



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

Sarah Berling, Kelly Brezoczky, 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, December 12, 2024

MEETING 2:30 PM

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/87629331775> Webinar ID: 876 2933 1775 Passcode: 706575

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.

EXTRAORDINARY BUSINESS

- A. Receive a Report from the Director of Public Works regarding Public Works Department Services, Key Accomplishments over the past seven years, and the 2024 Infrastructure Report Card

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 November 14, 2024 Meeting Minutes

ORDERS OF BUSINESS

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

- 2. Mission Trail Nature Preserve Work Effort Overview
- 3. Adoption of Interim Pickleball Rules in Forest Hill Park
- 4. Proposed Forest and Beach Commission Meeting Dates for 2025
- 5. City Forester's Report for November 2024
- 6. Public Works Director's Report for November 2024

FUTURE AGENDA ITEMS

ADJOURNMENT

- 7. Correspondence received after Agenda posting
- 8. Correspondence received after Agenda posting
- 9. Correspondence received after Agenda posting
- 10. Correspondence received after Agenda posting
- 11. Correspondence received after Agenda posting
- 12. Correspondence received after Agenda posting
- 13. Correspondence received after Agenda posting
- 14. Correspondence received after Agenda posting
- 15. Correspondence received after Agenda posting
- 16. Correspondence received after Agenda posting

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

December 12, 2024
EXTRAORDINARY BUSINESS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBJECT:	Receive a Report from the Director of Public Works regarding Public Works Department Services, Key Accomplishments over the past seven years, and the 2024 Infrastructure Report Card

RECOMMENDATION:

Receive a Report from the Director of Public Works regarding Public Works Department Services, Key Accomplishments over the past seven years, and the 2024 Infrastructure Report Card. The presentation slides are included as **Attachment #1**.

BACKGROUND/SUMMARY:

The Mission of the Public Works Department is to plan, design, construct, operate, and maintain public infrastructure, including streets, sidewalks, storm drains, building facilities, forests, parks, beach, and other assets that contribute to the health, safety, and well-being of the Village community.

Located at the Public Works facility and Corporation Yard on the east side of Junipero Street, south of Fourth Avenue, the Department has made honorable progress over the past seven years under the leadership of Public Works Director Robert Harary. As Bob approaches retirement after a 42-year career, 34 of which were serving local governments, he is making a final presentation for the benefit of the City Council, incoming Councilmembers, and the community at large. The presentation will cover the following key topics:

- 1) Review of the Department's structure, resources, and key services provided by each division.
- 2) Overview of significant and diverse accomplishments over the past seven years.
- 3) Comparison of the City's infrastructure conditions, based on the original Infrastructure Report Card presented in 2017, and the state of the infrastructure today.

1. Public Works Department Overview

Public Works consists of an administrative unit and five operating divisions: Environmental Programs, Facilities Maintenance, Forestry, Parks and Beach, Project Management, and Street Maintenance.

Administration Unit: Prepares Council agenda reports, monthly status reports, and the annual and 5-year Capital Improvement Plans (CIP), makes presentations, serves as Executive Team liaison to the Forest and Beach Commission, and on the TAMC Technical Advisory Committee and Traffic Safety Committee, performs engineering services, and provides administrative support, budgeting, scheduling, and performance oversight of the operating divisions.

Environmental Programs: Enforces State storm water quality and waste reduction/recycling regulations, oversees the City's waste hauler contract, implements projects outlined in the Climate Action and Adaptation Plans, serves on the ReGen Monterey and Monterey Regional Stormwater Management Program committees, manages habitat-sensitive projects in the North Dunes and Mission Trail Nature Preserve, evaluates energy reduction initiatives, provides CEQA guidance for Public Works projects, and coordinates with partners on resiliency, environmental stewardship, and sustainability-focused projects.

Facilities Maintenance: Maintains and repairs 20 City-owned buildings and facilities totaling 137,000 square feet, including eight historic buildings nearly 100 years old, supports facility renovation-oriented capital improvements, oversees janitorial contract, obtains quotes and manages building trade contractors, implements ADA compliance projects, and performs annual fire safety apparatus inspections, generator servicing, and backflow testing.

Forestry, Parks, and Beach: Manages 12,000+ City trees, including planting, pruning, and removal services, prepares reports and presentations for Forest & Beach Commission meetings, maintains eight City parks, Carmel Beach, open spaces, and landscaped islands, collaborates with volunteer organizations, processes tree removal and pruning permits, reviews private development applications, manages multiple on-call tree care and landscape maintenance contractors, and provides emergency response during storms.

Project Management: Implements planning, engineering, design, public bidding, and construction of capital improvement projects, including transportation, drainage, and facility renovation projects, conducts condition assessments, manages consultants and contractors, coordinates with utilities and other City departments, prepares special conditions of approval for major encroachment permits, reviews technical reports and plans, obtains permits, and prepares specifications, contract documents, and cost estimates.

Street Maintenance: Supervises Public Works field personnel, prioritizes and allocates equipment, tools, and materials, repairs streets, potholes, sidewalks, curbs, fencing, storm drainage system, berms, and traffic signs, restores pavement striping and markings, performs street sweeping, provides fleet maintenance services, reviews utility and encroachment permit applications, supports City events, and provides emergency response.

2. Review of significant and diverse accomplishments

Below is a sampling of the Public Work's Department's key accomplishments over the past seven years:

- **ADA Transition Plan:** Prepared to guide annual ADA Upgrade Projects.
- **Carmel Forest Master Plan:** Developed draft plan, and conducted community survey and workshops.
- **City's first ever Storm Drain Master Plan:** 2020 and 2023 Update prepared.
- **City's first official Bike Route and first application of Micro-surfacing Pavement treatment:** San Carlos Street, between Eighth and Thirteenth Avenues.

- **Climate Action and Climate Adaptation Plans** : Prepared and adopted.
 - **Coastal Engineering Study, Phase 1**: Completed, and \$500k Coastal Commission Grant awarded for Phase 2.
 - **Electric Street Sweeper**: Purchased with a \$250k rebate from 3CE.
 - **Forest Theater**: Developed Lease Agreement with Pacific Repertory Theatre.
 - **Harrison Memorial Library Gathering Room**: Constructed.
 - **Mass SOQs**: Implemented process to streamline consultant selections and contracting.
 - **No Plastics Ordinance**: First of its kind in the region.
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- **North Dunes Habitat Restoration**: Significant transformation.
 - **Pavement Condition**: Best pavement in Monterey County.
 - **Sunset Center**: Painted exterior of the north wing.

Additional accomplishments will be highlighted in the upcoming presentation.

3. The City's Infrastructure Report Card 2024 compared to 2017 conditions

Modeled after the American Society of Civil Engineer's nation-wide Infrastructure Report Card, the Director will review the condition of six key infrastructure components within the City:

- 1) Streets: includes pavement condition, sidewalks, curbs, medians, and traffic flow
- 2) Drainage System
- 3) Buildings and Facilities
- 4) City Fleet
- 5) Forestry and Parks
- 6) Beach and Shoreline

Each of these components will be assigned a grade from A to F, reflecting their current condition. These grades will be compared to the baseline year 2017 to track progress made and/or identify areas requiring further attention.

This exercise is intended to be a holistic assessment of our infrastructure, emphasizing that rehabilitation costs increase as infrastructure deteriorates. Maintaining infrastructure at a reasonably satisfactory level is more cost-effective in the long run than allowing it to decline into disrepair and requiring costly, and sometimes urgent, reconstruction.

FISCAL IMPACT:

There is no fiscal impact associated with receiving this report. The adopted Operating Budgets for Public Works was \$3.3M for FY 2017/18 and \$6.5M for FY 2024/25. The adopted Capital Improvement Program was \$3.3M for FY 2017/18 and \$12.2M for FY 2024/25.

The presentation will demonstrate that major investment in the City's infrastructure utilizing Measure C and D revenues for general infrastructure projects, Measure X, SB-1, Gas Tax, and RSTP funds for transportation projects, and the Vehicle and Equipment Fund for fleet renewal, for examples, has made a noticeable difference in maintaining, and in some instances improving, the condition of the City's infrastructure that previously suffered from decades of deferred maintenance and lack of investment. Ongoing investment in several areas, notably for older building renovations, shoreline infrastructure repairs, and drainage improvements, are imperative moving forward.

Over the past years, a number of cost-cutting and streamlining measures were also implemented to stretch these resources. For example, several roadway and drainage improvement projects were bundled together,

multiple tree contractors were issued task orders for bulk work, facility condition assessments were used to objectively prioritize building repairs, and instances of sole source contracting was replaced with improved, competitive processes.

ATTACHMENTS:

Attachment #1 - Presentation Slides



CITY OF CARMEL-BY-THE-SEA

Public Works Report and Infrastructure Report Card

*A Farewell Address
Robert Harary, P.E.
Director of Public Works*

City Council December 3, 2024

Forest & Beach Commission December 12, 2024



OBJECTIVES

- ❖ **Review Department Structure, Resources, and Services**
- ❖ **Review Significant/Diverse Accomplishments past 7 years**
- ❖ **Infrastructure Report Card 2024 Compared to 2017**



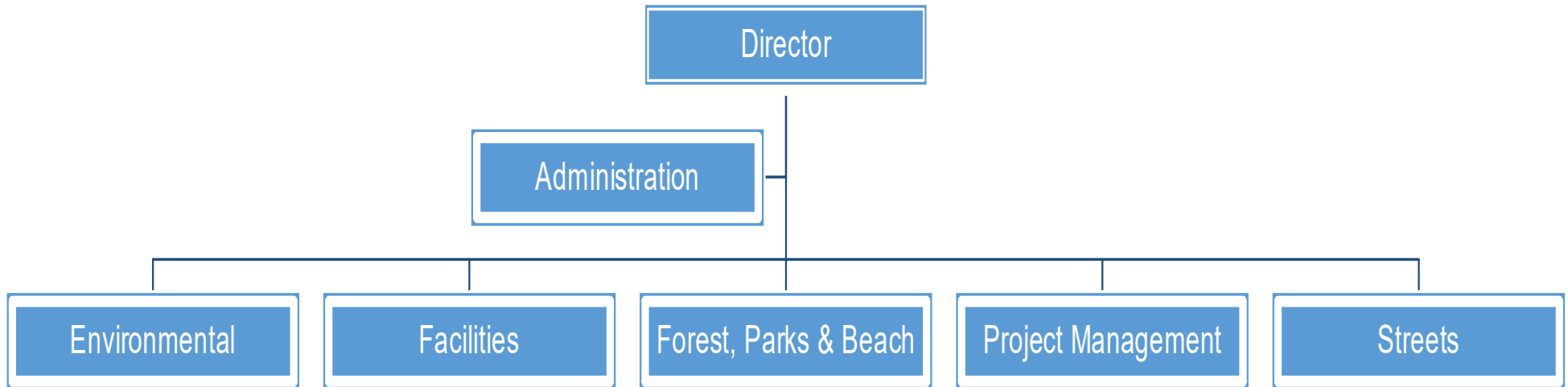
TEAM PUBLIC WORKS



CITY OF CARMEL-BY-THE-SEA



PUBLIC WORKS ORGANIZATION



Fiscal Year 2018/19:

\$3.37M Operating Budget

\$4.37M CIP Budget

21 FTE Positions, 5 Vacancies

Fiscal Year 2024/25:

\$6.54M Operating Budget

\$12.18M CIP Budget

25 FTE Positions, 5-6 Vacancies



PW ADMINISTRATION

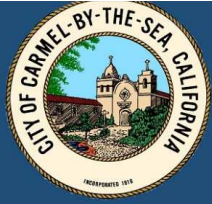
Public Works Director, Admin Analyst, Admin Coordinator

- **Annual and 5-year Capital Improvement Plan (CIP)**
- **Budgeting and Financials processing**
- **Council Reports and presentations**
- Department meetings, team building, training
- **Forest & Beach Commission, TAMC TAC, and Traffic Safety Committees**
- Program Management Consultants oversight (CIP projects)
- Recruiting



ACCOMPLISHMENTS - ADMINISTRATION

- CIP Contingency Fund established
- **City Engineer** duties returned in-house
- **Council Strategic Priorities** – updated progress
- Friday Letters
- **Leadership Carmel Legacy Projects:** Forest Hill Park Nature Play and Scenic and Eighth Avenue Overlook
- **Forest Theatre Lease Agreement with Pac Rep**
- **Mass SOQ Process** – streamline consultant selection process
- Purchasing Ordinance Update – supported
- Replaced Sole Source procurements with competitive processes
- **Revised Construction Contract and Professional Services Agreement templates**



ENVIRONMENTAL PROGRAMS

Environmental Programs Manager, Environmental Analyst

- Climate Action and Adaptation Plan Projects
- **Coastal Engineering Study**
- Environmental & CEQA guidance for Public Works
- **Regional MRSWMP and ReGEN Committees**
- Regulatory & Environmental Agency coordination
- Review private development applications
- **Sensitive Habitat Projects: North Dunes and Mission Trails Nature Preserve**
- **Storm Water Quality Annual Reports to WQCB**
- Storm Water inspections, enforcement
- **Waste/Recycling projects**



CITY OF CARMEL-BY-THE-SEA



ACCOMPLISHMENTS - ENVIRONMENTAL

- **Climate Action and Climate Adaptation Plans** – prepared, adopted
- Climate Committee established
- **Coastal Engineering Study, Phase I** complete, Phase 2 - \$500k CCC Grant
- **Dual Trash/Recycling Cans** replaced small, trash-only squirrel cans
- **Earth Day established**
- GIS System initiated
- **No Plastics Ordinance adopted** – first in region
- SB 1383 – Waste Reduction/Recycling/Organics program to reduce GHG
- Storm Water Ordinances Sections 17.42, 17.43 updated



