CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION

Sarah Berling, Kelly Brezoczky, Hans Buder, Tamara Michie, and Gerald Montmorency

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

REGULAR MEETING
Thursday, November 14, 2024

MEETING 2:30 PM

Tour Time 2:00 PM

TOUR OF INSPECTION

Prior to calling the meeting to order, the Board/Commission will conduct an on-site tour of inspection of the properties listed on the agenda and the public is welcome to join. After the tour is complete, the Board/Commission will begin the meeting in the City Council Chambers no earlier than the time noted on the agenda.

A. 26010 Ridgewood Road

THIS MEETING WILL BE HELD IN PERSON AND VIA TELECONFERENCE. The public is welcome to attend the meeting in person or remotely via Zoom, however; the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may watch the Youtube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the link below to view or listen to the meeting via Zoom teleconference:

https://ci-carmel-ca-us.zoom.us/j/86898254689 Webinar ID: 868 9825 4689 Passcode: 250040 Dial in: 253-215-8782

HOW TO OFFER PUBLIC COMMENT: Public comment may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to yculver@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

PUBLIC APPEARANCES - Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act the meeting, then that speaker will be muted.

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Commission. Matters not appearing on Commission's agenda will not receive action at this meeting but may be referred to staff for a future meeting. Persons are not required to give their names, but it is helpful for speakers to state their names so that they may be identified in the minutes of the meeting.

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Approval of October 10, 2024 Meeting Minutes

PUBLIC HEARINGS

2. Consider the Conditional Release of a Stop Work Order at the Northwest Corner of Fifth Avenue and Carpenter Street.
3. Consider the removal of a Torrey pine at 26010 Ridgewood Road.

ORDERS OF BUSINESS

Orders of Business are agenda items that require City Council, Board or Commission discussion, debate, direction to staff, and/or action.

4. Review and Provide Feedback on the Draft Community Survey for the Carmel Sea Level Rise Adaptation Study
5. Pickleball Update Regarding Possible Noise Reduction Measures
6. Recap of the October 28th and 29th, 2024 Special Meetings of the Steering Committee regarding the Carmel Forest Management Plan (CFMP)
7. City Forester's Report for October 2024
8. Public Works Director's Report for October 2024

FUTURE AGENDA ITEMS

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage http://www.ci.carmel.ca.us in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Forest & Beach Commission regarding any item on this agenda, received after the posting of the agenda will be available at the Public Works Department located on the east side of Junipero Street between Fourth and Fifth Avenues during normal business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

November 14, 2024
CONSENT AGENDA

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Yvette Culver, Administrative Coordinator
SUBJECT:	Approval of October 10, 2024 Meeting Minutes

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

FBC Meeting Minutes October 10, 2024

City of Carmel-by-the-Sea
Forest and Beach Commission

Regular Meeting

Thursday, October 10, 2024

CALL TO ORDER AND ROLL CALL

PRESENT:	Berling, Brezoczky, Buder, Michie, Montmorency
ABSENT:	None
STAFF PRESENT:	Bob Harary, Public Works Director
	Justin Ono, City Forester
	Marnie Waffle, Principal Planner
	Yvette Culver, Commission Secretary
	Tom Ford, Administrative Analyst

PLEDGE OF ALLEGIANCE

Chair Brezoczky led the public in the Pledge of Allegiance

ANNOUNCEMENTS

Director Harary announced the following:

We will be holding two Steering Committee meetings on October 28, and 29, 2024 to review the Administrative Draft of the Carmel Forest Master Plan. They will be going through its sections over the two days of the meetings. The public will have the opportunity for Public Comment, at the meeting or via Zoom. We will also launch the administrative draft of the Carmel Forest Master Plani immediately following this meeting and will be available on the city website. We will be posting the notice in the Carmel Pine Cone and in the Friday Letter.

Mr. Harary addressed the correspondence that we have received regarding CEQA relative to the Carmel Forest Master Plan.

There is no legal requirement in the Municipal Code or a state law governing the format in which an updated Forest Master Plan is presented for consideration and further development by the Forest and Beach Commission and by the City Council. It is also common for a legislative body and for policy documents to include a track version which shows the exact amendments being made to a document. However, such documents may be amended and restated in full without showing specific track changes if the revisions are significantly sufficiently extensive. In this particular case, we are saying we can show you a redline version of the existing Carmel Forest Master Plan, however it will be a document all in strikeout. We can summarize some of the key changes, but it would be very extensive. We can proceed forward without a red line/strike out of the prior version. If the Forest and Beach Commission and City Council make a decision at a later date to forget this new plan and go back to the old plan to update it, that is a decision to be made at a later date.

If the Forest and Beach Commission would like to participate in the Halloween Parade, please contact Leslie Fenton.

PUBLIC COMMENT
Ian Martin
Melanie Billig
Victoria Beach
Dale Byrne
Tom Stevens
Linda Smith

CONSENT AGENDA
Item 1: Approval of September 12, 2024, Meeting Minutes

Commissioner Michie moved to approve the Meeting Minutes for September 12, 2024, seconded by Commissioner Berling and carried by the following roll call vote:

AYES:	Berling, Buder, Brezoczky, Michie, Montmorency
NOES:	None
ABSENT:	None
ABSTAIN:	None

PUBLIC HEARINGS

Item 2: Consider the release of a Stop Work Order at The Northwest Corner of Fifth Avenue and Carpenter Street.

Justin Ono, City Forester, presented the Staff Report to the Commission and recommended the following: Allow the conditional release of the Stop Work Order issued on August 27, 2024, and require the Property Owner to pay the City: $636 for the Stop Work Order investigation fee, plus $1,364 for double the Tree Removal Permit fees, plus $2,838 for the cost of the City's consulting arborist, plus $14,891.46 for the depreciated value of the trees after the damage. The total of these fees is $19,729.46. This Stop Work Order release is dependent on the Planning and Building Department clearing violations regarding grading, and the payment of required fees. Mr. Ono answered questions from the Commission.

PUBLIC COMMENT
Allie McDaniel
Ian Martin
Dale Byrne
Melanie Billig
Victoria Beach

Cheryl Heyermann, the property owner, presented the Commission with details about a Stop Work Order affecting her contractor, who has been adhering to the approved guidelines, floor plan, and grading plan while maintaining the required distance from trees. Construction had been underway for four days before the order was issued. Ms. Heyermann expressed her concerns with the City, noting that they could only partially complete shoring before an external complaint (OSHA) halted all work, preventing them from ensuring the necessary safety measures. She wanted to make sure that the Commissioners understood that it is most important for them to preserve the Carmel trees. Ms. Heyermann asked Rob Thompson to come out to evaluate the situation and he doesn't seem to have the same characterization that has been presented to each of you today. Ms. Heyermann has not had the ability to review or have any preview of the information that has been presented today.

The public is saying that we intentionally damaged the roots and that is not the case at all. Mr. Thompson is willing to come out and speak to the Commission. Marnie Waffle, Principal Planner confirmed details of the Planning guidelines, including the six-foot setback being the minimum. This project was approved to have this building wall of the house at the six-foot zone, but there is no excavation allowed within those six feet. If during the process of construction they had to over

excavate and encroach into that six foot zone, that would not have been part of the original approval. We include conditions on the planning permit that specifically speak to no excavation within six feet of a tree. The conditions go on further to say that if you are within fifteen feet you must hand dig.

PUBLIC COMMENT
Tom Stevens
Linda Smith
Karol Hall
Allie McDonald
Dale Byrne

Commissioner Brezoczky moved to continue this item to investigate the Commission's authority in situations like this, and to hold a Special Meeting as soon as possible on the matter so that Commissioners can be efficient at making a decision on this item. Seconded by Commissioner Berling, and carried by the following roll call vote:

AYES:	Berling, Buder, Brezoczky, Michie, Montmorency
NOES:	None
ABSENT:	None
ABSTAIN:	None

ORDERS OF BUSINESS

Item 3: Draft Agenda for Upcoming Steering Committee Meetings for the Carmel Forest Management Plan to be held on October 28th and 29th, 2024 at the Sunset Center's Carpenter Hall

Tom Ford, Administrative Analyst, presented the Staff Report to the Commission. Staff's recommendation is to discuss and set the agenda for the upcoming Steering Committee meetings.

Staff will provide a recap of the Steering Committee meetings at the upcoming Forest and Beach Commission meeting on November 14, 2024.

PUBLIC COMMENT
Ian Martin
Victoria Beach
Linda Smith

Item 4: Pickleball Update Regarding Implementation Models and Evidence-Based Sound Data

Justin Ono, City Forester presented the Staff Report to the Commission. Staff's recommendation is to discuss and advise staff regarding the matter of temporary mitigation measures at Forest Hill Park and provide continued direction regarding the study of noise data and efforts of local and comparable jurisdictions. Mr. Ford gave updates to the Commission on these avenues of research:

Implementation Models

- Staff and Chairwoman Brezoczky met with Yountville administrative staff to gather what they perceived were successes, effective measures, stumbling blocks, how they came to the decisions they did, and how the implementation process was received by the community.

- A recurring mitigation measure of numerous jurisdictions is sound barriers. However, these barriers all have a certain degree of opaque or partially-opaque material. With that in mind, Staff has reached out to our City Police Department to gauge whether the level of transparent visibility would affect possible lines of sight for police. Staff will report on this at

the following meeting to determine if this is a possible sound mitigation strategy for our city to consider.

- The City of Pacific Grove set play times to be 9:00 am – Dusk on Tuesdays, Thursdays, and Saturdays.

- In the City of Monterey at Via Paraiso Park, pickleball players are asked to "use only USA Pickleball recommended pickleballs and paddles for quiet play." City Staff met with City of Monterey personnel in their Parks & Recreation Department. The City of Monterey provides web links and a QR code to recommended paddles and balls, found on their city website.

Evidence-Based Sound Data

- A Noise Impact Assessment and Abatement Planning document prepared for the City of Centennial in Colorado, prepared by Spendinarian & Willis, an acoustics and noise control company, reported that measurements "comparing foam pickleballs to common regulation balls has shown that the foam balls can be 8 to 9 decibels quieter than regulation balls." With that said, Spendinarian & Willis also stated, "While the use of foam balls is an effective noise abatement measure, it is undesirable for pickleball players as the foam balls play very differently from the regulation balls and cannot be used in tournaments."

- Determining where to measure sound, including the distance from that location to the location of measurement, are important parameters to maintain consistency in standardized practices across the City. Our Planning & Building Department, who has lent Public Works Staff a sound meter, uses this meter as a general guide regarding noise, however it is not used to determine policy. For sound readings which may influence policy, or decisions regarding regulation of materials in residential areas throughout the City, the City contracts the work to sound engineers. Therefore, regarding the study of pickleball sound, the City obtained a quote from Sonics ESD, a local acoustical consulting firm. See the Fiscal Impact section for further information on pricing.

In the meantime, Staff and the Commission, in accordance with the Municipal Code and the Forest & Beach Rules of Procedure, has requested clarification from the City Attorney regarding whether the Forest & Beach Commission can establish temporary mitigation measures (e.g. hours of play) prior to a final recommendation to City Council, or whether any mitigation effort, even temporary, must be recommended to City Council for action. The result of the City Attorney's response may allow – or not – for the Forest & Beach Commission to take action at any meeting prior to a final recommendation to City Council.

Mr. Ford and Mr. Ono answered questions of the Commission.

Per Commission direction, Staff will continue research into acoustical fencing in coming month and expects to present a more comprehensive picture of best practices and implementation models, along with sound data.

Public Comment

Michael Lang
Michael Kennedy
Maryann Weaver
Didier Diaz
Sanjay

Item 5: City Forester's Report for September 2024

Mr. Ono presented the Foresters Report to the Commission for September 2024

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan:

- Steering Committee meeting scheduled for October 28th and 29th.
- Consulting Ecologist Nikki Nedeff signed a contract amendment to review and provide input on administrative draft as well as attending both days of Steering Committee meeting.

Contractors:

- Tree Contractor West Coast Arborists completed their task order to grind 40 stumps. The contractor prepared the sites after stump removal occurred and planted native trees provided by the Forestry staff. The three species planted were Monterey Pine and Coast

  Live Oak. Local nursery stock has been limited recently and Catalina Ironwood, Big Leaf Maple, and California Sycamore were not available as originally planned.
- Following completion of the recent paving project and bicycle route along San Carlos Street, between Eighth and Thirteenth Avenues, as part of their task order, West Coast Arborists removed a number of stumps along both sides of the street and began planting new trees. A total of 10 new trees are planned.
- Tree Contractor Tope's Tree Service performed clearance for traffic line of sight at the northwest corner of Junipero and 11th.
- As work is completed, task orders will continue to go out to the three contractors in an effort to catch up with the poor, very poor, and dead trees identified in the city's tree survey.

City Crews:

- In September, Forestry crews planted 20 new trees, pruned 14 trees, and removed 12 dead, dangerous, or small overgrown trees impinging on the right of way. Trees planted were comprised of 15 Monterey Pines, 3 Coast live oaks, and 2 Monterey cypress.
- Reached out to new nurseries to expand local plant availability.
- City crew performed weed mitigation at the scout house prior to transitioning the work to Town and Country.
- Ross Playground provided recommendations for repairs and safety upgrades in the Forest Hill Park Playground.
- A Monterey Cypress trunk was cut into a bench to be installed along the Scenic Pathway.
- At the North Dunes Habitat Restoration site, City crews cleared out fallen limbs, dead and invasive vegetation, and debris under the direction of the project ecologist.

Carmel Cares:

- Save Our Shores 40th Anniversary 9/21 beach cleanup resulted in 50.5 lbs. of trash.
- At the North Dunes Habitat Restoration site, 25 Stevenson school students worked with Joey Canepa to pull invasive plants

Item 6: Public Works Director's Report for September 2024

Bob Harary, Public Works Director presented the Directors Report to the Commission.

City Council actions related to Forestry, Parks, and Beach issues:

- Council awarded a $503,000 construction contract for the San Antonio Pathway Reconstruction. Significant landscaping will be removed and up to three non-Significant trees may be removed. Following construction, City crews will replant the area.

Forestry, Parks, and Beach-related Capital Improvement Projects:

- For the Mission Trail Nature Preserve (MTNP) 3 Drainage Projects, which includes drainage piping near the Rio Road entrance, an 85-foot boardwalk over a bog, and reconstruction of a large swale, construction began in early September. By the end of the month, the drainage piping and large swale were substantially completed, and the new redwood boardwalk was roughly 75% complete. Construction will conclude in early October followed by revegetation Attachment 1 and final permit inspections by the regulatory agencies. A change order is being processed to use remaining contingency funds to repair a drainage sink hole located near the intersection of Eighth Avenue and Scenic Road; however, State Park grant funds will not be eligible for this urgent repair.

- For the Shoreline Infrastructure Repair Project, which was combined with Reconstruction of the Fourth Avenue Outfall Wall Project, negotiations are underway with the best qualified firm; however, their proposed fee was higher than anticipated and budgeted. The Project Team requested, and received, additional backup materials from the selected consultant which can now be used to slightly reduce the scope of services, phase certain services for a later time, and renegotiate certain fees and hourly rates. The selected firm also requested a number of modifications to the PSA, many of which were rejected by the City Attorney's office.

- Kyler Engineering reviewed the current conditions of the closed beach access stairs at Tenth Avenue North and Twelfth Avenue and determined that structural repairs are necessary before they can be reopened to the public. Their report included repair recommendations to provide for short-term use while permanent repairs are pursued under the Shoreline Infrastructure Repair Project and its associated permits. Staff will be posting signs advising of the structural damage at these stairs and meet with local contractors for expediting repairs.

Climate Committee meetings and Climate Action Plan Implementation

- For the Coastal Engineering, Phase II Project, EMC, Integral, and staff prepared a draft Community Survey associated with Sea Level Rise. Also, the consultants prepared a draft economic analysis technical memorandum and are compiling adaptation strategies for which their long-term recommendations will be tied to the results of the Community Survey.

Miscellaneous Forestry, Parks, and Beach-related Public Works items

- Conducted panel interviews with 5 candidates for the Environmental Analyst/Technician position. Departmental interviews with the top candidates scheduled for early October.

- For the North Dunes Habitat Restoration Site, continued to work with a consultant who is overseeing ice plant and invasive removals, as well as coordinating with Forestry for acacia trimming. Also began to review the feasibility of upgrading post and cable fencing protecting sensitive habitat areas with the Dunes to cedar post and rail fencing.

- Researched conclude that no permits are required from the National Oceanic and Atmospheric Administration to allow the City to bury dead sea mammals that get washed on shore; however, NOAA and the Moss Landing Marine Laboratories wish to be notified of any unusual mammal deaths on the beach.

- Prepared for the Blue City Forum for early October

- For the ADA Upgrades Project, Year 6 (CIP), the Planning and Building Departments approved the proposed stone design of an ADA drinking fountain to be installed on the Devendorf Park restrooms.

- The new 5-yard Dump Truck was ordered and was equipped with a back-up safety camera and an automatic tarp cover prior to delivery to the City. It was immediately put to use.

FUTURE AGENDA ITEMS
None

ADJOURNMENT

Respectfully submitted,
_____
Yvette Culver, Administrative Coordinator, Commission Secretary

Approved by: _____
Kelly Brezoczky, Chair

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

November 14, 2024
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Justin Ono, City Forester
SUBJECT:	Consider the Conditional Release of a Stop Work Order at the Northwest Corner of Fifth Avenue and Carpenter Street.

RECOMMENDATION:

Allow the conditional release of the Stop Work Order issued on August 27, 2024, and require the Property Owner to pay the City $636 for the Stop Work Order investigation fee, $1,364 for double the Tree Removal Permit fees, $2,838.00 for the cost of the City's consulting arborist, and $14,891.46 for the depreciated value of the trees after the damage, totaling $19,729.46. This release is dependent on building clearing violations regarding grading.

BACKGROUND/SUMMARY:

This Public Hearing was continued from the October 10, 2024 meeting of the Forest and Beach Commission in order for Staff to seek clarification from the City Attorney regarding the extent to which the Commission has the authority to impose fines and/or fees beyond that which is explicitly stated in the Municipal Code. The determination concluded that the Commission does not have the ability to assess additional fines beyond the valuation of the trees and the appropriate fees as indicated in the City Fee Schedule. The Director of Public Works is present at this meeting to provide additional information, if needed.

On August 27, 2024, Forestry Staff was notified of a Stop Work Order issued at the Northwest corner of Fifth Avenue and Carpenter Street for un-shored excavation in excess of 8 feet, within 11 feet of a neighboring property, and excavation within 6 feet of trees. The site is an active jobsite where construction was underway for Building Permits BP23-0304, BP23-0305, and BP23-0306 for the construction of a new single family home, garage, and ADU on a vacant lot (see **Attachment 1** for construction drawings of the project).

The City Forester visited the site to inspect the effects of construction and found excavation within the 6-foot structural root zone, soil piled around the base of Significant oak trees, as well as cracked and ripped roots in excess of the 2-inch diameter threshold. All trees on site were deemed as Significant by the prior City Forester (**Attachment 2**)

The City Forester upheld the Stop Work Order for violation of Carmel Municipal Code (CMC) section 17.48.110 (**Attachment 3**) and the violation of the Building Permit Conditions of Approval (**Attachment 4**).

The CMC specifies that cutting and filling around the base of trees shall occur at the direction of the City Forester and to the extent the City Forester deems fit. The Conditions of Approval for the Building Permit do not allow excavation within 6 feet of a tree trunk. Additionally, any excavation for foundation work within 15 feet of significant trees shall be performed by hand.

At the request of the City Forester, an independent Consulting Arborist assessed the damage to the trees and their loss of appraised landscape value (**Attachment 5**). The Consulting Arborist noted that several trees were badly damaged and may need to be removed. Based on the Arborist's recommendations, and the Forester's on-site inspection, it is recommended that trees #1 and #3 be removed and their full depreciation cost be added to the depreciated value of trees #2, #4, and #5. Based on the Consulting Arborist's valuation, the combined reproduction cost for the trees is $19,729.46. Additionally, tree #5 is in poor condition and the Consultant recommended that it may need to be removed.

This tree's health shall be periodically monitored by the City Forester and if the tree necessitates removal after a year, it will be revisited by the Forest and Beach Commission.

The Property Owner was notified of their opportunity to speak at the Public Hearing.

ENVIRONMENTAL EVALUATION

This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and, therefore, does not require environmental review.

FISCAL IMPACT:

- Per the City Fee Schedule effective September 9, 2023, a Stop Work Investigation is $636
- Per the City Fee Schedule effective September 9, 2023, a Stop Work Investigation requires double the $682 Tree Removal Permit fee ($1,364)
- The fee for the independent Consulting Arborist's assessment and report was $2,838
- The change in appraisal value of the three trees was $14,891.46 including the entire values of trees #1 and #3 due to their removals being necessary.

The Grand Total due to the City is $19,729.46.

ATTACHMENTS:

Attachment 1 - Plan Set
Attachment 2 - PSA 21-015 (Heyermann) - Preliminary Site Assessment Report Packet
Attachment 3 - CMC Sec. 17.48.110
Attachment 4 - DS 21-243 (Heyermann) Resolution and Conditions of Approval
Attachment 5 - WCA Arborist Report

GENERAL NOTES

1.DO NOT SCALE DRAWINGS.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTEDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

REVISION NOTES

1 Planning adjustments based on concept meeting comments regarding:
1. Tree limb on NE corner, adjusted roof line to avoid tree limb
2. Minor adjustment to garage location and NW corner of building to create larger zone for drainage on site
3. Inclusion of Drainage Plan for review

2 Planning adjustments based on volume study
1. Adjusted grade at east side of property to eliminate retaining wall and follow natural grade.
2. Moved main floor level down 4"
3. Adjusted various roof slopes to lower pitch
4. Added stairs at side yard near base of patio towards garage

3 Planning adjustments based on volume study
1. Roof pitch adjustments

Attachment 1

CAL GREEN NOTES

A. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.

B. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHERBASED (4.304.1).

C. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

D. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

E. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

F. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2. A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

3. CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

5. STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.

PROJECT INFORMATION

OWNER	HEYERMANN
SITE ADRESS	NW CORNER OF 5TH AND CARPENTER
A P N	APN 010-031-021
LEGAL	Map Of Carmel City Lot 19 Blk 44
LOT/BLOCK	LOT 19 BLOCK 44
YEAR BUILT	N/A - VACANT LAND
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES (NEW)
HISTORIC	NO

LOT SIZE	4000 S.F.
NEW FIRST STORY	1125 S.F.
NEW SECOND STORY	475 S.F.
NEW GARAGE	200 S.F.
A.D.U.	373 S.F.
NEW TOTAL FLOOR AREA	**2173 S.F**
PROPOSED SITE COVERAGE	
PAVER DRIVEWAY (PERMEABLE)	50 S.F.
FRONT PATIO (PERMEABLE)	331 S.F.
FRONT PAVER PATH (PERMEABLE)	90 S.F.
STAIR AND PATH TO A.D.U.	70 S.F.
REFUSE STORAGE	10 S.F.
PROPOSED TOTAL SITE COVERAGE	**551 S.F**
SITE COVERAGE ALLOWED	**556 S.F.**

CONTACT INFORMATION

Owner- Cheryl Heyermann	831-595-5045
Designer – Alan Lehman	831-747-4718

VICINITY MAP

NO SCALE

SCOPE OF WORK

NEW 1600 S.F. SINGLE FAMILY RESIDENCE WITH 200 S.F. DETACHED GARAGE. 2.5 BATH, 3 BEDROOM AND A 373 S.F. A.D.U. WITH I BATH AND KITCHEN.

DRAWING INDEX

Attachment 1

Attachment 1

REVISIONS
1 08/17/22
2 11/16/22
3 12/2/22

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

PROJECT INFORMATION

HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

4/16/2022

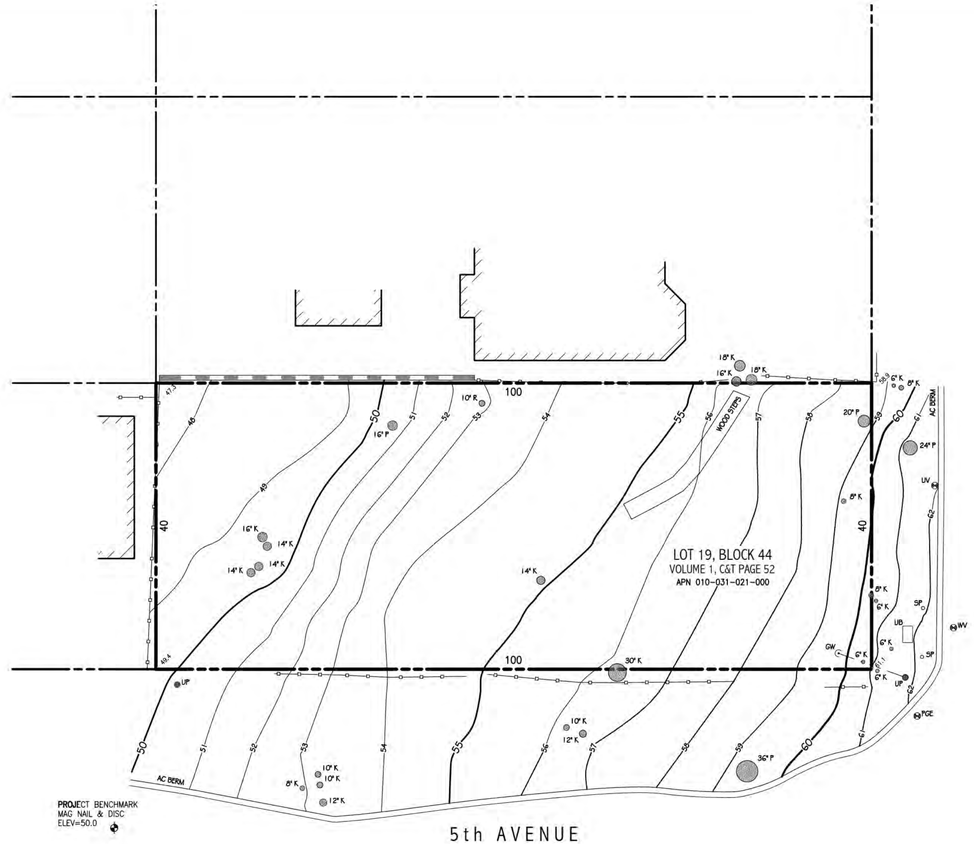
SHEET
A1

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- SURVEY CONTROL POINT
- 50 CONTOUR (MAJOR)
- CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- UV UTILITY VALVE
- UB UTILITY BOX
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- PGE PG&E VALVE
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

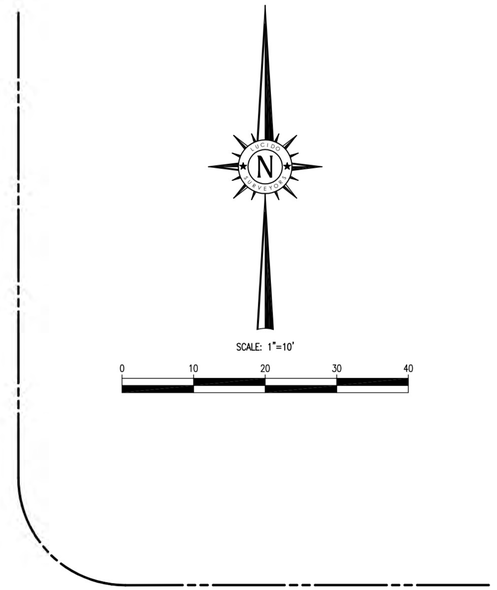
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL WITH WOOD FENCE
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE
- PCC WALKWAY/PATIO
- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12"T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- Attachment 1 REDWOOD
- T TREE
- 49.9 SPOT ELEVATION



5th AVENUE
(A 50 FOOT WIDE CITY STREET)

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)



BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY (SAID BENCHMARK NOT SHOWN).

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
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6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS, FENCES AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
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8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN NOVEMBER OF 2018.

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
Exp. 12-31-19
No. 8368
STATE OF CALIFORNIA

TOPOGRAPHIC SITE SURVEY

OF

Lot 19 in Block 44
per
Volume 1 of Cities and Towns at Page 52
Records of Monterey County

PREPARED FOR

Cheryl Heyermann

BY

LUCIDO SURVEYORS
Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940
info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10' | PROJECT No. 2180 | DECEMBER 2018

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

ONE SHEET ONLY

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
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- PROJECT BENCHMARK
- SURVEY CONTROL POINT
- CONTOUR (MAJOR)
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- GRADEBREAK
- EDGE OF PAVEMENT
- LIP OF GUTTER
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- CHIMNEY
- APPROXIMATE FLOOR ELEVATION
- DECK
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- STEP
- PLANTER
- WATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- HOSE BIB
- IRRIGATION CONTROL VALVE
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- SANITARY SEWER MANHOLE
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- STORM DRAIN
- STORM DRAIN MANHOLE
- AREA DRAIN
- STORM DRAIN CATCH BASIN
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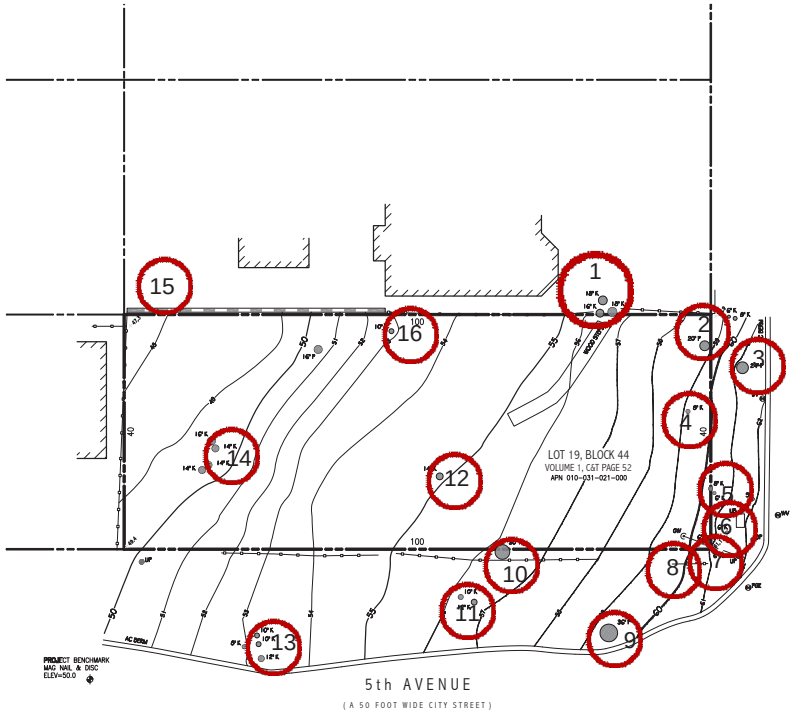
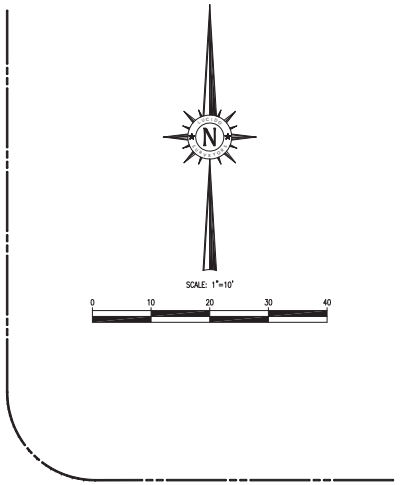


CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)



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SCALE: 1"=10'	PROJECT No. 2180	DECEMBER 2018
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

ADJACENT RESIDENCE

ADJACENT GARAGE

3' SET BACK (MIN.)

