasmussen is again working on a design for this area not only for the park, but for some removal of vegetation so that there is a view of the Golden Gate Bridge. Gary also is redesigning the wooden stairs which are in bad condition. In fact, I almost broke one of the steps.

9. Artist's View

Artist's View is one of the most spectacular open spaces in Belvedere and, pursuant to the deed, the city should build a meandering path for hiking down to the beach. It is my understanding that the city has in fact entered into a contract with Fletcher Design which will be designing three proposals for the meandering path. Hopefully, that will be done in the very near future so that the community will be able to voice its opinion with regard to the various designs.



10. Lower Woodwardia

Olaf and I are ended at Lower Woodwardia, 270 Beach. Currently, there is essentially no lane at 270 Beach and it is a complete mess due to the construction of the new house. The owners however are fully aware of the fact that there is a lane on the left side of the property and are willing to cooperate with regard to making sure the lane is redone. As with Albert's Alley this lane is supposed to go all the way down to the beach into public land. There will need to be some engineering and design issues as to whether or not it goes to the left or the right at the bottom.

Summary

On the whole most of the lanes Olaf and I walked on are in fairly good shape. Some require a very minor amount of work and some could be part of a cleanup day. The most significant issues appear to be Park Lane, Albert's Alley, Lower Woodwardia, and 270 Beach. Hopefully, the committee could decide with regard to priorities for repair and construction.

From: Jean Bordon

To: POSC

Date: January 3, 2022

Subject: Update of Attached "Possible Lane Maintenance Projects, January 11, 2018", by Jean Bordon

Upper Cedar Lane: In the lower section, the initial section of metal railing is very low and it ends after a short distance, where it is attached with red tape to a temporary appearing wood railing, which is propped up by a wood stake. This should all be replaced by a metal railing meeting code requirements. At the top section, there is a paved walkway, running parallel to the road. The wood retaining wall above this walkway is leaning over the walkway. This should be stabilized.

Lower Cedar Lane: In the upper section of stairs near Bayview Ave., there is no curbing or railing on the south side of the steps. There is a drop off into a ditch along this section of stairs. In the lower section, there is a wood curbing which runs along the south side of the steps. A high wooden curbing or an additional handrail should be added on the south side of this upper section.

Lower Woodland: At the lower end at Beach Road, the metal handrailing is sturdy, but it appears to be lower than Code. Midway up, there is a small section of older stairs, made of stones topped with concrete. These are starting to tilt and show some signs of buckling. Continuing up the lane, there are several breaks in the metal handrailing to allow entry into homes. In the second to the last railing section from the top, the top rail is missing. The railings should be brought up to Code, and additional rail sections should be placed on the opposite side of the breaks in the railing for homeowner access. The older section of concrete on stone steps should be monitored.

Transpac Lane: There is a very sturdy wooden railing the entire length of the lane. If this lane is to be considered as an evacuation route, this railing should be replaced with a grippable metal railing.

Jan Anderson's Report *The following repairs recommended in Jan Anderson's Report of 2015 have still not been completed. The priority designations are taken from Jan Anderson's Report:*

Upper McLean: "The top section of stairs has a 2x6 wooden railing. Recommend addition of a grippable railing... High Priority" This wooden railing is on the opposite side of the existing metal railings and is easily overgrown by an adjacent hedge. A new grippable metal railing should be installed on the same side as the existing metal railing.

Lower McLean "The railing at the top section appears low and does not extend to the top step. - Medium priority"

Centennial Park: "The wooden stairs at the top section of the lane has 2x6 railing. Recommend addition of handrail with a smooth grippable surface. - Medium Priority" There is currently a subcommittee working with DPW to remedy this and to generally improve Centennial Park

Pagoda Lane: Jan Anderson reported a high priority need for replacing wood railings with grippable handrails. While much of this work has been done, as observed in Bryan Kemnitzer's

Report of December 2021, there is a remaining wood section, which is deteriorating, and which is not grippable.

Park Lane: "The lower section of Park Lane is a wooden stair with 4x6 railing. Recommend addition of handrail with a smooth greppable surface. - Medium Priority" There is currently a subcommittee working with DPW to remedy this and to generally improve Park Lane.