FACILITIES MAINTENANCE

Facilities Maintenance Supervisor, Facilities Maintenance Specialist

- **20 Buildings with 137,000 SF**
- Annual Safety Inspections
- **Coordinate repairs w/building trade contractors and vendors**
- Generators testing and maintenance
- **Janitorial Services oversight**
- Small construction projects
- **Supports building-oriented CIP projects**
- Urgent Repairs

Ocean Avenue Median Lighting



CITY OF CARMEL-BY-THE-SEA



ACCOMPLISHMENTS - FACILITIES

- **1,000+ Lights Replaced with LEDs**
- **ADA Transition Plan 2018 developed, 7 years ADA Upgrade Projects**
- Concrete Beach Access Stairs repaired
- Electric Heat Pumps installed at no cost
- **Electrical Panel Assessments:** CH, FS, SC, VL, replaced holiday tree panel
- Forest Theatre: New Stage Deck, Stage Truss
- **Janitorial Contract** – revamped, rebid, computerized inspection program
- Ocean Avenue Median Islands Lighting Project
- **Park Restrooms Improvements**
- Scout House: Roof Replaced, Decision to relocate to another site



FORESTRY, PARKS & BEACH

City Forester, Assistant Forester, Permit Tech, Tree Climber, Gardener, and 2 Maintenance Workers

- 12K Trees: planting, watering, pruning, removals, stump grinding
- **Carmel Forest Master Plan development**
- **Collaborate with Volunteers Groups**
- Coordinate PG&E safety pruning
- **Emergency Response**
- **Forest & Beach Commission** reports and presentations
- Fuel Reduction Program
- Issue Permits for tree removals and pruning
- **Manage 3 Trees and 1 Landscape Maintenance Contractors**
- Private Development Applications, site assessments
- Pruning for Traffic Safety



ACCOMPLISHMENTS - FORESTRY

- **CFMP – 12,000 Tree Inventory, Condition Assessment, Tree Keeper**
- Community Wildfire Prevention Plan – supported
- **Crew Capabilities Increased:** mid to large tree removals and stumps
- Demonstration Rain Garden at Public Works
- Mass Tree Pruning Downtown (2022)
- **MTNP – Significant Invasive Removals (FOMTNP)**
- Multiple on-call Tree Service Contractors implemented
- **Revamped on-call Task Order Processing**
- Stump Grinder – City's first
- **Tree Fees Modified** – evaluations only and waived if dead





PROJECT MANAGEMENT



2 Project Managers (Supplemented by 3 PM Consultants)

- **CIP Projects: Engineering Design, Bidding, and Construction Management services**
- Conditions of Approval for major Encroachment Permits
- Coordinates with other departments, utilities, regulators
- Manages Consultants and Contractors
- Prepares/reviews technical reports, plans, specifications, contract documents, cost estimates
- **Transportation, Drainage, Facility Renovation Projects**



ACCOMPLISHMENTS – PROJECTS

- **Building Condition Assessments:** City Hall, Fire Station, PW, Vista Lobos
- **Diesel and Gas Fuel Tanks, Pump Removed** from PW Yard
- MTNP Footbridge Reconstructed at Eleventh Avenue, PW Team Building
- **MTNP – Tank and Pump House Removed, Well Decommissioned**
- **San Antonio Pathway Reconstruction Project** - construction
- Sunset Center – Electrical Panel Reconstruction and EV Chargers (2026)
- Shoreline Infrastructure Repairs, Phase 1 and Fourth Avenue Outfall Wall Reconstruction – Consultant Agreement IP
- **Vista Lobos EV Chargers and Electrical Panel** – designed (construct 2025)



STREET MAINTENANCE

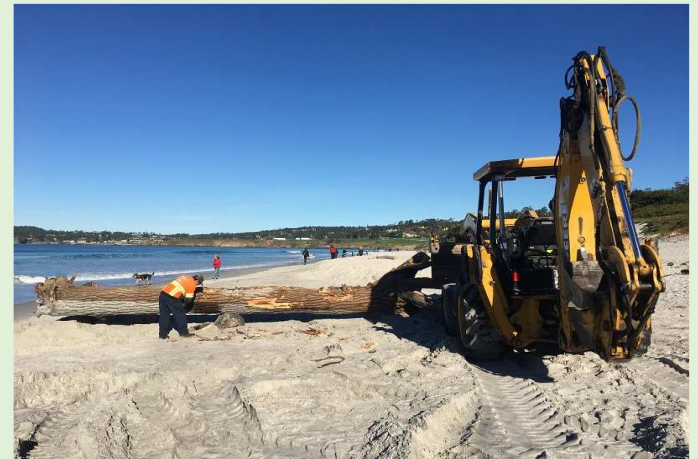
**Public Works Superintendent, Streets Supervisor,
2 Maintenance Workers III, 6 Maintenance Workers I/II**

- **Annual Sidewalks and Storm Drainage Condition Surveys**
- Beach Sand redistribution
- Emergency Response
- Fleet Maintenance
- Repair curbs, gutters, fences, walls
- **Street Maintenance:** potholes, pavement patching, berms
- Street Saver Pavement Management System
- **Street Sweeping**
- **TAMC Funding:** Measure X, Gas Tax, SB-1, RSTP funds
- **Traffic Signage, striping, markings**
- Utility and Encroachment Permit applications



ACCOMPLISHMENTS - STREETS

- 20-Year Regional Transportation Plans updated
- Bike Route USBR 95, Canada to Mexico borders, to pass through Carmel
- **Cross Training Maintenance Workers – Forestry and Streets**
- **First Official Bike Route – San Carlos, Eighth to Thirteenth**
- Traffic Control Plan Guidelines developed
- Traffic Sign Plotter replaced
- **Sidewalk Repairs** – ongoing, dedicated crew
- **Supported Numerous Special Events**
- Vehicle Barriers purchased



CITY OF CARMEL-BY-THE-SEA



ACCOMPLISHMENTS - VOLUNTEERS

Carmel Cares

- **Scenic Pathway Improvements**
- **Ocean Avenue Median Islands landscaping**
- Forest Theater landscaping and other improvements
- **Community Engagement Programs:** Median Minders, Downtown Detail

Friends of Mission Trail Nature Preserve

- Trails Maintenance
- **Weedies:** Invasive removals, landscaping

Garden Club

- Gardens: City Hall, Harrison Memorial Library, North Dunes

Friends of Carmel Forest

- Tree plantings and care



ACCOMPLISHMENTS – CITY HALL, FIRE

City Hall

- **ADA Upgrades**
- Ceiling Lights and Tiles
- Climate Control System
- Covid Filtration Systems, Plexiglass
- Parking Lot Resurfaced
- **Retaining Wall repaired**
- **Roof Replaced**

Fire Station

- Back Deck resurfaced
- **Backup Generator refurbished**
- Bay Doors painted
- Kitchen Appliances
- Lockers
- **Painted Interior upstairs**
- Roof Repairs, partial replacement
- **Vehicle Exhaust System**



ACCOMPLISHMENTS - LIBRARIES

Harrison Memorial Library

- ADA Upgrades
- **Exterior Painted**
- **Gathering Room** constructed
- HVAC Units replaced
- **Library Master Plan and Condition Assessments**

Park Branch Library

- **Backup Generator and Sump Pump System** for basement
- Dehumidifier for History Vault
- Dumbwaiter Decommissioned
- Interior Painting, Lobby Remodel
- **Storm Shelter electrical outlets and heating**
- **Story Room modifications**
- Tenant Improvements





ACCOMPLISHMENTS – POLICE/PUBLIC WORKS

- Building Condition Assessments
- **Concept Plan developed to Maximize Existing Site (coming soon!)**
- Construction Phasing Plan developed to minimize swing space needs
- **Electrical Panels replaced in Garage**
- Garage Rollup Door replaced
- Lightning Suppression System
- PW Breakroom Renovation
- PW Building Exterior Painting
- PW Front Office Remodeled
- **Police Dispatch Room Renovation**
- Police Detectives Office Renovation



ACCOMPLISHMENTS – SUNSET CENTER

- **Boiler Replaced**
- **Bollards**
- **Carpenter Hall Heater Replacement**
- **Cottage Windows Repaired**
- **Fire Pipe Leak emergency repair**
- **Fire Pump Replaced – emergency**
- **North Wing Exterior Painted**
- **Portico Design Concept**
- **Retaining Wall Repairs designed, “Shovel ready” (2025)**
- **Stage Rigging System**





ACCOMPLISHMENTS – UTILITIES

- **Cal AM – Dolores Waterline, Santa Lucia to Eighth Avenue**
- **CAWD – Rehab Sewer Manholes**
- **CAWD – Guadalupe & Santa Fe Pipe Bursting (2025)**
- **CAWD – Scenic Road Sewer Reconstruction (2025)**
- **Del Mar – Underground District Established using Rule 20A Credits**
- **PG&E – Gas Line replacement – Fourth Avenue, Camino Del Monte**
- **WAVE – Fiber Optic Cable Permit IP**



INFRASTRUCTURE REPORT CARD

- American Society of Civil Engineer's National Report Card model
- 6 Categories: Streets/Pavement, Drainage System, Facilities, Fleet, Forestry/Parks, and Beach/Shore
- 2024 compared to Benchmark Year 2017
- School Grades: A to F

INFRASTRUCTURE REPORT CARD

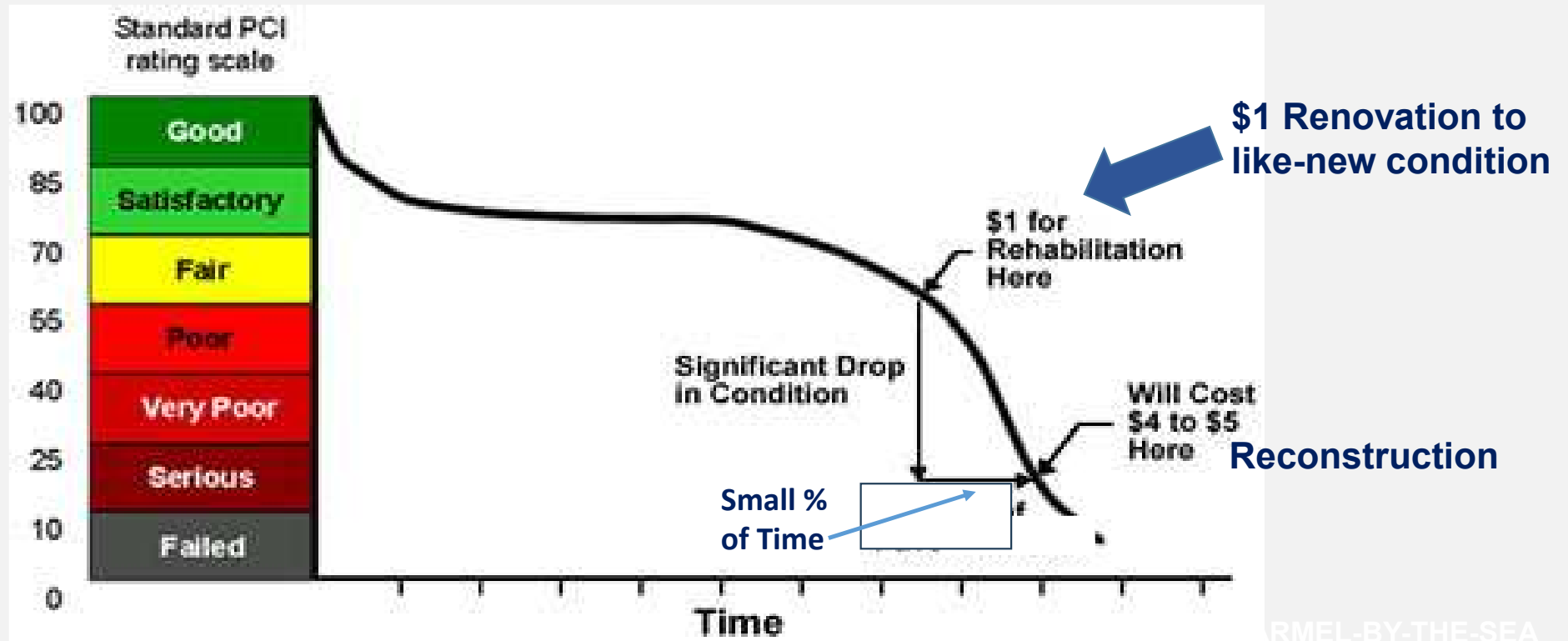


CITY OF CARMEL-BY-THE-SEA



INFRASTRUCTURE DECAY & RENEWAL

INFRASTRUCTURE LIFE CYCLE





REPORT CARD: Pavement, Streets

- **Best Pavement Condition in Monterey County**
 - External Funding – Gas Tax, Measure X, RSTP, SB-1 – 30% of project budget
 - **FY 2018/19, 2019/20, 2021/22 Annual Paving Projects**, including Ocean Ave.
 - **FY 2022/23 – Concrete Streets “shovel ready” - \$2.7M**
 - **FY 2024/25 – Conglomerate Paving Project, \$2.8M funded (2025)**
 - **Micro-Surfacing – first application**
-
- **Challenges: Bike Lanes, Concrete Streets Cost, County Potholes, Sidewalks**

Road Class	2017	2024
Arterials	62	80
Collectors	62	64
Residential	59	71
Overall PCI	62	70

2017	C+
2024	B+



REPORT CARD: Drainage

- *In 2017, we had no idea what the condition of our drainage system was. Now we know exactly where investment is needed, in priority order!*
- **3 Drainage Projects: 11th, Lincoln/Second, Santa Fe**
- **Fifth Avenue Storm Drain Improvement Project**
- **MTNP 3 Drainage Projects**
- **MTNP Stream Stability Study 2019 – 8 projects**
- **Storm Drain Master Plan 2020 – City's first and Update 2023**
- **Challenges: Junipero Bypass, #1 Priority, \$3M+**
- **Surface water in/out of private properties**