9'-8 1/2" | 9'-6" | 10'-7 1/2" | 16'-8 1/2" | 17' | 15'-6 1/2"

WOOD FENCE, VARIES IN HEIGHT

15' SET BACK (MIN.)

2'-11 9/16"

SET BACK (MIN.)

18" K | 16" K | 18" K | 6" K | 8" K | 10" R | 20" P | 24" P | 8" K

49.0' T.O.W.

58.6' T.O.W.

STAIRS TO A.D.U. (93 S.F.)

11'-9 1/2"

5' | 1'-4" | 4'-8" | 4'-9 11/16" | 4'-2 1/2"

NEW 1600 s.f. SINGLE FAMILY RESIDENCE

REMOVE (1) TREE CLUSTER

REMOVE (1) TREE

FLAGSTONE PATIO (PERMEABLE) (341 S.F.)

FLAGSTONE ENTRY PATH (PERMEABLE) (100 S.F.)

25'-9"

WOOD FENCE, 48" TALL

20'

NEW 200 s.f. GARAGE

REFUSE CANS (SCREENED)

Attachment 1

5' | 6'

8" K | 6" K | 6" K | 6" K | 6" K

5'-9 3/4" | 5'-2" | 5'-9 3/4"

SET BACK (MIN.)

5' SET BACK (MIN.)

30" K | 58.6' T.O.W. | 58.6' T.O.W.

WOOD FENCE, VARIES IN HEIGHT

5'-5 7/16" | 10' | 19'-6 1/2" | 16'-9 1/2" | 15'-7 1/2" | 17'-1 1/2"

6' SET BACK (MIN. DRAINAGE)

PERMEABLE PAVER DRIVEWAY

0 5 10 20 feet

10" K | 12" K | 36" P

DRIVEWAY APRON, ASPHALT

10" K | 10" K | 12" K

EDGE OF ROAD

5th AVENUE

(A 50 FOOT WIDE CITY STREET)

0 5 10 20 feet

SITE PLAN

SCALE 1/4" = 1'-0"

CARPENTER ST

A 50 FOOT WIDE CITY STREET

REVISIONS	
1	08/17/22
2	11/16/22
3	12/2/22

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DRAWN BY
ALAN LEHMAN

SITE PLAN

HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

4/16/2022

SHEET
A2

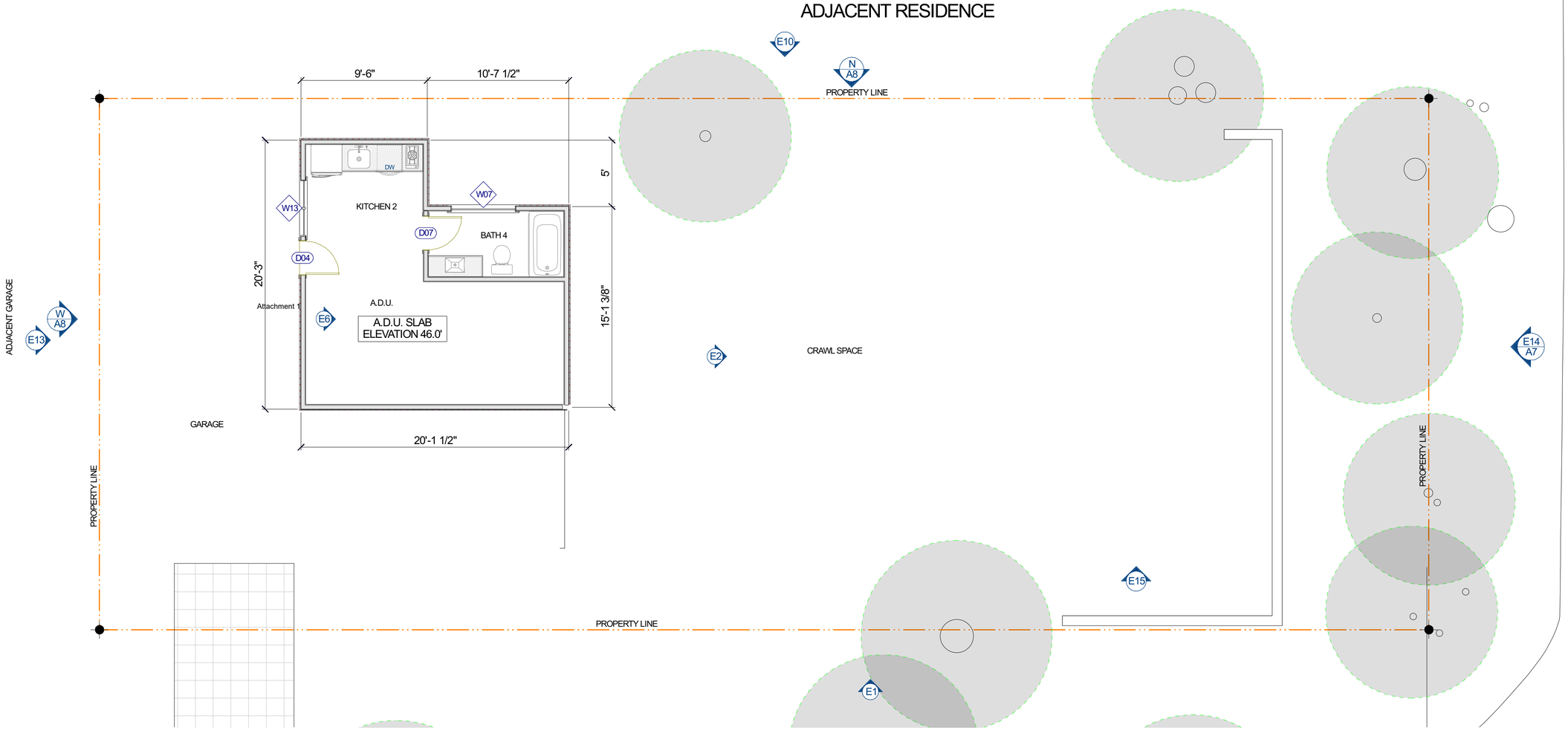
DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS	COMMENTS
D01	1	2	21168 R	POCKET-DOOR P04	1 3/8"	
D02	1	2	1868 R IN	HINGED-DOOR P04	1 3/8"	
D03	1	2	21068 R	POCKET-DOOR P04	1 3/8"	
D04	1	1	2668 R IN	HINGED-DOOR P04	1 3/8"	
D05	1	2	2468 R IN	HINGED-DOOR P04	1 3/8"	
D06	1	2	3068 R	2 DR. BIFOLD-LOUVERED	1 3/8"	
D07	1	1	2668 L IN	HINGED-DOOR P04	1 3/8"	
D08	1	2	2668 L	POCKET-DOOR P04	1 3/8"	
D09	1	2	2668 L IN	HINGED-DOOR P04	1 3/8"	
D10	1	2	2668 R	POCKET-DOOR P04	1 3/8"	
D11	2	2	2868 L IN	HINGED-DOOR P04	1 3/8"	
D12	1	2	9670 R EX	EXT. 0+3 DR. BIFOLD-GLASS PANEL	1 3/4"	
D15	1	2	3679 R EX	EXT. HINGED-AT-GLASS PANEL	1 3/4"	
D17	1	2	4068 L IN	SLIDER-DOOR P04	1 3/8"	
D18	1	2	4068 L/R IN	DOUBLE HINGED-DOOR P04	1 3/8"	
D19	1	2	6070 L/R EX	EXT. DOUBLE HINGED-GLASS PANEL	1 3/4"	
D20	1	2	8070	GARAGE-GARAGE DOOR CHD21	1 3/4"	

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	TEMPERED	EGRESS	DESCRIPTION	COMMENTS
W01	1	2	2020FX	YES		FIXED GLASS	
W02	1	2	41126FX			FIXED GLASS	
W03	1	2	5036DC			DOUBLE CASEMENT-LHL/RHR	
W04	2	2	2040FX			FIXED GLASS	
W05	1	2	3820FX			FIXED GLASS	
W06	1	2	50410DC			DOUBLE CASEMENT-LHL/RHR	
W07	1	1	41126FX			FIXED GLASS	
W08	2	2	2636FX			FIXED GLASS	
W09	1	2	2640FX			FIXED GLASS	
W10	1	2	2840SC			SINGLE CASEMENT-HL	
W12	1	2	31120FX			FIXED GLASS	
W13	1	1	4340DC			DOUBLE CASEMENT-LHL/RHR	
W14	2	3	3013FX			FIXED GLASS	
W16	1	2	4028DC			DOUBLE CASEMENT-LHL/RHR	
W18	1	2	2828SC	YES		SINGLE CASEMENT-HR	

NOTE: WOOD WINDOWS AND DOORS WITH CLAD EXTERIOR BY SIERRA PACIFIC OR SIMILAR



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

REVISIONS

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LEHMAN DESIGN STUDIO

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ALAN LEHMAN

FIRST FLOOR PLAN

HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

4/16/2022

SHEET
A3

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS	COMMENTS
D01	1	2	21168 R	POCKET-DOOR P04	1 3/8"	
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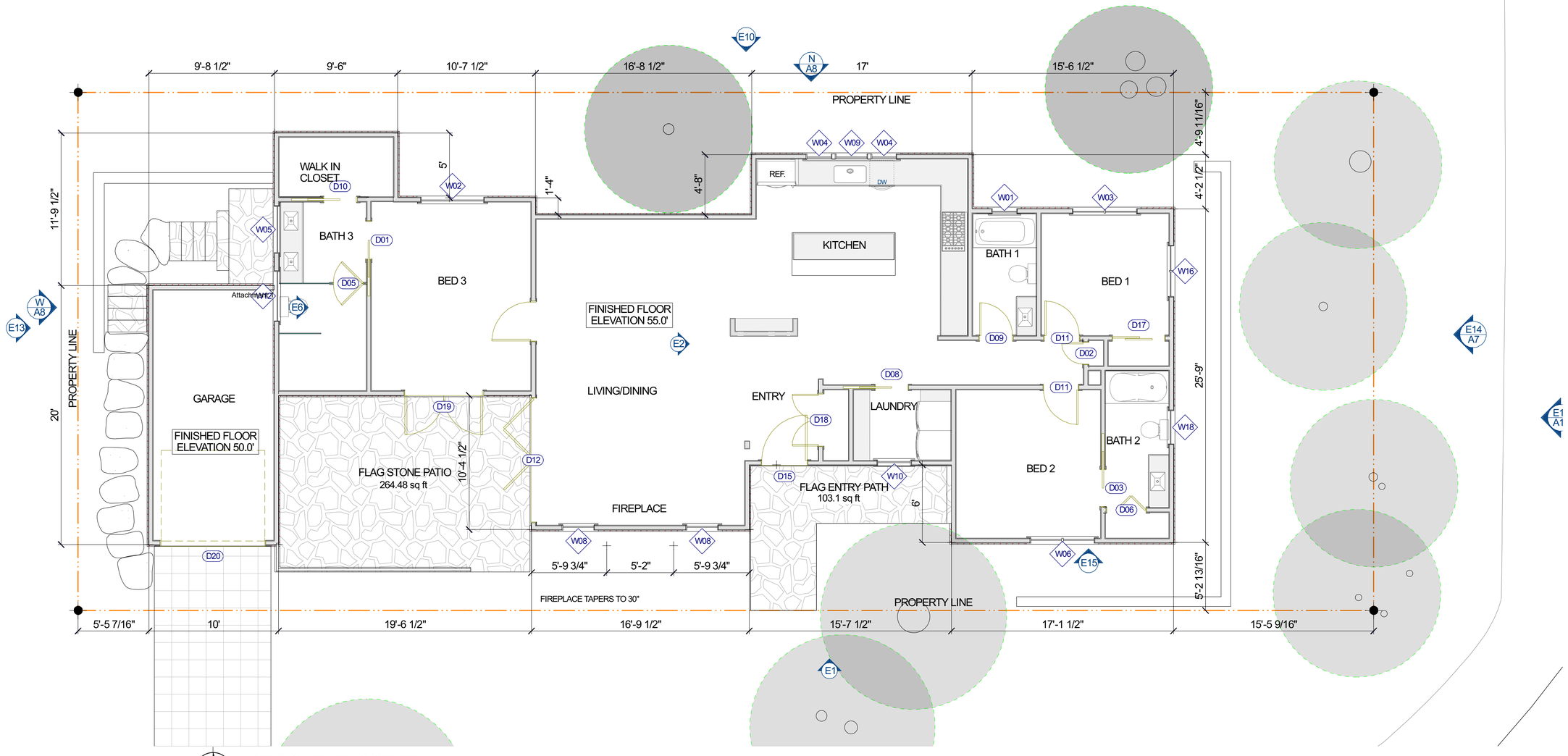

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

REVISIONS

1	08/17/22
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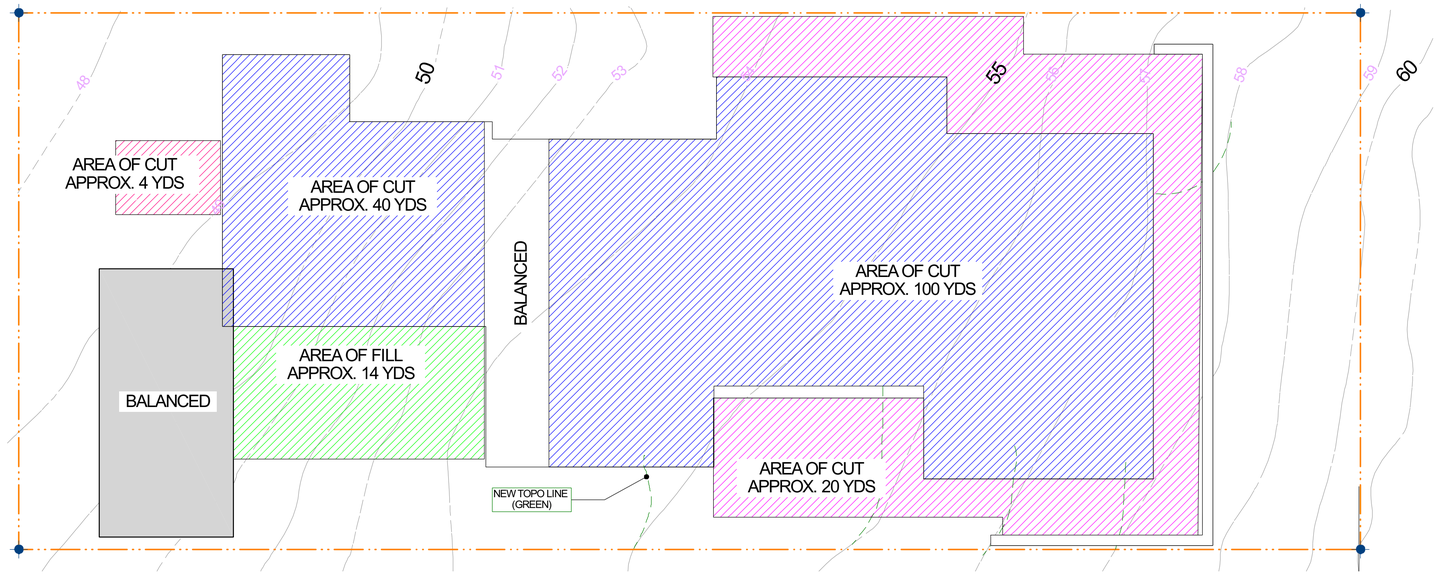
SECOND FLOOR PLAN

HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

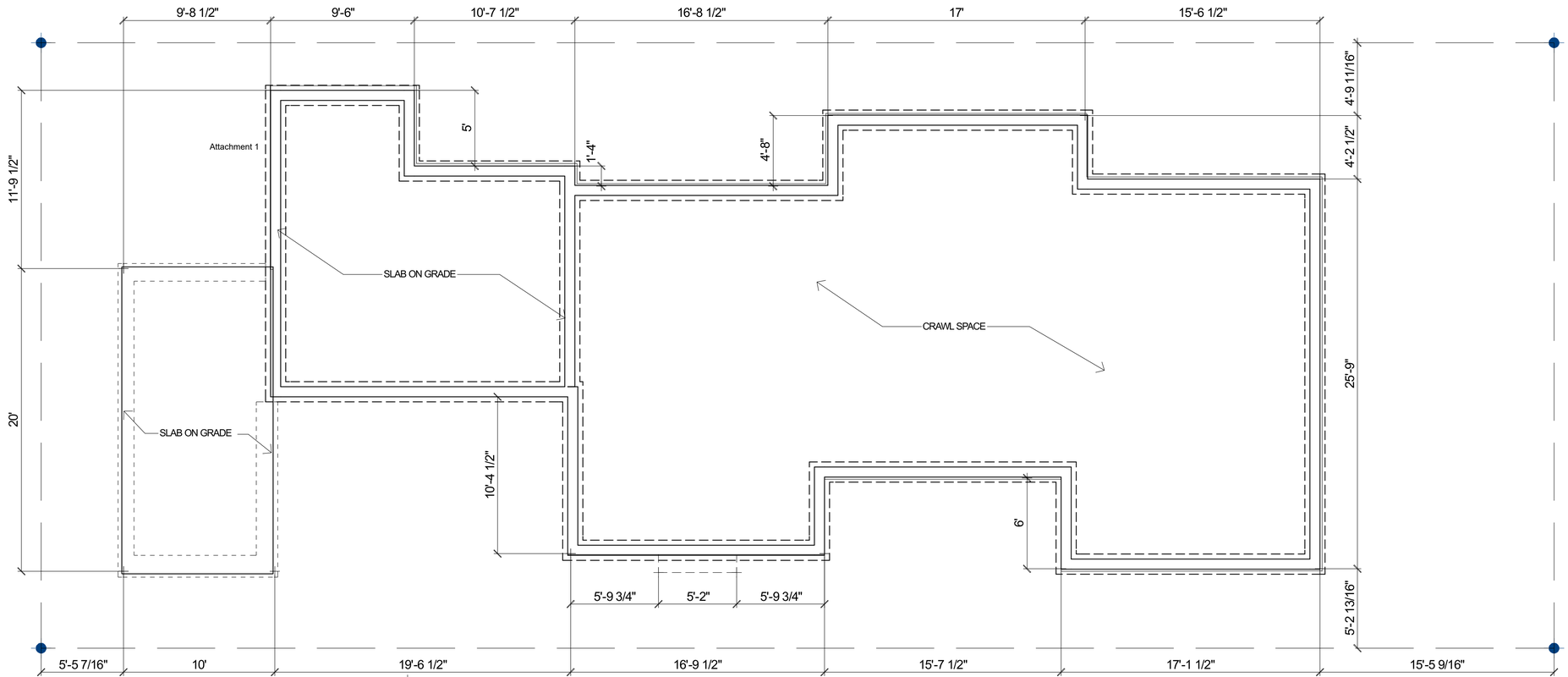
4/16/2022

SHEET
A4



GRADING PLAN VIEW

SCALE 3/16" = 1'-0"



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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LEHMAN DESIGN STUDIO

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FOUNDATION PLAN,
GRADING PLAN

HEYERMANN Residence
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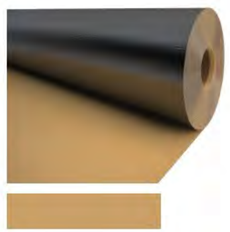
SHEET
A5



TAN

	50mil	60mil	80mil
Solar Reflectance	0.366		
Thermal Emittance	0.87		
SRI Value Initial	39		
SRI Value 3-Year Aged	N/A		
LRV	30.2		

TPO INFO

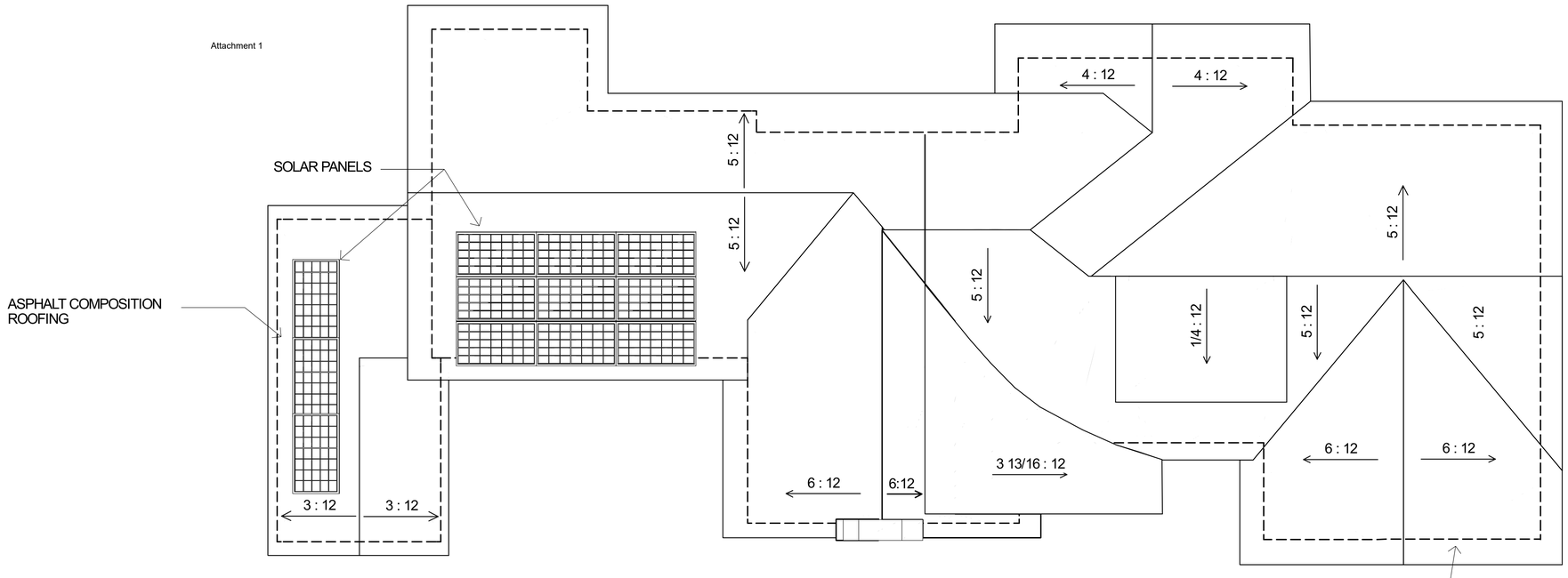
CERTAINTEED PRESIDENTIAL SHAKE TL

TECHNICAL INFORMATION

- Three-piece laminated fiber glass construction
- UL Class A fire resistance rating
- UL certified to meet ASTM D3462
- UL certified to meet ASTM D3018 Type I
- ASTM D3161, Class F, 110 mpl wind resistance
- Conforms to CSA standard A123.5

ASPHALT COMPOSITION ROOFING

Attachment 1



ROOF PLAN

SCALE 1/4" = 1'-0"

REVISIONS

1	08/17/22
2	11/16/22
3	12/2/22

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

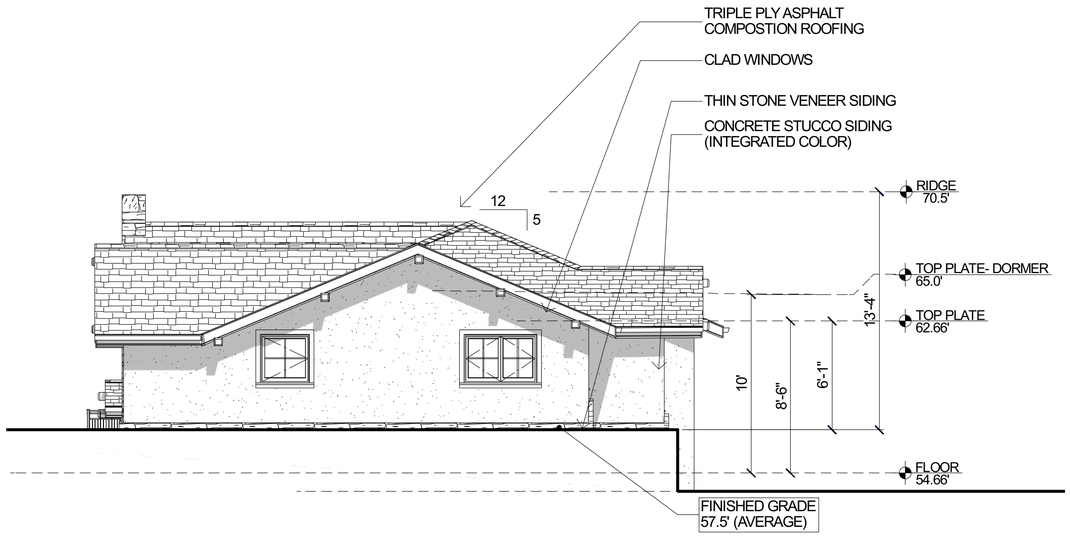
DRAWN BY
ALAN LEHMAN

ROOF PLAN

HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

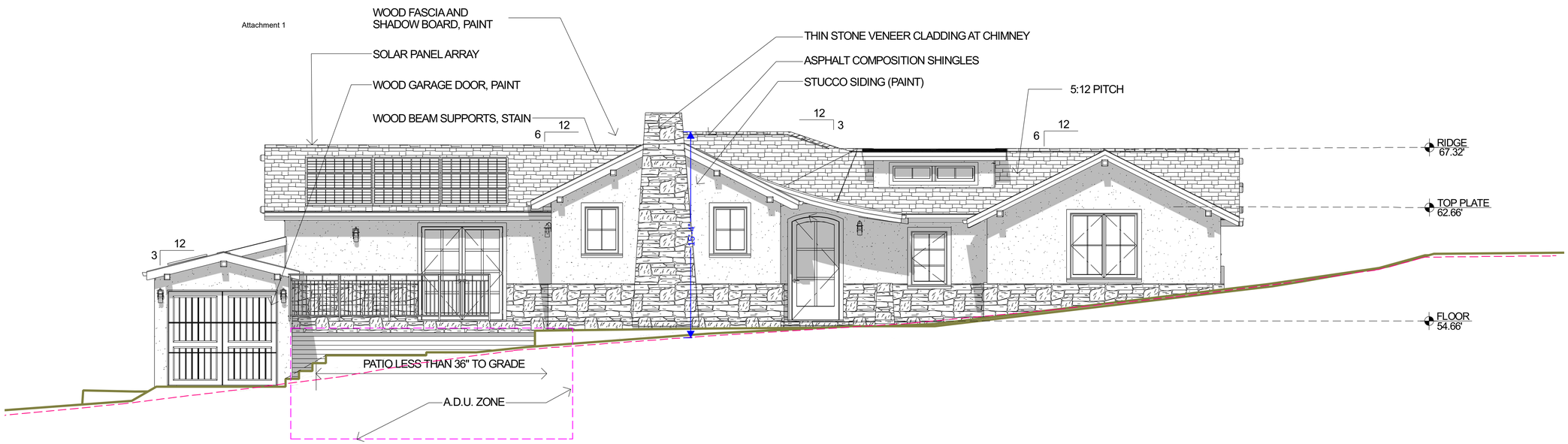
4/16/2022

SHEET
A6



EAST ELEVATION

SCALE 1/4" = 1'-0"



0 5 10 20 feet

SOUTH ELEVATION

SCALE 1/4" = 1'-0"

REVISIONS

1	08/17/22
2	11/16/22
3	12/2/22

ph 831.747.4718
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LEHMAN DESIGN STUDIO

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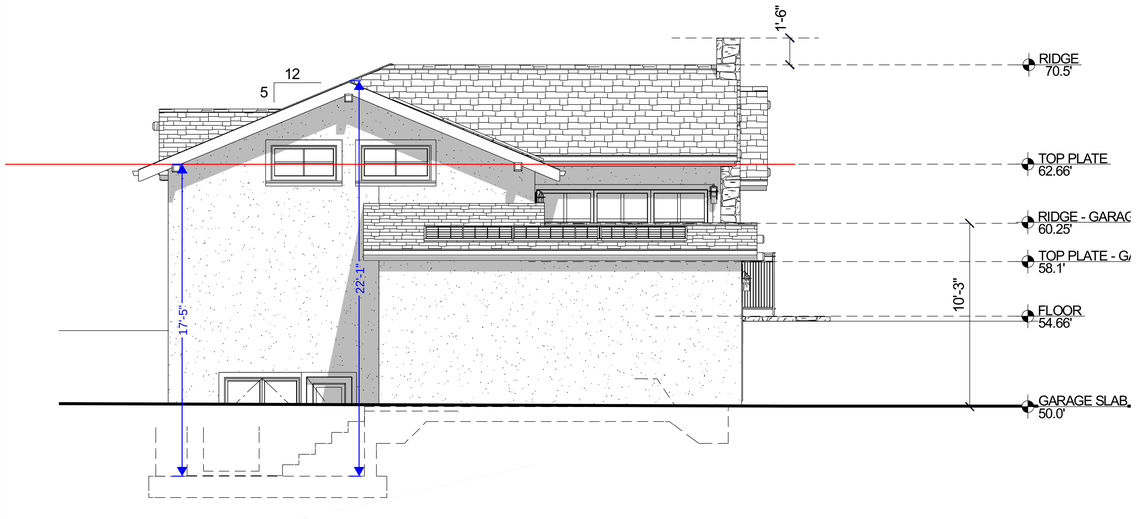
ALAN LEHMAN

ELEVATIONS

HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

4/16/2022

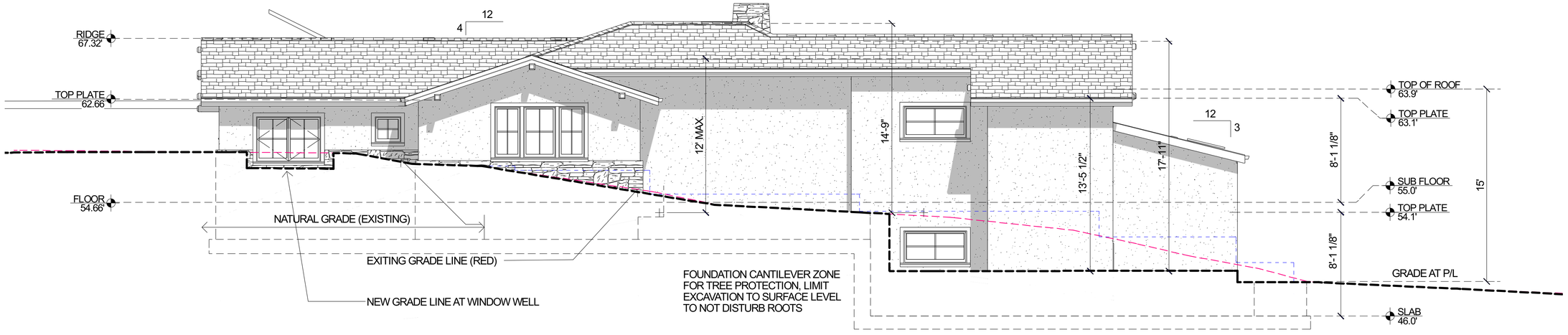
SHEET
A7



WEST ELEVATION

SCALE 1/4" = 1'-0"

Attachment 1



NORTH ELEVATION

SCALE 1/4" = 1'-0"

0 5 10 20 feet

REVISIONS

1	08/17/22
2	11/16/22
3	12/2/22

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LEHMAN DESIGN STUDIO

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ALAN LEHMAN

ELEVATIONS

HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

4/16/2022

SHEET
A8

Hinkley Harbor Satin Black Outdoor LED Path Light - Style # 7F216

- Sleek modern outdoor path light.
- Satin black finish.
- Cast aluminum construction.
- Etched glass diffuser.
- From the Hinkley Lighting collection.
- Includes one 2.3 watt LED module.
- Light output is 110 lumens, comparable to a 15 watt incandescent light.
- Color temperature is 3000K.
- CRI 80.
- Non-dimmable.
- Includes stake and wiring kit.
- Works with existing low-voltage lighting systems.
- Measures 21" high, 7 1/2" wide.