Corinthian Lane: "This lane currently does not have any handrail along its length... Recommend the two sections of stairs have railings installed. - High Priority"

Holly Lane: "This lane does have handrails along its length, but the handrail is low and probably should be raised. New end treatments should also be considered as well. - Medium Priority"

Possible Lane Maintenance Projects
January 11, 2018

Projects not yet Finished FY 2017/2018

Upper Cedar Lane: Repairs of Stairs and Replacement of Hand Rail

Possible POSC action: Motion to Support any Recommendation by DPW for any needed additional funding.

Possible Projects for FY 2018/2019

Lower Cedar Lane

(1) There is no curbing or railing on the side of the stairs in last upper section of stairs at Bay View of Ave. There is a drop off into a ditch running along the side the stairs. (There is a railing on the other side of the stairs.)

(2) Small chunks of concrete have broken off the treads of some of the stairs in first lower section of stairs at Beach Road.

Lower Woodland Lane

(1) Midway, in the last section of what appear to be older stone steps, there are fairly large loose stones on the south edge of several steps.

(2) The handrail in the lower section appears to be lower than current code. It is however very sturdy.

(3) In the upper section at Bay View Ave., the stairs are tilted. The surface appears to be degrading.

Handrail Repairs

In 2015, Jan Anderson, then a member of the POSC, prepared a report titled: "City of Belvedere Hand Rail Repair Project 2015". The report included a priority designation for each repair. This report has been referred to as "the List" in various budget documents. The following repairs, which include the designations from the report, have not yet been completed:

Upper McLean - High Priority

Lower McLean - Medium Priority

Upper Hawthorne - Medium Priority

Park - Medium Priority

Corinthian - High Priority

Holly - Medium Priority

Possible POSC Action: Motion to request DPW to include funding for any of above projects in DPW budget requests for FY 2018/2019.

Survey of Trees and Maintenance, 2018: Update August, 2020,

Re-presented January 2022

by Anne-Marie Walker

Parks and Open Spaces Committee, City of Belvedere

Compiled by sub-committee members Alison Seaman, Anne-Marie Walker and Barbara Winter

Foreword:

Our sub-committee was tasked to compile a survey of the trees in the parks of Belvedere. The parks surveyed include Community Park, Centennial Park, Tom Price Park, Land Company Park, and Belvedere Way Park.

We began with the identification of each tree, noting both the scientific and common names. This includes a photo of each specimen. We used "stock" photos instead of actual photos since this survey was done in the winter when the deciduous trees had *no* leaves.

We measured the DBH (diameter at breast height) for each tree, and evaluated its condition based on a scale of 1-3 described below:

- #1 Needs immediate attention
- #2 Needs attention or correction within one year
- #3 Needs regular care and maintenance - condition good

With trees classified as #1 or #2, specific details are given to correct the problem/condition.

When we first began the survey we thought we might try and identify possible Heritage Trees. However we felt since we didn't have a clear definition of a Heritage tree and none of us are certified arborists that we would just make comments regarding particularly beautiful and notable trees. The Linden tree in Land Company Park is probably top on our list. The Redwood Grove in Community Park is also especially beautiful and is commemorated with a plaque beside the trees. There is also a small Pear Tree near City Hall on San Rafael Ave. It is the last of an orchard planted in 1860. It is designated with a small plaque. We have created an appendix containing photos of all commemorative plaques for the parks.

We hope this survey will serve as a basis and guide for the care and maintenance of our beautiful tree canopy within our Belvedere Parks.

SUMMARY OF TREE INVENTORY

- Action
- #1 Requires immediate attention (limb damage, trunk damage, disease issue)
 - #2 Requires attention and action to be taken within a year
 - #3 Requires ongoing maintenance - condition good