2017	D-
2024	C+



REPORT CARD: Facilities

- **Condition Assessments Completed** for most facilities
- Libraries Master Plan could launch major upgrades for both libraries
- **Numerous Improvement Projects and Repairs Completed**

Challenges:

- **8 buildings +/- 100 years old**
- **Flanders Mansion and Scout House: unused for decades, but deterioration, maintenance, and repairs ongoing**
- **Millions \$ needed for City Hall, Fire Station, Vista Lobos identified repairs**
- **Police and Public Works Building – Past useful life, unfit for staff, and 7 years of planning – Let's get it done!**
- **Sunset Center needs major repairs (ex. lobby elevator modernization)**
- **Deferred Maintenance Graph – Moving from \$1 Renovations to \$5 Rebuilds**

2017	C-
2024	D



REPORT CARD: Fleet

- **6 EV Charging Stations installed, 12+ in progress**
- ATV for beach
- Community Activities Van
- **Dump Truck**
- **Electric Street Sweeper, \$250k 3CE rebate**
- Electric Bikes and Motorcycles
- EVs for Police and City Hall
- **Fleet Maintenance** returned in-house (since 1990s)
- **Ordered Ambulance & Fire Engine (2025)**
- Traffic Line Striper

Challenge:

- **State Mandates for EV Conversion**



2017	C
2024	B



REPORT CARD: Forestry/Parks

- **Carmel Forest Master Plan** in progress
- Contractor Task Order Processing
- **Crew Skills improved**
- **Emergency Response protocol improved**
- PG&E Pruning coordination improved
- Citizen Requests tracking improved

Challenges:

- **3+ Year backlog: Dead, Very Poor, Poor Trees**
- **600+ Stumps**
- **Aging Forest: drought, disease**
- **Impacts from Winter Storms**
- **Outdated Tree Ordinances**
- **Staff Vacancies**



2017	B
2024	C+



REPORT CARD: Beach/Shore

- **Beach Cleanups** – Public/Private Partnership
- CIP for Beach Stair Repairs and Fourth Avenue Outfall Reconstruction
- **Coastal Engineering Study** – Condition Assessments, Beach Sand, SLR
- **Fire Pits removed**
- **North Dunes Habitat Restoration**, Volleyball Courts relocated
- **Scenic Pathway transformation**

2017	D+
2024	C

Challenges:

- **Climate Change: increasing storms and sea level rise**
- **Equipment Access Ramp washed out**
- **Permitting Requirements for beach repairs**
- **Wooden Stairs at end of useful life**



INFRASTRUCTURE SUMMARY

Infrastructure	2017 Grades	2024 Grades
Pavement/Streets	C+	B+
Drainage	D-	C+
Facilities	C-	D
Fleet	C	B
Forestry/Parks	B	C+
Beach/Shore	D+	C
Overall	C-	C+

Doing Better:

- 1) Streets
- 2) Drainage
- 3) Fleet

Investment Needed:

- 1) Buildings and Facilities
- 2) Drainage System
- 3) Shoreline Infrastructure



QUESTIONS?

Thank You!



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

December 12, 2024
CONSENT AGENDA

TO: Forest and Beach Commissioners

SUBMITTED BY: Yvette Culver, Administrative Coordinator

SUBJECT: Approval of November 14, 2024 Meeting Minutes

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Meeting Minutes 11-14-2024

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

Regular Meeting
Thursday, November 14, 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
Mary Bilse, Environmental Manager
Yvette Culver, Commission Secretary
Tom Ford, Administrative Analyst
Val Gaino, Environmental Administrative Analyst

PLEDGE OF ALLEGIANCE

Chair Brezoczky led the public in the Pledge of Allegiance

ANNOUNCEMENTS

Director Harary announced the following:

Mr. Harary congratulated Commissioner Buder for being elected to the City Council, effective December 9, 2024. He will be sworn in and seated to the Carmel City Council next month, with this being his last Forest and Beach Commission Meeting. Mr. Harary thanked Commissioner Buder for his time on the Forest and Beach Commission.

The recruitment to replace Commissioner Buder will be in either February or March, 2025.

Mr. Harary introduced a new City employee, Val Gaino, Environmental Analyst in Public Works.

Mr. Harary has confirmed his retirement date at the end of December 2024. Mary Bilse will step in and take over as the Acting Public Works Director until the position is filled.

In December, Mr. Harary will be doing a farewell presentation address to City Council and also offered to do the presentation for the Forest and Beach Commission. This presentation will show the different divisions within the Public Works Department and celebrate all of the accomplishments of the department. Another part will be the infrastructure Report Card.

Mr. Harary asked if the Commission could change the Orders of Business on the Agenda for item 4, which is the Review and Feedback on the Draft Community Survey for the Carmel Sea Level Rise Adaptation Study. The Commission will need to have a motion to do so.

PUBLIC COMMENT

Melanie Billig
Cindy Lloyd

Commissioner Michie motioned to move Item 4 of the Agenda ahead of the two Public Hearings and the Consent Agenda, seconded by Commissioner Berling, and carried by the following roll call vote:

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

CONSENT AGENDA

Item 1: Approval of October 10, 2024, Meeting Minutes

Commissioner Michie moved to approve the Meeting Minutes for October 10, 2024, seconded by Commissioner Buder, and carried by the following roll call vote:

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

ORDERS OF BUSINESS

Item 4: Review and Provide Feedback on the Draft Community Survey for the Carmel Sea Level Rise Adaptation Study (*Item was moved on the Agenda*)

Mary Bilse, Environmental Manager, presented the Staff Report and recommended for the Commission to review and provide feedback on the Draft Community Survey for the Carmel Sea Level Rise Adaptation Study.

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

- o The Survey takes approximately eight minutes to complete.
- o 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.
- o 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.

Ms. Bilse introduced Dave Anning and Esme Wahl. Mr. Anning and Ms. Wahl presented the survey and answered questions from the Commission.

The Commission requested a number of changes to the draft survey and directed Staff to return to the Commission for approval of the final version.

Once the survey launches, 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 Pinecone, 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.

PUBLIC COMMENT

None

PUBLIC HEARINGS

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

This item was continued from the October 10, 2024 Commission Meeting in order for staff to receive clarification from the City Attorney regarding the extent of the Commission's ability to levy fines beyond what the City Code states, which is double the Tree Removal permit fee, the Consulting Arborist fee, the release of the Stop Work Order fee, as well as the evaluation of the trees. Per the City Attorney, the Commission does not have the authority to levy fees other than those which are stated in the City Fee Schedule and the Municipal Code, which include the ability to impose an infraction with a fee of \$100. Director Harary recommended that the infraction not be imposed.

The recommendation is the original Staff Recommendation, which is to allow the conditional release of the Stop Work Order with the owner to pay \$636 for the Stop Work Order investigation fee, \$1,364 for double the tree removal permit fees, \$2,838 to cover the cost of West Coast Arborist report and the \$14,891 for the depreciated value of the trees after the damage totaling \$19,729.46. This release is dependent on the Building Department clearing violations regarding the grading and the shoring. Mr. Ono answered the questions of the Commission.

PUBLIC COMMENT

Melanie Billig
Allie McDaniel
Linda Smith

Mr. Harary stated that based on the comments that we are getting, maybe it's time to reassess the ordinances before the end of the Master Plan, to get the authority to the Commission to impose further fines for egregious violations of tree removals as soon as possible.

Chair Brezoczky asked to update the ordinances so that in the next budget cycle the fines in this area are significantly higher.

Commissioner Berling motioned to allow the conditional release of the Stop Work Order issued in August, 2024 and require the property owner to pay a fee of \$19,729.46 and require the replanting of two trees on the property where staff suggests they should be planted, and for the final release of the Stop Work Order to be dependent upon on the Planning and Building Department clearing grading and shoring violations. Seconded by Commissioner Michie and carried by the following roll call vote:

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

Item 3: Consider the removal of a Torrey pine at 26010 Ridgewood Road.

Mr. Ono presented the Staff Report and recommended the removal of a Torrey pine in the northwest corner of the property based on the recommendation of the Structural Engineer Report, which noted damage to the neighbor's home was directly related to the tree. Mr. Ono answered questions of the Commission.

Jane Hewer, the neighbor to applicant, addressed the Commission, informing them of the history of the issues that they have had due to the tree on her neighbor's property. She has been trying to seek a resolution regarding this tree for several years to avoid damage that has now come to pass. She has spent \$50,000 on attorney fees

for a tree that is not on her property. She urged the Commission to approve this permit so that she and her husband may begin putting their cottage back together and moving on with their lives.

Rebecca Sathoff with the law firm Fenton and Keller, representing Mr. and Mrs. Hewer, addressed the Commission. Ms. Sathoff stated that the legal standard for approval of this permit has been met and we urge you to concur with City Staff's recommendation to approve the tree removal permit so that the damage does not get worse. The Hewers want to move forward with repairing the cottage before the winter storms this year and so they can move on with their lives.

Mr. Rapheal, the homeowner and Applicant, addressed the Commission. For many years the City designated that the tree was not allowed to be removed. Mr. Rapheal does agree that the tree should be removed because it is also a danger to his property.

PUBLIC COMMENT

Linda Smith, noted that Torrey pines are non-native and invasive in this area.
Melanie Billig

Commissioner Berling motioned to approve the removal of the Torrey pine in the northwest corner of the property based on the recommendation from the Structural Engineer report, seconded by Commissioner Michie and carried by the following roll call vote:

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

ORDERS OF BUSINESS

Item 5: Pickleball Update Regarding Possible Noise Reduction Measures

Tom Ford, Administrative Analyst, presented the Staff Report and recommended discussing and advising staff regarding avenues of noise reduction. Mr. Ford and Mr. Ono answered questions of the Commission.

Following the City Council's motion on August 6, 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, 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: Informal sound measurements were taken at different locations near the pickle ball courts, demonstrating the sound volume to sometimes exceed the 60 dB threshold as set forth in the Noise Element of the General Plan.

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.

“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 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.

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, would cost \$44,772 for materials.

To install fencing only on 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 a 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.

PUBLIC COMMENT

Barbara Lang

Dider Diaz

Michael Lang

John Kratchmer

Charles Najarian

The Commission directed staff to have an acoustic fencing representative provide information for an upcoming Commission meeting, and to continue to research what other jurisdictions do.

Item 6: Recap of the October 28th and 29th, 2024 Special Meetings of the Steering Committee regarding the Carmel Forest Management Plan (CFMP)

Mr. Ono presented the Staff Report and recommended for the Commission to discuss and provide direction regarding future steps for the Carmel Forest Master Plan. Mr. Ono answered the questions of the Commission.

On October 28th and 29th, 2024, the 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.

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 the 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.

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

The Commission confirmed moving forward with this approach.

Item 7: City Forester's Report for October 2024

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

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan:

- Two days of special meetings were held at Carpenter Hall with the Forest and Beach Commission, Steering Committee, Forestry division staff, and consulting ecologist Nikki Nedeff. The meeting's primary goal was for the Steering Committee to review the administrative draft of the CFMP and provide feedback. Staff was given directions 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 from 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 shortlisted 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.

Item 8: Public Works Director's Report for October 2024

Mr. Harary presented the Public Works Director's Report to the Commission for October 2024.

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

- The City Council adopted an underground utility district in the Del Mar parking lot. Ultimately, this will improve the aesthetics at the key entryway onto Carmel Beach and around the North Dunes Habitat site.

Forestry, Parks, and Beach-related Capital Improvement Projects

- For the San Antonio Pathway Repair Project, Second to Fourth Avenues, Council awarded the \$503,470 contract to Sharp Engineering & Construction. 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.
- 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. The Contractor revegetated the disturbed site, completed punch list items, and demobilized from the site. The completion of the three projects culminated with a site visit to each during the City Council's Tour of Inspection on November 4, 2024. The City will now monitor newly planted vegetation, close out the environmental permits, and recoup the \$177,000 State Parks Grant funds.

Update on Volunteer Organizations

- At the North Dunes Habitat Restoration site, 25 students from Stevenson Upper School removed invasives under the guidance of a coastal ecologist. 15 students also planted, trimmed, watered, and added compost at the Forest Theater garden.
- Received KION/Fox 35's quarterly "High Five Award" recognizing the efforts of individual Carmel Cares volunteers who contribute to the community.

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

- Substantially completed placing wood chips along the Serra and Willow Trails in the MTNP.
- Staff will look into hiring a contractor to repair the Tenth Avenue North beach stairs if the work can be done under the \$60,000 formal bid threshold.

FUTURE AGENDA ITEMS

- Public Works Report Card
- Pickleball
- Progress Report, Friends of Mission Trail Nature Preserve
- Progress Report, Carmel Cares beach PUPs

ADJOURNMENT

Respectfully submitted,

Yvette Culver, Administrative Coordinator, Commission Secretary

Approved by: _____
Kelley Brezoczky, Chair



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

December 12, 2024
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Justin Ono, City Forester

SUBJECT: Mission Trail Nature Preserve Work Effort Overview

RECOMMENDATION:

Receive a presentation from the Friends of Mission Trail and the City Forester on the work completed in the Mission Trail Nature Preserve over the past year.

BACKGROUND/SUMMARY:

The Friends of Mission Trail are a City-recognized volunteer group dedicated to supporting the 34-acre Mission Trail Nature Preserve. They describe themselves as a “group of devoted residents committed to conserving and restoring the Mission Trail Nature Preserve to its highest natural condition.” The Friends work collaboratively with City staff to fulfill the goals outlined in the Mission Trail Nature Preserve Park Master Plan, focusing on the removal of invasive species, trail maintenance, habitat restoration, and other essential tasks.