EXTERIOR PATH LIGHT

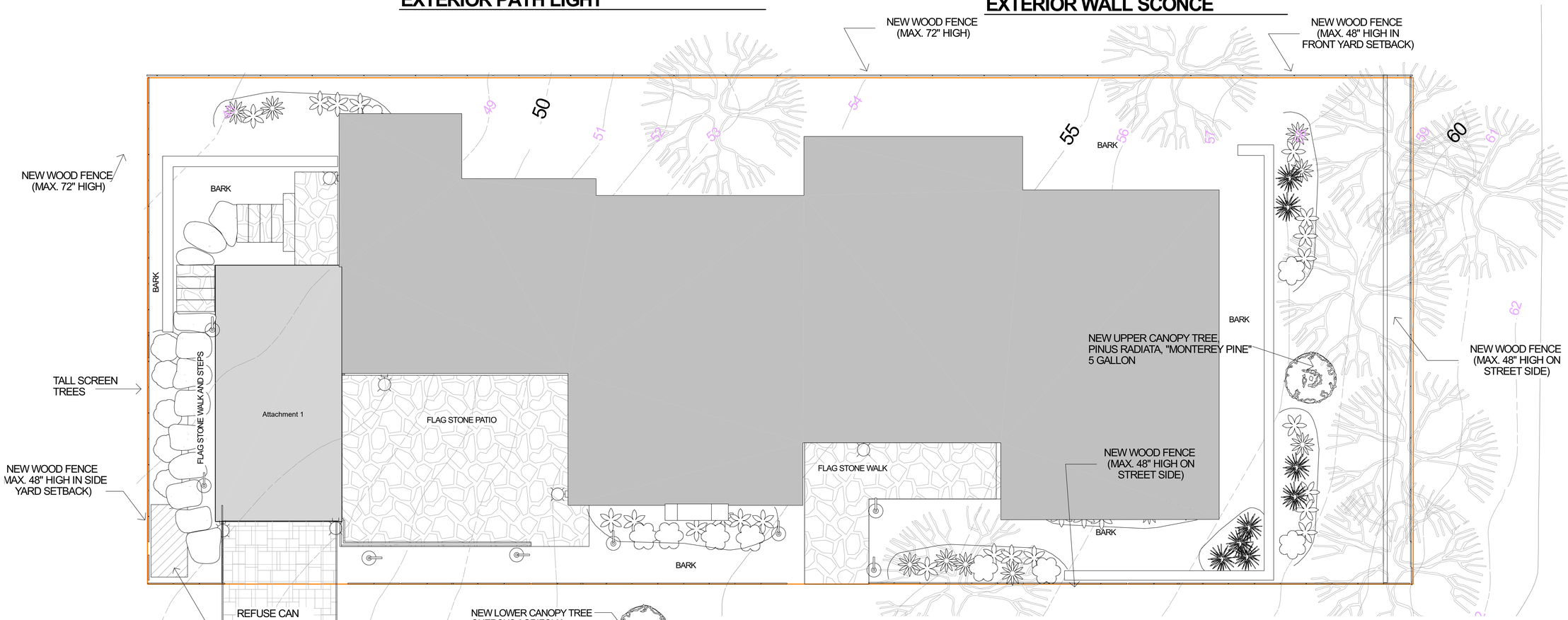
Modern Forms 'Balthus 14" '

Features

- Aluminum construction
- Includes a mouth blown hammered glass shade
- Integrated LED lighting
- Intended for outdoor use
- Dimmable via ELV dimming
- ETL rated for wet locations
- Dark Sky compliant
- Meets California Title 24 energy standards

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens
WS-W28514	13"	10W		800	349
WS-W28516	16⅛"	12W	120V	1000	403
WS-W28521	21"	15W		1200	520

EXTERIOR WALL SCONCE



LANDSCAPE PLAN

SCALE 1/4" = 1'-0"

PLANTING LEGEND

		QTY	SIZE	WUCOLS
	BUXUS SEMPERVIRENS / BOXWOOD HEDGE	9	5 GAL.	LOW
	THYMUS SERPYLLUM / THYME GROUND COVER	26	1 GAL	LOW
	LAVANDULA HETEROPHYLLA / LAVENDER	21	1 GAL	LOW
	IRIS DOUGLASIANA / IRIS FLOWERS	18	1 GAL	LOW
	FESTUCA MAIREI / FESCUE GRASS PLANT	9	5 GAL	LOW
	HEUCHERA SANGUINEA / CORAL BELLS PLANT	10	5 GAL	MODERATE

LIGHTING LEGEND

	PATH LIGHT	(8)
	WALL SCONCE	(7)

LIGHTING NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX BULB WATTAGE 20W- SCONCES, 15W- PATH LIGHTS
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
3. TYPICAL GROUND COVER SHALL BE WOOD CHIP TYPE BARK, NATURAL COLOR EXCEPT ADJACENT TO HOUSE FOR FIRST 24"

REVISIONS
1 08/17/22
2 11/16/22
3 12/2/22

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

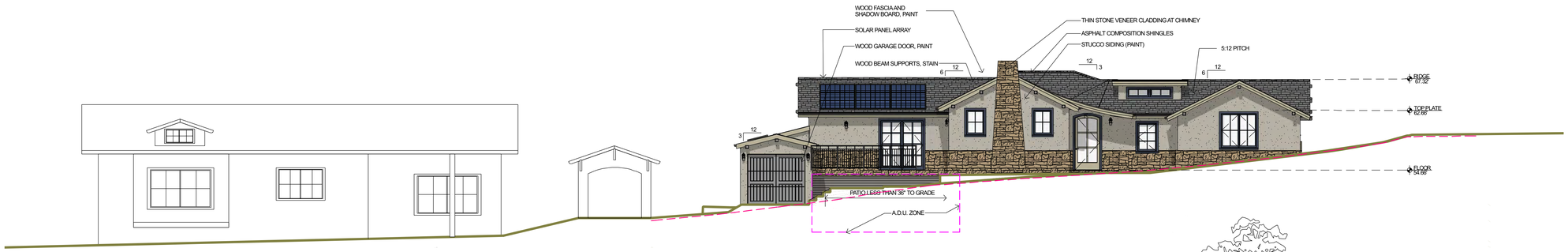
DRAWN BY
ALAN LEHMAN

LANDSCAPE AND LIGHTING PLAN

HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

4/16/2022

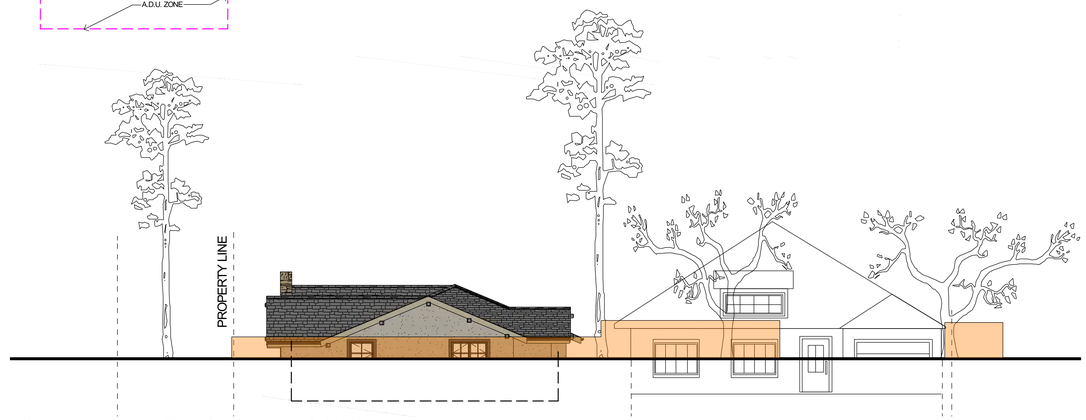
SHEET
A9



STREET VIEW 5TH SIDE

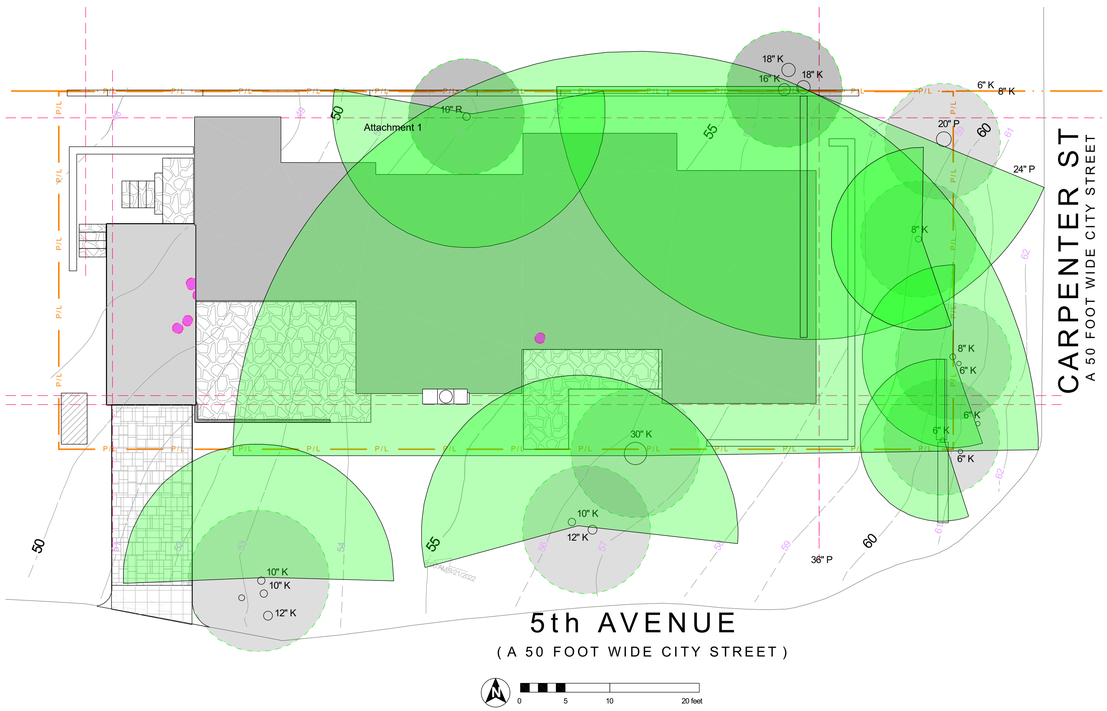
SCALE 1/8" = 1'-0"

0 5 10 20 feet



STREET VIEW CARPENTER SIDE

SCALE 1/8" = 1'-0"



TREE PROTECTION ZONE PLAN

SCALE 1/8" = 1'-0"

FENCE DESIGN IMAGE (SIM.)

REVISIONS	
1	08/17/22
2	11/16/22
3	12/2/22

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carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

FENCE DESIGN/ ELEVATION, STREET VIEWS

HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

4/16/2022

SHEET
A10

STAINED CEDAR SOFFIT
"SILVER SONG"

Matte Patina

PAINTED GUTTERS

Attachment 1

ASPHALT COMPOSITION
SHINGLES,
"WEATHERED WOOD"

WINDOW AND DOOR
COLOR
"ROCKY COAST"

STUCCO SIDING
"RIVER REFLECTIONS"

WHITE MOUNTAIN SELECT FLAG STONE

STONE VENEER
(SALIDO QUARRY TAN AND GOLD)
NOTE: THIN STONE VENEER
MATERIAL TO MINIMIZE ON SITE
CUTTING OF STONE

MATERIALS / COLORS

REVISIONS
1 08/17/22
2 11/16/22
3 12/2/22

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

MATERIALS AND COLORS

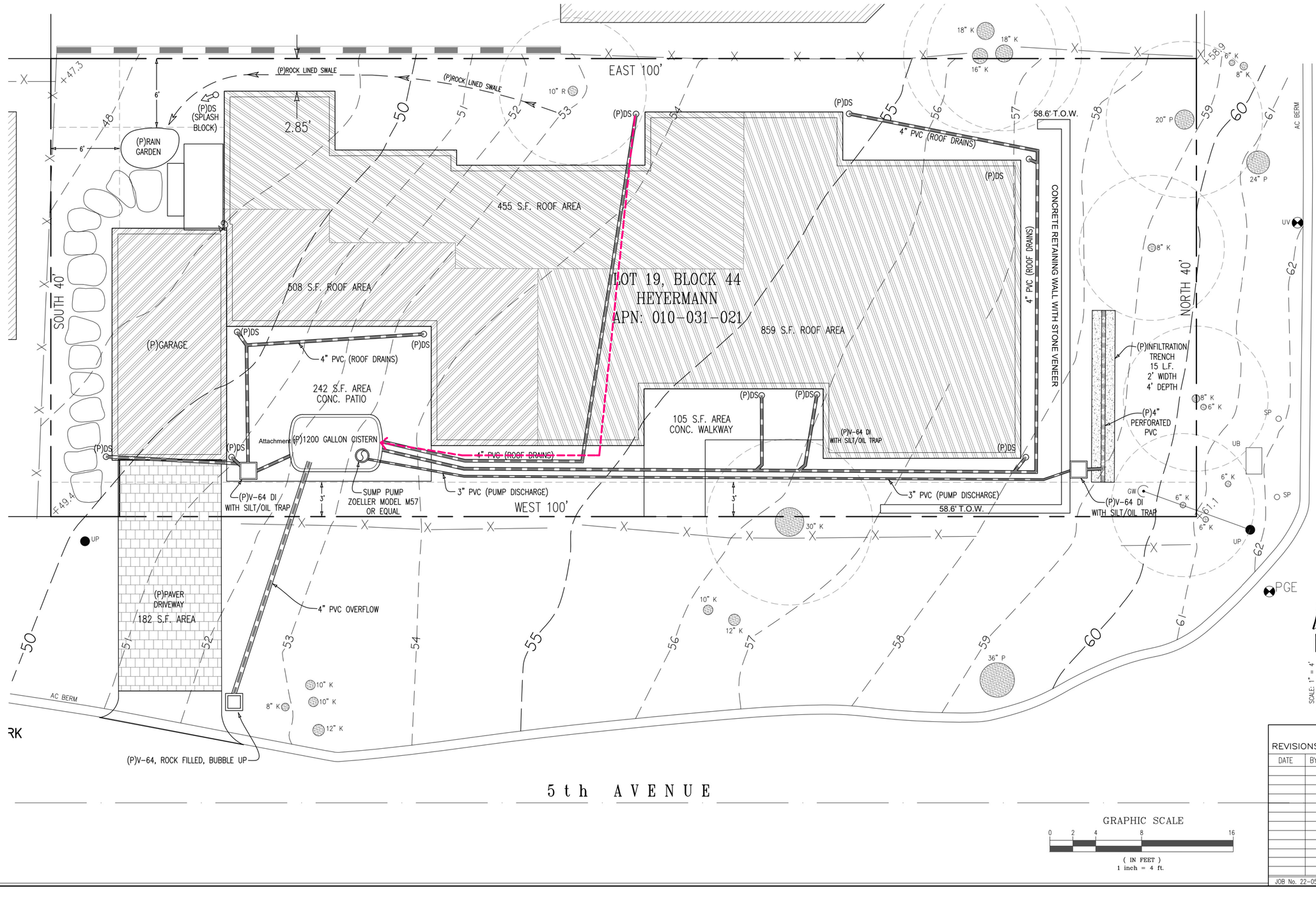
HEYERMANN Residence
NW CORNER OF 5TH AND CARPENTER
APN 010-031-021

4/16/2022

SHEET
A11

DRAINAGE PLANS

PREPARED FOR
CHERYL HEYERMANN
AUGUST, 2022



NOTES:

1. BOUNDARY LOCATIONS AND EASEMENTS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY BY LANDSET ENGINEERS, INC.
2. ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED.
3. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = 1 FOOT.
5. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
6. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

APPLICANT INFORMATION

PROJECT APN:	010-031-021
ADDRESS:	NW CORNER OF CARPENTER & 5th STREET CARMEL-BY-THE-SEA, CA 93921
OWNER:	CHERYL HEYERMANN 6 RONNOCO ROAD CARMEL VALLEY, CA 93924-9438
CIVIL ENGINEER:	BENJAMIN C. WILSON, RCE72928 MONTEREY BAY ENGINEERS, INC. 607 CHARLES AVENUE, SUITE B SEASIDE, CA 93955 (831) 899-7899
PROJECT DESIGNER:	LEHMAN DESIGN STUDIO 26453 MISSION FIELDS ROAD CARMEL, CA 93923
GEOTECHNICAL ENGINEER:	LANDSET ENGINEERS, INC. 520-B CRAZY HORSE CANYON RD SALINAS, CA 93907 (831)443-6970

LEGEND:

- FENCE LINE
- OVERHEAD POWER LINE
- AC . . . . . ASPHALTIC CONCRETE
- BW. . . . . BRICK WALL
- CO. . . . . CLEAN OUT
- CONC. . . . . CONCRETE
- DS. . . . . DOWN SPOUT
- (E). . . . . EXISTING
- EP . . . . . EDGE OF PAVEMENT
- FF . . . . . FINISH FLOOR ELEVATION
- FH. . . . . FIRE HYDRANT
- GM . . . . . GAS METER
- HB . . . . . HOSE BIB
- K. . . . . OAK
- MB. . . . . MAILBOX
- MRW . . . . . MASONRY RETAINING WALL
- (P). . . . . PROPOSED
- P. . . . . PINE TREE
- PL . . . . . PLANTER
- S . . . . . STUMP
- T. . . . . TREE, SPECIES NOT SPECIFIED
- UP . . . . . UTILITY POLE
- WM . . . . . WATER METER
- WRW . . . . . WOOD RETAINING WALL

FOR PLANNING USE ONLY

REGISTERED PROFESSIONAL ENGINEER
BENJAMIN C. WILSON
No. 72,928
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SCALE: 1" = 4'

GRAPHIC SCALE
0 2 4 8 16
(IN FEET)
1 inch = 4 ft.

REVISIONS	
DATE	BY

JOB No. 22-053

DRAINAGE PLAN

NW CORNER, CARPENTER & 5th STREET
LOT 19, BLOCK 44
MAP OF CARMEL CITY
APN 010-031-021
CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
CHERYL HEYERMANN

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 4'	AUG, 2022	BCW	C1 OF -

Attachment 2

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE

February 25, 2021

Cheryl Heyermann
6 Ronnoco Road
Carmel Valley, CA 93924

Subject: Preliminary Site Assessment Report
PSA 21-015 (Heyermann)
NW corner of 5th Avenue and Carpenter Street
Block: 44; Lot: 19; APN: 010-031-021

Dear Ms. Heyermann,

Enclosed is a copy of the Preliminary Site Assessment Checklist, Significant Tree Evaluation Worksheet and annotated tree survey from the preliminary site assessment conducted on February 3, 2021. This information has been prepared to inform you of the site opportunities and constraints that should be addressed in your design.

Please review the enclosed information and do not hesitate to contact me with any questions. Other reference materials such as Carmel's Residential Design Guidelines and Carmel Municipal Code Chapter 17.10 (R-1 District Design Regulations) are available on-line at www.ci.carmel.ca.us and at the Community Planning & Building Department.

If you have any questions I can be reached directly at (831) 620-2027 or ctarone@ci.carmel.ca.us.

Best regards,

Catherine Tarone

Catherine Tarone
Assistant Planner

Encl. Site Assessment Report

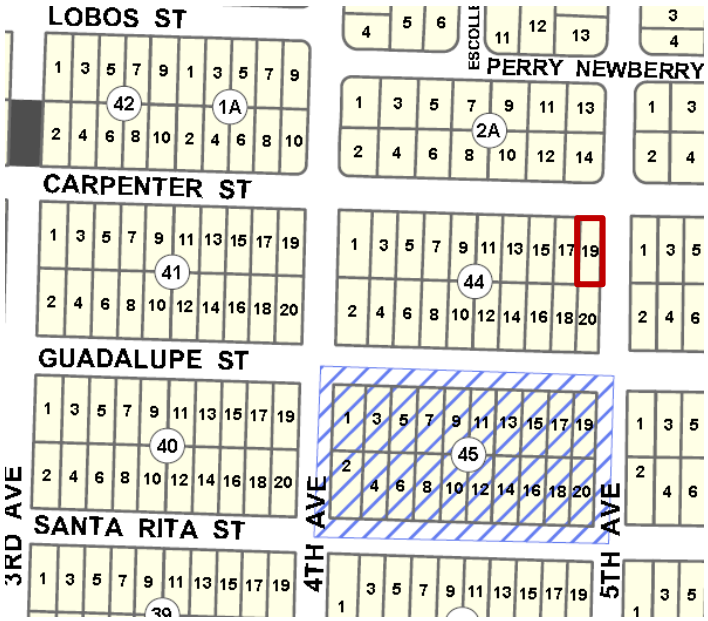
PRELIMINARY SITE ASSESSMENT CHECKLIST

Date of Site Visit: February 25, 2021 Planner: Catherine Tarone Forester: Sara Davis
Block/Lot: 44 / 19 APN: 010-031-021
Property Owner: Cheryl Heyermann Street Location: NW corner of 5th Ave. and Carpenter Street

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	No
Park Overlay	No
Very High Fire Hazard Severity Zone	No



Street and Neighborhood Character

- Existing Vacant Lot: This lot is a 40' x 100', 4,000-square-foot corner lot fronting on Carpenter Street with side access from 5th Avenue. The existing lot is vacant. The previously-existing residence on this lot had been a 2-story residence built in 1932. This original residence straddled the property line between lot 19 and the adjacent lot 17. In 1998, approval was granted by the Planning Commission, in association with applications DS 98-09 and RE 98-03, to demolish the original residence and develop a new residence on lot 17. This was completed and lot 19 was left vacant as there were not sufficient water credits at the time to develop

the lot. On October 8, 2018, additional water credits were purchased from the Mal Paso Water Company and this lot now contains sufficient water credits to be developed.

The only improvement on this lot is a wooden walkway leading to the north neighbor's residence via a gap in the side yard fence. Unless removed, this walkway would need to be included in the property's allowed site coverage.

- Style and materials of the neighboring residences: Design materials represented on this block consist of clapboard or shiplap wood siding (4 residences), board-and-batten (3 residences), and stucco siding (2 residences). The Residential Design Guidelines recommend not using stucco in excess. Staff recommends the use of natural siding materials such as wood shingle siding, brick or stone rather than stucco so that stucco is not used to excess on this block. Since there are not many wood shingle residences on this block, staff encourages the use of wood shingle siding to foster variety in design on this block.

- Per Residential Design Guideline 9.5, "Use "natural" building materials. Painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls. Using native Carmel stone is also encouraged. Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block."

- Per Residential Design Guideline 9.7, "Provide variety in building materials along a block. When the houses to either side of a site are constructed of similar materials, use a different material, consistent with Carmel's design traditions, in order to achieve diversity in appearance."

- Right-of-way characteristics: The right-of-way directly in front of the property has been left natural and is fairly wide along 5th Avenue between 14' and 16'-6" in depth, and more narrow along Carpenter Street, between 7' and 8' in depth.

  The existing fence along 5th Avenue encroaches over the property line into the City-owned right-of-way. As part of a larger project, the fence, or any new replacement fence would need to be re-located back onto the applicant's property. Front and side fencing in the front 15' of the property (fronting on Carpenter) and the side fronting on 5th Avenue is limited to 4' in height (including the portions of the north and west interior side fencing located in the front 15' and side 5' setbacks). All other fencing may be up to 6' in height.

Existing Site Conditions

- Available Water Credits: For new development on vacant land, the property will need water units. Please verify with the Monterey Peninsula Water Management District as to the number of water credits the lot has which determines how many water fixtures a new residence can have. Before a future project can be considered by the Planning

Commission, the applicant will need to submit written verification from the Water District that sufficient water credits exist to support the residence you are proposing.

- Building Site Area: The lot size is 40' x 100' and 4,000 square feet in area. A 4,000-square-foot lot is permitted a base floor area (residence plus garage) of 1,800 square feet, including at least 200 square feet of on-site parking per the following formula:

$$\text{Building Site Area} \times \left[0.45 - \frac{(\text{Sq. Ft. Over } 4{,}000) \times 0.02}{1{,}000} \right] = \text{Base Floor Area}$$

Building Mass

7.1 A building's mass should relate to the context of other homes nearby.

- Larger building masses should be divided into forms that are similar in scale to houses seen in the immediate neighborhood.
- Using a detached secondary structure (garage, guest house, etc.) is encouraged to reduce the overall mass of the primary building on a site.

- Setbacks: Per CMC 17.06.020.N, *"On corner lots with two street frontages, the shortest frontage shall be considered the front, regardless of where the driveway or front entry is located."* Therefore, the minimum front 15' setback is measured from the east property line facing Carpenter Street, as it is the shortest street-facing side of the lot. The minimum, street-facing side setback is 5' and is measured from the south property line facing 5th Avenue. The minimum interior side setback is 3' measured from the north property line. The rear setback is measured at the west property line and is 3' for those portions of structures that are less than 15 feet in height, while the setback is the full 15' for portions of the structure that are 15 feet or more in height. The composite setback must be 25% of the 40' lot width, which is 10'. To meet this requirement, the north side yard plus the south side yard setbacks must equal at least 10' added together. Refer to Table 17.10-A below.

Table 17.10-A: Setback Standards for R-1 District					
Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

* The rear setback is three feet for those portions of structures less than 15 feet in height.

** See CMC 17.10.030(A)(1) and 17.06.020, Rules of Measurement.

- On-Site Parking: A new development proposal must propose at least 200 square feet (measuring 10' by 20') of on-site parking. At least 200 square feet of parking is included in the maximum floor area allowed for the residence, which translates to 1,600 sq. ft. to build with, plus 200 sq. ft. of parking.

- In locating a garage on this residence, the garage foundation must also be kept back out of the Structural Root Zone which the City Forester has calculated for each tree (refer to the attached Forester's Report.

  You may propose to locate parking facing either 5th Avenue or Carpenter Street. However, if you propose a detached garage in the front setback fronting on Carpenter, since Carpenter Street is a busy street, the Planning Commission typically requests evidence that there is sufficient space to and visibility to back a car out onto Carpenter Street, despite a shorter driveway connection to the street. Since there is a stop sign at the corner this will help to ensure traffic is slowing in this area. However, if parking is located on Carpenter Street, be prepared to provide a line of sight drawing and photographs demonstrating that a car could back out safely. No line of sight drawing is needed if parking fronts on 5th Avenue since 5th Avenue is a much quieter street.

  The Planning Commission may grant approval of a single-car detached garage located in the front 15 feet of the property or side 5 feet, if it does not exceed 12 feet in width, 250 square feet in floor area and 15 feet in height. On a corner lot such as this property, a detached garage can only be located at the interior side facing the street, and not at the corner intersection of two streets, since a structure at the corner can be a safety hazard and obstruct views for drivers turning from one street to the other.

  Additionally, the detached garage must fulfill the following conditions:

i. At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space;

ii. The proposed setback encroachment would not impact significant or moderately significant trees;

iii. Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected;

iv. All development on site will be in scale with adjacent properties and the neighborhood context consistent with adopted design guidelines; and

v. Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.

- Building Height:

Table 17.10-C: Maximum Height Standards			
	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

It is very important that a residence designed for this lot step down to grade to follow the contour of the site since it has such a steep grade. A design for a new residence should locate the foundation slab on-grade and minimize unused tall underfloor areas since tall underfloor areas are often not able to meet the 12' plate height limit for single-story buildings. Additionally, all underfloor areas with a height of 5' or more from floor to ceiling, regardless of whether the floor is finished, are counted against the floor area for the residence. The following Residential Design Guidelines, especially 7.7 since this is a corner lot, should be employed in designing a new residence:

Building Height

7.7 A building should appear to be no more than two stories in height, as viewed from the public right-of-way.

- Presenting a one-story height to the street is encouraged.
- Locate two story elements downhill, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home.

3.2 Minimize the extent of excavation and fill on a site.

- The site design should follow the natural contours of the site. Where construction is necessary on a steep slope, step the foundation and building forms to follow the contours or locate the long axis of a building to lie parallel with natural contours.