LOCATION	TREE SPECIES /Number of trees	ACTION	Common Name
Community Park	Acer palmatum/4	#3	Maple
	Ginko biloba/5	#3	Glnko
	Cedrus deodara/3	#3	Deodar cedar
	Pyrus calleryana/7	#1	Ornamental Pear
	Prunus cerasifera/3	#2	Flowering cherry/ plum
	Ligustrum/5	#3	Privets
	Syzygium paniculatum/3	#3	Eugenia
	Pittosporum undulatum/1	#2	Victorian box
	Tilia /1	#2	Linden
	Callistemon/1	#2	Bottle brush
	Acer palmatum/3	#1	Maple
	Quercus suber /1	#3	Cork oak
	Liquidambar formosana /1	#1	Chinese sweet gum
	Sequoia sempervirens /5	#3	Coast redwood
	Cedrus deodara /2	#3	Deodarcedar
	Heteromeles arbutifolia/1	#1	Toyon
	Pyrus communis /1	#1	European pear
	Prunus? cherry /17	#1	
	Prunus plum/ 1	#1	
Land Company Park	Ginko biloba /1	#3	Ginko
	Prunus cerasifera /13	#3	Flowering Cherry/ plum
	Tilia /1	#3	Linden
Centennial Park	Olea europaea /1	#2	Olive
	Quercus /2	#1 and #3 see notes	Native oaks
	Pittosporum /all	#3	
	Umbellularia californica /1	#1	Bay
	Prunus multitrunk	#1	Plum
	Prunus laurocerasus /all	#3	
	Acer /2	#3	Maple
	Fuchsia arborescens /1	#3	Fuchsia
	Ilex altaclarensis /2	#2	Holly
	Eriobotrya japonica /all	#3	Loquat

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LOCATION	TREE SPECIES /Number of trees	ACTION	Common Name
Belvedere way Park	Pistacia chinensis /2	#2	Pistache
	Quercus /4	#3	Oaks
	Pyrus calleryana /2	#1	Ornamental pears
Tom Price Park	Pines/all	#1	
	Platanus racemosa /all	#3	Sycamore
	Quercus /2	#3	Oak
	Juniper /1	#3	
	Pistacia chinensis	#1	Pistache
	Prunus /1	#3	Plum
	Pittosporum /all	#3	
	Schinus terebithifolius /1	#3	Pepper
	Callistemon /4	#3	
	Ulmus parvifolia /1	#3	Elm

Community Park :

- Ornamental pears - excellent shape
- Flowering plums/cherries - REMOVE
- Maple- bottlebrush still interfering
- Chinese sweet gum - still needs pruning
- Tayan - REMOVE or coppice
- European Pear from Israel Kashow's pear orchard -requires work
- Prunus cherry and plum - REMOVE

Land Co. Park: well maintained

Centennial Park:

The trees in this park all need immediate attention. Overgrown, poorly trimmed and limb removal.

Belvedere Way Park:

- Remove poles on one surviving ornamental pear and small amount of blight.

Tom Price Park:

- Most dead pines removed. One pine that needs to be removed is the one near east oak.
- Pistache trees need immediate attention. Remove tutor poles, establish three feet grass free area around trees with mulch. Lawn mowers are running over roots at base of trees.

SUMMARY OF TREE INVENTORY

- Action #1 Requires immediate attention (limb damage, trunk damage, disease issue)
- #2 Requires attention and action to be taken within a year
- #3 Requires ongoing maintenance - condition good

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	Pittosporum /all	#3	
	Schinus terebithifolius /1	#3	Pepper
	Callistemon /4	#3	
	Ulmus parvifolia /1	#3	Elm

TVV Update and Action Items from Anne-Marie Walker

Bryan asked me to make a report on items on TVV list that can be brought forward as items that members of the Parks and Open Space can rally around and work on.

Here are some of the recommendations POSC voted on in January, 2021 to send to City Council that I believe can be worked on now even before City Council's direction:

Actions to Accomplish Fuel Load Reduction and Public Education Recommendations:

- Increase municipal funding for removal of dead trees and highly flammable invasive vegetation on public land. Action by DPW to increase budget allocation.
- Notice properties with dead trees (refer to TVV Task Force dead tree list) and require removal of hazards to ensure public safety. Action item for TVV Task Force and City Staff.
- Identify the areas of the City at highest risk to establish priority order for fuel load reduction. Action item for TFO and Parks and TVV Task Force.
- Make a link on City website to http://marinmg.ucanr.edu/Fire-smart_Landscaping/ Action item for City Staff.
- Hold educative information sessions taught by the Fire Marshal about defensible space practices. Action item for TFD and TVV Task Force
- Encourage periodic Neighborhood inspections (every 2 years) with more effective enforcement methodology. Action item for TFD and TVV Task Force.
- Advertise Chipper Days on City website. Action item for TFD and City Staff.