This presentation will highlight the collective efforts of the Friends and the City, emphasizing the strong partnership between the two groups. The primary areas of coordination between the Friends and the City have included:

1. Clearing of downed trees and trail obstructions
2. Removal of tree hazards
3. Invasive vegetation removal
4. Ecological forestry and wildfire mitigation efforts
5. Reforestation in areas cleared of invasive trees
6. Trail, bridge, and sign maintenance
7. Maintenance of the Lester Rowntree Native Plant Garden
8. Planning and management

In addition to routine maintenance, the City and the Friends have successfully completed projects of varying scope and complexity. Staff anticipates continuing this productive partnership in the years to come.

FISCAL IMPACT:

None at this time.

ATTACHMENTS:

Mission Trail Maintenance Presentation



FRIENDS OF
MISSION TRAIL
NATURE PRESERVE



CITY OF CARMEL-BY-THE-SEA

Attachment 1

Mission Trail Nature Preserve

Ecological Management thru Continuous Maintenance

12-December-2024

A Successful Citizen-City Partnership



Guiding Documents

Mission Trail Nature Preserve Master Plan

1996 plan adopted by the City Council and incorporated into the City's LCP.

- * *Preserve the forested, tranquil atmosphere of the property*
- * *Protect, maintain, and enhance the **rare coastal habitats***
- * *Provide reasonable **low-impact access** for the enjoyment of the natural surroundings*



Guiding Documents

Friends of MTNP Blue Book (2013)

A report on proposed projects to further implement the MTNP Master Plan

Attachment 1

Baseline Biological Assessment (BBA; Nedeff 2016)

A comprehensive biological overview of the Preserve

Renewable 5-Year Coastal Development Permit

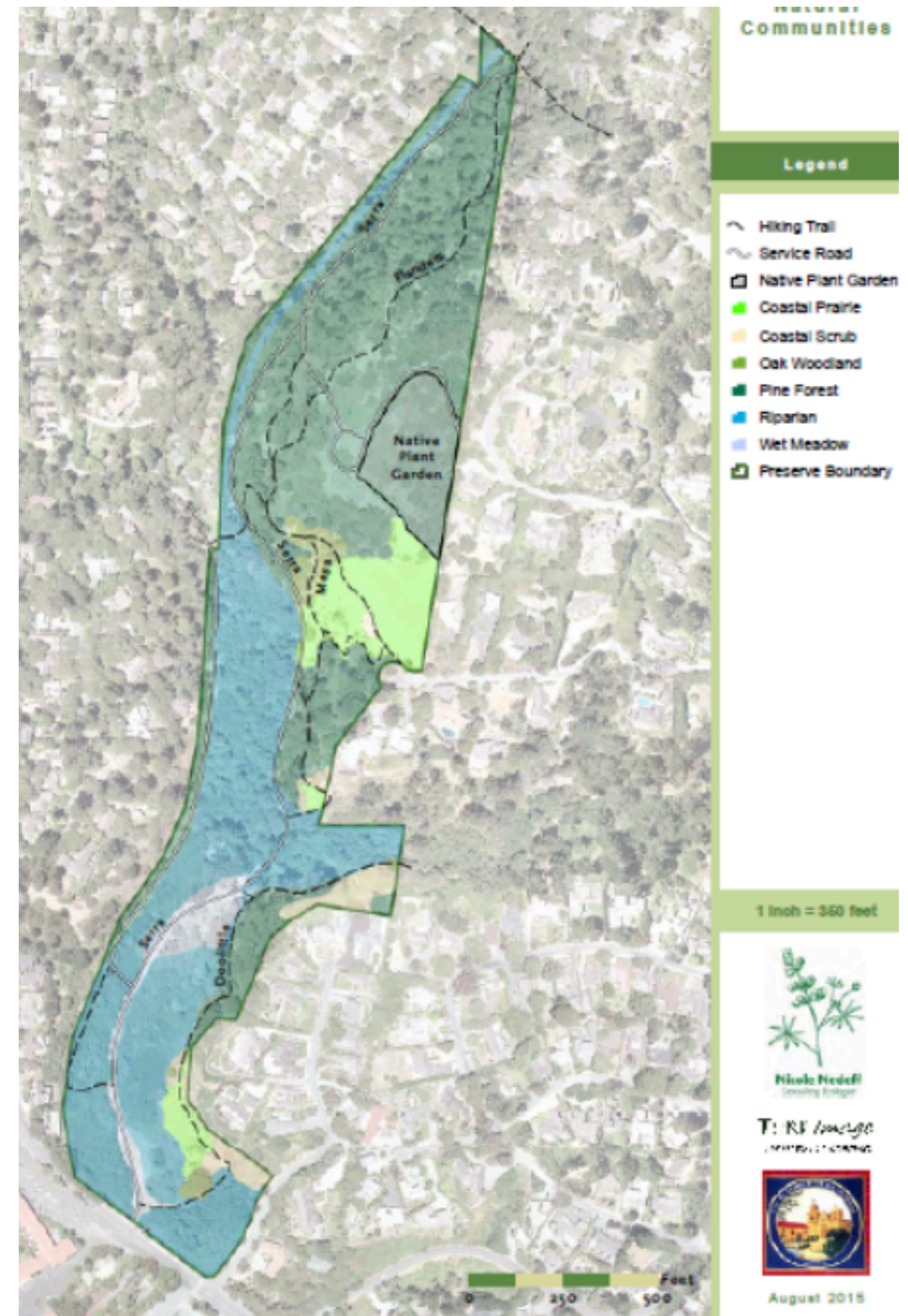
Re-approved by the Planning Commission in 2021; next approval 2026

Invasive Plant Action Plan (Burleson 2019)

Expands on invasive plant management techniques outlined in the BBA

Community Wildfire Protection Plan (CWPP; MFD 2023)

An assessment of wildfire risk and identification of priority mitigation projects



Projects - Past 12 Years & Priorities

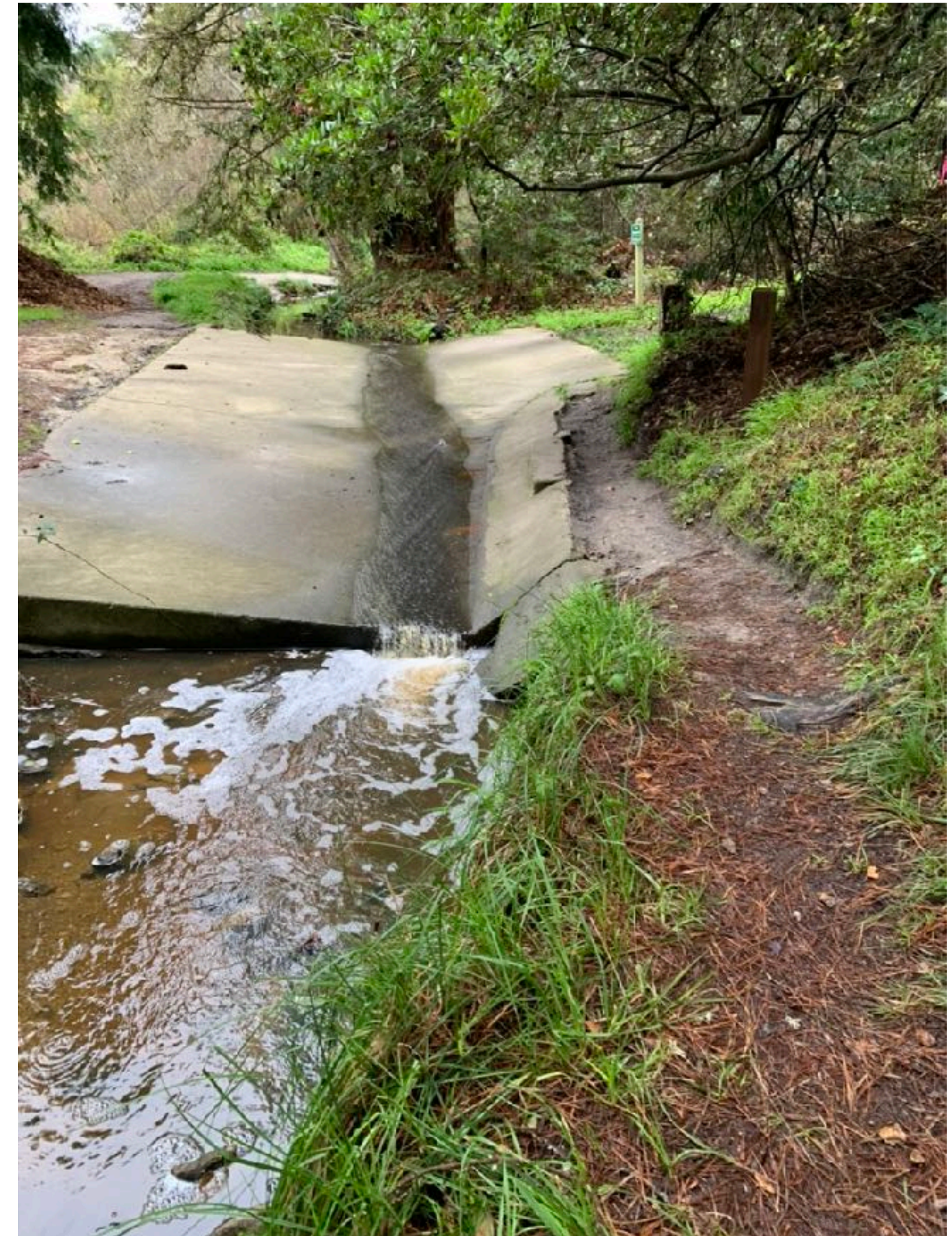
-A topic for another day

Completed Projects

- * *Mountain View entrance stairs and ramp installed*
- * *Entrance maps, trail signage, and benches installed*
- * *Removed water tank, PG&E pole, pump house, and decommissioned the well*
- * *Stream Stability Study Projects #1 through #3*
- * *Pine root point-of-interest display installed*
- * *Two Forks overlook installed*
- * *Entry maps updated and new posting boards installed*

Project Priorities

- * *Rio Road entry improvements & B2E link*
- * *Serra Trail French drain installations (2)*
- * *Stream Stability Study Project #4 (ford reduction, construct Doolittle Trail bridge at Redwood Grove and realign trail)*
- * *Rowntree Native Plant Garden improvements*
- * *PG&E power pole line removals*
- * *Stream Stability Study Projects #5 - #8*



The Past 12 Years

- Planning & maintenance milestones

Planning and Management

- * *Friends of MTNP Blue Book (2013)*
- * *Baseline Biological Assessment (2016)*
- * *Streamed Stability Assessment (2019)*
- * *Burleson Invasive Plant Action Plan (2019)*
- * *5-year Coastal Development Permit (2016, 2021)*
- * *Monthly Weed Pull events coordinated*
- * *Weekly T&C/Guadencio work coordinated*

Maintenance

- * *Initial invasive tree eradication program completed*
- * *Initial genista eradication program completed*
- * *Massive amounts of fire fuel debris cleared*
- * *All trails, bridges, and signs maintained*
- * *Reforestation in central riparian underway*



Baseline Annual Maintenance Expenditures

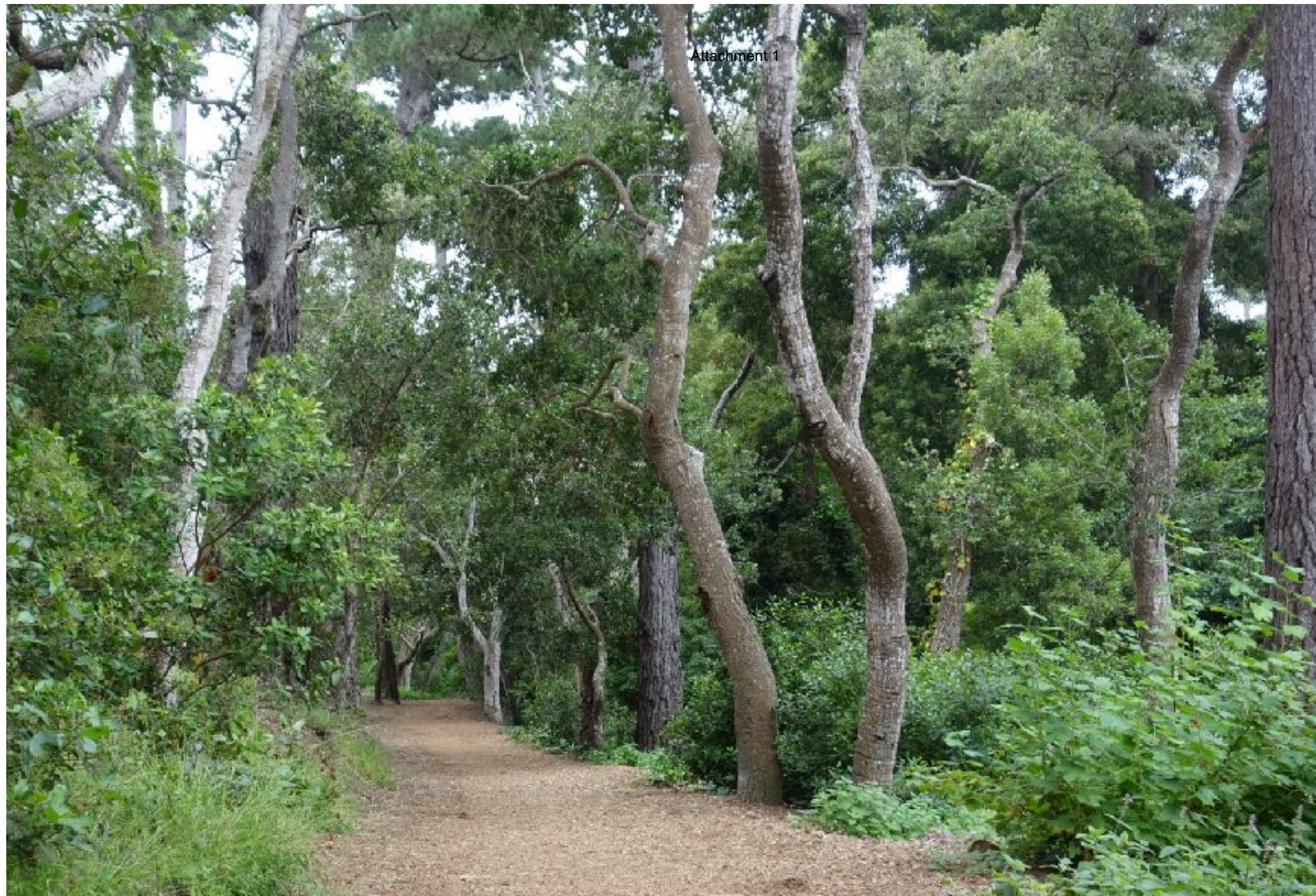
MTNP Baseline Maintenance Expenditures (2023/24)			
	<i>(a) FMT \$'s</i>	<i>(b) City \$'s</i>	
<small>Attachment 1</small>			
1	Clearing of Downed Tree Slash and Obstructed Trails	\$4,415	\$41,106
2	Removing Tree Hazards	\$3,483	\$3,802
3	Invasive Vegetation - Hand Pulling and Grubbing	\$3,428	
4	Other Ecological Forestry Wildfire Mitigation	\$5,238	\$33,810
5	Reforestation of Areas Cleared of Invasive Trees	\$6,922	
6	Trail, Bridge, and Sign Maintenance	\$6,432	\$22,814
7	Lester Rowntree Native Plant Garden Maintenance	\$5,720	\$7,906
8	Planning and Management	\$4,281	
	TOTAL	\$39,919	\$109,438