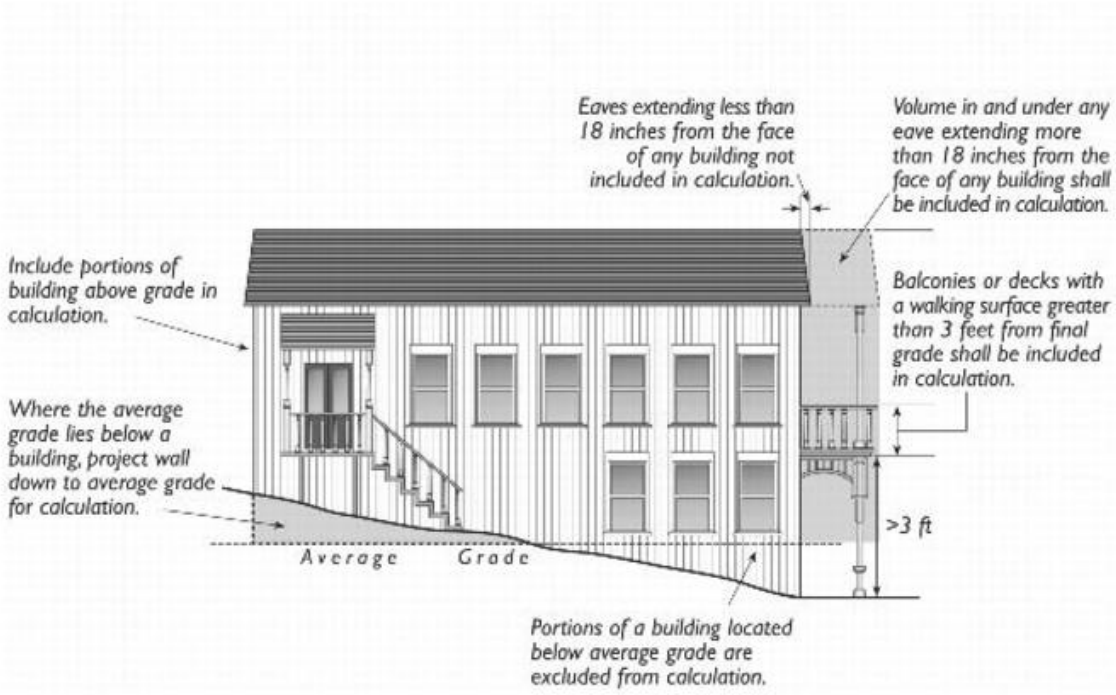
7.4 Avoid the creation of large, unused underfloor areas that increase building mass.

- On sloping lots, floor levels should be stepped to follow site grade.

b. Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E. Exterior volume is expressed in cubic feet and is measured from the exterior wall and roof surfaces of each building. The exterior volume of the building shall be based on the height of the exterior walls above both the average existing grade and the average final grade. Where the average grade line lies below a building, the exterior walls of the building are projected down to average grade to calculate its volume. Portions of a building located below average grade are excluded from exterior volume. See Figure I-5 below.

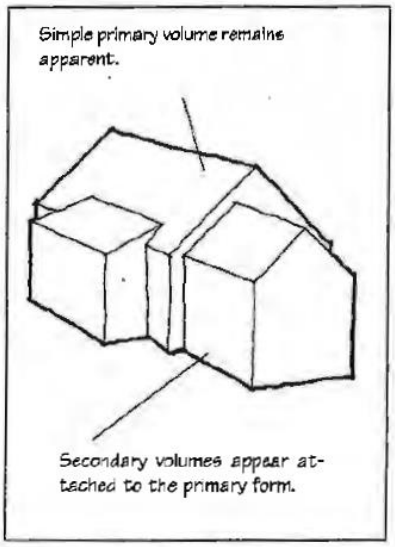
Table 17.10-E: Exterior Volume Factors for R-1 District		
	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

Figure I-5: Determining Exterior Volume

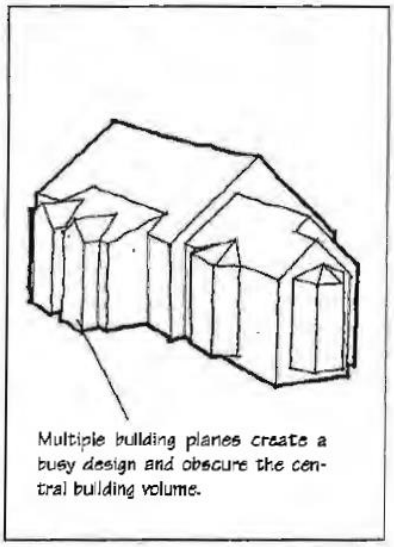


8.1 A building form should appear similar to those seen traditionally.

- Building forms should be simple. Basic rectangles, L or U-shapes are typical. Avoid "busy" building forms.
- A form with a horizontal emphasis is preferred.
- Roof forms should be composed of just a few simple planes.



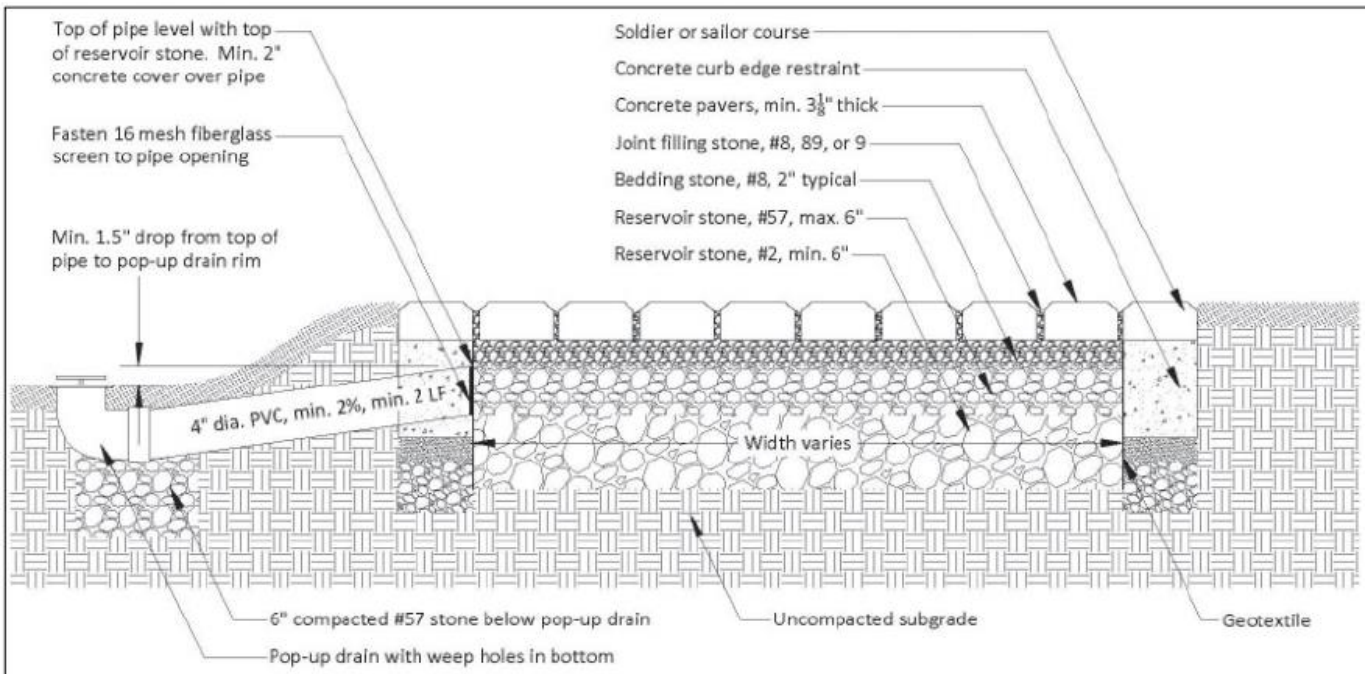
Preferred: Simple building form and a simple roof



Discouraged: Complex building form and multiple planes

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties. Following design approval, plans that are submitted for a building permit shall include a storm water drainage plan. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. The property slopes approximately 11'-6" from east to west. Due to the property's steep slope, drainage should employ the City's Standard Operating Guidelines regarding retention of water on-site (see attached). All drainage must be maintained on site. Staff encourages the use of permeable paving rather than semi-permeable sand-set paving where possible.

  A fairly standard cross-section for a permeable paver design for driveways is shown below. It depicts pavers that are designed to have more space between them and the space between the pavers is filled typically with small pea gravel, typically no. 8 aggregate, instead of sand. The void space between the pavers and between the stones allows this paving system to be permeable. The bedding underneath the pavers is also made of open-graded fill to allow more infiltration. This bedding is typically shallower in patio designs because patios don't need to support as much weight, and deeper in the case of a driveways.



Notes:
1. Concrete curb must be 4-8" wide and min. 9" deep (including thickness of soldier/sailor course, if used). Use CR-6 base with mortar to adjust slope.
2. Adhere curb to paver above (as shown) with mortar or polymer or construct curb level with paver surface.
3. Stabilize disturbed soil with sod or mulch. Do not use grass seed. Use sod or gravel around pop-up drain.
4. Overflow pipe must connect to pop-up drain in yard (as shown) or to adjacent storm drain.
5. Bottom of excavation must slope toward the street at 1-2%. Maximum cross-slope is 0.5%.
6. Place and compact reservoir stone in lifts up to 6" in thickness.

- Does the site contain "Steep Slope Areas" (greater than 30% slope): Not applicable.

- Site Coverage: Site coverage includes all decks, patios, stairs, covered porches, gravel or decomposed granite areas and the portion of the driveway located on the property, and does not include the footprint of the residence or garage. The permitted site coverage is 22% of the base floor area or 22% of 1,800 square feet which is 396 square feet. If more than half of all site coverage on the property is permeable, a bonus amount of site coverage is granted equal to 4% of the lot area which raises the allowable site coverage for this site to 556 square feet.

  Note that areas of gravel are considered permeable site coverage. Areas of decomposed granite are considered impermeable site coverage. Areas of planting, soil and wood chips are not counted toward the property's site coverage.

Forest/Trees: The site contains sixteen (16) trees. The City Forester is not recommending planting any additional trees as this lot satisfies the City of Carmel's minimum tree density requirement. However, if one or more trees are removed, additional tree planting will be required at that time. The City Forester has classified all trees on this property as 'Significant'. Removal of Significant-rated trees is discouraged and requires review by the Forest and Beach Commission, which is a process that must be completed before the project can be scheduled for review by the Planning Commission. Development, grading and foundation work must maintain a clearance of 6' from the base of all trees.

Additionally, as part of the Forester's Report, the City Forester has calculated the Structural Root Zone for each tree on the lot. When you first submit your Design Study application and plans for Planning Department review, you will need to include a separate site plan with the Structural Root Zone depicted, overlaying the site plan showing where the structural root zone is located around each tree trunk is in relation to each proposed building element.

Tree No.	Type	Status
1	Coast live oak	Significant
2	Coast live oak	Significant
3	Monterey pine	Significant
4	Coast live oak	Significant
5	Coast live oak	Significant
6	Coast live oak	Significant
7	Coast live oak	Significant
8	Coast live oak	Significant
9	Monterey Pine	Significant
10	Coast live oak	Significant
11	Coast live oak	Significant
12	Coast live oak	Significant

13	Coast live oak	Significant
14	Coast live oak	Significant
15	Coast Redwood	Significant
16	Coast Redwood	Significant

The Residential Design Guidelines state that significant upper-canopy and understory trees should be preserved and that new construction should minimize impacts on established trees. Refer to the enclosed Significant Tree Evaluation Worksheet for additional information on existing trees.

Removal of trees rated as Significant require review and approval by the Forest and Beach Commission. Per the requirements of CMC 17.48.070, *"Removal of significant trees to facilitate construction or development is prohibited unless one of the two following findings is met:*

1. That removal of the tree is required to protect public health or safety; or

2. That the following four conditions exist:

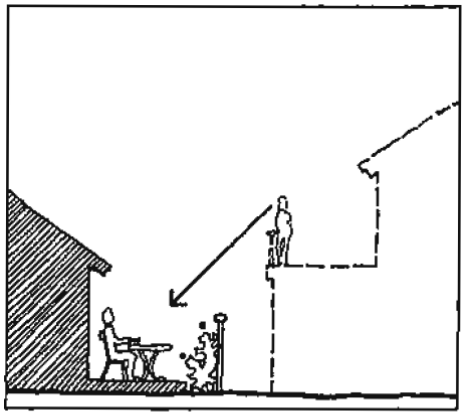
a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site; and

b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically provide space for development of at least one-third of the base floor area allowed by the zoning for the site; and

c. The issuance of a variance for development in one or more setbacks has been considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and

d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property."

Potential Neighbor Impacts



Discouraged: Overlooking active outdoor areas on adjacent properties.

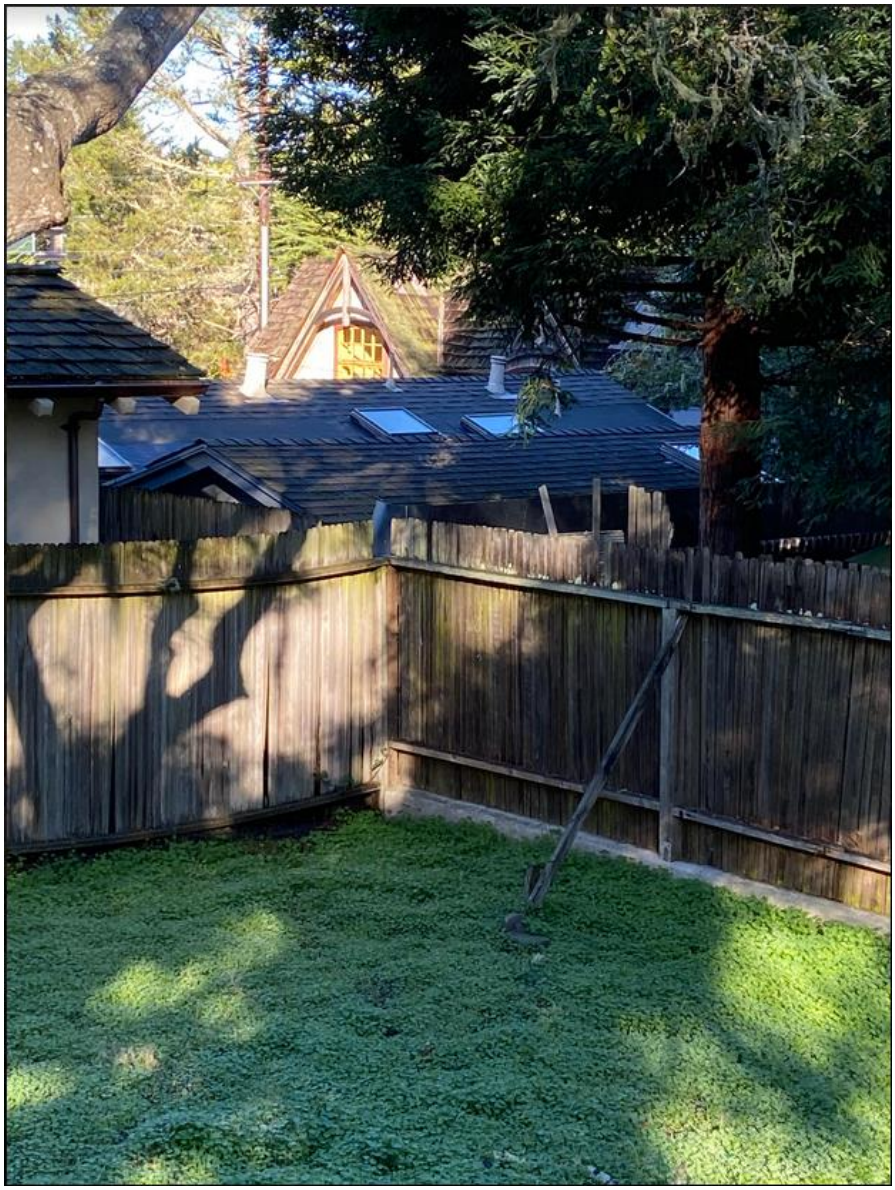
- Privacy Concerns: The neighboring property to the north (side) is a one- and two-story residence located approximately 3' from the property line. Most windows at the front of the residence are partially obscured by existing trees. However, there are two 2nd-story windows which face the project site that are fully visible above the fence line. There is also a 2nd-story deck on the north neighbor's property with a privacy lattice installed along the majority of the deck. Future project designs should preserve the light and privacy of the existing windows on the neighboring property to the north. Additionally, a greater amount of space should be provided along the north property line, per the below Residential Design Guidelines, since the north neighboring residence is located 3' from the property line. Windows and decks on the project site should be sited and offset to maintain existing privacy to the north neighbor's upper-floor deck.

  According to Residential Design Guideline 4.4: *"More open space should be provided along side yards when buildings on adjacent properties are located close to the joint property line" Variety in side yard setbacks is encouraged. Stagger setbacks with respect to adjacent properties to avoid a "canyon effect." Consider how the side yard space may relate to that of the adjoining property to maximize the perception of open space."*

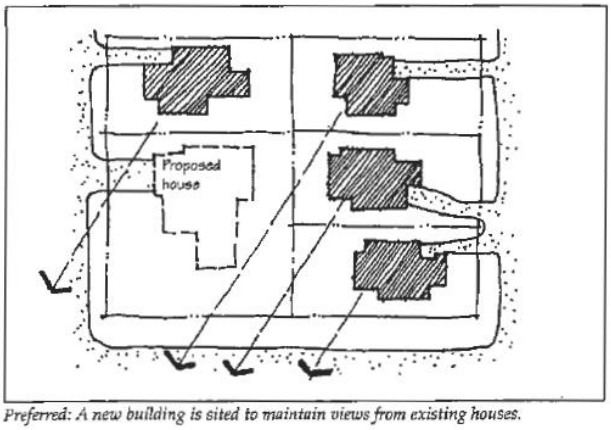
  Additional open space along the north side property line will also help to preserve solar access to the north neighbor's windows and clerestory windows which face the project site.

- The neighboring property to the west (rear) is a single-story residence fronting on 5th Avenue. The west neighbor's detached garage is the closest structure to the project site and it acts as a buffer between the west neighbor's residence and the project site. However there are some patio doors and windows that face the project site. New residential designs should offset new windows from neighboring windows. Properties to the rear of this project site are located at a lower grade than the project site. Building components should be located with their slab on grade to minimize the height of the building elements as seen from neighboring properties and the street.

- The neighboring property located diagonal to the rear (northwest) of the project site is a one- and two-story nonconforming residence located in the rear and composite setback of the property, 3 feet from the rear property line. Tall building elements should maintain some space from the rear northwest corner to preserve solar access to this residence and windows on the project site should be located so that the numerous skylights on the northwest neighbor's residence will not shine light at night into the project's windows.



- <u>View Concerns:</u> This site does not offer any views toward the ocean. Since this lot is an existing vacant lot, it currently offers additional space between the project site and neighboring properties. While development of this lot will change this appearance, staff advises that the applicant consider preserving some of this forested appearance as viewed from both Carpenter and 5th Streets. Additionally, the residential design for this residence should preserve neighboring existing views of open space and access to natural light per the below depiction in the Residential Design Guidelines.



Preferred: A new building is sited to maintain views from existing houses.

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process. This is particularly true for projects with two-story elements.

Historic Status: This property is a vacant lot and contains no existing structures. The original residence partially contained on this lot was reviewed and demolished in 1998 in association with applications DS 98-09 and RE 98-03. Additionally, this property is not located in the Archaeological Significance Overlay District. No historic review is required.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at: http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/

General Comments/Photographs:


Photo 1. Front View of the lot facing west

Photo 2. View of the lot facing northwest

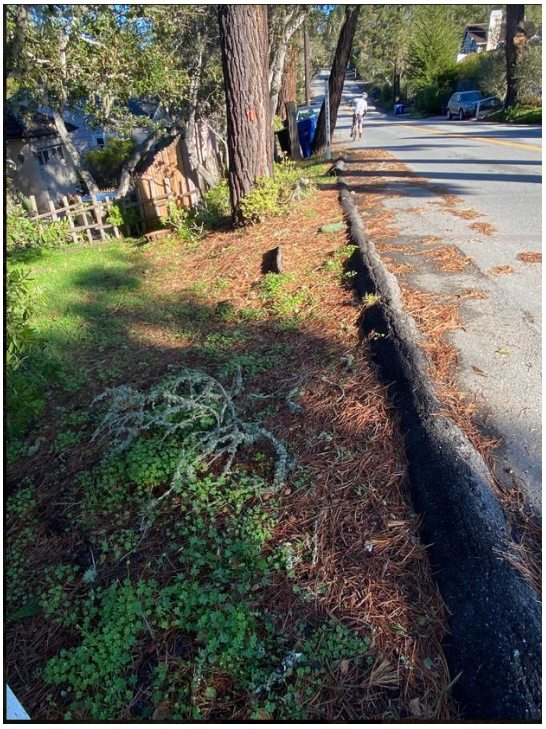


Photo 3. View of the right-of-way in front of the property (facing north) along Carpenter Street

Photo 4. View of the right-of-way to the south of the property along 5th Avenue (facing east).

Significant Tree Evaluation Worksheet

APN: 010-031-021-000
Street Location: NWC 5th and Carpenter
Planner: Catherine Tarone
City Forester: Sara Davis
Property Owner: Cheryl Heyermann
Recommended Tree Planting: 3 upper and 1 lower

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
YES																
NO	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Species	CO	CO	MP	CO	CO	CO	CO	CO	MP	CO	CO	CO	CO	CO	CR	CR
YES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
NO																

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
YES	24.5	11.5	24	7.5	9.5	4	4	6	26.5	19	16	12	20	22	13	11.5
NO																

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score	2	2	2	2	2	3	3	3	2	2	2	2	2	2	3	3

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score	2	2	2	2	1	0	0	0	2	2	2	2	2	2	2	2

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Total Score	8	8	8	8	7	7	7	7	8	8	8	8	8	8	11	11

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
YES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
NO																

B. Are there any other factors that would disqualify a tree from a determination of significance ?
(Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
SIGNIF	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
MOD SIGNIF																
NOT SIGNIF																

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Feet	12.3	6	12	6	6	6	6	6	13.3	9.5	8	6	10	11	6.5	6

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
YES	24.5	11.5	24	7.5	9.5	6	6	6	26.5	19	16	12	20	22	13	11.5

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

- Excavation within 6 feet of a tree trunk is not permitted.

- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

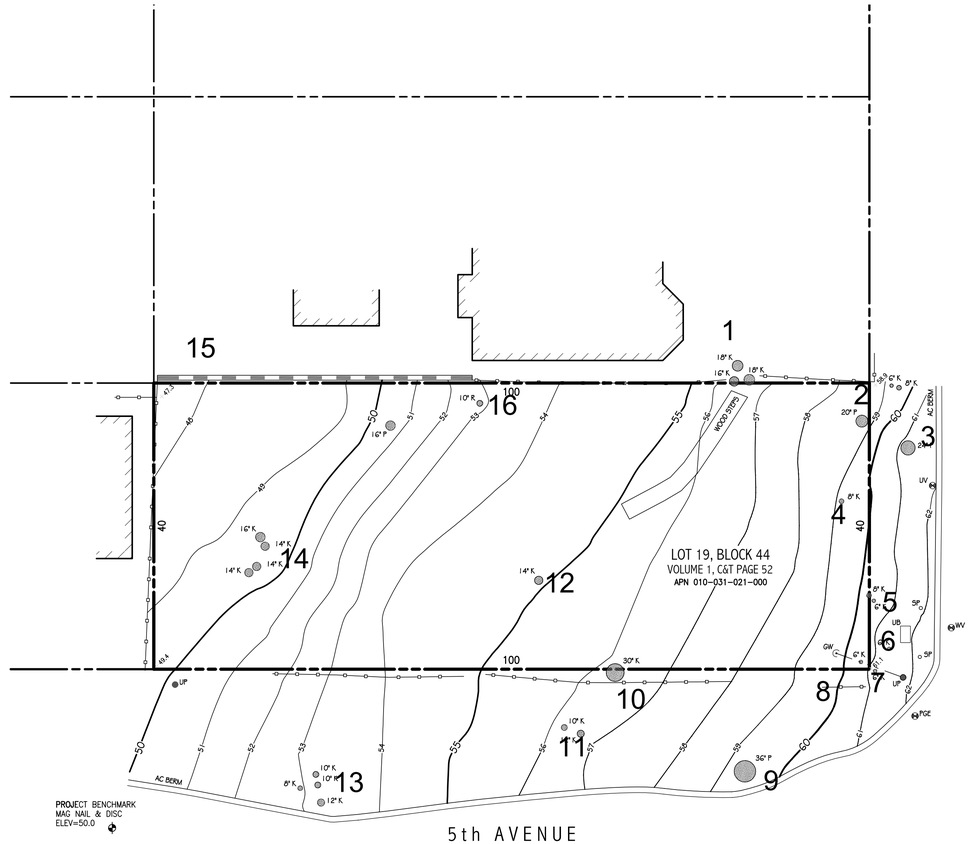
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- SURVEY CONTROL POINT
- 50 CONTOUR (MAJOR)
- CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- UV UTILITY VALVE
- UB UTILITY BOX
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- PGE PG&E VALVE
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL WITH WOOD FENCE
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE
- PCC WALKWAY/PATIO
- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- Attachment 2 REDWOOD
- T TREE
- 49.9 SPOT ELEVATION

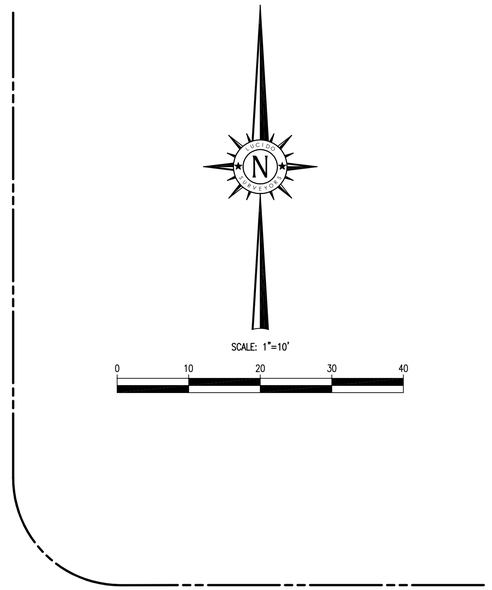


5th AVENUE

(A 50 FOOT WIDE CITY STREET)

CARPENTER STREET

(A 50 FOOT WIDE CITY STREET)



BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY (SAID BENCHMARK NOT SHOWN).

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS, FENCES AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN NOVEMBER OF 2018.

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
Exp. 12-31-19
No. 8368
STATE OF CALIFORNIA

TOPOGRAPHIC SITE SURVEY

OF

Lot 19 in Block 44

per

Volume 1 of Cities and Towns at Page 52

Records of Monterey County

PREPARED FOR

Cheryl Heyermann

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10'	PROJECT No. 2180	DECEMBER 2018
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

Attachment 3

17.48.110 Protection of Trees During Construction.
For the purpose of safeguarding trees during construction, demolition or tree removal, the following conditions shall apply to all trees other than trees for which a removal permit has been issued:

A. Protection of Existing Trees.

1. Prior to the commencement of construction, demolition or tree removal, all trees on the building site shall be inventoried by the owner or contractor as to size, species and location on the lot, and the inventory shall be submitted on a topographical map to the Building Official. This condition may be waived by the Building Official for tree removal and minor demolition.

2. Damage to any tree during construction, demolition or tree removal shall be immediately reported by the person causing the damage, the responsible contractor or the owner to the City Forester, and the contractor and/or owner shall treat the tree for damage in the manner specified by the City Forester.

3. Oil, gasoline, chemicals and other construction materials shall not be stored within the dripline of any tree. All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment (see Chapter 17.58 CMC, Design Review.) Drains shall be installed according to City specifications so as to avoid harm to trees due to excess watering or ponding. No wires, signs or other similar items shall be attached to trees. Cutting and filling around the base of trees shall be done only after consultation with the City Forester, and then only to the extent authorized by the City Forester. No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or wastewater shall be dumped on the ground or into any grate between the dripline and the base of the tree, or uphill from any tree where such substance might reach the roots through a leaching process.

4. The property owner/contractor shall erect protective barricades around all trees on a private building site. These barricades shall be in place prior to the start of any construction or demolition activities. Barricades shall be upright, two-inch by four-inch planks standing a minimum of eight feet vertically, conforming to the tree, tied with wire or rope forming a

Attachment 3

maximum of one-inch space between the planks. If the tree's configuration or site conditions do not lend themselves to the installation of this type barricade, the City Forester will designate alternate tree protection methods. Under certain conditions where soil compaction is probable, fences may also be required around a tree or grouping of trees. The use of recycled lumber, synthetic lumber or similar materials approved by the City Forester for tree protection is encouraged.

5. Wherever cuts are made in the ground near the roots of trees, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots.

6. Trimming cuts shall conform to arboricultural standards and shall be made along the branch bark ridge.

7. Prior to the start of any construction or demolition activities, the property owner/contractor is required to spray or have a certified applicator spray the lower six feet of all pine tree trunks with a pesticide approved by the California Department of Food and Agriculture for the treatment of bark beetles.

8. The property owner is responsible for care of all trees that are to remain on the site. This includes the treatment of bark beetles as designated by the City Forester.

9. Failure to protect or maintain trees on construction/demolition sites is a violation of the municipal code and grounds for suspension of the building permit.

Attachment 4

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2022-048-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN STUDY DS 21-243 (HEYERMANN) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF AN 1,800-SQUARE-FOOT TWO-STORY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON THE NORTHWEST CORNER OF CARPENTER STREET AND 5TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT
APN 010-031-021

WHEREAS, Alan Lehman, Lehman Design Studio ("Applicant") submitted an application on behalf of Cheryl Heyermann requesting approval of a Track 2 Design Study application DS 21-243 (Heyermann) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on the northwest corner of Carpenter Street and 5th Avenue in the Single-Family Residential (R-1) Zoning District (Block 44, Lot 19); and

WHEREAS, the Applicant is requesting to construct a 1,800-square-foot two-story residence with an attached garage; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on December 8, 2021, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, the Planning Commission continued the project and directed the applicant to make several design revisions; and

WHEREAS, on March 9, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding a revised Concept Design Study, including, without limitation,

the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, at their March 9, 2022 hearing, the Planning Commission adopted Resolution 2022-008-PC accepting the revised concept design; and

WHEREAS, a notice of December 14, 2022, public hearing was published in the Carmel Pine Cone on December 2, 2022, in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before December 4, 2022, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before December 9, 2022, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on December 14, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, the staff has indicated whether the application supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✔	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✔	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✔	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✔	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the application supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✔	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study application DS 21-243 (Heyermann) and associated Coastal Development Permit for the construction of a 1,800-square-foot two-story residence with attached garage located on the northwest corner of Carpenter Street and 5th Avenue in the Single-Family Residential (R-1) District (APN 010-031-021), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** Approval of Design Study application DS 21-243 (Heyermann) and associated Coastal Development Permit authorizes the construction of a 1,800-square-foot two-story residence with an attached garage on a vacant lot located on the northwest corner of Carpenter Street and 5th Avenue in the Single-Family Residential (R-1) Zoning District as depicted in the plans prepared by Lehman Design Studio approved by the Planning Commission on December 14, 2022, stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✔
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	**Permit Validity.** This approval shall be valid for one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that sufficient water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to the footing/foundation inspection and the roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✔

6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✔
7.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).	✔
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.	✔
9.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that are not listed on this form shall not be deemed approved upon issuance of a building permit.	✔
10.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally	✔

	approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	
11.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.	✔
12.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.	✔
13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.	✔
14.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including internal and external mullions and	✔

	muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.	
15.	**Asphalt Shingle Roofing.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved asphalt shingle roofing. The material shall convey color and texture similar to that of wood shingles.	✔
16.	**Indemnification.** The Applicant agrees, at their sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
17.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.	✔
18.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.	✔
19.	**Archaeological Report.** Prior to the issuance of a building permit, the Applicant shall submit an archaeological reconnaissance report prepared by a qualified archaeologist or another person(s) meeting the standards of the State Office of Historic Preservation. The Applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	✔
20.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24	✔

	hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
21.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall ensure adherence to the truck-haul route and implementation of any required traffic control measures.	✔
22.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✔
23.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.	✔
	Landscape Conditions	
24.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.	✔

25.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.	✔
26.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.	✔
27.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Unless otherwise approved by the City Forester, a minimum of 4-foot-high transparent fencing is required. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. The City Forester shall approve any excavation or changes to the grade prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be	✔

	contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. ● If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.	
28.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.	✔
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
29.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✔
30.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.	✔
31.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.	✔
32.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✔
33.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover shall be installed to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native	✔

	Trees" located in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.	
	SPECIAL CONDITIONS	
34.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner to review the conditions of approval and expectations during construction.	✔
35.	**Condition of Approval Acknowledgement**. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✔
36.	**Required Tree Plantings: Location.** Prior to the issuance of a building permit, the applicant shall submit a final landscape plan for review and approval by the Planning Division and City Forester, identifying an alternate location for the upper canopy tree that is not under existing power lines. The maximum mature height of a lower canopy tree under power lines shall not exceed 25 feet. The final location of required tree plantings is at the discretion of the City Forester.	✔
37.	**Required Tree Plantings: One Upper & One Lower Canopy Tree.** Prior to the issuance of a building permit, the applicant shall submit a final landscape plan for review and approval by the Planning Division and City Forester, showing the required tree plantings to be a minimum size of 15 gallons.	✔

Acknowledgment and acceptance of conditions of approval.