Invasive Plant Removal:

- Partner with the Tiburon Fire Department (TFD) to clear evacuation routes in Belvedere just as TFD currently does in Tiburon. Action item for TFD and Lanes Task Force.
- Establish municipal volunteer programs for both Youth and Residents for community led efforts to remove invasive plants. Model after St. Hillary's/fiburon Broom Busters (organized by Marin Open Space) and Presidio's Habitat Stewards (organized by Golden Gate National Recreation Area). Action item for TVV Task Force.
- Work with TFD to remove high fire danger plants such as Acacia, pampas grass, broom, and Echium candicans from public spaces with effort funded by new fee to be added to building permits. Action item with TVV Task Force and DPW.
- Suggest Design Review and Planning require new landscaping plans include removal of invasive plants from entire parcels. Action item with TVV Task Force and City Staff.

View Restoration and Existing View Preservation:

- The TVV Task Force strongly recommends the City encourage residents to recognize the importance of water views to all residents. Action item for TVV Task Force and City Staff.
- Survey references 8 impaired Views. Notice homeowners to correct. Action item for TVV Task force and City Staff.

Encourage homeowners to conduct periodic compliance reviews (every 2 years) including compliance with conditions of project approval. Action item for TVV Task Force, Design Review and City Staff

I would recommend we secure a member of Parks and Open Space Committee to lead effort on each of highlighted action items above. We can send this out with the Agenda. If I were to nominate a person from POSC for each of the above action items they would be as follows:

Fuel Load Reduction: Jena Watson
Invasive Plant Removal: Mario Valente
View Restoration: Kathy Pearson

Thanks,
Anne-Marie

January, 2021

Report to: Parks and Open Space Committee, City of Belvedere

From: Task Force on **Trees, Vegetation and Views**

The City of Belvedere City adopted Key Priorities for **2020-2021** including **Protecting our City** (People and Assets including increased level of preparation for fire events), **Improving Quality of Life** (Lanes, Parks, Traffic Reduction and Public Infrastructure) and **Enhancing Resilience While Encouraging Sustainable Energy Use**. The first two of the City's key priorities relate to the Task Force **Trees, Vegetation and Views** adopted by the Parks and Open Space Committee of the City. The Task Force Timeline is as follows:

1. Task Force formation June, **2020**
2. Distribution of Survey Instructions, July, 2020 to Task Force volunteers
3. Surveys conducted by volunteer residents of Belvedere August/ September, **2020**
4. Survey Results accumulated in Belvedere Survey, Google document October, **2020** and presented to Parks and Open Space Committee at the November **12, 2020** meeting
5. Full report reviewing Findings and Recommendations of the Trees, Views and Vegetation Task Force to be made to POSC at their January, **2021** meeting

Findings of TVV Task Force:

- 37 Dead/Dying Trees-
- Invasive Plant Vegetation: 27 Acacia trees, 89 occurrences of broom, **21** pampas grass clumps, 39 blackberry areas, **21** star thistles, 17 fennel areas (Acacia, Broom and Pampas Grass are rated "High" for fire risk)
- 43 Existing Views and 8 Impaired Views

After reviewing the Task Force survey findings, the Task Force adopted the following Goals:

- **Goal One: Fuel Load Reduction and Public Education**
- **Goal Two: Invasive Plant Removal**
- **Goal Three: Recapture Views**

The Task Force recommends the following **Actions** to accomplish these goals.

Actions to Accomplish Fuel Load Reduction and Public Education Recommendations:

- Increase municipal funding for removal of dead trees and highly flammable invasive vegetation on public land. Action by DPW to increase budget allocation.
- Notice properties with dead trees (refer to TVV Task Force dead tree list) and require removal of hazards to insure public safety. Action item for T W Task Force and City Staff.