(a) FMT \$'s includes \$18,964 direct expenditure and 1,371 volunteer labor hours converted to \$20,565 at a labor rate of \$15 per hour

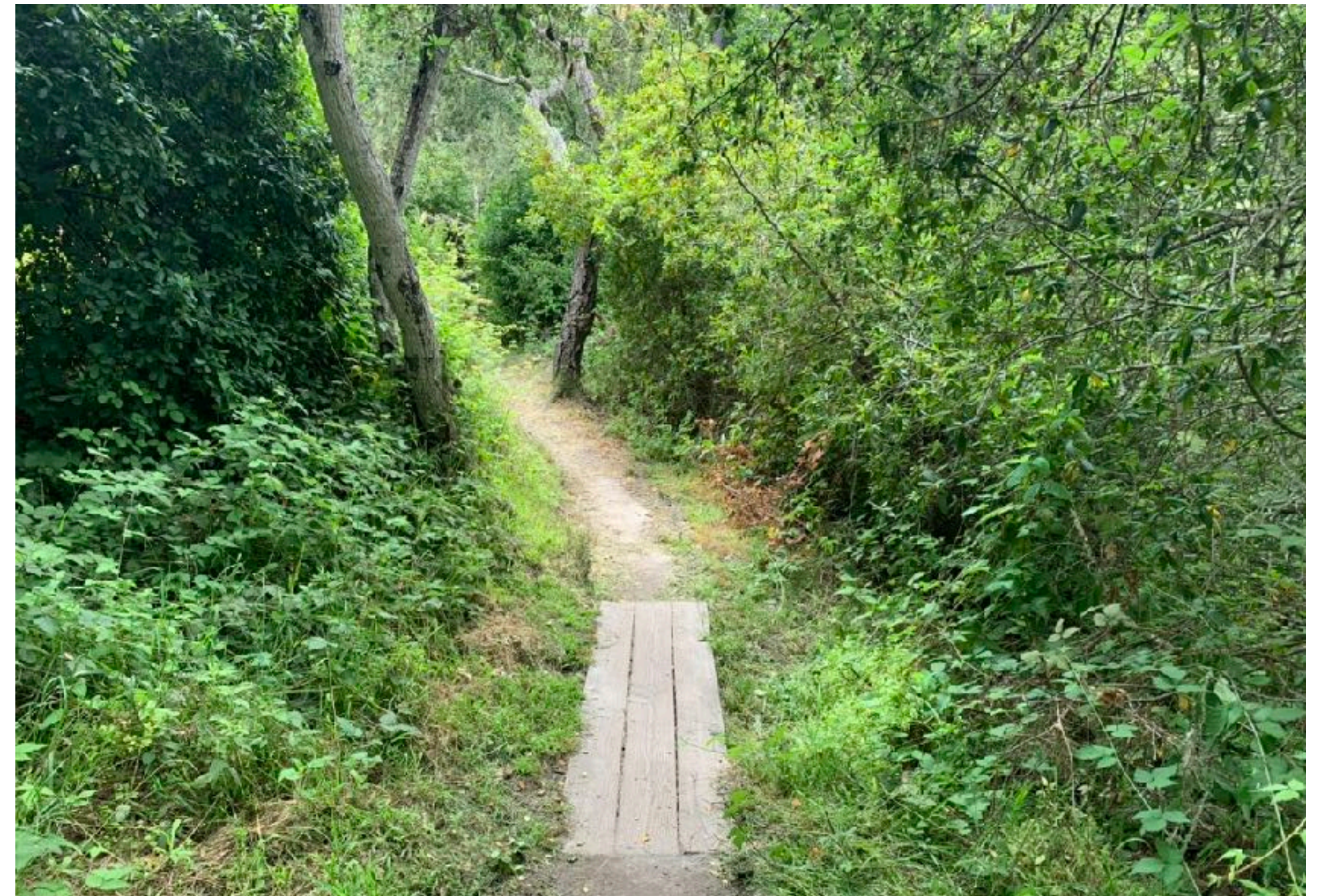
(b) Tree crew blended burden rate: \$39.61 per hour

1. Clearing Downed Tree Slash and Obstructed Trails

Beginning in the spring of each year, nearly all four miles of trails, including the single-track and the main service trails are cleared of excessive vegetation



A main service trail cleared of tree limbs to a sufficient height to maintain fire brush truck and other service vehicle access



Cleared single-track trail

1. Clearing Downed Tree Slash and Obstructed Trails

Attachment 1

Tree slash from downed trees is removed to reduce the fire fuel and wildfire risk, while the larger limbs (> 4" in diameter) and trunks are left for ecological benefits



1. Clearing Downed Tree Slash and Obstructed Trails

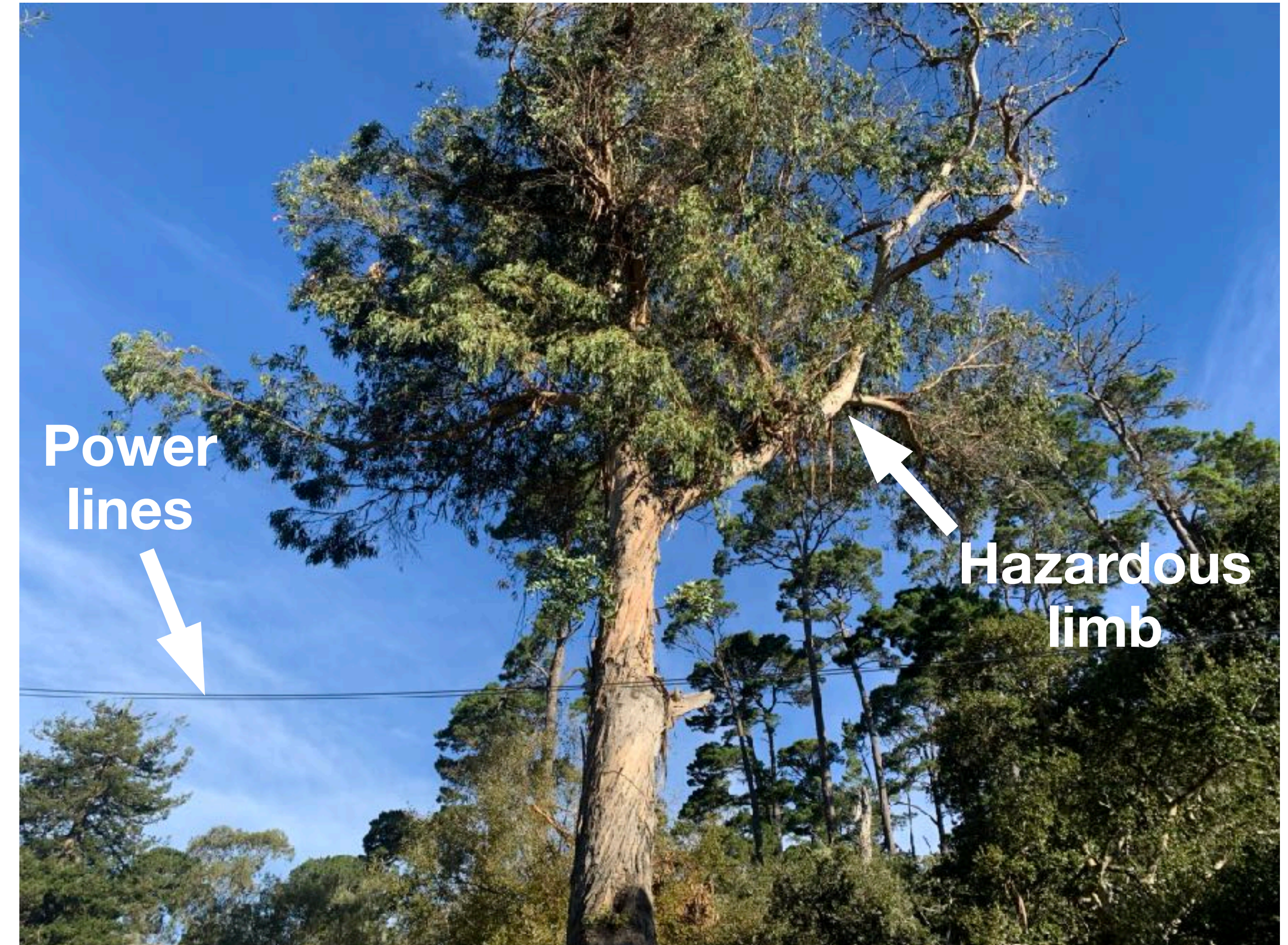
A downed pine along the Flanders driveway - the trail was re-aligned around its slash-cleared logs and, the rootball used as a point of interest display

Attachment 1



2. Removing Tree Hazards

Trees are monitored for safety throughout the year; a couple of recently identified hazards



Dead pine along Flanders Trail slated for removal

Limbs at risk of failure above power line near 11th Ave entry

2. Removing Tree Hazards



Wildlife tree trunks are left in place at a safe height for habitat

Wildlife tree used as a woodpecker nesting site and acorn granary



3. Invasive Vegetation - Hand Pulling and Grubbing

Attachment 1

Removing invasive plant species is paramount to maintaining the Preserve's ecological integrity and biodiversity



3. Invasive Vegetation - Hand Pulling and Grubbing

Some of the favorite invasive plant targets in recent years



Genista (French broom)