DocuSigned by:
Cheryl Heyermann
3A11620789834AD...

Property Owner Signature	Cheryl Heyermann Printed Name	6/25/2023 Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of December 2022, by the following vote:

AYES: BOLTON, DELVES, LEPAGE

NOES:

ABSENT: LOCKE

ABSTAIN: ALLEN

Attachment 4

APPROVED:

DocuSigned by:
Michael LePage
4FF97D7E0A3D499...

Michael LePage
Chair

ATTEST:

DocuSigned by:
Leah R. Young
2960DA9BEC1C495...

Leah Young
Planning Commission Secretary

Attachment 5

City of Carmel
Carpenter Street and 5th Avenue
Assessment and Appraisal of Five Trees

SUBMITTED TO:

Justin Ono
City of Carmel

PREPARED BY:

Leonardo Tuchman
Plant Health Care Arborist

ISA Board Certified Master Arborist WE-12453B
ASCA Registered Consulting Arborist #771
ISA Tree Risk Assessment Qualified
California DPR QAL #146294

SEPTEMBER 20TH, 2024

Contents

Summary

West Coast Arborist Inc. (WCA) was contacted by the City of Carmel regarding the assessment and appraisal of five trees, four coast live oak (*Quercus agrifolia*) and one coast redwood (*Seqouia sempervirens*) The trees were located on a lot being developed for residential use at the corner of Carpenter Street and 5th Avenue. Overall, I concluded that the trees have been significantly impacted by construction activity, reducing their appraised value.

Introduction

Background and History

The request made by Justin Ono via email was used to create West Coast Arborist, Inc. (WCA) Proposal #92069 to give the City the cost for this assignment.

The City of Carmel requested the impact assessment and appraisal be conducted due to recent construction that took place near the subject trees. Excavation work was done in close proximity to the trees' during construction of a new residential home on the lot the subject trees are growing on and are adjacent to. As such, this assessment and appraisal was asked to be conducted in order to determine the value of the trees pre and post construction damage. Currently, a stop work order is in place to prevent any further construction activity that could cause damage to the trees.

Assignment

The assignment per the Scope of Work provided by Justin Ono is to provide an impact assessment of the subject trees that describes the damage that has taken place due to construction activity. Additionally, it was requested that an appraisal be done to assign a value to the trees prior to construction damage, as well as a value after construction damage. The deliverable is this report which is a summary of the assessment and appraisal with images.

Limits of the Assignment

The assignment, being a visual inspection of the subject trees, was limited to that which could be observed from the ground. Only exposed or easily exposed parts above ground level were inspected.

Subsurface soil conditions and tree parts below ground were not disturbed or observed. No testing of soil or plant tissue for fertility or nutrient deficiency was requested. The report is not intended to be legal advice and does not represent legal advice as such.

An additional limit to this assignment is that only the trees and their immediate surroundings within and around the dripline of the trees were visually observed as part of the observations in that section of this report.

The trees had tree protective slats wrapped around their trunks, preventing me from taking accurate trunk measurements during my visit. As such, trunk diameters were based off of the Significant Tree Evaluation Worksheet in the Preliminary Site Assessment Report provided by Justin Ono.

Pre-construction appraisal is based off of onsite observations, as well as provided photographs and Google Streetview images. The trees were not directly observed by the arborist prior to construction activity taking place.

Purpose and Use of the Report

The purpose of this report is to provide City of Carmel staff with my professional evaluation and appraised value of the trees based on Council of Tree and Landscape Appraisers 10th Edition Guide for Plant Appraisal.

Observations

To provide City of Carmel with information to make decisions about the trees I offer these observations.

Site Description

The site consists of a residential lot at the northwest corner of Carpenter Street and 5th Avenue. Neighboring properties are present on the north and west sides of this property. Construction is taking place to build a home here. Prior to construction, this was a vacant lot with trees and ground cover present.

Tree Condition

Coast redwood #1 (Photos 1-3)

- Trunk diameter is 11.5 inches.
- Tree is growing on the north perimeter of the lot. It is in close proximity to the neighboring property to its north.

- It has good form and structure with a healthy canopy overall. Some minor browning foliage is present in the tree canopy.
- Some lower canopy limbs have been removed recently.
- Soil and roots have been removed by excavation activity on the south and east sides of the tree. On the south side of the tree, it has been removed up to 3.5 feet from the base of the tree, and on the east side it has been removed up to 4.5 feet from the base of the tree.

Coast live oak #2 (Photos 4-6)

- Three codominant leaders are growing from the base of the tree. Trunk diameter is calculated to be 24.5 inches.
- Tree is growing outside the subject property on the northern neighbor's property. The canopy overhangs into the subject property.
- Southern codominant leader is leaning significantly into the subject property. The different leaders are crowding one another.
- Foliage is sparse throughout the canopy, however the foliage that is present is healthy.
- Hardscape is present on the north side of the tree.
- Soil and roots have been removed by excavation activity on the south side of the tree, 6-feet away from the tree base.

Coast live oak #3 (Photos 7-9)

- Trunk diameter is 11.5 inches.
- Tree has a major eastward lean and is crowded by nearby coast live oak #2.
- Healthy foliage is present in the canopy; however, foliage is beginning to brown.
- Main scaffold limb has suffered severe mechanical damage. This wound is causing the browning foliage as this section of the tree is dying. Due to this damage, the tree will lose almost all of its foliage when this limb fully dies.
- Soil and roots have been removed by excavation activity on the south side of the tree, 3.5-feet away from the tree base.

Coast live oak #4 (Photos 10-12)

- Trunk diameter is 7.5 inches.
- Subject tree is growing just outside the perimeter fencing and is considered a City of Carmel tree.
- Healthy dense foliage is present throughout the canopy with very minor necrotic foliage present.
- Tree has a single trunk that branches into codominant attachments at 6.5-feet.
- Soil and roots have been removed by excavation activity on the west side of the tree, 6 -feet away from the tree base.

Coast live oak #5 (Photos 13-15)

- Codominant trunks are growing from the tree base at 3-feet. Trunk diameter is calculated to be 19-inches.
- Eastside upper canopy limb has suffered mechanical damage and will likely require removal.
- Healthy foliage is present in the canopy; however, it is somewhat sparse.
- Included bark is present at some branch attachments.
- Excavation activity has taken place at least 4-feet from the tree base on the east side of the tree, however due to backfill present in this area the full extent of excavation activity around this tree is unknown.
- Root damage has occurred on the west and north sides of the tree. Roots up to 3-inches in diameter were torn, with chunks of roots still present on site.
- Backfill soil has been placed on top of the subject tree's root zone.

Site Condition

No irrigation appears present on site. Trees are partially protected from the wind by one another, as well as other trees on site and nearby homes. Excavation activity has removed a significant amount of soil from the project area. Torn roots can be seen around the perimeter of the excavated area.

Impact Assessment

Impacts were assessed based on my visual inspection of the subject property during the site visit. Extensive excavation has taken place throughout the property for construction of the house. This excavation ranges between 3.5 – 6 feet from the base of the subject trees. This activity has significantly impacted the root systems of the trees on site.

Prior to construction, this was a vacant lot with only the trees, shrubs, and ground cover present in this area. Roots did not have any conflict with hardscape other than that on the neighboring properties and streets. As such, roots likely grew extensively in the lot area. This is reflected in the numerous torn roots found on the perimeter of the excavated area. By excavating this area, the root systems of the subject trees have been reduced to varying degrees depending on the size and location of trees. Tree #4 which is smaller and farther from excavation activity was less impacted than larger trees that are closer, such as trees #1, 2, and 5.

Severing these roots impacts the trees in a variety of ways. First, severing these roots reduces the trees' abilities to take up water and nutrients from the soil. Fewer and smaller roots mean there is less surface area for water and nutrients to be absorbed. Furthermore, with a house going on the

lot, the amount of landscape area that the trees can grow into will be significantly reduced. Additionally, severing all these roots can open the trees up to infection from pathogens. Severed roots become wounds that are open to the air and soil, where bacteria, fungi, and viruses can enter the woody tissue of the trees. This can have long-term negative health impacts on the trees as once these pathogens are in their hosts, they are often times impossible to remove from the trees. Excavation activity could have structurally impacted the trees as well. The largest root found on site was a severed 3-inch root by tree #5. While one severed root is not enough to compromise the structure of the tree, because I was not on-site during excavation activity, the full extent of damage to large roots is unknown. Should multiple large roots have been severed from the trees on site, the trees may have had their structure and stability negatively impacted.

Areas on site that were not excavated may have also been impacted by construction activity. Heavy equipment moving around can compact the soil with its weight. Compacted soil is not good for tree health and development for multiple reasons. Compacted soil is more difficult for water to penetrate and percolate through. This can limit the amount of water that is available for trees to take up. Furthermore, tree roots have a more difficult time growing into and expanding in compacted soil. As such, root development in areas that are compacted may be stunted.

Appraisal Methodology

Each tree was appraised two times, once based on approximated tree conditions prior to construction activity, and a second time based on current tree and site conditions. This is to allow the City of Carmel to compare the pre and post construction impact appraisal values. This technique is limited as I am not able to directly observe site and tree conditions prior to construction activity outside of provided photographs and Google Streetview.

The approach taken for appraising the subject trees was the cost approach. Because they are bigger than the largest commonly available transplantable tree, I deemed it appropriate to use an extrapolation formula to appraise the cost of procuring them. One of the reproduction cost method techniques provided in The Guide for Plant Appraisal 10th Edition is the Trunk Formula Technique of appraisal, abbreviated here:

Trunk Formula Technique's theory is to scale up the cost of the largest commonly available nursery tree relative to the total cross-sectional area of the tree trunk. The unit cost per square inch of nursery stock is calculated for the Largest Commonly Available Nursery Tree (LCANT), and it is multiplied by the cross-sectional area of the subject tree being appraised. This is the basic reproduction cost of the tree. It represents the cost to reproduce a defect-free copy of the tree with one of the same size and species.

After calculating the basic cost of the tree, depreciating factors may be introduced. Since hand-selected nursery stock is, in theory, the best quality, the basic cost may be adjusted downward by a Condition rating to reflect any defects in health, structure, and form. The Condition rating is a

subjective rating between 0% and 100% as determined by the appraising arborist. Guidance is given as a framework for general ratings in Table 4.1 of the Guide for Plant Appraisal 10th Edition, Second Printing (CTLA 2019, p. 44). Functional Limitations reflect the features of the tree/site interaction that restrict or constrain growth or function due to poor placement or size. External Limitations reflect restrictions to the tree involving legal, biological, or environmental conditions external to the property (CTLA 2019, p. 9). Functional Limitations and External Limitations are also subjective ratings ranging between 0% and 100% as determined by the appraising arborist.

The final appraised Trunk Formula Technique Reproduction Cost of the tree is the product of the total cross-sectional area, the unit cost of trunk area, and the three depreciating factors: Condition, Functional Limitations, and External Limitations. Finally, any associated additional costs can be added to the results to arrive at the depreciated replacement cost using the Trunk Formula Technique.

Trunk Area – The diameter of trunks is conventionally taken at 4.5 feet above natural grade (some exceptions). If the subject tree has multiple trunks, the diameter of each individual trunk is measured. The cross-sectional area (A) is calculated by the formula $A = \pi/4\ d2$. Then the cross-sectional area of each trunk is added together to arrive at the total trunk cross-sectional area. Cross-sectional area was derived from trunk diameters provided by the City of Carmel.

Unit Cost – This is the theoretical cost of producing one square inch of trunk cross-sectional area. It is the basis for extrapolation in the Trunk Formula Technique of appraisal. It's calculated by determining the size and median wholesale nursery price of the LCANT followed by dividing the median price by the cross-sectional area of the LCANT (See a-d below for unit cost details).

a) Determining the size of the LCANT - The Guide for Plant Appraisal 10th (pg. 146) provides data supporting a conclusion that the LCANT for the West Coast is a 24" box which is the size selected for this appraisal report.

b) Obtaining Wholesale Nursery Prices of the LCANT – Several reputable local nurseries were queried to obtain median tree prices.

c) Calculate the Trunk Cross-Sectional Area of the LCANT – In the western U.S., trees are sold by container size, not trunk size. The caliper sizes of the nursery stock trees were obtained from the above-mentioned nurseries in order to obtain a median nursery tree diameter.

d) Divide the Median Price by the Cross-sectional Area – I divide the median LCANT price by the cross-sectional area of the LCANT to calculate the unit cost for each tree which is expressed as dollars per square inch of cross-sectional area.

Condition Rating – This has three subcomponents: health, structure, and form. Health rates the attributes that limit the ability of the tree to undergo the processes of photosynthesis, including attributes of the vascular system, leaf density, wound closure, insect infestation, and abiotic disorders. Structure is the tree's ability to support itself from falling or breaking apart. Form describes the tree's habit, shape, or silhouette as it develops from the interaction between the tree's genetics, site, and management. The three subcomponents are subjectively rated on a scale

from 0% to 100% by the appraising arborist. Since some attributes hold greater relevance in determining the condition of a tree than other attributes, the arborist is given further discretion to assign a relative weighting of importance to each of these three factors. One example is if a tree had excellent form and structure (100%) but was dead (0% health) then a 67% average of the three would indicate the tree was in good condition even though it was dead. The process of computing the overall condition rating should be thoughtful and credible, not arbitrary and mechanical.

The condition of all subject trees ranged from poor to good, however prior to construction impacts some trees on site were rated as being in excellent condition. While healthy foliage is present in all tree canopies, some had sparse rather than dense foliage. Mechanical damage to trees #3 significantly impacted the amount of healthy foliage in the tree's canopy, while tree #5 was also impacted by mechanical damage though less severely. Excavation activity has significantly impacted the root systems of the subject trees, though some trees are more severely impacted by this activity than others depending on their size and location.

Functional Limitations - Functional limitations reflect the restriction on tree growth or intended use in the landscape based on the interactions of site and species. The wrong tree for the site, fruit, excess shading, failure pattern, thorns, water incompatibilities, utilities, and root conflicts are all examples of functional limitations.

Prior to construction, functional limitations for the subject trees include the powerlines overhead along the streetside perimeters of the property, as well as the neighboring house north of the subject property. Post-construction, the pre-construction functional limitations will still be in place, as well as those created by the newly constructed house limiting the amount of landscape area and increasing the amount of hardscape onsite.

External Limitations –External limitations are the restrictions on tree growth or intended use with respect to attributes outside of the control of the property owner. Known fatal pests, drought restrictions, invasive species status, and utility easement conflict are all examples of external limitations.

No external limitations were identified.

Additional Costs – Basic or depreciated costs may be added to the appraisal to account for associated costs such as tree removal, LCANT installation, site preparation, irrigation, structural pruning, pest management, and/or otherwise restoring the tree landscape to pre-damage conditions.

Appraisal Charts

Coast redwood #1

Pre-Construction Appraisal

Species	*Sequoia sempervirens* (Coast redwood)
Trunk Diameter (inches)	11.5 in.
Trunk Area in Square Inches (A x A x 0.7854)	103.87 sq. in.
Unit Tree Cost (Based on local pricing)	$30 / sq in.
Basic Tree Cost (B x C)	**$3,116.10**
Health Rating	90%
Structure Rating	95%
Form Rating	80%
Condition Rating (Average of E,F,&G)	**88%**
Functional Limitations Rating	**75%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$2,056.63**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$632.50**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$2,689.13**

Post-Construction Appraisal

Species	*Sequoia sempervirens* (Coast redwood)
Trunk Diameter (inches)	11.5 in.
Trunk Area in Square Inches (A x A x 0.7854)	103.87 sq. in.
Unit Tree Cost (Based on local pricing)	$30 / sq in.
Basic Tree Cost (B x C)	**$3,116.10**
Health Rating	45%
Structure Rating	95%
Form Rating	80%
Condition Rating (Average of E,F,&G)	**73%**
Functional Limitations Rating	**35%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$796.16**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$632.50**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$1,428.66**

Scientific Name	Container Size	Nursery Price 1 and Caliper Size	Nursery Price 2 and Caliper size	Nursery Price 3 and Caliper Size	Median Price per unit (wholesale)	Median Caliper Size	Unit Cost by Trunk Area ($/in squared)
Sequoia sempervirens	24" box	$145.00 and 2.5"	$195.00 and 3.5"	$163.00 and 2"	$167.70	2.67"	$30.00

Coast live oak #2

Pre-Construction Appraisal

Species	*Quercus agrifolia* (Coast live oak)
Trunk Diameter (inches)	24.5 in.
Trunk Area in Square Inches (A x A x 0.7854)	471.44 sq. in.
Unit Tree Cost (Based on local pricing)	$36.15 / sq in.
Basic Tree Cost (B x C)	**$17,042.56**
Health Rating	80%
Structure Rating	80%
Form Rating	70%
Condition Rating (Average of E,F,&G)	**77%**
Functional Limitations Rating	**70%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$9,185.94**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$1,347.50**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$10,533.44**

Post-Construction Appraisal

Species	*Quercus agrifolia* (Coast live oak)
Trunk Diameter (inches)	24.5 in.
Trunk Area in Square Inches (A x A x 0.7854)	471.44 sq. in.
Unit Tree Cost (Based on local pricing)	$36.15 / sq in.
Basic Tree Cost (B x C)	**$17,042.56**
Health Rating	45%
Structure Rating	80%
Form Rating	70%
Condition Rating (Average of E,F,&G)	**65%**
Functional Limitations Rating	**45%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$4,984.95**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$1,347.50**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$6,332.45**

Scientific Name	Container Size	Nursery Price 1 and Caliper Size	Nursery Price 2 and Caliper size	Nursery Price 3 and Caliper Size	Median Price per unit (wholesale)	Median Caliper Size	Unit Cost by Trunk Area ($/in squared)
Quercus agrifolia	24" box	$205.00 and 2.875"	$133.90 and 2.5"	$160.00 and 1.875"	$166.30	2.42"	$36.15

Coast live oak #3

Pre-Construction Appraisal

Species	*Quercus agrifolia* (Coast live oak)
Trunk Diameter (inches)	11.5 in.
Trunk Area in Square Inches (A x A x 0.7854)	103.87 sq. in.
Unit Tree Cost (Based on local pricing)	$36.15 / sq in.
Basic Tree Cost (B x C)	**$3,754.90**
Health Rating	90%
Structure Rating	70%
Form Rating	40%
Condition Rating (Average of E,F,&G)	**67%**
Functional Limitations Rating	**80%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$2,012.63**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$632.50**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$2,645.13**

Post-Construction Appraisal

Species	*Quercus agrifolia* (Coast live oak)
Trunk Diameter (inches)	11.5 in.
Trunk Area in Square Inches (A x A x 0.7854)	103.87 sq. in.
Unit Tree Cost (Based on local pricing)	$36.15 / sq in.
Basic Tree Cost (B x C)	**$3,754.90**
Health Rating	15%
Structure Rating	40%
Form Rating	40%
Condition Rating (Average of E,F,&G)	**32%**
Functional Limitations Rating	**35%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$420.55**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$632.50**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$1,053.05**

Scientific Name	Container Size	Nursery Price 1 and Caliper Size	Nursery Price 2 and Caliper size	Nursery Price 3 and Caliper Size	Median Price per unit (wholesale)	Median Caliper Size	Unit Cost by Trunk Area ($/in squared)
Quercus agrifolia	24" box	$205.00 and 2.875"	$133.90 and 2.5"	$160.00 and 1.875"	$166.30	2.42"	$36.15

Coast live oak #4

Pre-Construction Appraisal

Species	*Quercus agrifolia* (Coast live oak)
Trunk Diameter (inches)	7.5 in.
Trunk Area in Square Inches (A x A x 0.7854)	44.18 sq. in.
Unit Tree Cost (Based on local pricing)	$36.15 / sq in.
Basic Tree Cost (B x C)	**$1,597.11**
Health Rating	95%
Structure Rating	75%
Form Rating	90%
Condition Rating (Average of E,F,&G)	**87%**
Functional Limitations Rating	**90%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$1,250.54**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$412.50**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$1,663.04**

Post-Construction Appraisal

Species	*Quercus agrifolia* (Coast live oak)
Trunk Diameter (inches)	7.5 in.
Trunk Area in Square Inches (A x A x 0.7854)	44.18 sq. in.
Unit Tree Cost (Based on local pricing)	$36.15 / sq in.
Basic Tree Cost (B x C)	**$1,597.11**
Health Rating	70%
Structure Rating	75%
Form Rating	90%
Condition Rating (Average of E,F,&G)	**78%**
Functional Limitations Rating	**75%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$934.31**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$412.50**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$1,310.87**

Scientific Name	Container Size	Nursery Price 1 and Caliper Size	Nursery Price 2 and Caliper size	Nursery Price 3 and Caliper Size	Median Price per unit (wholesale)	Median Caliper Size	Unit Cost by Trunk Area ($/in squared)
Quercus agrifolia	24" box	$205.00 and 2.875"	$133.90 and 2.5"	$160.00 and 1.875"	$166.30	2.42"	$36.15

Coast live oak #5

Pre-Construction Appraisal

Species	*Quercus agrifolia* (Coast live oak)
Trunk Diameter (inches)	19 in.
Trunk Area in Square Inches (A x A x 0.7854)	298.65 sq. in.
Unit Tree Cost (Based on local pricing)	$36.15 / sq in.
Basic Tree Cost (B x C)	**$10,796.20**
Health Rating	80%
Structure Rating	80%
Form Rating	75%
Condition Rating (Average of E,F,&G)	**78%**
Functional Limitations Rating	**85%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$7,157.88**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$1,045.00**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$8,202.88**

Post-Construction Appraisal

Species	*Quercus agrifolia* (Coast live oak)
Trunk Diameter (inches)	19 in.
Trunk Area in Square Inches (A x A x 0.7854)	298.65 sq. in.
Unit Tree Cost (Based on local pricing)	$36.15 / sq in.
Basic Tree Cost (B x C)	**$10,796.20**
Health Rating	25%
Structure Rating	70%
Form Rating	75%
Condition Rating (Average of E,F,&G)	**57%**
Functional Limitations Rating	**35%**
External Limitations Rating	**100%**
Depreciated Cost (D x H x I x J)	**$2,153.84**
Additional Cost #1 Removal & Stump Grinding @ $55 per inch DSH	**$1,045.00**
Additional Cost #2	**$0.00**
Additional Cost #3	**$0.00**
Final Appraised Cost Solution (K+L+M+N Rounded to nearest $100 if over $5,000 or nearest $10 if less)	**$3,198.84**

Scientific Name	Container Size	Nursery Price 1 and Caliper Size	Nursery Price 2 and Caliper size	Nursery Price 3 and Caliper Size	Median Price per unit (wholesale)	Median Caliper Size	Unit Cost by Trunk Area ($/in squared)
Quercus agrifolia	24" box	$205.00 and 2.875"	$133.90 and 2.5"	$160.00 and 1.875"	$166.30	2.42"	$36.15

Appraisal Overview

This appraisal is an independent, objective, and unbiased opinion on the value of the subject trees. Trees provide numerous valuable benefits that generally increase with size/age. These include increased real estate values, conserving energy, removing atmospheric contaminants, moderating stormwater runoff, sequestering carbon, wildlife habitat, improving physical/ mental aspects of human health, and increasing social capital. The table below shows the total pre-construction and post-construction appraisal values, as well as the change in value between them. Refer to the Appraisal Methodology and Chart on previous pages for more details.

Appraisal Summary Table

Tree #	Pre-Construction Value	Post-Construction Value	Change in Value
1	$2,689.13	$1,428.66	$1,260.47
2	$10,533.44	$6,332.45	$4,200.99
3	$2,645.13	$1,053.05	$1,592.08
4	$1,663.04	$1,310.87	$352.17
5	$8,202.88	$3,198.84	$5,004.04
Total	$25,733.62	$13,323.87	$12,409.75

Tree Condition Ratings Table

Rating Category	Health	Structure	Form
Excellent	High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.	Nearly ideal and free of defects.	Nearly ideal for species. Generally symmetric. Consistent with the intended use.
Good	Vigor is normal for the species. No significant damage due to disease or pests. Any twig dieback, definition, or discoloration is minor	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries/deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.
Fair	Reduced vigor. Damage due to insects or disease may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defects. Defects are not practical to correct or would require multiple treatments over several years.	Major asymmetries/deviations from species norm and/or intended use. Function and/or aesthetics are compromised.
Poor	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.	A single serious defect or multiple significant defects. Recent change in orientation. Observed structural problems cannot be corrected. Failure may occur at any time.	Large asymmetric/abnormal. Detracts from intended use and/or aesthetics to a significant degree.
Very Poor	Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.

Bibliography

Council of Tree and Landscape Appraisers. Guide for Plant Appraisal, 10th Edition 2018 CTLA

Western Chapter of the International Society of Arboriculture Species Classification Book. A Regional Supplement to the CTLA Guide for Plant Appraisal. 2004 by WC-IS

Appendix A Map

The subject trees are numbers on the above map.

Appendix B Images

Photo 1 (Top Left): Coast redwood tree #1 growing on the north perimeter of the lot. It has healthy foliage throughout the canopy.
Photo 2 (Top Right): Excavation has taken place 3.5-feet from the base of the tree on the south side and 4.5-feet on the east side.
Photo 3 (Bottom Left): Torn roots behind the soil support. Numerous roots were damaged during this excavation activity.

Photo 4 (Top Left): Coast live oak #2 growing north of the subject property on the neighboring property. Excavation has taken place 6-feet from the base of the tree on the south side.
Photo 5 (Top Right): While foliage present is healthy, the canopy overall is thin.
Photo 6 (Bottom Left): Hardscape is present on the north side of the tree up to the tree base.

Photo 7 (Top Left): Coast live oak #3 growing along the northeast perimeter of the property. It has a significant eastward lean and is crowded by tree #2.

Photo 8 (Top Right): Browing foliage is present in the tree canopy. Excavation activity has taken place 3.5-feet from the tree base.

Photo 9 (Bottom Left): A severe mechanical wound on the main scaffold limb. This wounding will likely require removed, and the tree will lose the majority of its canopy.

Photo 10 (Top Left): Coast live oak #3 growing on the east perimeter of the property outside the construction area. It is a City tree. Healthy foliage is present throughout the canopy.
Photo 11 (Top Right): Multiple codominant attachments at 6.5-feet from the tree canopy.
Photo 12 (Bottom Left): Excavation activity on the east side of the tree is 6-feet away from the base of the subject tree.

Photo 13 (Top Left): Coast live oak #5 growing on the south side of the property. It is growing directly beneath powerlines.
Photo 14 (Top Right): Mechanical damage to a limb on the east side of the canopy (red circle).
Photo 15 (Bottom Left): Torn roots on the east side of the tree, approximately 3-inches in diameter (red circle).

Appendix C Assumptions and Limiting Conditions

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others. Standard of Care has been met with regards to this project within reasonable and normal conditions.

2. The Consultant will not be required to give testimony or to attend court due to this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written consent of the Consultant.

5. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.

6. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, or coring, unless otherwise stated. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.

7. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. It is highly recommended that you follow the arborist recommendations; however, you may choose to accept or disregard the recommendations and/or seek additional advice.

8. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period.

9. Any recommendations and/or performed treatments (including, but not limited to, pruning or removal) of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.

10. The author has no personal interest or bias with respect to the subject matter of this report or the parties involved. He/she has inspected the subject tree(s) and to the best of their knowledge and belief, all statements and information presented in the report are true and correct.

Appendix D Certificate of Performance

I, Leonardo Tuchman certify that:

- I have personally inspected the trees referred to in this report and have stated my findings accurately. The extent of the assessment is stated in the attached report and the Limits of the Assignment.
- I have no current or prospective interest in the tree or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member of good standing of the International Society of Arboriculture. I have been involved in the field of municipal arboriculture in a full-time capacity for a period of more than six years.

Respectfully,

Leonardo Tuchman

Leonardo Tuchman
ISA Board Certified Master Arborist WE-12453B
ASCA Registered Consulting Arborist #771
ISA Tree Risk Assessment Qualified
California DPR QAL #146294
Plant Health Care Arborist
West Coast Arborists Inc.

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

November 14, 2024
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Justin Ono, City Forester
SUBJECT:	Consider the removal of a Torrey pine at 26010 Ridgewood Road.

RECOMMENDATION:

Approve the removal of a Torrey pine in the northwest corner of the property based on the recommendation from the Structural Engineer's Report.

BACKGROUND/SUMMARY:

This Public Hearing was continued from the September 12, 2024 meeting of the Forest and Beach Commission to allow for additional noticing and additional time to submit documentation.

In 2001, the property owner, Mr. Howard Raphael, applied for the removal of a Torrey pine, which at the time had a diameter of 40", which was unanimously denied, as indicated in a letter to Mr. Raphael dated May 4th, 2001 (**Attachment 1**). Alan and Jean Hewer, resident neighbors to the property in question, in 2001 were also required to notch the roof of their ADU to accommodate a trunk of the tree. in the 23 years since the previous application and hearing the tree has only continued to grow (**Attachment 2**).

On July 23, 2024, Applicant and homeowner Mr. Raphael submitted a new permit for an inspection of the very large Torrey pine in the northwest corner of his private property. Mr. Raphael stated in the application "safety concerns about the roots and branches."