- Identify the areas of the City at highest risk to establish priority order for fuel load reduction. Action item for TFD and T W Task Force.
- Make a link on City website to [http://marinmg.ucanr.edu/Fire-smart Landscaping/](http://marinmg.ucanr.edu/Fire-smart_Landscaping/) Action item for City Staff.
- Hold educative information sessions taught by the Fire Marshal about defensible space practices. Action item for TFD and TVV Task Force
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- Survey references 8 impaired Views. Notice homeowners to correct. Action item for T W Task Force and City Staff.
- Encourage homeowners to conduct periodic compliance reviews (every 2 years) including compliance with conditions of project approval. Action item for T W Task Force, Design Review and City Staff.

Survey of Trees, Vegetation and Views
City of Belvedere

Station	Property (if any)	Compass	Notes	Photo / Photo	Comments / Photo
AG			Start Road		No observations
AG	1	BA	Cross / C-M		37° 52' 20" N, 122° 28' 40" W
AG	2	BA	Cross / C-M		
AG	3	AC	C-1111/C-M	Same	
AG	4	ST	CMG1111111	Same	
AG	5	FL	C-1111/C-M	M.....o1φ...SC-0.....	37° 52' 20" N, 122° 28' 40" W
AG	6	ST	.....	141...o1Vif<N"...S.....	37° 52' 20" N, 122° 28' 40" W
AG	1A	ST	.....		in median
AG	3	FL	.....		37° 52' 20" N, 122° 28' 40" W
AG	2A	FL	.....		On median between Lagoon and Bike Path
AG	3	FL & ST	.....		MEDIAN BETWEEN TR BLDG AND LAGOON
AG	1A	ST	.....		.....111...O-13
AG	4	AC	.....		NEAR CORP YARD
AG	4A	AC	.....		37° 52' 40" N, 122° 27' 40" W
AG	5	AC	.....		Across from 46 Lagoon
AG	6A	AC	.....		SAME
AG	7	AC	.....		SAME
AG	8	ST	.....		Across from 48 Lagoon
AG	8A	FL	.....		PARKING LOT ADJACENT TO CORP YARD
AG	7	ST	.....		Across from 50 Lagoon (BSS)
AG	1A	AC	.....		FIELD BETWEEN PLS LOT AND TENNIS COURTS
AG	8	BA	.....		37° 52' 40" N, 122° 27' 40" W
AG	8A	ST	.....		Across from BSS
AG	8	FL	.....		SAME
AG			.....		NO OBSERVATIONS
AG			.....		NO OBSERVATIONS
AG	1	ST/BA	Turn Price PE	1GM PING PANG	37g...1\LD\UWWW
AG	2	AC	Turn Price PE	SAME	
AG	3	ST	Turn Price PE	SAME	2 PDS
AG	4	FL	Turn Price PE	ABUNDANT IN LOT, ACROSS FROM MAYBOND	
AG	5	BA	Turn Price PE	ALONG BIKE PATH	37° 52' 50" N, 122° 27' 50" W
AG	6	ST	Turn Price PE	SAME	
AG	7	ST	Turn Price PE	SAME	NO PIC
AMW & OSW	1	SP	Beach	Beach - W BA bench "Y"	
AMW & OSW	2	BA	Beach	Beach - W BA bench "Y"	
AMW & OSW	3	AC	Beach	BA	Across road - 4-4
AMW & OSW	4	SP	Beach	BA	Potential view with Bay trees trimmed / photo
AMW & OSW	5	IX	Beach	IX	with construction
AMW & OSW	6	IX	Beach	IX	with construction "The Big Dig"
AMW & OSW	7	BA & ST	Beach	San Diego	blackberry on wall around the street all through by
AMW & OSW	8	BA	Beach	1721-1111-1111-1111-1111	4200 trees
AMW & OSW	9	BA	Beach	BA	mud broom
AMW & OSW	10	FL	Beach	FL	mud broom
AMW & OSW	11	BA	Beach	BA	along stairs and all along water side of Beach road LOTS! Note: lots of Juniper here too (fire danger)
AMW & OSW	12	DG	Beach	180 Beach Road @ Cedar Lane	2 dying trees
AMW & OSW	13	BA	Beach	just before new concrete wall	lots of broom
AMW & OSW	14	DG	Beach	just before new concrete wall	
AMW & OSW	15	BA	Beach	just after concrete wall towards STC	
AMW & OSW	16	DD	Beach	large pine @ TC parking lot	
AMW & OSW	17	BA	Beach	.....
AMW & OSW	18	BA	Beach	.....	some broom in process of being cleared (with weed wack, very good) / 3 photos
AMW & OSW	19	BA	Beach	Land Co. Park	NO OBSERVATIONS
AMW & OSW	20	BA	Beach	China Cabin	
AMW & OSW	21	AC	Beach	381	
AMW & OSW	22	DD	Beach	1	
D & L/H	1	PG	Community Park / Town	450 San Rafael (City Hall)	Possible grass in planter behind South Beach on front patio, pic 1
D & L/H			Community Road	.....	NO OBSERVATIONS
D & L/H			Lagoon Road	.....	NO OBSERVATIONS
D & L/H	1	DC	Lagoon Road	.....
D & L/H	2	PG	Mallard Rd @ Terminal	1 - 2 Mallard	
D & L/H	3	PG	Mallard Rd @ Terminal	1 - 2 Mallard	
D & L/H			Beach	.....	NO OBSERVATIONS
JP			Beach	.....	No observations
JP			Beach	.....	No observations
JK		BE	Oak Avenue	Corner of Madonna & Oak Ave	
JM		BE	Oak Avenue	37 Oak Avenue	
JN		BE	Oak Avenue	C.....o1O...&O.....	
JO		BE	Oak Avenue	O.....	
JP		BE	Oak Avenue	95 Bayview (end of Oak Avenue)	
JQ		BE	Oak Mini Park	.....	No observations
JR		BE	Oak Mini Park	.....	No observations
JW	1	PG, LM	San Rafael Ave	Corner of San Rafael Ave & Tiburon Blvd	Large pampas grass growing by bike path (no photo); Small park with seating and views of Richardson Bay & Mt. Tam.
JW	2	LM	San Rafael Ave	San Rafael Walking Path	Fantastic views over Richardson Bay & Mt Tam. No vegetation issues.
JW	3	DP	San Rafael Ave	401	Toyon which should be cut to ground
JW	4	DP	San Rafael Ave	332	
JW	5	DP	San Rafael Ave	522	
JW	6	DP	San Rafael Ave	170	Across from intersection at West Shore; Pine Tree
JW	7	DP	San Rafael Ave	533	lim
JW		PG, LM	San Rafael Ave	Corner of San Rafael Ave & Tiburon Blvd	Large pampas grass growing by bike path (no photo); Small park with seating and views of Richardson Bay & Mt. Tam.
JW		LM	San Rafael Ave	.....	Fantastic views over Richardson Bay & Mt Tam. No vegetation issues.
JW			.....		No observations
KP			.....		NO OBSERVATIONS
KP			.....		NO OBSERVATIONS
KP	1	PG	West Shore	Across from 15	
KP	2	PG	West Shore	Across from 18	
KP	3	PG	West Shore	Across from 21	
LP	4	BE	West Shore	Across from 21, 33	
LP	5	PG	West Shore	Across from 29, 37	