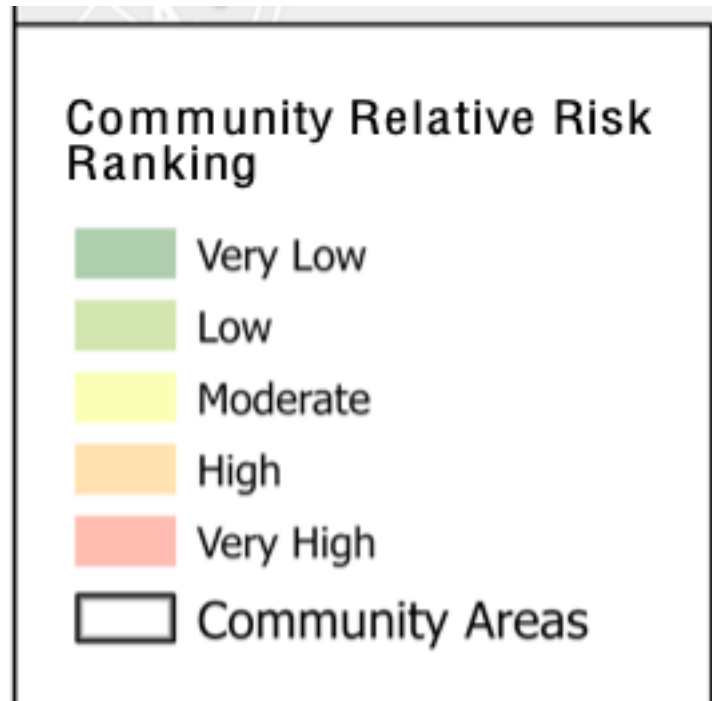
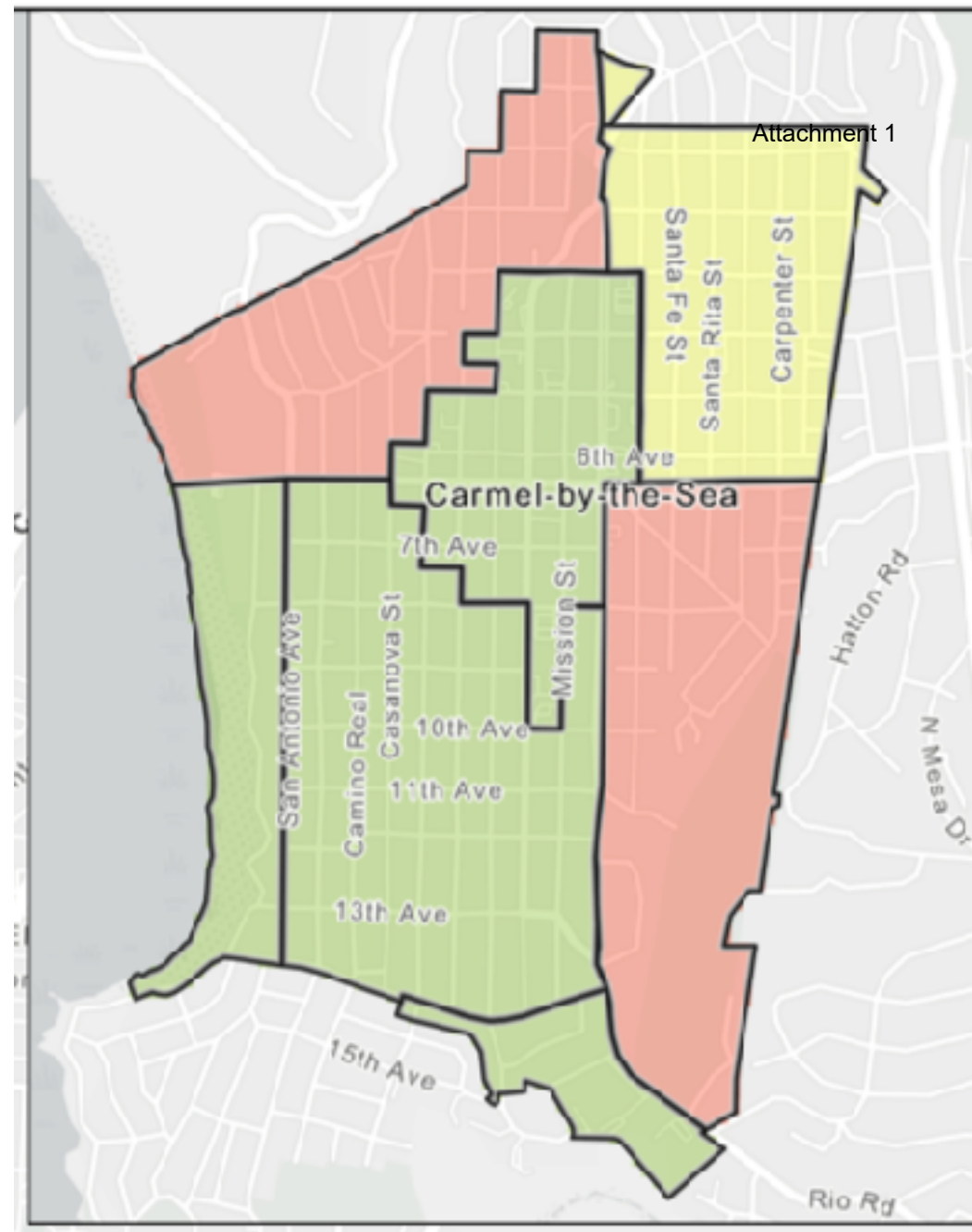
English ivy



Poison Hemlock

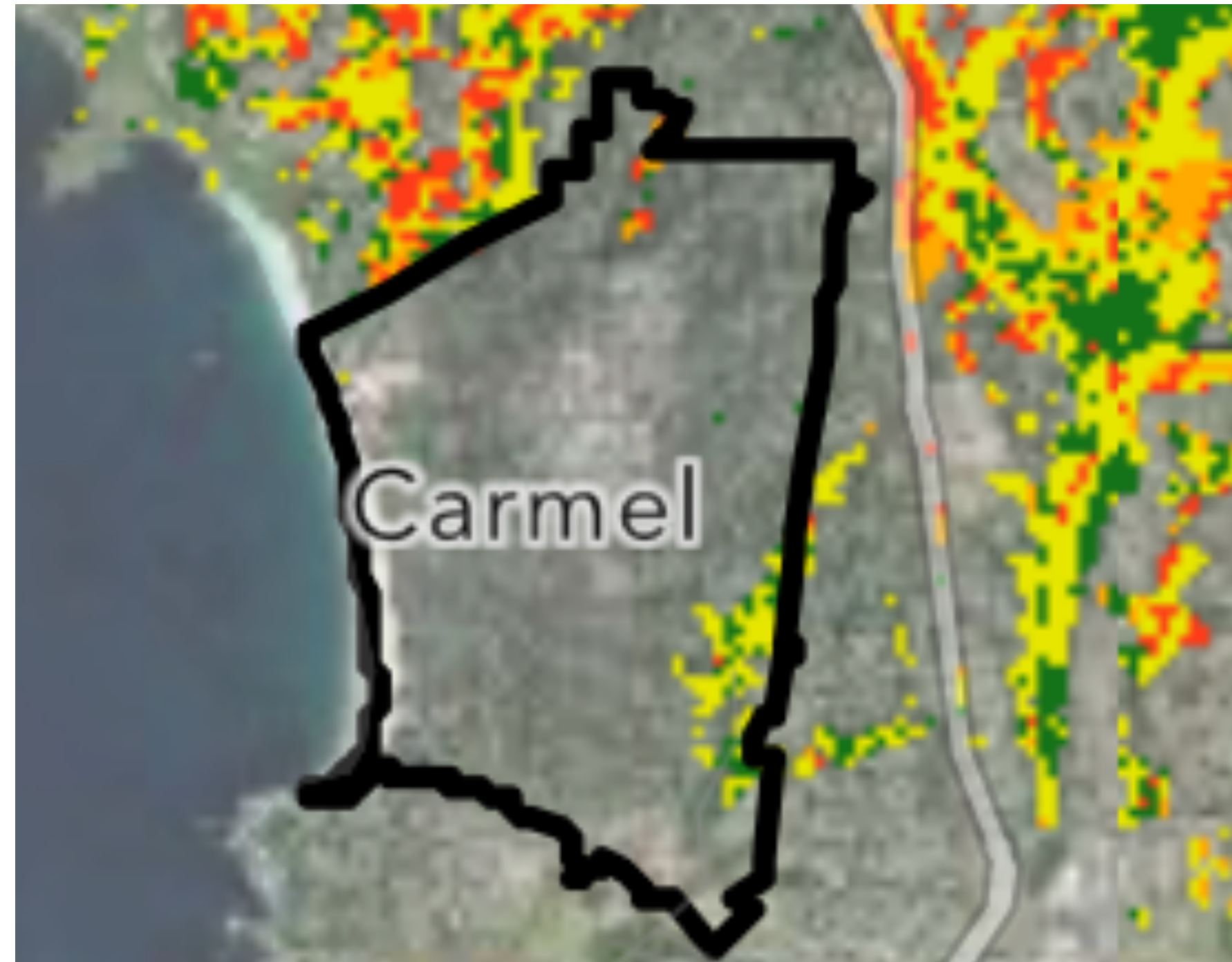
4. Other Ecological Forestry Wildfire Mitigation

CWPP: Community Relative Risk Ranking



Significant fire fuel removal over the past 15 years has mitigated wildfire risk in the Preserve

Continuous maintenance is critical



CWPP: Wildfire intensity under peak weather conditions (predicted worst case wildfire conditions)

4. Other Ecological Forestry Wildfire Mitigation

Native Monterey Pine forest near Flanders

Attachment 1

Close to a hundred large invasive eucalyptus trees (many > 24" DBH) on either side of these pines were removed

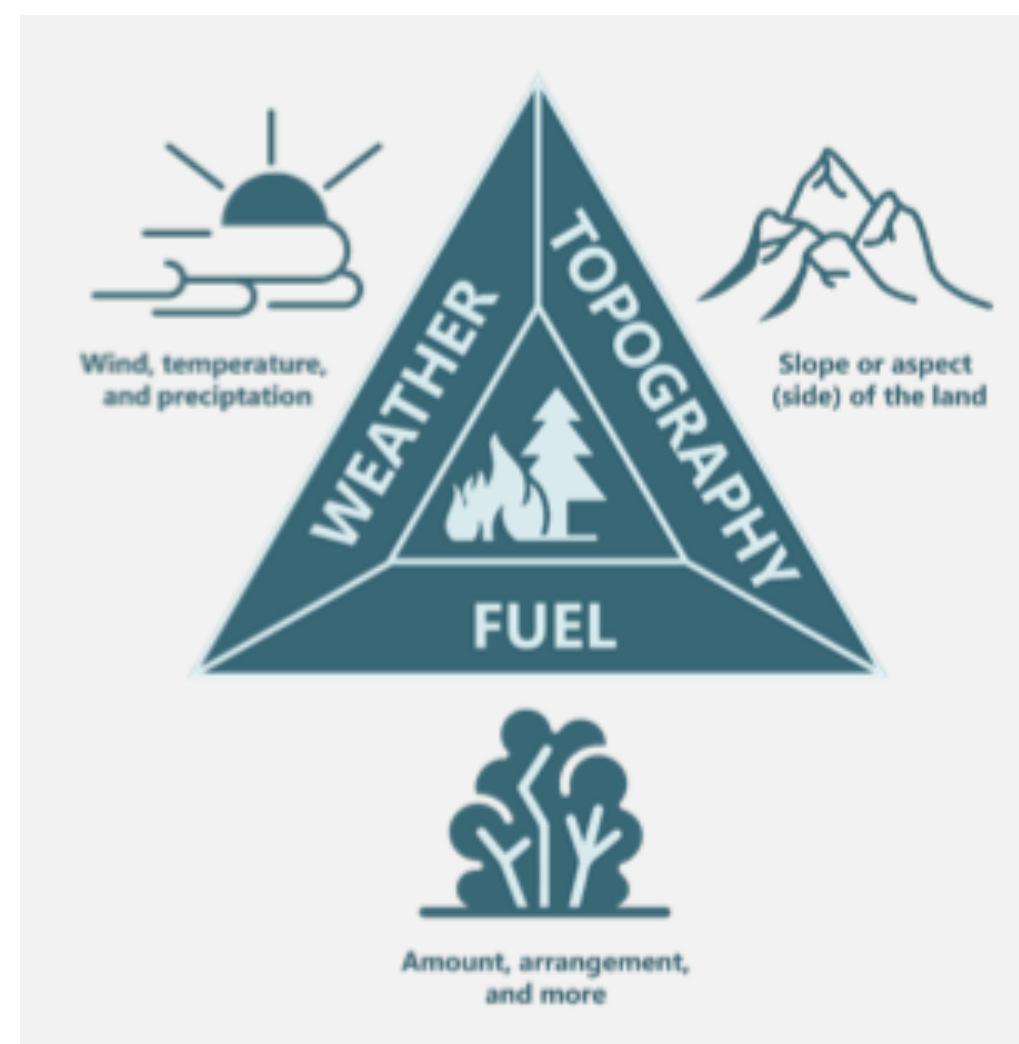
Ecological forestry entails careful and targeted removal of forest fuels



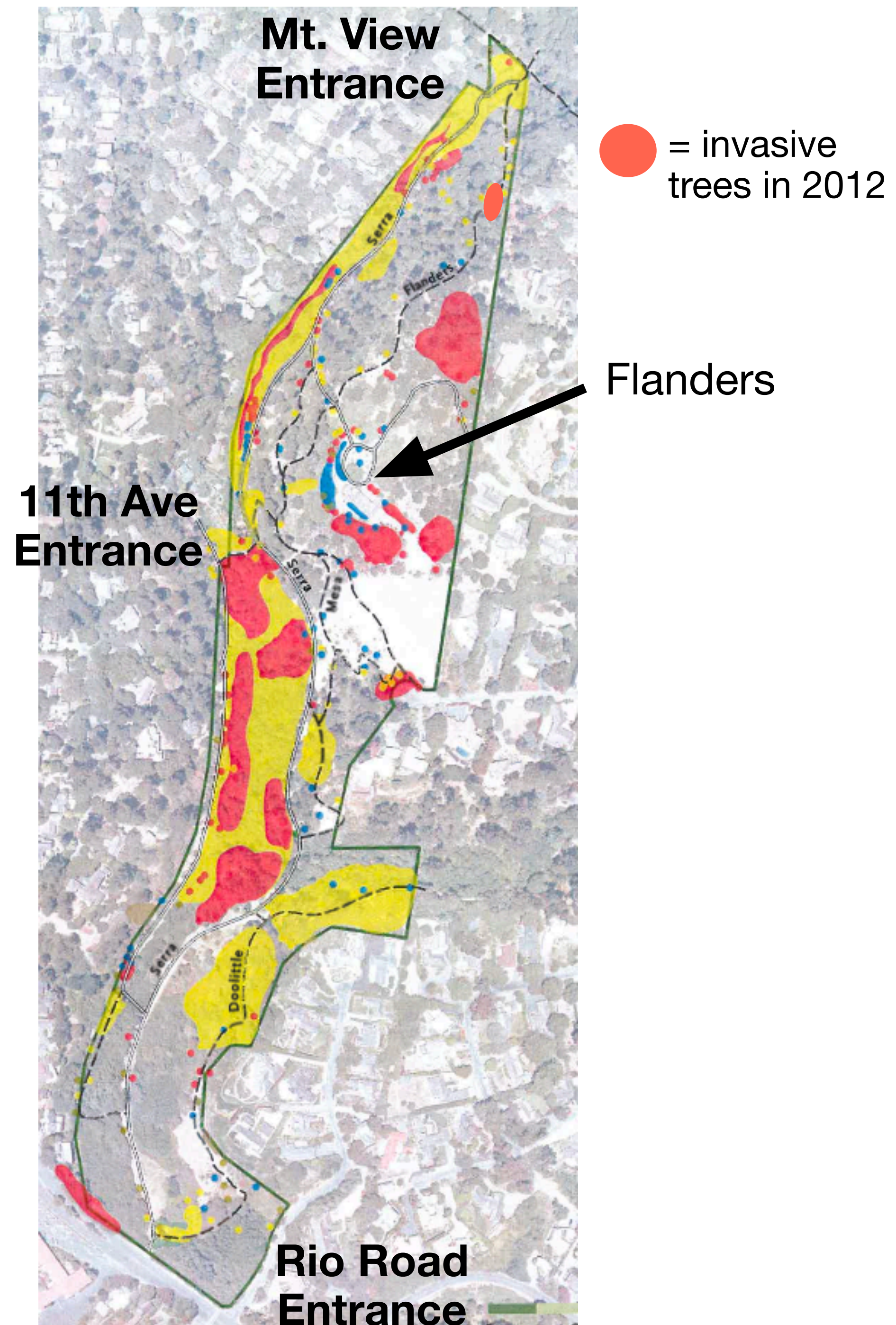
4. Other Ecological Forestry Wildfire Mitigation