In August 2024, City Forester Justin Ono met Mr. Raphael on site and determined that the tree appeared to be healthy. Despite concerns regarding possible roots being cut in years past, Mr. Ono indicated the tree had not shown signs of decline. Rather, it has a large, healthy canopy spread and no glaring signs of instability. At that time the forester's recommendation was to deny the removal of the tree. The original public hearing was set for the September 2024 Forest and Beach Commission meeting but was continued until November 2024.

Carmel Municipal Code (CMC) Section 17.48.070 authorizes the Forest and Beach Commission to approve the removal of trees that are causing "substantial damage to a building that cannot readily be repaired or alleviated on a long-term basis, through minor reasonable building modifications".

In October 2024, the Hewers submitted a report from a structural engineer documenting damage to their structure caused by the tree. Since the tree is causing measurable, identified damage and is in good vigor, the

recommendation is to remove it in accordance with CMC Section 17.48.070. The tree is likely to continue growing into the neighboring structure if left in place.

ENVIRONMENTAL EVALUATION
This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and, therefore, does not require environmental review.

FISCAL IMPACT:

The applicant has already paid the cost of the inspection. Additional permits, if any are granted, will be assessed per the City Fee Schedule. If the removal of the tree is granted, the cost of tree removal and all related fees would be the responsibility of the homeowner.

ATTACHMENTS:

Attachment 1 – 2001 Denial Letter
Attachment 2 – Pictures of Western Neighbors ADU
Attachment 3 – Application (TE 24-209) & Site Map
Attachment 4 – Structural Engineers Report

4 May 2001

Mr. Howard Raphael
880 University Avenue
Palo Alto, CA 94301

Dear Mr. Raphael:

The Forest and Beach Commission consider your application to remove one 40" dbh Torrey pine at their regular meeting of 3 May 2001. Mr. and Mrs. Heuer were present and acted as your representative.

In a unanimous vote the Commission denied your request for removal. The Commission recommended a safety pruning and cone removal on this tree. However, you would need to file an additional application for removal of live limbs 4" in diameter and larger.

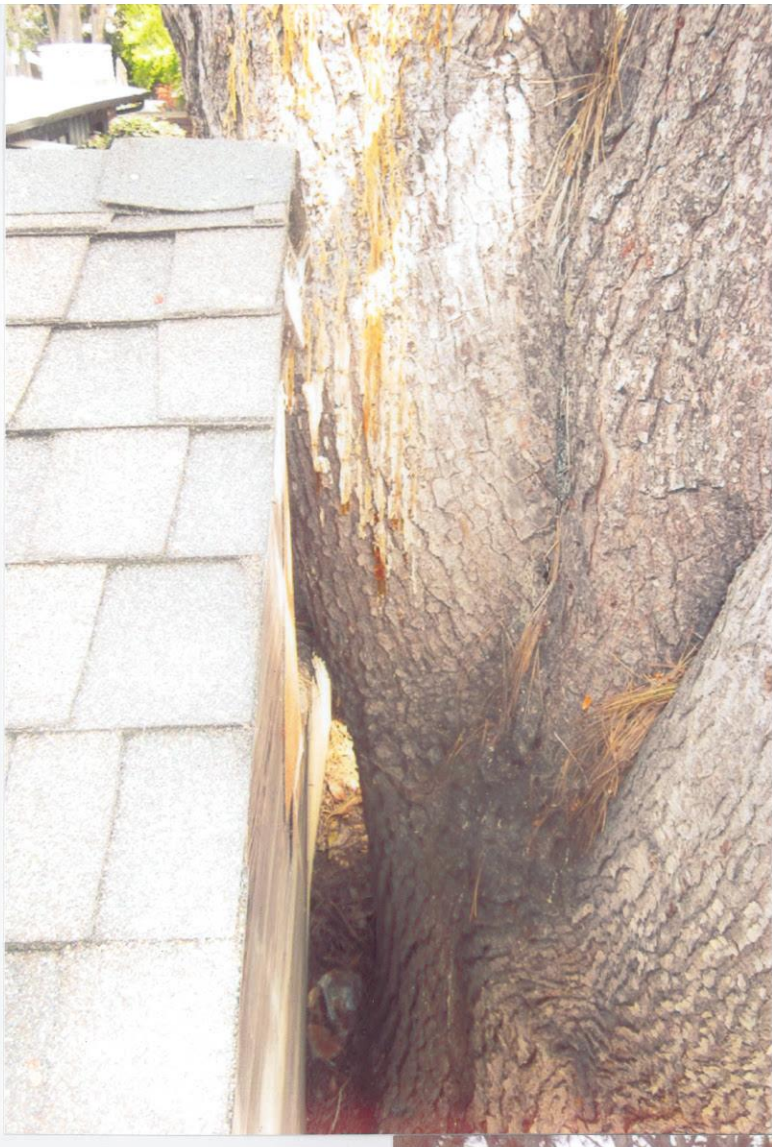
Should you disagree with the decision of the Forest and Beach Commission, you have five working days to appeal their decision to the City Council. All appeals need to be filed with the Karen Crouch, City Clerk, her office is located at City Hall, east side of Monte Verde Street between Ocean and 7th Avenues. Her phone number is (831) 620-2000.

If you have any questions or require additional information, please phone my office at (831) 624-3543.

Sincerely,

Margi Perotti
Secretary to the Forest and Beach Commission

Attachment 2



APPLICATION FOR TREE EVALUATION, PRUNING, OR REMOVAL PERMIT

CITY OF CARMEL-BY-THE-SEA
P.O. BOX "CC"
Carmel-by-the-Sea, CA 93921
(831) 620-2070

Date Received: 7/23/24
Fee: $ 195-
Permit ID #: 24-209

Address of tree/property: 26010 RIDGEWOOD RD.

Assessor's Parcel Number (APN): 009-353-021

Is this application for purposes of construction?* ☐ Yes ☐ No **If yes, associated planning permit ID #:** _____
*Applications without construction purposes do not require an arborist's report.

Ownership of tree(s) (select all that apply): ☑ Private ☐ City ☐ Unsure ☐ Shared/split

Is the Applicant the... ☑ Property Owner ☐ Neighbor ☐ Tree Company ☐ Other: _____

Applicant Information:
Name: Howard Raphael
Mailing Address: 26010 RIDGEWOOD RD. Carmel 93923
Email: haraphael@gmail.com
Phone: 415 265 9292

Property Owner Information (if different from Applicant):
Name: _____
Mailing Address: _____
Email: _____
Phone: _____

The applicant *MUST* note the quantity, size, and species of tree(s) in *EACH* of the following categories:

For Evaluation: Safety

For Pruning*: _____

For Removal: yes

*Please include the quantity and estimated size of branches or roots for pruning.

Reason for pruning or removal: Soft concerns about roots and branches

Who will be pruning or removing: Topp's

For evaluations only:
Would you like to be present at the time of evaluation? ☑ **Yes** ☐ **No**
I consent to the City issuing a tree pruning or removal permit based on the result of the evaluation.* HR
*Additional fees may be due for the issuance of a pruning or removal permit. (Property Owner Initials)

A site plan *MUST* accompany this application. The site plan must:

1. Include the outline of the property and footprint of any structures, label surrounding streets, and include North arrow.
2. Identify location(s) and species of:
   …all trees on the private property (if request involves privately-owned trees).
   …all trees in the Public Right of Way adjacent to the property (if request involves City-owned trees).
3. Identify the tree(s) requested for evaluation, pruning, or removal.
   Optional: Photo of tree(s)

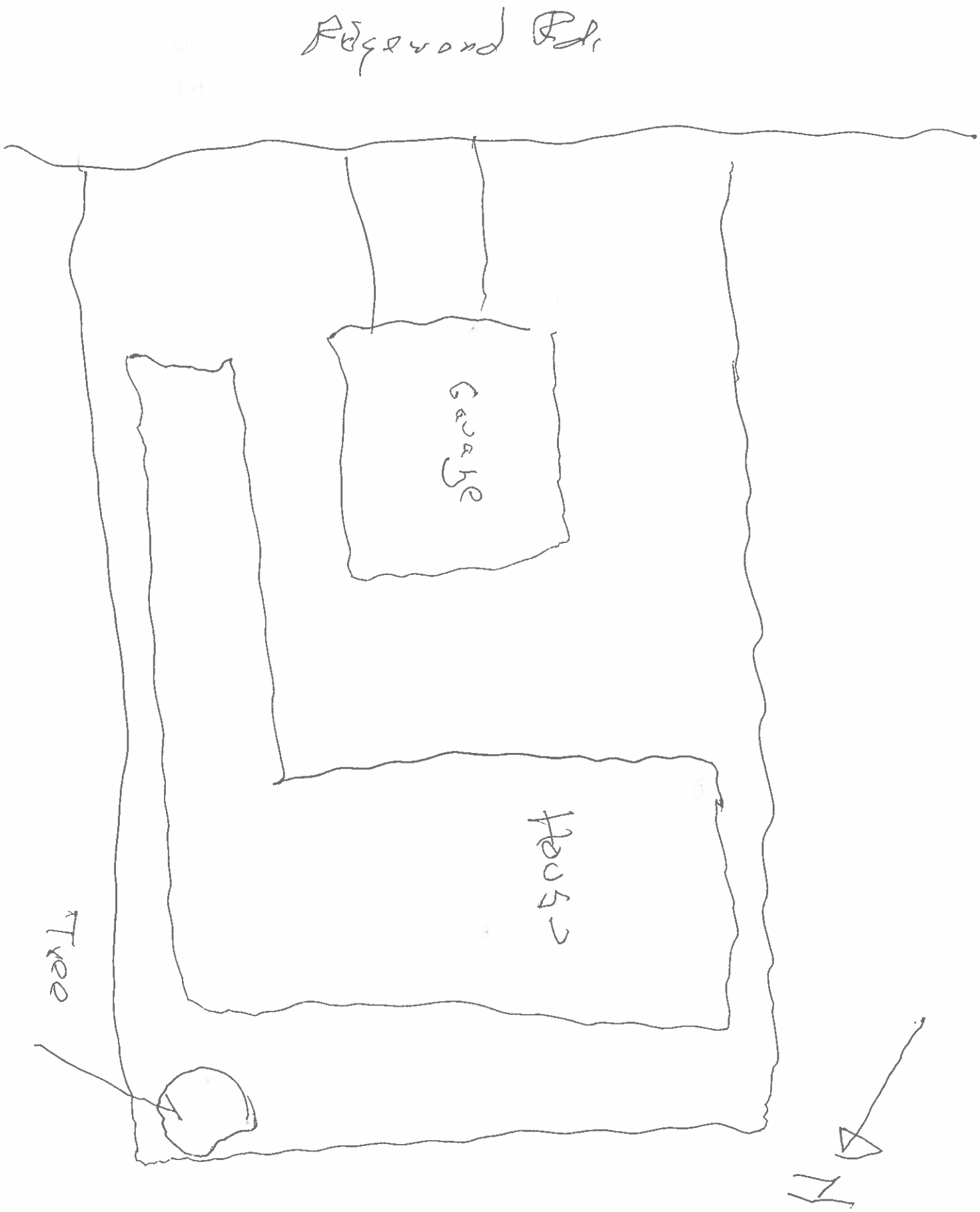
No work is permitted until a permit has been issued to you. The approved permit *MUST* be posted in a conspicuous location in the adjacent public right-of-way prior to beginning work and must remain posted for the entire duration of the work.

Applicant Signature: _____ **Date:** 7-23-24

Property Owner Signature*
(if different from Applicant): _____ **Date:** _____

***If the tree(s) is/are privately owned, the property owner's signature *MUST* be provided.**

INCOMPLETE APPLICATIONS WILL BE REJECTED.


Ridgewood Rd
Garage
House
Tree

MAYONE
187 El Dorado Street, Suite B, Monterey, California 93940 tel 831-372-4455
STRUCTURAL ENGINEERING, INC.
Steve@MayoneStructural.com

October 28, 2024
MSE Job No. 24-032

Rebecca J. Saathoff
Fenton & Keller
Post Office Box 791
Monterey, CA 93942-0791

Results of Structural Engineering Observation
Tree Damage to Garage Repurposed as ADU
at Residence at 25985 Junipero Street
Carmel-By-The-Sea, CA 93921

Date of Observation: October 14, 2024

Introduction

Ms. Jean Hewer owns the property at 25985 Junipero Street. Property improvements include the main residence and a garage structure. The garage was originally constructed in 1952 and was renovated in 2001 and repurposed as a living quarters, currently called an accessory dwelling unit or ADU. It is located at the rear, left (northeast) corner of the property. A tree at the neighboring property to the rear (east) has damaged the garage/ADU structure, and that neighbor wants to remove the tree; however the City of Carmel will not approve the tree removal without a structural engineer's verification that the tree is indeed damaging the structure.

Attorney Rebecca Saathoff, in service of the owner, asked me to prepare a letter indicating the tree is the source of the damage. The findings in this letter are based on visual observation of readily accessible portions of the damaged structure and the tree, and a brief review of the 2001 construction drawings. No destructive investigation, readings for concrete reinforcement, materials testing, geotechnical consultation, excavation of tree roots or determination of foundation embedment were performed in order to prepare this letter.

Observations

I visited the site and met with owner Jean Hewer and attorney Rebecca Saathoff, to study the damage to the garage/ADU structure and determine if it was caused by the tree on the neighboring property. At our visit, we did not have access to the neighboring property with the tree. The structure backs up to the rear, east property line, and directly behind it is a large Torrey Pine tree.

Viewed from the roof of the garage/ADU structure, the Torrey Pine tree is six feet across at its base, where it impacts the grade. A few feet off the ground the trunk divides into three portions, each on the order of 3 feet in diameter. The base of the tree parallels the structure for a few feet and at closest is four inches from the rear wall of the structure. [Photo 1: taken looking down from the roof.] The rear wall is finished with horizontal painted 1x6 tongue and groove wood planks, common to the original year of construction. The wall and planks are bent into a curve that is pushed three inches into the structure, and the curve is located directly in line with the adjacent tree. [Photo 2: taken from the southeast, exterior corner of the structure facing north.] When repurposed in 2001, the roof of the structure was notched for one main trunk of the tree. At present, that trunk touches the structure at the line of the ceiling.

At the interior of the structure, the curve at the rear wall is pronounced at the bottom, where the wall is deformed: bending three inches into the structure. The bottom of the wall is three inches out of plumb, compared to the top of the wall at the ceiling. The baseboard of the wall has lifted and is dislocated above the floor. The interior gypsum board wall finish has ruptured at the junction of the rear wall with the center, orthogonal interior wall. [Photo 3: floor tile along the curved east wall in the vicinity of the tree and Photo 4: ruptured wall finish at junction of east wall and interior wall.]

The floor of the structure is a concrete slab finished with ceramic tile. At the curved portion of the east wall, the floor tile are cut to match the curve. [Photo 3.] The tile and slab are cracked in two general locations, and many pieces of tile are broken off and displaced. The most prominent crack runs east-to-west, located near the center of the structure. This crack runs through the entire ADU. [Photo Sheets 5 & 6: broken and displaced floor tile along east-to-west floor crack full length of ADU.]

The other location of cracking in the tile and slab is at the northeast corner, located about four feet from the base of the tree. That corner was measured with a carpenter's level to have lifted one inch above the predominant and (likely) original level of the floor. Away from that corner, the slab slopes downward, both southward along the east exterior wall towards the center crack, and westward along the north exterior wall. The cracking and deformation of the slab floor and damage to the tile finish stems from the lifted northeast corner. I expect that the lifted corner will be proven to have been caused by a tree root growing below the foundation corner, reaching to capture rainfall on the open land at the neighboring property to the north.

Conclusions

It is evident that growth of the tree damaged the original garage structure and growth of the tree continues to damage the structure repurposed as an ADU. Arriving at this conclusion does not require a builder's eye. One has only to place their cheek on the painted wood siding at one end of the east wall of the structure, and sight along that wall, to see that the curvature in the wall is caused by the tree. This curvature is what remains of the damage to the original garage that was caused by the tree. Then once inside the repurposed structure at the east wall, in the vicinity of the tree, with the inward-curved wall, cracked and broken floor tile and damaged interior wall finish, it is easy to conclude that the newer damage visible is a result of continued tree growth.

Please call me at 831-372-4455 if you have any questions or concerns.

Sincerely,

MAYONE STRUCTURAL ENGINEERING, INC.
Stephen C. Mayone, SE 4459

Attached Photo sheets (6):

- Photo 1: looking down from the roof at the base of the tree near the east wall
- Photo 2: taken from the southeast, exterior corner of the structure facing north
- Photo 3: interior floor tile along the curved east wall in the vicinity of the tree
- Photo 4: ruptured interior wall finish at junction of east wall and interior wall
- Photo Sheets 5 & 6: broken and displaced floor tile along east-to-west crack

Attachment 4

1

Attachment 4

2

3

Attachment 4

4

5

6

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

November 14, 2024
ORDERS OF BUSINESS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Mary Bilse, Environmental Programs Manager
SUBJECT:	Review and Provide Feedback on the Draft Community Survey for the Carmel Sea Level Rise Adaptation Study

RECOMMENDATION:

Review and provide feedback on the Draft Community Survey for the Carmel Sea Level Rise Adaptation Study.

BACKGROUND/SUMMARY:

At their August 2, 2022 meeting, the City Council adopted the City of Carmel-by-the-Sea's Climate Adaptation Plan and Climate Action Plan under Resolution 2022-064. Council commented that implementation of these Plans is imperative and requested the Climate Committee to continue to oversee implementation of certain projects, including the Coastal Engineering Study.

At the November 2022 meeting, the City Council adopted Resolution 2022-094 awarding a Professional Services Agreement with EMC Planning Group, for a not-to-exceed fee of $175,000, to conduct the Coastal Engineering Study and Adaptation Planning Project, Phase 1. The Coastal Engineering Study will be completed in two phases. Phase 1 consisted of five tasks and was City-funded in the Capital Improvement Plan (CIP), while Phase 2 is funded by a California Coastal Commission reimbursement grant of $500,000.

As shown in **Attachment 1**, between February 2023 and March 2024, Integral Corp., EMC Planning Group, and Haro Kasunich Associates presented their key findings of the Coastal Engineering Study Phase 1 to the Climate Committee, Forest and Beach Commission, City Council, and the public. Phase 1 consisted of Task 1, Coastal Engineering Condition Evaluation**,** Task 2, Carmel Climate Change Vulnerability Assessment and the Shoreline and Beach Change Analysis: Seasonal and Long Term, Task 3, Shoreline and Beach Erosion Modeling and Sea Level Rise, and Task 4, Coastal Hazard and Sea Level Rise Vulnerabilities. The final presentation to the City Council in March 2024 completed Phase 1 services.

The Coastal Engineering Study Phase 2 is currently underway and includes several key components: public outreach through the Community Engagement Plan and the subject Community Survey, adaptation pathway development, Hazard Policy review and revisions, and Amendments to the Local Coastal Program.

The City's Community Engagement Plan aims to foster an open and transparent process that builds trust

among the City, residents, business owners, visitors, tribal entities, and other stakeholders. We will create accessible informational materials, including postcards, flyers, and presentations, in both English and Spanish. These materials will be distributed at public meetings, special events, workshops, and high-traffic locations in or near Carmel-by-the-Sea, such as the Thursday Farmer's Market, Carmel Post Office, City Hall, Public Works, Harrison Memorial Library, Park Branch (Children's) Library, Scenic Pathway, Devendorf Park, and the Mission Trail Nature Preserve.

The process will also focus on engaging low-income communities and those disproportionately affected by environmental health issues and pollution. Our engagement strategies will align with the practices outlined in the California Coastal Commission's Environmental Justice Policy, ensuring that our outreach is inclusive and effective. This approach will also aim to connect with tourists from disadvantaged communities, particularly those from the Bay Area and Salinas Valley, thereby expanding the reach and impact of our initiatives.

The attached draft Community Survey for Sea Level Rise Adaptation (**Attachment 2**) has been proposed by Integral Corp./EMC Planning Group and City staff as part of the public outreach efforts for the Coastal Engineering Project. The Survey questions have been developed to assist the Project Team in gaining a better understanding of visitation patterns and values associated with recreational and tourism activities along Carmel's coast. It aims to assess perspectives on adaptation approaches and the importance of coastline access for residents of the City and inland communities. Additionally, it seeks to foster meaningful engagement with Carmel-by-the-Sea residents, frequent visitors to Carmel Beach, and community members from surrounding areas, including Carmel Valley, Big Sur, Monterey, Pacific Grove, and Salinas.

Brief Overview of the Survey

The Survey consists of three sections: Existing Conditions, Adaptation Strategies, and Demographics.

- The Survey takes approximately eight minutes to complete.
- It is designed not only for residents of Carmel-by-the-Sea, as the beach is a public asset. While Carmel-by-the-Sea maintains the beach, it is owned by all residents of California.
- The Survey area includes Carmel Beach between Pescadero Canyon to Martin Way, access points, Scenic Road, Scenic Pathway, North Dunes Habitat Area, and Del Mar Parking Lot.

At the November 14, 2024 Forest and Beach Commission meeting, David Anning, PhD, Environmental Scientist/Economist from Integral Corp, and Esme Wahl, Associate Planner from EMC Planning Group, will present the draft Community Survey to the Commission and the public to solicit input and answer questions. The Commission may:

1. Approve the Survey as presented.
2. Request minor modifications to the Survey and authorize staff to proceed with distribution.
3. Request significant changes and/or direct staff to return to the Commission with a revised Survey for final approval.
4. Reject the Survey. This option is not recommended, as it is part of the Coastal Engineering Plan and part of the $500,000 Coastal Commission Grant.

The Survey is proposed to be launched to the public the week of November 18th through December 31, 2024. It will be available online and paper format at the Carmel Post Office, City Hall, Public Works, Harrison Memorial Library, and Thursday Farmers Market booth. The Survey will be promoted through the Friday Letter, Vlog, Carmel Pine Cone, City Website, and Constant Contact.

After the Survey results are compiled, the results will be presented to the Forest and Beach Commission. Presentations about other Coastal Engineering Study Phase 2 reports will be forthcoming in 2025 as well.

FISCAL IMPACT:

No direct fiscal impact for this presentation. In November 2022, the City Council awarded a Professional Services Agreement to EMC/Integral/Haro Kasunich, for a not-to-exceed fee of $175,000, for the first phase of the Coastal Engineering Study, a Capital Improvement Project. Phase 2 of the Coastal Engineering Study has been approved for funding by a non-competitive California Coastal Commission grant of $500,000.

ATTACHMENTS:

Attachment #1 March 26, 2024 Staff Report
Attachment #2 Draft Community Survey for Sea Level Rise Adaptatation

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report

March 26, 2024
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Mary Bilse, Environmental Programs Manager
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Receive a presentation from Integral Corp./Haro Kasunich & Associates/EMC Planning Group providing the findings of the Coastal Engineering Study, Phase 1

RECOMMENDATION:

Receive a presentation from Integral Corp./Haro Kasunich & Associates/EMC Planning Group providing the findings of the Coastal Engineering Study, Phase 1.

BACKGROUND/SUMMARY:

At their August 2, 2022 meeting, the City Council adopted the City of Carmel-by-the-Sea's Climate Adaptation Plan and Climate Action Plan under Resolution 2022-064. Council commented that implementation of these Plans is imperative and requested the Climate Committee to continue to oversee implementation of certain projects, including the Coastal Engineering Study.

At the November 2022 meeting, the City Council adopted Resolution 2022-094 awarding a Professional Services Agreement with EMC Planning Group, for a not-to-exceed fee of $175,000, to conduct the Coastal Engineering Study and Adaptation Planning Project. Key subconsultants for this Study are Integral Corporation and Haro Kasunich & Associates.

To develop the project's scope of work, the Consultant team reviewed the 2001 Coastal Development Permit for Scenic Road Armoring Repairs, 2003 Shoreline Management Plan (Shonman and D'Ambrosio), 2016 Carmel Shoreline Assessment Update, 2016 Assessments of Shoreline Improvements at Carmel Beach (Easton Geology), and the City's 2022 Climate Adaptation and Climate Action Plans.

The Coastal Engineering Study will be completed in two phases. Phase 1 consisted of five tasks and was City-funded in the Capital Improvement Plan (CIP), while Phase 2 is funded by a recently-executed California Coastal Commission reimbursement grant of $500,000. Phase 2 will include Hazard Policy review and revisions, public outreach, and adaptation pathway development. The results of Phase 2 will be presented to the City Council and various Commissions and Committees over the next two years.

At today's City Council Special Meeting, David Revell, PH.D., Principal, and Matt Jamieson, Project Scientist, from Integral Corp will present their key findings of Task 1, Coastal Engineering Condition Evaluation**,** Task 2, Carmel Climate Change Vulnerability Assessment and the Shoreline and Beach

Change Analysis: Seasonal and Long Term, Task 3, Shoreline and Beach Erosion Modeling and Sea Level Rise, and Task 4, Coastal Hazard and Sea Level Rise Vulnerabilities to the City Council and the public. This final presentation to the City Council will complete Phase 1 services.

Below is a brief summary of the findings of Phase 1, Tasks 1- 4:

Phase 1 – Coastal Engineering and Hazard Assessment

Task 1 – Coastal Engineering Condition Evaluation

In December 2022 through February 2023, Haro Kasunich and Associates (HKA) assessed the general condition of the coastal protection structures and stairways that were visible at Carmel Beach. HKA inventoried the length, footprint and other factors of the coastal protection structures. They determined the effectiveness of restacking rip rap revetment structures and lateral/vertical extensions of both revetments and vertical seawalls. HKA estimated the existing life of the structure until it ceases to adequately provide protection for the bluff and roadway. However, this general assessment was not intended to provide detailed engineering evaluations of each structure. These services will be performed over time as part of the separate Shoreline Infrastructure Repair Project under the Capital Improvement Program.

Severe winter storms and ocean wave runup scoured portions of the beach in early 2023, temporarily removing beach sand that covered the lower portions of some coastal protection structures, allowing them to be inspected. These structures consisted of 11 seawalls, 6 revetments, and 11 stairways. It total, HKA inspected 5,537 lineal feet of coastline, which contained 4,119 lineal feet of coastal armoring.

At the March 9, 2023 Forest and Beach Commission meeting, the Consultant team presented their findings of **Task 1, Coastal Engineering Condition Evaluation**. The Consultant team also presented their key findings of Task 1 to the Climate Committee on November 16, 2023.

The following table summarizes the key issues of the Condition Assessment.

Coastal Infrastructure	Total Number	In Need of Repair	High Priority Repairs
Seawalls	11	2-4	1
Beach Access Stairs	11	9	3
Revetments	6	4	3

The **Task 1, Coastal Engineering Condition Evaluation** is located on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/12176_carmel_beach_adaptation_coastal_protection_assessment_4-27-2023_rev.pdf?1692201318. The associated Task 1 presentation is located on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/city_council_slideshow_3-9-2023.pdf?1710868888

Task 2 - Shoreline and Beach Change Analysis – Long Term and Seasonal

The Consultant team presented the findings of **Task 2 – Shoreline and Beach Change Analysis** to the Forest and Beach Commission at their August 10, 2023 meeting. The Consultant team also presented their findings of Task 2 to the Climate Committee on November 16, 2023.

This study determined the seasonal and historical trends of shoreline position and beach sand widths using historic reports and imagery data dating back to the 1940s.

Long Term

The sand affecting Carmel Beach extends beyond the City limits north to include Pebble Beach along the 10th golf course hole.

Overall, the long-term shoreline position and beach widths have been relatively stable. This indicates a relatively stable amount of sand in the sandy beach compartment.

On average, the beach widths were narrower south of Eighth Avenue, wider at Pebble Beach, and the widest in the dune-backed areas near the Del Mar parking lot.

Seasonal

The beach widths change seasonally, where the narrowest beach widths occur in the spring (after winter storm waves), and the widest beach widths occur in the fall (after small summer waves).

The highest range in beach widths occurs south of Eighth Avenue and near Pescadero Creek (around the offshore rock).

The beach width was most stable in the dune-backed areas near the Del Mar parking lot.

Storm Impacts and Recovery

During strong west swells (often in El Niño years), when beach erosion is highest, most of the sand is moved offshore, exposing bedrock under the sand in some areas.

The highest observed cliff erosion was between 20-40 feet and was observed following the 1982-1983 El Niño.

Recovery after large storm events occur can take a few years, and the area south of Eighth Avenue usually takes the longest.

A link to the **Task 2 – Shoreline and Beach Change Analysis** is located on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/carmel_climate_change_va_task2_shoreline_and_beach_change_0.pdf?1699315046. The Task 2 presentation is located on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/carmel_task_2_presentation_fbcommission_08102023.pdf?1692199802

Task 3 - Shoreline and Beach Erosion Exposure Modeling with Sea Level Rise

At the February 15, 2024 Climate Committee meeting, the consultant team presented their key findings of **Task 3, Shoreline and Beach Erosion Modeling with Sea Level Rise** and **Task 4, Coastal Hazard and Sea Level Rise Vulnerabilities** to the Committee and the public. On March 14, 2024, the Consultants presented Tasks 3 and 4 to the Forest and Beach Commission and the public.

The following summarizes the key issues of the Shoreline and Beach Erosion Exposure Modeling with Sea Level Rise. Consultants will present the potential effect of future beach narrowing and cliff and dune erosion hazard extents with sea level rise. The coastal erosion hazard projections include the effect of the existing City's coastal armoring (such as revetments and sea walls) as well one that considers a future without armoring present. The differences will be useful in Phase 2 of the project when examining the implications of various adaptation strategies.

Summer Beach Width Changes (with Armoring)

It is projected that the width of Carmel Beach will narrow between 50 - 60 feet for each foot of sea level rise. Please note that the sea level rise projection years shown below are approximate estimations. Assuming that the location of the backshore does not change, the following average summer beach conditions are projected:

- By 2 feet of sea level rise (2060 – 2080), lateral access to areas south of Twelfth Avenue headland may be obstructed.
- By 3 feet of sea level rise (2070 – 2100), the southern end of Carmel Beach south of Eighth Avenue is projected to be a series of pocket beaches rather than one continuous stretch of dry sand beach. Only during highly recovered conditions will a dry sand beach remain south of Twelfth Avenue.
- By 4 feet of sea level rise (2080 – 2100+), the only continuous dry sand beach remaining will be from the North Dunes sand ramps to Pescadero Canyon. In the south, only two small pockets of dry sand beaches are projected to remain around Eighth Avenue and Eleventh Avenue.
- By 5 feet of sea level rise (2090 – 2100+), only one pocket of dry sand beach around the North Dunes and the Fourth Avenue stairs are likely to remain.

Coastal Cliff and Dune Erosion

For the armored erosion projection, erosion rates are dampened significantly in the near term. However, with increasing sea level rise, the effectiveness of the armoring is reduced, leading to an acceleration in blufftop erosion above the coastal armoring beyond 1 foot of sea level rise.