Jean Bordon <bordonjean@gmail.com>

Suggestions on Lane Improvements

2 messages

Anne-Marie Walker <walker777@comcast.net>

Sat, Dec 11, 2021 at 8:04 AM

To: Jean Bordon <bordonjean@gmail.com>

Good morning, Jean.

You have asked for comments on Lanes from all members of Parks and Open Spaces for the upcoming January meeting.

While I know we need the details too to insure ongoing repairs and general safety of lanes, I will focus my comments on the big picture.

For those of us who walk the lanes, there is also a deeper meaning as to what the lanes represent and what they afford us: a moment to reflect you are on a lane where there is no traffic and you can slowly stroll, pause and appreciate the view and our Island.

In many cases, the vistas have been obscured. We need to turn this around and restore vistas with thoughtful and judicious pruning. I would like in particular to see two lanes which follow from the top of the Island down to the east shore slotted to the top of the list for restoration. These two long lanes are both divided into three parts: Woodwardia Lane and Hawthorn Lane. I would also hope that Hawthorn, sometimes viewed as Centennial Park, would be preserved more as a whole so its potential as a magnificent vista down to the water can be restored.

These are my thoughts on Lanes, Jean.

I am also attaching the garden plan for Centennial Park drafted by Alison Seaman following meetings with Flora Grubb Nursery and Robert Zadnik.