In a huge win for both habitat restoration and wildfire mitigation, invasive eucalyptus, acacia, and pittosporum trees and the genista have been removed in the initial eradication program recommended by the BBA

A continuous culling program targets new seedlings during our regular Plot sweeps

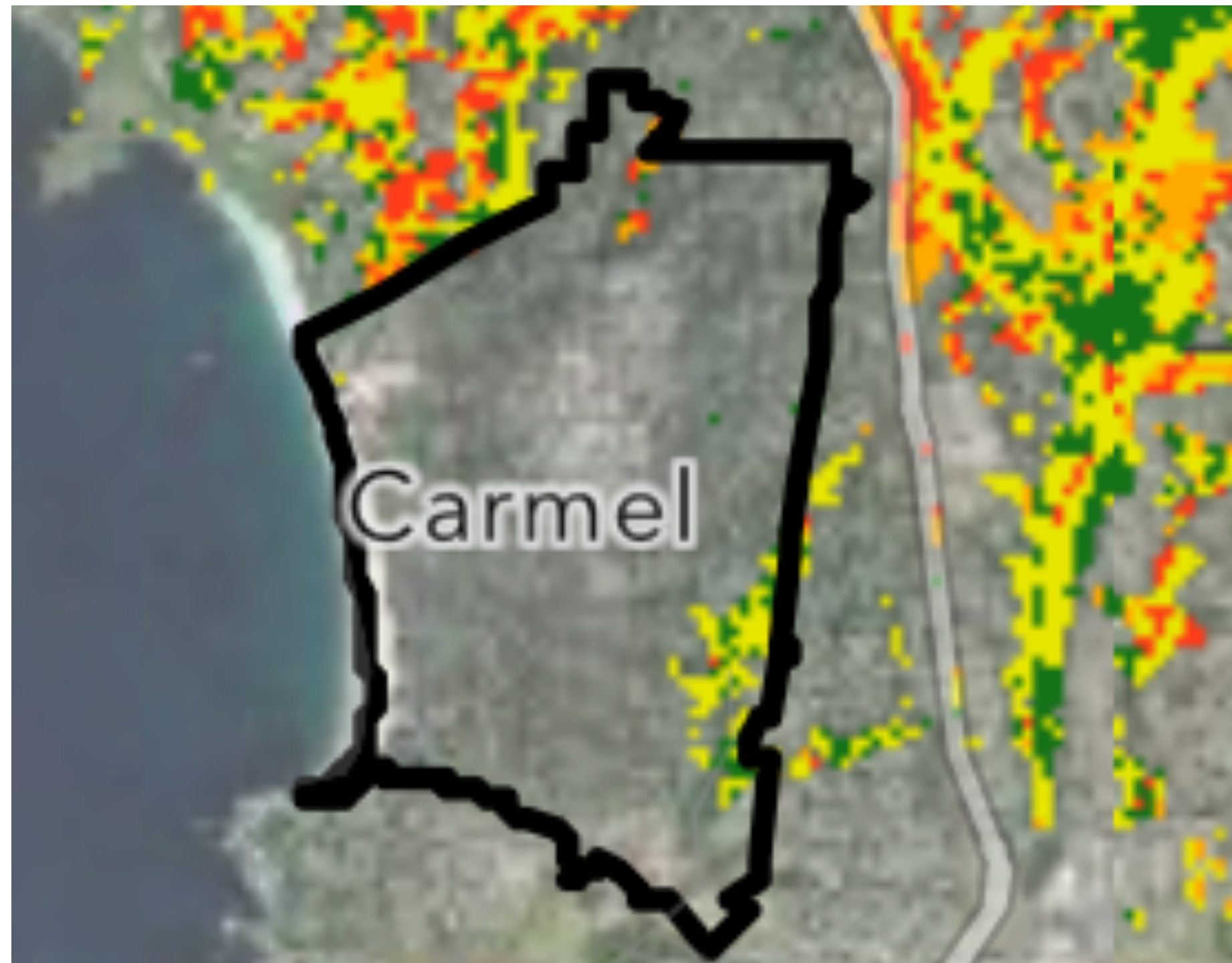


A healthy native forest is more fire resistant

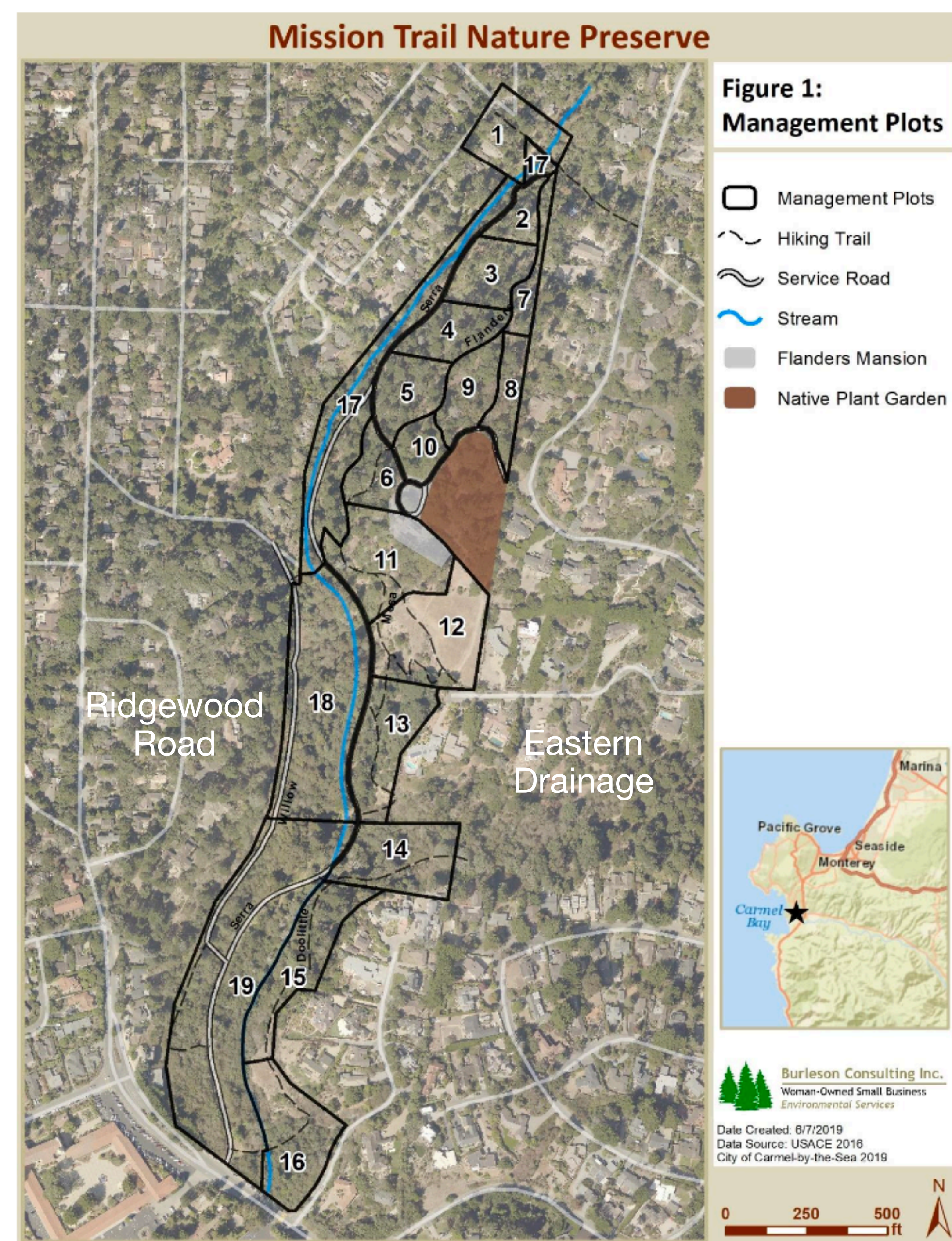


4. Other Ecological Forestry Wildfire Mitigation

Further outreach to neighbors with forested parcels extending downslope and adjoining the Preserve is needed



CWPP: Wildfire intensity under peak weather conditions (predicted worst case wildfire conditions)



4. Other Ecological Forestry Wildfire Mitigation

FINAL

Justin Ono & Mary Bilse (Public Works), and Greg D'Ambrosio (FOMTNP) tour the Preserve with Monterey Fire in May 2024



Community Wildfire Protection Plan Monterey, Carmel-by-the-Sea, and Pacific Grove

NOVEMBER 2023

Table D-1. Priority Vegetation Management Projects

Project Description	Coordinating Agencies/Entities
Conduct fuels reduction within Rip Van Winkle Open Space.	MFD, PG
City of Carmel-by-the-Sea	
Forest Health/Resilience	
Develop a Forest Management Plan for the Mission Trails Preserve with a focus on forest health and ladder fuels reduction.	MFD, CBTS, Friends of Mission Trails Nature Preserve
Vegetation Management and Defensible Space	
Collaborate with Pebble Beach to develop a fuels reduction plan for Pescadero Canyon near the boundary of CBTS.	MFD, CBTS, Pebble Beach
Conduct fuels reduction within Forest Hill Park.	MFD, CBTS

4. Other Ecological Forestry Wildfire Mitigation

The Martin Meadow ESHA mowing schedule is timed to allow for the native flowers to first set seed

Attachment 1

The lack of a beneficial fire regime has maintenance implications

Yadon's piperia



ESHA: Environmentally Sensitive Habitat Area

Monterey Pine serotinous cones



Serotinous cones are an adaptation to thrive and survive in environments with frequent wildfires



5. Reforestation of Areas Cleared of Invasive Trees



The invasive eucalyptus grove along Flanders driveway removed in 2012 led to rapid recolonization by Monterey pines and other natives



5. Reforestation of Areas Cleared of Invasive Trees

Invasive acacias removed and native saplings planted in 2024 near 11th Ave; a multi-year invasive resprout control program is required



Mature native cottonwood grove adjacent to area cleared of acacia



6. Trail, Bridge, and Sign Maintenance

Trail maintenance includes preventing trail cuts, erosion control, leveling, wood chipping, and split-rail fencing

Attachment 1



11th Ave bridge rebuilt in 2024 as s Public Works in-house project



Acknowledgments

Public Works

Attachment 1

Friends of Mission Trail Nature Preserve

Volunteers

Donors & Other Supporters



Attachment 1

Appendix

MTNP Annual Work Program



Guiding Principle:

“Active management is essential if resource values of the Preserve are to be protected and restored”

Attachment 1

This means establishing an action plan for the Mission Trail Nature Preserve that includes:

- * Working with the staff of the City of Carmel
- * Working with volunteers and contract workers
- * Following an annual work plan (below) for maintenance, eradication, planting, and restoration
- * Creating an action plan for ongoing financial support from the City of Carmel, nonprofit foundations, grant resources, and donors

MTNP Annual Work Program

Winter/Spring Projects:

- * **Focus volunteers and contract workers on the removal of invasive non-native fire fuel species**
Genista, eucalyptus, acacia, cotoneaster, and other woody brush
- * **Maintain the urban-wildland interface**
Thin or remove excessive brush/grass. Create a fire-fuel-free perimeter buffer
- * **Clear or remove storm-damaged trees and other hazards**
- * **Plant Indigenous native plants**
Harvest and propagate local seed stock and cuttings
- * **Plant Monterey pine native seedlings**
Plant seedlings grown from locally harvested seed stock
- * **Maintain five Preserve entrances**
Maintain overhead clearance, remove debris and invasive plants, inspect operational effectiveness of gates, and repair trailhead surfaces

MTNP Annual Work Program

Late Spring/Summer Projects: (Dry Season - April/September)

- * **Grade and restore foot trails and service trails**
- * **Resurface service trails with wood chips**
Serra Trail, Willow Trail, and Flanders Spur
- * **Selectively remove invasive species**
Remove ivy, periwinkle, hemlock, succulents, cotoneaster, and other invasive plants
- * **Thin dense public/private native vegetation to reduce fire fuel**
Schedule and manage annual thinning programs in conjunction with private property owners adjacent to the Preserve to reduce the build-up of fire fuels and improve the health and vigor of remaining native vegetation
- * **Remove hazardous or dead upper-story pine trees**
- * **Regularly monitor and remove trees that are a threat to visitors and private property owners**
- * **Remove encroaching willows and poison oak to restore the “Wet Meadow”**
The “Wet Meadow” has been a classic feature of the Rio Road entry to Mission Trail Nature Preserve. As such, it is essential that it be open and inviting to the public. As willows and poison oak naturally encroach, remove new sprouts
- * **Clear brush and vines from bridge structures**

MTNP Annual Work Program

Late Spring/Summer Projects: (Dry Season - April/September) Continued

* **Monitor, manage, and clear ravine drainage**

* **Improve and maintain amenities**

Repair and upgrade bridges, signage, trail steps, benches, trash containers, gate entries, and the Rowntree Native Plant Garden

* **Remove invasive tree species**

Numerous non-native invasive tree species require constant vigilance. Acacia and eucalyptus are of primary concern

* **Mow grasses in selected areas to reduce fire fuels and control invasive species**

Schedule work at the optimum time to encourage the spread of native species

* **Remove invasive seedlings in sites cleared of invasive trees**

Bi-monthly culling of new invasive seedlings is required for the first few years while natives recolonize

* **Remove English and Cape ivy from tree trunks**

Late Summer/Fall Projects (September/November)

* **Repair stream bank erosion and clear debris to facilitate drainage**

Remove obstructions and loose materials that would block drainage channels

* **Maintain culvert pipes and box inlets to prevent flooding**



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

December 12, 2024
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Thomas C. Ford, Administrative Analyst

SUBJECT: Adoption of Interim Pickleball Rules in Forest Hill Park

RECOMMENDATION:

City Staff recommends that the Commission vote today to adopt one or a combination of the following options for an interim period of three months.