In the armored scenario, the following is projected:

- By 1 foot of sea level rise (2045 – 2060), the areas with the greatest threat of erosion are the private oceanfront properties near Pescadero Canyon, the dune-backed shore between Fourth and Eighth Avenues, the lower cliffs between Eighth Avenue and Eleventh Avenue, and the unarmored cliffs by Twelfth Avenue.
- By 2 feet of sea level rise (2060 – 2080), erosion rates accelerate as coastal armoring is more likely to be overtopped by larger waves. Areas behind seawalls have projected erosion hazard distances of 20 to 40 feet.
- By 4 feet of sea level rise (2080 – 2100+), the highest erosion distance is projected around Twelfth Avenue, where a combination of factors related to local geology, wave heights, and lack of armoring yield projections of retreat up to 150 feet. Areas of the North Dunes around the Del Mar sand ramp also see higher projections of retreat of up to 90 feet, extending to the volleyball courts.

Task 4 – Coastal Hazard and Sea Level Rise Vulnerabilities

The scope for Task 4 was to determine the bluff-top assets and infrastructure potentially exposed to coastal erosion under armored and unarmored conditions. The vulnerability assessment evaluated erosion hazard exposure to land use and structures, roads and parking, and other infrastructure. For succinctness, results of only the coastal armored scenario are presented below. The full suite of results for Tasks 3 and 4 are provided in the technical report provided on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/carmel_climate_change_va_task3and4_draft_feb_2_2024.pdf?1710870221. The Task 3 and 4 presentation is located on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/carmel_presentation_climatecommittee_feb2024_0.pptx?1710868563

- Currently, all of the assets and infrastructure along the beach and bluff including 11 coastal access

stairways, the Scenic Drive Pathway, and the stormwater drainage network are exposed to erosion. The public restroom adjacent to the Santa Lucia Avenue stairs is exposed to erosion and will face increased threat from coastal wave flooding in the future.

- By 1 foot of sea level rise (2045 – 2060), Scenic Drive is exposed to erosion in 6 locations, largely around Twelfth Avenue and between Tenth and Eighth Avenue. A sewer force main near Martin Way may be exposed, as well as a sewer main between Ninth and Tenth Avenues, and a sewer main under the dunes between Seventh and Eighth Avenues. Waves overtopping the bluff are expected to be more likely along the southern seawall by Santa Lucia Avenue.
- By 2 feet of sea level rise (2060 – 2080), nearly the entire length of Scenic Drive may be exposed to erosion, including most of the underground water and sewer infrastructure. This includes a water main between Eighth and Tenth Avenues. Waves overtopping the bluffs are expected to be more likely between Tenth and Eleventh Avenues.
- Between 2 and 4 feet of sea level rise (2060 – 2100+), 45 homes along Scenic Drive and at Pescadero Canyon are projected to potentially be exposed to erosion. One additional water main under Scenic Drive south of Thirteenth Avenue may be exposed to erosion. One additional sewer force main may be exposed to erosion by Eighth Avenue. The Del Mar parking lot will also be exposed to erosion. Waves overtopping the bluffs are expected to be more likely between Ninth and Tenth Avenues.

Generally, the sea level rise impacts noted in the above report are based on making no further investments in armoring or adaptation to address the anticipated coastal damages. Clearly, inaction or delayed action may result in costly damages and emergency repairs due to the cumulative effect of sea level rise, wave action, flooding, storms, and coastal erosion. Phase 2 of the Coastal Engineering Study will include development of sea level rise adaptation strategies, in collaboration with other City departments, community stakeholders, and the California Coastal Commission, in order to make the City more resilient in the face of rising sea levels. Such efforts may prolong the useful life of Carmel Beach and the shorefront for as long as possible.

Task 5 – Policy Review

Consultants also prepared a memo summarizing **Task 5 – Policy Review** the City's existing coastal hazard policies and identifying recommended updates to the Local Coastal Program to be prepared in Phase 2. This memorandum was approved by staff.

FISCAL IMPACT:

No direct fiscal impact for this presentation. In November 2022, the City Council awarded a Professional Services Agreement to EMC/Integral/Haro Kasunich, for a not-to-exceed fee of $175,000, for Phase 1 of the Coastal Engineering Study, a Capital Improvement Project. Phase 1 was completed on budget.

PRIOR CITY COUNCIL ACTION:

At the November 2022 meeting, the City Council adopted Resolution 2022-094 awarding a Professional Services Agreement with EMC Planning Group, for a not-to-exceed fee of $175,000, to conduct the Coastal Engineering Study and Adaptation Planning Project. Key subconsultants for this Study are Integral Corporation and Haro Kasunich & Associates.

ATTACHMENTS:

Introduction

Carmel Questionnaire

The objective of this survey is to gather insights into how visitors utilize Carmel Beach and to understand visitor concerns related to winter storm impacts and future projections related to sea level rise. The information collected will assist the City of Carmel-by-the-Sea in developing informed and effective adaptation strategies to address these coastal challenges.

The questions in this survey pertain to the study area shown in the figure below. When referring to the coast, this includes the Del Mar Parking lot area, Scenic Road Walkway, beach, and ocean.

The survey typically takes around 8-10 minutes to complete, and all responses are completely anonymous.

For more information, go to the project website at Coastal Adaptation Project & Sea Level Rise Update - City of Carmel.

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

integral consulting inc.

Existing Conditions

Q1. How often do you visit Carmel Beach or the Scenic Road Walkway?

Rare Visits, Special Events, and Holidays

- ○ 1 time a year
- ○ 2 times a year

Seasonally

- ○ 3 to 5 times a year
- ○ Once a month
- ○ Twice a month

Regularly

- ○ Once a week
- ○ Twice a week
- ○ Every second day
- ○ Every day
- ○ Multiple times per day

Q2. How do you typically travel to Carmel Beach?

- ○ Walk
- ○ Cycle
- ○ Drive (private vehicle or rideshare)
- ○ Public transit
- ○ Arranged tour
- ○ Other- Please write in

[ ]

Q3. Both active and passive recreation play vital roles for Carmel Beach visitors. Please rank your top 3 recreational priorities for Carmel-by-the-Sea's coast.

Please drag your selected listed option from the left-hand column and drop it into the appropriate box category on the right. You may only place one in each box.

Items
Walking on Scenic Road Walkway (including dog walking)
Walking along Carmel Beach or North Dunes (including dog walking)
Swimming
Surfing
Fishing
Beach Volleyball
Relaxing / Sunbathing
BBQs / Picnics
Nature Viewing
Family Beach Fun
Other- Please write in

Most Important

Second Most Important

Third Most Important

Q4. What types of visitor facilities or amenities do you believe should be prioritized at Carmel Beach? Please rank your top 3 management priorities for Carmel-by-the-Sea's coast.

Please drag your selected listed option from the left-hand column and drop it into the appropriate box category on the right. You may only place one in each box.

Items
Parking Availability
Restrooms
Convenient access to the beach using sand ramps and staircases
Walkway Accessibility
Environmental Education
Driving on Scenic Road
Other- Please write in

Most Important

Second Most Important

Third Most Important

Q5. The natural environment is important for the visitor experience at Carmel Beach. Please rank your top 3 environmental priorities for Carmel-by-the-Sea's coast.

Please drag your selected listed option from the left-hand column and drop it into the appropriate box category on the right. You may only place one in each box.

Items
Water Quality
Surf Quality
Sand Color
Beach Width and Beach Quality
Dune Habitat and Sensitive Species Preservation
Other- Please write in

Most Important

Second Most Important

Third Most Important

Q6. How would you rate the existing ADA accessibility at Carmel Beach.

Select 1 star for not very accessible and 5 stars for very accessible.

Note. ADA accessibility refers to making spaces, services, and facilities accessible to people with disabilities, in compliance with the Americans with Disabilities Act (ADA)

ADA Accessibility at Carmel Beach

Q7. Place on the map the location where you **most frequently access** Carmel Beach.

Q8. Place on the map the location where you **most frequently spend time** at Carmel Beach.

Adaptation Goals

Q9. What types of storm-related impacts are you currently most concerned about?

Place into the following 3 buckets: **very concerned**, **somewhat concerned**, **not concerned**

Please drag your selected listed option from the left-hand column and drop it into the appropriate box category on the right.

Items
Loss of the sandy beach due to narrow beach widths
Damage to coastal access locations including stairs and sand ramps
Erosion of the cliff and dunes
Debris washing up on the beach
Safety concerns with large waves
Other not listed-Please write in

Very Concerned

Somewhat Concerned

Not Concerned

Q10. Please rank your level of support for the following strategies to reduce the impacts of coastal hazards?

Please drag your selected listed option from the left-hand column and drop it into the appropriate box category on the right.

Items

Stacked rock seawalls (riprap revetments) protecting the backshore. *Lower cost than seawalls but with a larger beach footprint*

Vertical seawalls (rock and concrete walls) protecting the backshore. *Higher cost than riprap but with a smaller beach footprint*

Beach scraping, grading, bulldozing, and sand management to reshape and build up beach elevations. *High upfront cost and considerable on-going cost*

Offshore-reefs (i.e., building a reef to reduce wave energy) *Very high upfront cost*

Sand placement at the beach access sand ramps to maintain beach access (i.e., bringing sand from other sources) *Very high upfront and on-going cost*

Beneficial use of drift logs and natural material to stabilize and build up dune elevations *Medium upfront cost with considerable on-going cost*

Other not listed-Please write in

Support

Neutral

Do Not Support

Q11. Please rank your level of support for the following actions the City could take to address the threat of sea level rise and future coastal storms (highest support #1 to lowest support #8).

Slow the rate of erosion of the cliffs and dune to prioritize protection of Scenic Road and walking path

Slow the rate of erosion of the cliffs and dune to prioritize the protection of homes

Maintain a wide sandy beach in the summer

Preserve beach amenities such as bathrooms, benches, stairways, and guard rails

Protect the ability for pedestrians and cyclists to access Scenic Road

Protect the ability of cars to travel and park on Scenic Road

No Intervention and repair damages as they occur

No Intervention and do not repair damages as the occur

Q12. Please rank the following priorities that should be considered when developing adaptation strategies (highest priority #1 to lowest priority #4).

Protecting beach widths and recreation space

Protecting the natural environment and the aesthetic qualities of the beach (including sensitive species, sand quality, surf quality etc.)

Protecting private infrastructure (homes)

Protecting public infrastructure (Scenic Road, beach access staircases, underground pipes)

Q13. In four sentences or less, please describe what you value most about Carmel Beach, and describe your future vision for Carmel Beach.

Demographic Questions

Now we would like to ask you some demographic questions, to help ensure that the survey represents the views of the general community.

A reminder that you may choose to skip any questions, and all responses are completely anonymous.

Q14. Which category includes your age?

Q15. What gender do you identity with?

- ○ Male
- ○ Female
- ○ Non-binary
- ○ Transgender
- ○ None of these - Write in
- ○ Prefer not to answer

Q16. What race/ethnicity best describes you? (Select all that apply)

- [ ] Hispanic and/or Latino
- [ ] Black or African American
- [ ] White
- [ ] American Indian or Alaska Native
- [ ] Asian
- [ ] Native Hawaiian or other Pacific Islander
- [ ] Middle Eastern or North-African
- [ ] Other - please write in

- [ ] Prefer not to answer

Q17. What is the combined annual income of your **household**?

Q18. Which of the following describes you? (Select all that apply)

- ○ I am a full-time resident of Carmel-by-the-Sea
- ○ I am a part-time resident of Carmel-by-the-Sea (less than 6 months a year)
- ○ I own property in Carmel-by-the-Sea
- ○ I own/operate a business in Carmel-by-the-Sea
- ○ I work in Carmel-by-the-Sea
- ○ I visit Carmel-by-the-Sea

Q19. If you live in the United States, please write in your Zip Code.
If you live outside of the United States, please write in which country of your primary residence is located.

Zip Code

Country

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

November 14, 2024
ORDERS OF BUSINESS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Thomas C. Ford, Administrative Analyst
SUBJECT:	Pickleball Update Regarding Possible Noise Reduction Measures

RECOMMENDATION:

Discuss and advise staff regarding avenues of noise reduction

BACKGROUND/SUMMARY:

Following City Council's motion on 08/06/2024 to refer this matter to the Forest and Beach Commission, the Forest & Beach Commission has since met twice regarding this matter. At the most recent meeting on 10/10/2024, the Commission recommended Staff look into:

1. Gathering sound measurements at specified points around Forest Hill Park
2. Acoustic barrier fencing as a possible approach to reduce noise

Sound Measurements:
The following chart shows sound measurements taken at the same three points surrounding the court. See *Attachment 1* for a map of the locations and distances from court.

Date	Time	Number of people playing	Location1 dbA	Location2 dbA	Location3 dbA
23-Oct	420pm	6 pickleball	52.7	57.5	60.4
28-Oct	11am	0 people	-	-	-
1-Nov	440pm	2 tennis, 8 pickleball (+2 waiting)	53.1	54.8	56.5
4-Nov	1125am	1 pickleball	51.8	57.6	56.9
4-Nov	420pm	1 pickleball	57	54.4	52.5
5-Nov	1050am	4 pickleball, 2 tennis	54.6	60.4	61.1
6-Nov	1200pm	6 pickleball	54.8	53.1	60.5 (67.2)

These measurements were taken to get a rough snapshot of what sound levels are around the court, measured at the private/public property line across the street from the courts. Each data point represents the loudest dbA "pop" measured over a 30-60 second length of time. It is notable that none of the play from tennis games resulted in increases of the sound meter above the ambient noise level, which hovers around 50 dbA.

The device used to take measurements was a sound meter lent to the Public Works Department by the Department of Planning and Building. In accordance with their practices of using this meter as a general guide regarding noise, these data presented today are not meant to be held to scientific scrutiny nor to directly influence policy, rather they should be used as guideposts to frame the conversation in lieu of hiring a professional sound engineer to complete a comprehensive analysis.

From the data we have obtained, we can tell that the majority of the time, each individual pop of the racket in contact with the ball does not produce a sound which exceeds acceptable noise levels, as measured by dbA alone. However, occasionally one or two pops, out of the roughly 10 recorded over the 30-60 second periods of time, appear to break the 60 dbA threshold of what is expected in a residential neighborhood, as outlined in the Noise Element of the City's General Plan. While the sound produced from pickleball playing only occasionally reaches the 60 dbA threshold, it is the pitch and repetitive nature of the sound that Staff believes warrants a remedial measure to satisfy surrounding neighbors' complaints.

Noise-Reducing Acoustic Barrier Fencing:
This noise reduction approach has been shown in numerous studies to reduce sound, as perceived by the human ear, by roughly half. Those sound studies were conducted with courts that were at the same elevation as the surrounding area.

The height of the fence currently surrounding the court is 12 feet tall, and the elevation levels of the three locations surrounding the court from which Staff took sound measurements are 18 feet above the level of the tennis/pickleball court, 23 feet above the court, and 9 feet above the court, respectively. This allows for a person to stand at two of those locations and look down onto the court without the fence interfering with their line of sight.

Concerns: Sound barriers ineffective at higher site-line elevations and non-transparent fencing security risks.

Due to this angle, it is undetermined if the installation of the acoustical fencing would prevent sound from traveling over the fence and toward the homes, as the current fence is not tall enough for there to be a barrier between the court and the surrounding homes.

In a 77-page Noise Impact Assessment report prepared for the City of Centennial, CO by Spendiarian & Willis Acoustics & Noise Control LLC, "Sight Lines" receives its own paragraph:

"In order for a noise barrier to be effective, it must block the line of sight from the sound source to the point of observation. Homes sitting at an elevation higher than the proposed pickleball courts can be difficult to shield, particularly if they have more than one floor, balconies, or raised decks. Attention must be given to sight lines to determine whether a sound wall system can be a practical solution as a noise abatement treatment."

Staff spoke with the Chief of Police regarding this fencing option, due to the material being non-transparent. The result is that there were concerns regarding how many sides would be installed, how this would impact entering or exiting the court, and how this would work if there were graffiti. An in-person example of the fence was also requested. See photos of the product in *Attachment 2*.

The leading vendor for this product is Acoustiblok and pricing was obtained for this option. The cost for materials would be between $30,000 and $60,000, depending upon how many sides of fencing would be installed.

Alternative Noise-Reducing Options:

The other options which have been presented previously were: 1. Requirements for the use of sound reducing pickleball equipment (alternative materials for racquets and balls) and, 2. Limiting the days and/or hours of allowable play. Neither of those options would present a significant financial cost to the City.

FISCAL IMPACT:

Each 6-foot segment of acoustic barrier fencing costs $780. The court is 124 feet x 105 feet.

To install acoustic barrier fencing on the two sides of the court that face homes, as well as halfway along the other two sides, it would cost $44,772 for materials.

To install fencing to only the two sides that face homes would cost $29,796 for materials.

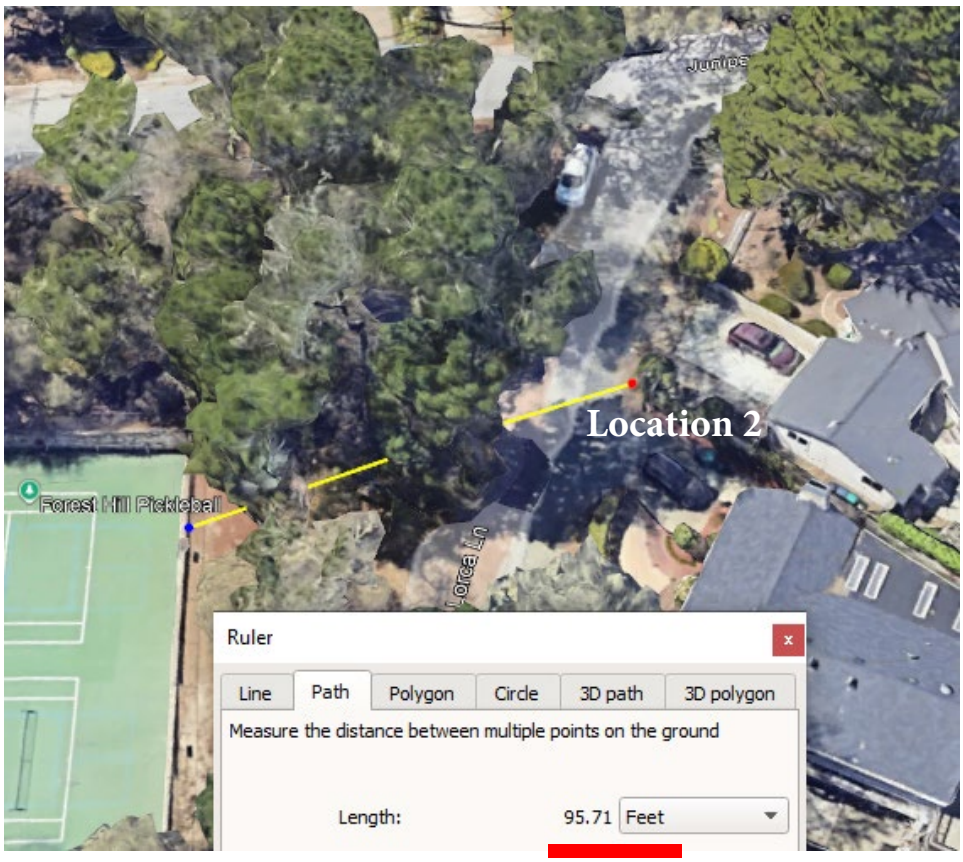
To install fencing around all four sides, the materials would cost $59,592.

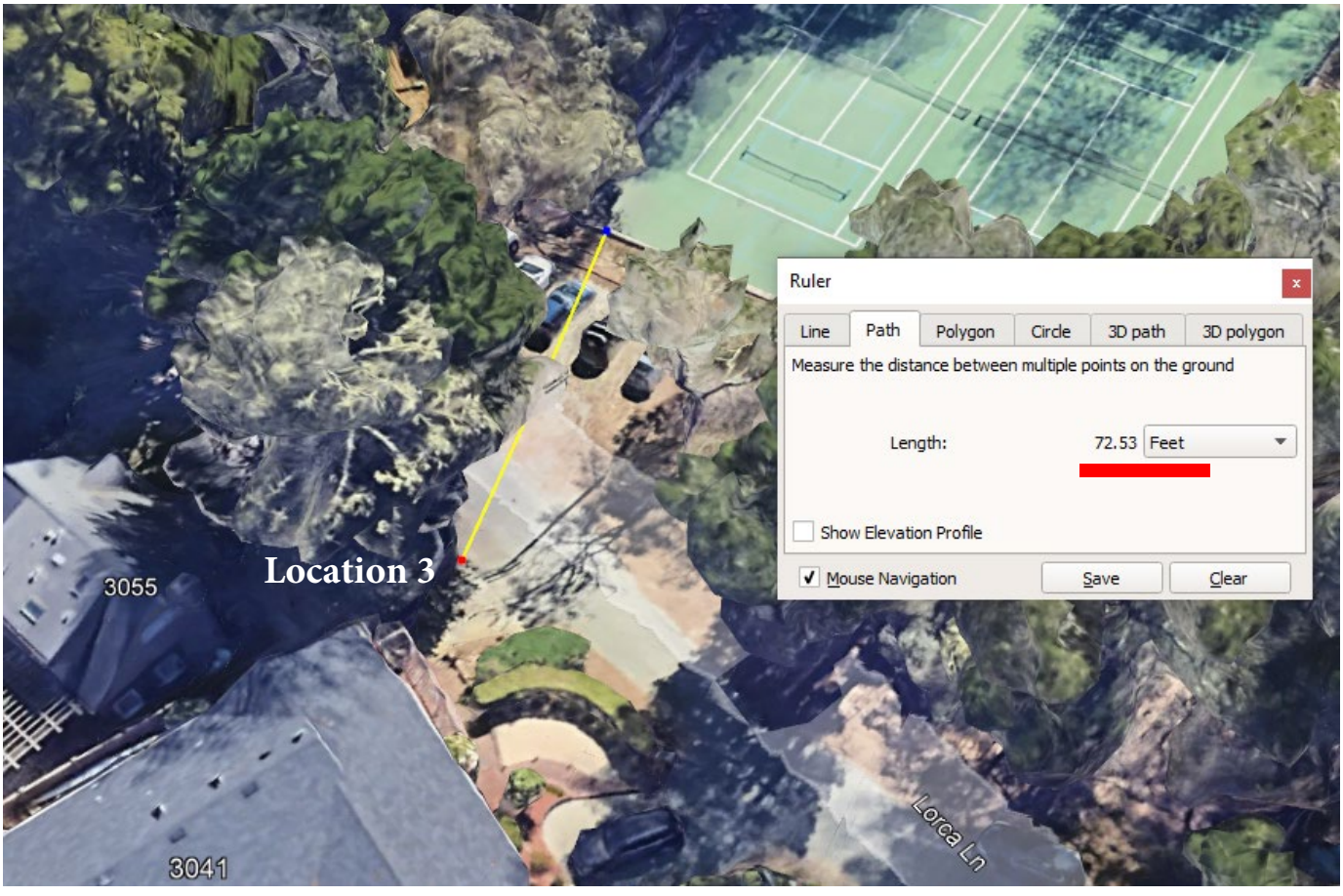
There would be minimal foreseeable cost to the City for other noise-reducing measures, such as an equipment requirement for pickleball players or regulation of play hours, both of which would require signage.

ATTACHMENTS:

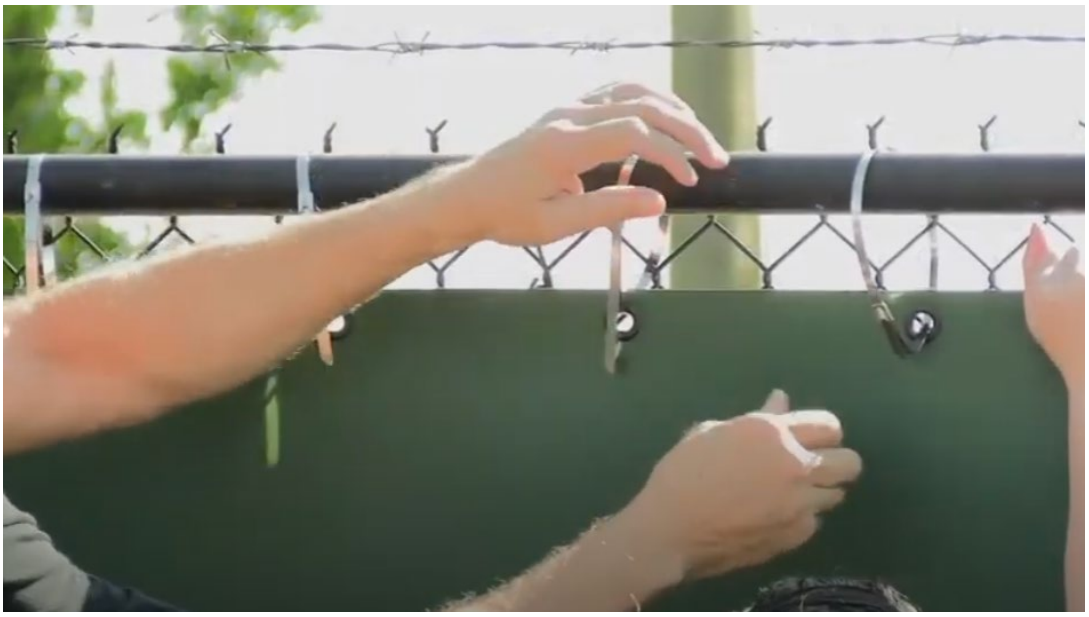
Sound Measurement Locations
Attachment 2 - Acoustifence (Acoustiblok)

Attachment 1


Location 2
Forest Hill Pickleball
Lorca Ln
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between multiple points on the ground
Length:
95.71
Feet


Location 3
3055
3041
Lorca Ln
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between multiple points on the ground
Length:
72.53
Feet
Show Elevation Profile
Mouse Navigation
Save
Clear

Attachment 2



CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

November 14, 2024
ORDERS OF BUSINESS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Justin Ono, City Forester
SUBJECT:	Recap of the October 28th and 29th, 2024 Special Meetings of the Steering Committee regarding the Carmel Forest Management Plan (CFMP)

RECOMMENDATION:

Discuss and provide direction regarding future steps for the CFMP.

BACKGROUND/SUMMARY:

On October 28th and 29th, 2024, the Carmel Forest Management Plan (CFMP) Steering Committee, consisting of all 5 members of the Forest and Beach Commission and 5 members of the public, as well as consulting ecologist Nicole Nedeff, and City Forester Justin Ono, met for two days for a working session discussion of the Administrative Draft of the CFMP.

Recordings can be found on the City's YouTube page.

- Carmel Forest Management Plan Steering Committee Meeting -- October 28, 2024
- Carmel Forest Management Plan Steering Committee Meeting -- October 29, 2024

During the meetings, the Committee discussed many aspects, including but not limited to: utilizing important inventory data from the 2024 draft, incorporating the 2000 CFMP, establishing consistency with the General Plan, Land Use Plan, and Local Coastal Plan, prioritizing ecological connectivity, and a Carmel-specific approach that emphasizes the history, perspective, and vision of Carmel-by-the-Sea.

Committee members concluded that the Administrative Draft of the 2024 CFMP requires significant revisions of content, organization, and possibly aesthetics, as well as incorporation of the previous 2000 CFMP, before it can be finalized for adoption.

For next steps, Staff and the Committee will work with consulting ecologist Nicole Nedeff to implement revisions, with the goal of holding a public working session of an updated/redlined document as a basis for the upcoming public meeting(s) early in the new year.

At the November 14th meeting, Staff will be seeking confirmation from the Forest & Beach Commission and Steering Committee that this is the best approach to move forward.

Environmental Evaluation

The recap of the Special Meetings regarding the CFMP does not require environmental review, as it does not constitute a "project" under the California Environmental Quality Act (CEQA), as defined by California Public Resources Code Section 21065. Specifically, the recap has no potential to cause either a direct physical change or a reasonably foreseeable indirect physical change in the environment. The City will initiate a CEQA analysis once the Draft CFMP is prepared.

FISCAL IMPACT:

The CEQA analysis is currently an unknown cost and will depend upon the direction in which the Initial Study dictates.

ATTACHMENTS:

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

November 14, 2024
ORDERS OF BUSINESS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Justin Ono, City Forester
SUBJECT:	City Forester's Report for October 2024

RECOMMENDATION:

Receive the City Forester's Report for October 2024

BACKGROUND/SUMMARY:

Environmental Evaluation
This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and, therefore, does not require environmental review.

FISCAL IMPACT:

ATTACHMENTS:

October 2024 Foresters Report

CITY OF CARMEL-BY-THE-SEA
Monthly Report

City Forester's Report

TO:	Forest and Beach Commissioners
FROM:	Justin Ono, City Forester
SUBJECT:	October 2024 Forester's Report

Forestry, Parks, and Beach Highlights:

- Carmel Forest Master Plan:
  - Two days of special meetings were held at Carpenter Hall with theForest and Beach Commission, Steering Committee, Forestry division staff, and consulting ecologist Nikki Nedeff. The meetings primary goal was for the Steering Committee to review the administrative draft of the CFMP and provide feedback. Staff was given direction for edits and will bring the draft back to the Committee when complete.
  - A letter and final report were submitted to, and accepted by, CalFire to terminate the CalFire Grant for the Carmel Forest Master Plan Project. The City received no revenue of the $150,000 grant despite enormous administrative efforts by staff to follow the grant application requirements.
  - Commenced a qualifications-based selection process to retain a consultant to perform an environmental CEQA analysis of the final CFMP when it is ready. Statements of Qualifications submitted by eight environmental firms were reviewed by a committee, and three firms were short-listed for project-specific proposals and/or interviews.