Lastly, there are other lanes that afford opportunities for great vistas, Park Lane, Golden Gate Lane, and Pagoda. Hope to see those come up next.

Best,

Anne-Marie Walker

 **Centennial Park Landscape Plan from 2017.docx**
590K

Jean Bordon <bordonjean@gmail.com>

Sat, Dec 11, 2021 at 10:46 AM

To: Anne-Marie Walker <walker777@comcast.net>

Hi Anne Marie,

Thank you for all of these suggestions. I will include these in the January agenda.

Best,
Jean

[Quoted text hidden]

Five Year Capital Expenditure Plan

City of Belvedere
 Operating and Capital Budget
 Fiscal Year 2022/2023

BUDGET ITEM	Year 1 FY22/23	Year 2 FY23/24	Year 3 FY24/25	Year 4 FY25/26	Year 5 FY26/27
STREET IMPROVEMENTS					
Pavement Spot Repairs	45,000	45,000	45,000	40,000	45,000
Street Improvement Program	310,000	310,000	400,000	400,000	320,000
Total Street Improvements	355,000	355,000	445,000	440,000	365,000
INFRASTRUCTURE					
Evaluation of Beach Road Retaining Walls	25,000	0	0	0	200,000
Guardrail Installation and Repairs	0	15,000	0	17,000	0
Wooden Retaining Walls	17,000	20,000	10,000	0	30,000
Emergency Drainage Repairs (CA State Requirement)	10,000	10,000	10,000	10,000	10,000
Corrugated Metal Pipe Replacement	30,000	25,000	0	0	25,000
Levee Evaluation & Stabilization	145,000	0	0	0	0
Total Infrastructure	227,000	70,000	20,000	27,000	265,000
LANES					
Lanes Initiative Program	0	0	0	0	0
Artist View Project	0	0	0	0	150,000
Park Lane Stair and Seating Area Project	20,000	0	0	0	0
Hawthorn Lane (Centennial Park) Stair Rebuild	20,000	0	0	0	0
Lane Maintenance/ Minor Repairs	25,000	20,000	20,000	20,000	20,000
Lane Design and Engineering	25,000	20,000	0	20,000	20,000
Total Lanes	90,000	40,000	20,000	40,000	190,000

Five Year Capital Expenditure Plan

City of Belvedere
 Operating and Capital Budget
 Fiscal Year 2022/2023

BUDGET ITEM	Year 1 FY22/23	Year 2 FY23/24	Year 3 FY24/25	Year 4 FY25/26	Year 5 FY26/27
PARKS AND OPEN SPACE					
San Rafael Avenue Seawall Landscape Mulch	9,000	0	10,000	0	10,000
Playground Renovation	0	0	0	0	0
Repair & Refurbish Community Park Basketball Courts	16,000	0	0	0	19,000
Refurbish Steel Railings	0	0	0	10,000	0
Beach Road Park	0	0	0	0	0
Total Parks & Open Space	25,000	0	10,000	10,000	29,000
COMMUNITY BUILDINGS					
Selected Painting of City Hall and Community Center	10,000	0	10,000	10,000	0
Refinish Wood Floors in Council Chambers	0	0	5,000	0	0
Misc. Exterior Painting-Corp Yard Building	0	10,000	0	0	0
Police Department Office Renovations	0	0	0	0	110,000
City Hall ADA	12,000	0	0	12,000	0
CC. Kitchen Remodel	0	0	65,000	0	0
CC. Founder's Room Furniture Replacement	0	30,000	0	0	0
Total Community Buildings	22,000	40,000	80,000	22,000	110,000
MISCELLANEOUS					
Sidewalk Repair Program	22,500	0	0	25,000	0
Traffic Engineer Study	0	0	18,000	0	0
Survey Monuments	0	10,000	0	0	0
San Rafael Avenue and City Hall Safety Improvements	185,000	0	0	0	0
Evacuation Assessment and Radio Purchase	31,000	0	0	0	0
Misc. Maintenance & Improvements	30,000	30,000	30,000	30,000	35,000
Total Miscellaneous	268,500	40,000	48,000	55,000	35,000
TOTALS	987,500	545,000	623,000	594,000	994,000