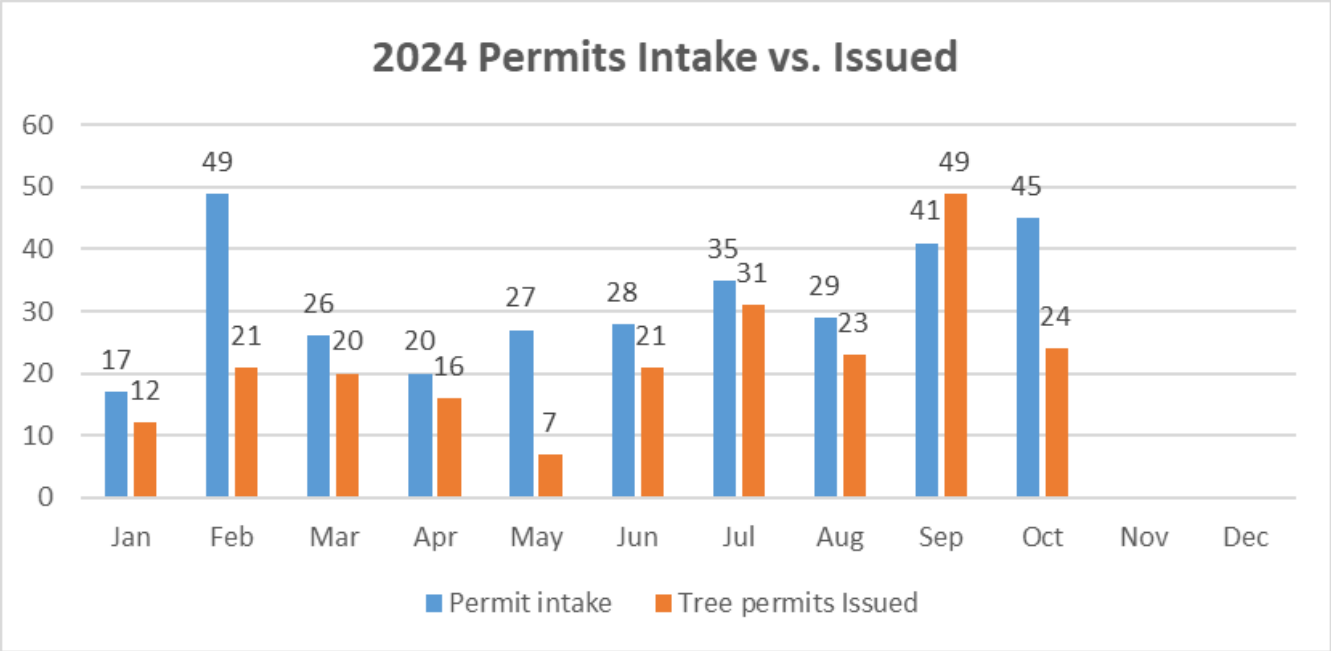
- Contractors:
  - Tree Contractor Tope's Tree Service removed a dying pine below Fourth Ave as head start to a 30 tree task order being issued to remove 30 more dead and dying trees.
  - As work is completed, task orders will continue to go out to the three contractors to catch up with the poor, very poor, and dead trees identified in the City's tree survey.
  - City Landscape contractor Town and Country continues landscape maintenance throughout the city/
  - City staff met with City landscape contractor Town and Country to discuss and have the landscaper begin to water the newly planted city trees as well as provide a crew to maintain the scenic pathway.

- City Crews:
  - In October, Forestry crews planted 8 new trees, pruned 15 trees, removed 10 dead, dangerous, or small overgrown trees impinging on the right of way, and ground 5 stumps. Trees planted were comprised of 5 Monterey Pines and 3 Monterey cypresses.
  - Pruned trees around the Sunset Center Cottages to allow space for the contractor to proceed with the Cottage Window Repairs Project.
  - Staked new trees planted by a tree service contractor who did not properly stake the trees.
  - Trimmed overgrown acacia at the North Dunes Habitat Restoration site.

. Permit Information

2024 Permitted removals, pruning, and required planting

	Tree permits received	Tree permits Issued	Site Inspections Performed	Total Prunings	Total Removals	Removal of Upper	Removal of Lower	Required to Plant Upper	Required to Plant Lower	No room for new tree	Meets Density Rec.	Total Number of Trees Required
January	17	12	1	4	8	6	2	5	1	0	2	6
February	49	21	4	6	21	11	10	3	3	0	0	6
March	26	20	3	5	27	14	13	4	7	0	0	11
April	20	16	3	3	15	8	7	5	5	0	0	10
May	27	7	4	3	8	5	3	2	1	0	0	3
June	28	21	8	17	21	5	16	4	5	2	11	9
July	35	31	9	5	16	8	8	11	15	0	1	26
August	29	23	8	13	13	8	5	7	9	0	1	16
September	41	49	15	22	46	16	30	36	25	0	1	61
October	45	24	11	19	21	9	12	11	12	0	2	23
November												
December												
2024 Totals	**317**	**224**	**66**	**97**	**196**	**90**	**106**	**88**	**83**	**2**	**18**	**171**

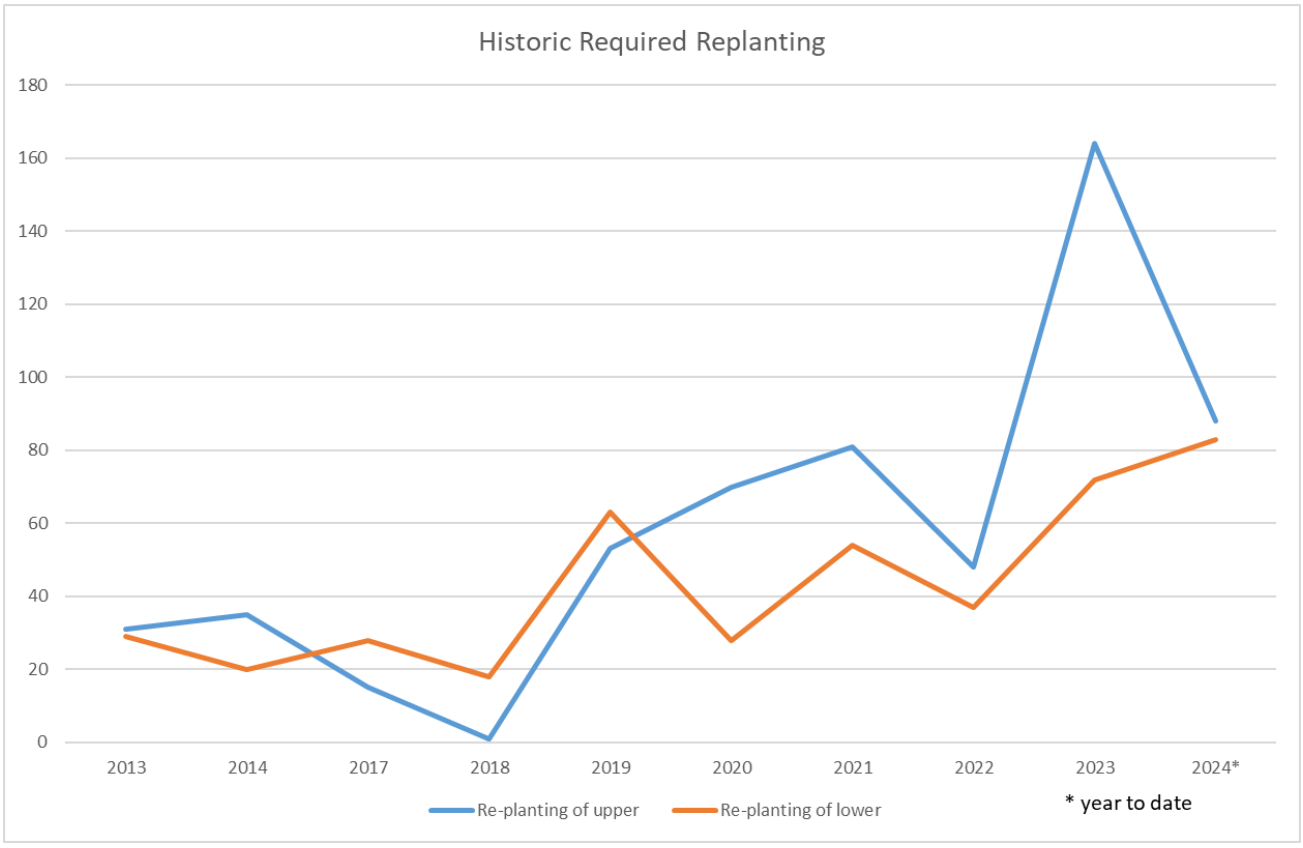


Attachment 1

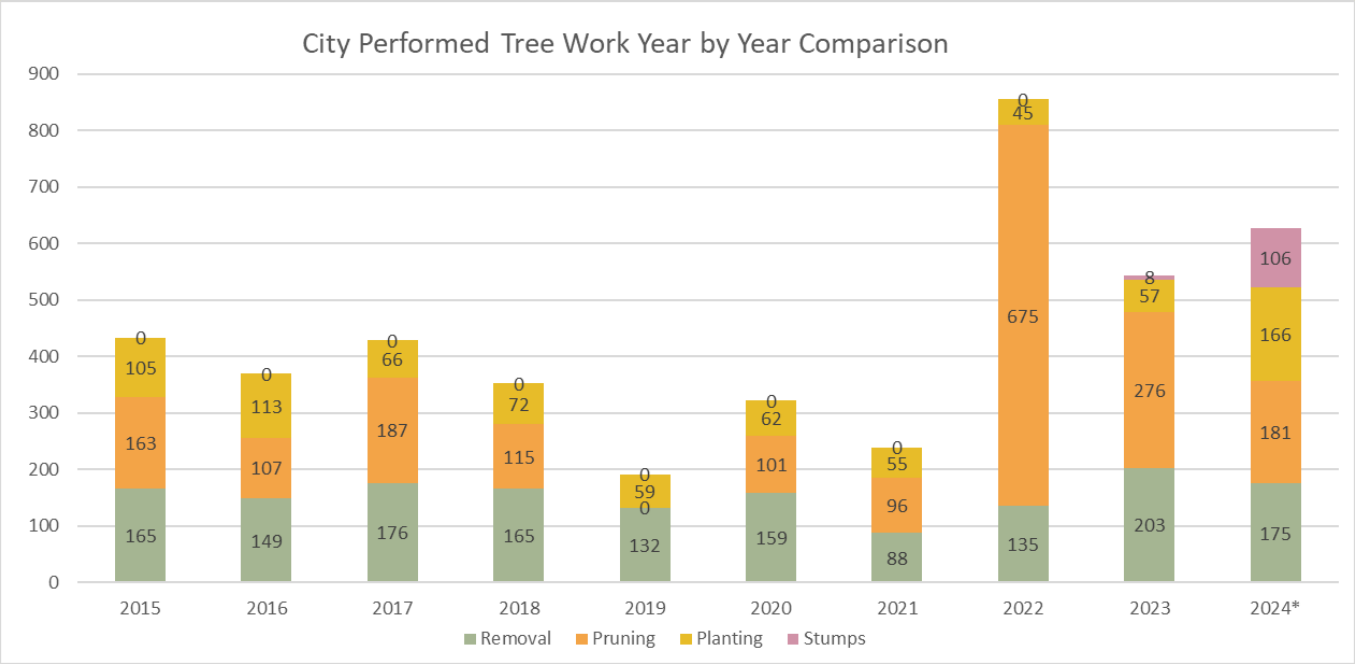
Historic permitted removals and required planting		
	Re-planting of upper	Re-planting of lower
2013	31	29
2014	35	20
2017	15	28
2018	1	18
2019	53	63
2020	70	28
2021	81	54
2022	48	37
2023	164	72
2024*	88	83
	*year to date	

Historic permitted removals and required planting

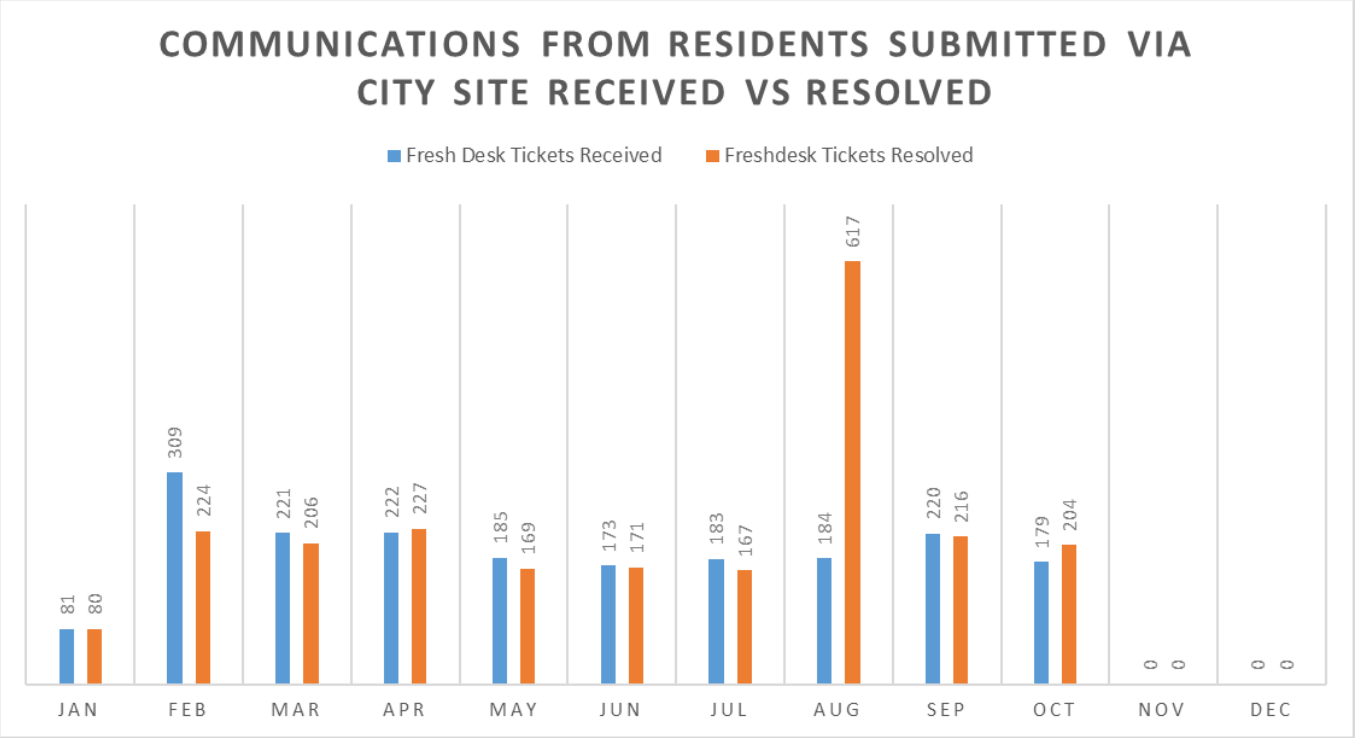
Year	Permitted removals	Removal of upper	Removal of lower	Replanting Required	Replanting of upper	Replanting of lower	Replanting %	Applications processed
2021	204	81	123	135	81	54	66.18%	213
2022	149	82	67	85	48	37	57.05%	155
2023	324	211	113	223	164	72	68.83%	336
2024	196	90	106	171	88	83	87.24%	332



City Forestry, Parks, and Beach Activities



*Year to date – Includes work performed by City crew as well as on call tree contractors.



*Numbers only represent correspondences received via the City's website and do not incude live calls, voicemails, drop-in visitors, and emails sent directly to employees from residents, nor return calls and emails from staff. (Spike in resolutions partly due to large ticket cleanup project undertaken by Forestry support staff.)

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

November 14, 2024
ORDERS OF BUSINESS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Robert M. Harary, P.E., Director of Public Works
SUBJECT:	Public Works Director's Report for October 2024

RECOMMENDATION:

Receive the Public Works Director's Report for October 2024

BACKGROUND/SUMMARY:

The Public Works Director's Report will include:

A. City Council actions related to Forestry, Parks, and Beach issues
B. Forestry, Parks, and Beach-related Capital Improvement Projects
C. Climate Committee meetings and Climate Action Plan Implementation
D. Update on Volunteer Organizations
E. Miscellaneous Forestry, Parks, and Beach-related Public Works items

Environmental Evaluation
This action does not constitute a project within the meaning of California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and therefore, does not require environmental review.

FISCAL IMPACT:

None.

ATTACHMENTS:

Attachment #1 - Public Works Report for October 2024

CITY OF CARMEL-BY-THE-SEA

Public Works Department
October 2024 Report

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBMITTED ON:	November 1, 2024
APPROVED BY:	Chip Rerig, City Administrator

City Council Special Meeting of September 30, 2024

- Adopted Resolution 2024-081, authorizing the City Administrator to execute Amendment No. 1 to the Professional Services Agreement (PSA) with ZFA Structural Engineers, for a fixed fee of $25,000, for a structural engineering report regarding the condition of the Lincoln Street wooden trestle bridge, located north of Fourth Avenue.
- Adopted Resolution 2024-082, authorizing the submittal of applications for all CalRecycle Grants for which the City is eligible for a period of five years.

City Council Meeting of October 1, 2024

- Police Chief Tomasi presented a report from the Traffic Safety Committee regarding a proposed plan to implement AB413, known as the "Daylighting Law," for the City to be in full compliance with the state law. The plan is flexible, minimizes the loss of two-hour parking spaces, and adds eight bicycle parking spaces adjacent to intersections. Once Council adopts the associated Ordinance, Public Works will repaint the curbs at over 100 spaces in downtown.
- Representatives of Public Works and Wave Astound Broadband presented a report regarding Wave's proposed Fiber Optic Project, corresponding Encroachment Permit with Special Conditions of Approval, and responses to questions received over the past year. Compared to the introduction of this matter in October 2023, the public appeared more receptive to having fiber optic services in the City. Council continued the matter and requested Wave to further explore undergrounding their fiber optic cable.
- Adopted Resolution 2024-085, authorizing the City Administrator to execute a construction contract with Sharp Engineering & Construction, in the amount of $503,470 with contingency, for the San Antonio Pedestrian Pathway Reconstruction Project.

Forest and Beach Commission Meeting of October 10, 2024

- Announcements included:
  - A two-day Workshop will be held in Carpenter Hall on October 28 and 29 for the Commission and Steering Committee to review the administrative draft of the Carmel Forest Master Plan (CFMP)
  - The administrative draft of the CFMP will be released to the public today and is available on the City's website
  - Several letters were received claiming that the CFMP cannot proceed until the environmental review process under CEQA is completed. Director Harary noted that staff is in the process of hiring a consultant to perform the CEQA analysis, but we only recently received the draft CFMP which is the project for which the analysis will be performed.

- A Public Hearing was held to consider the release of a Stop Work Order at the northwest corner of Carpenter Street and Fifth Avenue. During excavation for a foundation of a new home, multiple significant trees were damaged or destroyed in violation of Carmel Municipal Code Section 17.48.110 and the Building Permit. Staff recommended release of the Stop Work Order subject to payment of $19,720 in fees and depreciated value of the trees. The property owner, neighbors, and public comments indicated differing views on how this problem occurred. The Commission voted to continue this item to allow more time for staff to review the assessment costs.
- Staff presented logistical information and a preliminary timeline for the Commission and Steering Committee to conduct the 2-day CFMP review Workshop at Carpenter Hall on October 28th and 29th, and discussed opportunities for public comments during the workshop.
- Staff recapped the September meeting's introduction of pickleball concerns at Upper Forest Hill Park, provided information on how some neighboring jurisdictions are addressing this issue by limited hours or days of pickleball play, and explained how we could perform an informal sound survey. Public comments included concerns that restricting hours of play would only partially solve the problem. The Commission's direction to staff was to investigate the cost and feasibility of installing sound reducing acoustic fencing, proceed with the sound survey, and continue to obtain information from other agencies.
- The City Forester presented the Forester's Report for September 2024, which noted: a) Consulting ecologist Nikki Nedeff is now under contract to provide technical expertise for development of the CFMP, b) stumps are being removed and trees planted along San Carlos Street, between Eighth and Thirteenth Avenue, alongside the newly paved street and new bicycle route, and c) crews cleared out fallen limbs, invasive vegetation, and debris from the North Dunes Habitat Restoration site.
- The Public Works Director presented the Public Works Report for September 2024, which noted: a) a summary of the Coastal Engineering Project, Phase 1 which is complete, and progress made in Phase 2, including a Community Survey and several technical reports which will be forthcoming to the Commission over the coming months, b) it was determined that no federal permits are required to bury dead seals/mammals on Carmel Beach provided that a 48-hour notice is made to the Moss Landing Marine Laboratories, and c) signs were posted at closed beach access stairs at Tenth Avenue North and Twelfth Avenue which indicates that these stairs sustained structural damage and must be repaired before reopening.

Administration

- Public Works Director Bob Harary announced his retirement effective December 30, 2024, following a 42-year career, 34 serving in local government. Environmental Programs Manager Mary Bilse will be the Acting Director while a recruitment gets underway.
- At the December 2024 Council Meeting, Director Harary will review Public Works operations, highlight key accomplishments over the past 7-1/2 years with the City, and update the Infrastructure Report Card that he presented in years past.
- The top candidate accepted the City's offer for the Environmental Analyst position, and the candidate will begin work with the City on November 1st.
- Conducted departmental interviews with two additional Project Manager candidates. An offer was made to a second candidate and a background check is in progress.
- Departmental interviews were conducted with two Maintenance Workers (MW) who were on the City's eligibility list. An offer letter is in progress with one candidate to fill the new MW position for Forestry that was included in the Fiscal Year (FY) 2024/25 Budget.
- Prepared the staff report, updated the Resolution, and refined the presentation slides for the Del Mar Undergrounding District Public Hearing for the November 5th Council meeting.
- Sent a letter to the Transportation Agency of Monterey County supporting the region's "Vision Zero" Program – an initiative to prevent future injury accidents on the transportation network.

- A fun, team building lunch followed by a Scavenger Hunt was held on October 24th starting at First Murphy Park. The hunt led the teams to Flanders Mansion for donut eating, City Hall for a toss game, Forest Theater for dancing, and Robin Scattini's house to put on costumes.

Carmel Cares and Other Volunteer Groups

- At the North Dunes Habitat Restoration site, 25 students from Stevenson Upper School removed invasives under the guidance of the coastal ecologist. 15 students also planted, trimmed, watered, and added compost at the Forest Theater garden.
- Carmel Cares' contractor completed Phase 2 installation of the Scenic Pathway Hardscape Project, a CIP project joint-funded with the City, which included barrier rail replacement/ extension and pathway widening.
- Carmel Cares volunteers created a garden and upgraded the grounds around the newly renovated Golden Bough Theater.
- Received KION/Fox 35's quarterly "High Five Award" recognizing the efforts of individual Carmel Cares volunteers who contribute to the community.

Environmental Programs

- For the Coastal Engineering, Phase 2 Project, staff completed the draft Community Survey associated with Sea Level Rise and prepared a staff report to present the Survey and solicit feedback at the November 14th Forest and Beach Commission meeting.
- Also for the Coastal Engineering Study, Phase 2, met on the beach with consultants from EMC Planning and Integral to consider potential beach adaptation strategies to counter sea level rise. Preliminary ideas were discussed to stabilize the beach and add sand in future years.
- Completed the comprehensive Annual Stormwater Quality Report and submitted to the Water Quality Control Board before the mid-October deadline.
- For the North Dunes Habitat Restoration Project, continued to work with our consultants who are overseeing ice plant and invasive removals, and coordinated with Forestry for acacia trimming.
- Attended the 2nd Annual Blue City Forum which included discussions on: waste minimalization, protection of the ocean, climate resiliency, healthy ecosystems, and water quality.
- Reviewed office furniture and modular cubicle space diagrams from vendors associated with the new Public Works offices to be constructed at Vista Lobos.
- Public service messages in October included: "Where Waste Travels" by ReGen Monterey, and a residential battery rebate program and the "Electrify Your Ride" program, both sponsored by 3CE.

Facility Maintenance

- A claim was submitted to the City's insurance company for reimbursement for the Sunset Center emergency repair of a broken fire suppression pipe – an unanticipated $30k expense.
- For the ADA Upgrades Project, Year 7, a contractor installed a decorative, ADA-compliant drinking fountain at the Devendorf Park restrooms.
- Contractor replaced the exhaust fan and motor on the City Hall roof which serves the basement restroom.
- At Flanders Mansion, a roofing contractor cleaned valley gutters, repaired flashing, and adjusted roof tiles in preparation for winter storms.
- Also at Flanders Mansion, a contractor demolished a small, fallen, masonry retaining wall in the corner of the basement, and constructed a new reinforced concrete wall with a proper drainage backfill system.

- A contractor and staff completed renovations for the Library Director and Executive Assistant's suite in the Park Branch Library by creating a small conference room.
- Replaced a rusted sump pump for the Park Branch Library basement.
- Cal Am installed a digital water meter serving the Police and Public Works building.
- Installed a new phone system in the Carmel Fire Station.
- Made plumbing repairs to the water line at the Scenic Restrooms.
- Repaired a fallen handrail on the Tenth Avenue South beach access stairs.
- A Purchase Order was issued to a Contractor to construct three enclosed offices for Public Works staff in the back of the Vista Lobos community room, and a Building Permit was issued. Construction is scheduled in November.
- Helped decorate Devendorf Park for Halloween.

Project Management for the Capital Improvement Program

4 Leaf Projects:

- For the Police Building Project, additional meetings were held with Indigo Architects, the Ad Hoc Committee, and the Project Team to review the Design Concept to rehabilitate and expand the existing building on-site. Indigo and staff prepared an outline of Public Works equipment, shops, and storage areas that would need to be developed off site, as a satellite Corporation Yard, should the Design Concept proceed into design and construction. Staff also reviewed a preliminary construction phasing plan prepared by the architect, which would potentially minimize off site "Swing Space" needed to house Police and Public Works staff and operations during construction.

Ausonio, Inc. Projects:

- For the City Hall Roof Replacement Project, the Contractor installed the remaining new shake tiles and other roofing elements. Delivery of the custom-ordered gutters and downspouts was delayed but is expected by mid-November. The Contractor, as well as the City's disaster cleanup company, substantially completed the remediation efforts in the interior of City Hall resulting from water intrusion during a rainstorm on September 16th. All cleanup costs were charged to the roofing contractor. A $30k claim for additional roof tiles was rejected outright.
- For the Sunset Center Cottage Window Repairs Project, following the temporary relocation of the cottage occupants, construction begin in early October by erecting scaffolding around the eastern cottage. Hazardous materials (lead paint and asbestos) were remediated inside and outside for both cottages, and the abatement was cleared by the hazardous remediation consultant. The contractor is currently cutting new window trim elements which will replace rotted and broken window elements while meeting the historic character of the buildings.
- For the San Antonio Pathway Repair Project, Second to Fourth Avenues, Council awarded the $503,470 contract to Sharp Engineering & Construction. The Contractor provided the contract documents, the contract was executed, and a kick-off meeting was held in late October. The Contractor, Ausonio, and staff conducted two site tours – one focused on the exact sign placement for the detour, and one focused on the extent of landscaping to be removed and trees to be pruned. A Professional Services Agreement (PSA) was also executed with Moore Twining to provide special welding and anchor testing during construction. Construction to begin in mid-November.
- For the Sunset Center Retaining Walls Repair Project, Ausonio prepared a preliminary construction cost estimate based on the final ZFA Engineering plans and specifications. The estimate far exceeds the available budget. Staff is looking into scaling back the scope of the leaning Carmel stone wall along Eighth Avenue, deferring the extension of the concrete outer wall along Mission Street up to Eighth, and setting up other repairs as Bid Additives in the

bidding documents. The cost estimate will be independently scrutinized as well. Bidding may be pushed until early 2025.

Wallace Group Projects:

- For the FY 2024/25 Conglomerate Paving Project, staff reviewed the Engineer's cost estimate, of the 90% plans, totaling $2.6M, which is below the budget of $2.8M. Several bid additives were identified to ensure the construction contract can be awarded within budget. Bidding is forecasted by late 2024/early 2025 with construction commencing in the Spring of 2025.
- For the Shoreline Infrastructure Repair Project, which is combined with Reconstruction of the Fourth Avenue Outfall Wall Project, negotiations continue with the selected firm, Moffat & Nichol. By reducing the scope of services, phasing certain services to a later date, and renegotiating fees, the overall cost is now aligned to the budget. The firm also reconsidered their requested modifications to the PSA, and a compromise appears to be in hand. The corresponding PSA is anticipated to be submitted to Council for award in January.

Additional Capital Improvement Projects:

- For CalAm Water's Dolores Water Main Replacement Project between Santa Lucia and Eighth Avenues, following the installation of asphalt berms by City Street crews, CalAm's contractor slurry sealed the entire width of the street, and subsequently restored paving stripes and parking tees. This completes the field work, and a final review of the encroachment permit's special conditions of approval will close out this project.
- For the Mission Trail Nature Preserve (MTNP) 3 Drainage Projects, the Contractor completed all three projects: the drainage piping near the Rio Road entrance, an 85-foot boardwalk over a bog, and the large swale on the Willow Trail. By the end of the month, the Contractor revegetated the disturbed site, completed punch list items, demobilized from the site, and, under a change order, repaired a drainage sink hole located near Eighth Avenue and Scenic Road. The project was completed below budget. The City Council and the Forest and Beach Commission will conduct a Tour of Inspection of this Project on November 4th at 3:30 pm.
- For the 4 City-wide Drainage Improvements Project, staff's evaluation of the low bidder's prices, estimated total project cost of $1.3M, and available budget of $1.2M revealed that approximately $80k will be needed from the FY 2024/25 Contingency Fund to award the Base Bid. The Base Bid contains three projects which were included in the Storm Drain Master Plan Update as high priorities. A fourth project, for regrading and installation of a headwall at the Acacia Way drainage pipe, would address a drainage nuisance, but should be deferred rather than further tap into the Contingency Fund. Award of the contract is scheduled in December.
- For the Rule 20A Undergrounding Project, a Public Meeting was held on October 7th which included a presentation of Rule 20A funding and noted the Ad Hoc Committee's anticipated recommendation to Council to establish an Underground Utility District at the Del Mar parking lot. The public consensus was supportive of moving forward with this plan.
- For the Carmel Area Wastewater District's (CAWD) Santa Rita and Guadalupe Streets Pipe Bursting Project, staff finished preparing 53 special conditions of approval for the proposed encroachment permit, prepared the staff report, and coordinated with CAWD for a presentation on the project at the November 5th Council meeting.
- Met with representatives of Wave Astound Broadband to discuss the results of the October Council meeting, review undergrounding options, and explore possible other concessions to make the proposed fiber optic project more palatable to the community.

Street Maintenance

- The Homecoming Parade, Pumpkin Roll, and Halloween/City Birthday Parade activities were all well attended and went smoothly. Public Works supported these events by setting up No

Parking and detour signs, median island fencing, and barricades, supporting the Police and Community Activities Departments with traffic control and other logistical needs, and providing additional staffing and trash bins.

- Completed the Annual Storm Drain Inspection Program after inspecting and cleaning out every drainage pipe, culvert, open channel, inlet, and other facilities throughout the City.
- Implemented the Wet Weather Diversion system by removing the plates in the storm drains along the shoreline to allow rain water to pass through and out onto the beach.
- Set up the public sandbag station in the Vista Lobos parking lot.
- Patched damaged street areas and installed berms at several locations using hot mix asphalt.
- For the City Hall Parking Lot Resurfacing Project, removed striping, crack sealed, power washed, and applied an asphalt seal coat. In early November, the parking lot will be restriped, including with an ADA-accessible van parking space, new tire stops, signs, and a bike rack will be installed, and finally, landscaping will be added around the retaining wall which was constructed last year.
- Obtained quotes and ordered three large City signs to replace the deteriorated signs located along the bus parking area along Junipero Street at the Carmel Plaza.
- Replaced a damaged sewer cleanout box in the sidewalk on Dolores Street, south of Fifth Avenue, which was the responsibility of the private business owner.
- Substantially completed placing wood chips along the Serra and Willow Trails in the MTNP.
- Continued making priority repairs for sidewalks, split rail fences, and traffic signs.

Forestry, Parks, and Beach

- See separate City Forester’s Report for October 2024