Option A: Eliminate pickleball from the Forest Hill Park courts.

Option B: Limit the days and/or hours of play.

Option C: Require the use of USA Pickleball recommended "quiet" equipment (balls and/or paddles).

Option D: Reduce the number of pickleball courts.

BACKGROUND/SUMMARY:

City Staff recognizes the sport of pickleball for its enjoyment, camaraderie, community engagement, and physical benefits. At the same time, Staff has determined that the current play of pickleball does not comply with the City's noise standards in two key ways:

1. **Decibel Levels:** The noise generated may exceed acceptable thresholds.
2. **Annoyance Factor:** The repeated, unnatural, and loud sound produced by the contact of plastic balls with paddles creates ongoing disturbances to the neighborhood.

While the Noise Element of the City's General Plan does not specifically address pickleball, Staff believes the noise produced by the sport, especially when located within 100 feet of residential homes, is inconsistent with the following aspects mentioned in the Noise Element of the General Plan:

- Preserving Carmel's "village character."
- Maintaining Carmel's "overall quiet environment."

Options for Addressing the Noise Issue

City Staff identified the following options for the Commission to consider at this time:

Option A: Eliminate pickleball play at the Forest Hill Park courts entirely.

Option B: Limit the days and/or hours of play.

Option C: Require the use of USA Pickleball-recommended “quiet” equipment (balls and/or paddles).

Option D: Reduce the number of pickleball courts.

Discussion

To guide discussion, Staff suggests framing the conversation with the following questions:

1. If the courts had never been striped for pickleball and no games were currently being played, would the recommendation today be to allow pickleball play at this location?
 - If the answer is "No," Staff recommends proceeding with **Option A**.
2. If the answer is "Yes," would it be acceptable to play under the current conditions (four courts, unlimited play days and hours)?
 - If "No," Staff recommends considering **Options B / C / D**.

Should the Commission decide on **Options B, C, or D**, the following measures should be reviewed:

- **Option B:** Prohibit play on Sundays (and potentially all weekends) or allow play on only two weekdays and one weekend day, which would mirror other local jurisdictions, and establish specific hours of play (e.g. 9:00 AM - 5:00 PM).
- **Option C:** Mandate the use of USA Pickleball-recommended “quiet” equipment.
- **Option D:** Reduce the number of courts from four to two (may reduce parking-related concerns).

Staff does not recommend the option of the installation of acoustical fencing at this time due to:

- High cost (\$60,000–\$70,000 or more).
- Doubts about its effectiveness in fully resolving noise issues/complaints.
- Concerns from the Police Department regarding reduced visibility.

While acoustical fencing might address decibel levels, it may not resolve the annoyance caused by the repetitive nature of the sound, which currently occurs many hours a day, seven days a week. Even with reduced decibel levels, the sound of paddles striking balls would likely still be audible to nearby homes.

Staff will continue to investigate noise-reducing options, including that of acoustical fencing, during the proposed three month interim period.

FISCAL IMPACT:

The only direct foreseeable cost for implementing Options A, B, C, or D is creating signage, or modifying court striping. Sufficient funding is available in the Public Works Department operating budget for such costs.

ATTACHMENTS:



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

December 12, 2024
ORDERS OF BUSINESS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	
SUBJECT:	Proposed Forest and Beach Commission Meeting Dates for 2025

RECOMMENDATION:

Approve the proposed Forest and Beach Commission Meeting Dates for 2025

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

FB Proposed Meeting Dates 2025

PROPOSED
FOREST AND BEACH COMMISSION
MEETING DATES FOR 2025

Regular Meetings: Following the termination of meetings held exclusively by Teleconference pursuant to GC section 54953 due to the Pandemic, meetings will be held at 2:30 pm on the second Thursday of each month in the Council Chambers in City Hall, located on the east side of Monte Verde Street, between Ocean and Seventh Avenues. Meetings will also continue to be available via Teleconferencing until further notice.

AGENDA PACKETS ISSUED TO COMMISSION MONDAY PRIOR TO MEETING	FOREST & BEACH MEETING DATES
January 6, 2025	January 9, 2025
February 10, 2025	February 13, 2025
March 10, 2025	March 13, 2025
April 7, 2025	April 10, 2025
May 5, 2025	May 8, 2025
June 9, 2025	June 12, 2025
July 7, 2025	July 10, 2025
August 11, 2025 CAR WEEK	August 14, 2025 CAR WEEK
September 8, 2025	September 11, 2025
October 6, 2025	October 9, 2025
November 10, 2025	November 13, 2025
December 8, 2025	December 11, 2025

Car Week August 8-17, 2025, THE SAME WEEK OF FOREST & BEACH MEETING



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

December 12, 2024
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Justin Ono, City Forester

SUBJECT: City Forester's Report for November 2024

RECOMMENDATION:

Receive the City Forester's Report for November 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:

November 2024 Forester's Report



CITY OF CARMEL-BY-THE-SEA

Monthly Report

City Forester's Report

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

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- Based on a selection committee's review of eight Statements of Qualifications received from environmental firms, three firms were short-listed for informal interviews in early December. The selected firm will conduct the CEQA analysis of the final CFMP when it is ready.

Contractors:

- Landscape maintenance contractor Town & Country began to provide landscape maintenance services along the Scenic Pathway previously funded by Carmel Cares. This contractor also continues their landscape maintenance throughout the city with new task orders issued for the watering of newly planted trees and relocation of an irrigation box on the Scenic Pathway.
- City Contractor Tope's Tree Service began work on a task order including 40 dead or dying trees for removal or pruning.
- New task orders are being compiled for West Coast Arborists and Community Tree Service and will be sent by late December/early January.

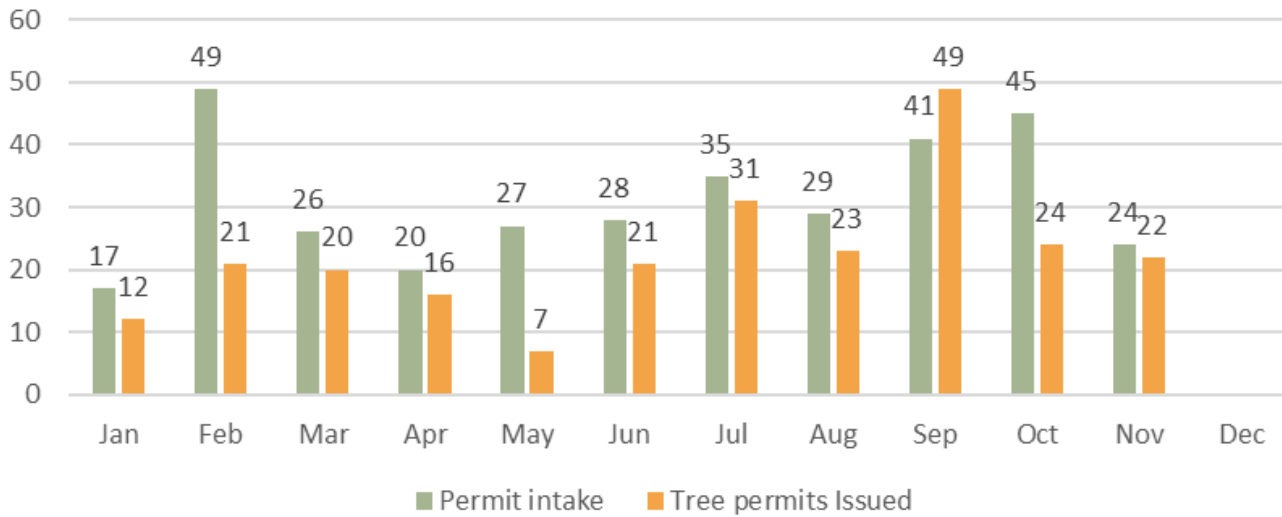
City Staff and Crews:

- City Forester Justin Ono earned certification as a Parks and Recreation Professional from the National Recreation and Parks Association.
- Administrative Analyst Tom Ford conducted an informal sound survey around the Upper Forest Hill Park pickleball courts, and also researched acoustical fencing information.
- In November, Forestry crews planted 6 new trees, pruned 32 trees, removed 8 dead or dangerous trees, and ground or removed 6 stumps.
- Installed landscaping around the retaining wall planter in the south City Hall parking lot. Plantings included Ceanothus: Ray Hartman and Carmel creeper, Flannel bush, Emerald carpet manzanita, and Red flowering currant.
- Continued to prune overgrown acacia at the North Dunes Habitat Restoration site.
- In preparation for construction on the San Antonio Pathway Reconstruction Project, crews trimmed trees and landscaping from Fourth Avenue northwards. The process will be repeated in the section south of Second Avenue as the construction contractor completes work in the first section.
- Forestry and Environmental staff attended Stevenson Lower School to launch the National Oceanic and Atmospheric Administration's "Ocean Guardians Program." Students will be supporting this initiative by ongoing cleanup efforts in Forest Hill Park.

2024 Permitted removals, pruning, and required planting

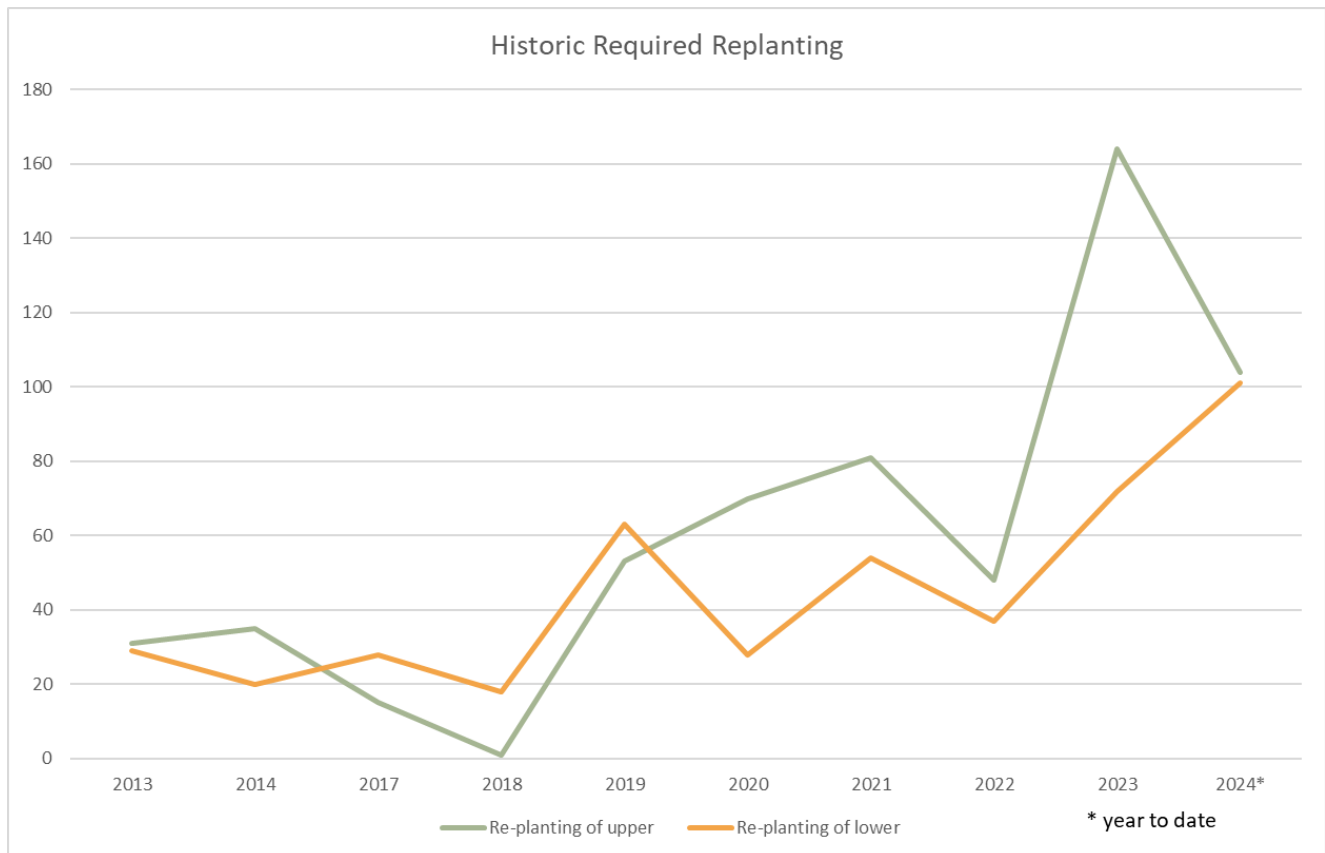
	Tree permits received	Tree permits Issued	Site Inspections Performed	Total Prunings	Total Removals	Removal of Upper	Removal of Lower	Required to Plant Upper	Required to Plant Lower	No room for new tree	Meets Density Rec.	Total Number of Trees Required
January	17	12	1	4	8	6	2	5	1	0	2	6
February	49	21	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	24	22	8	12	16	8	8	16	18	0	4	34
December												
2024 Totals	341	246	74	109	212	98	114	104	101	2	22	205

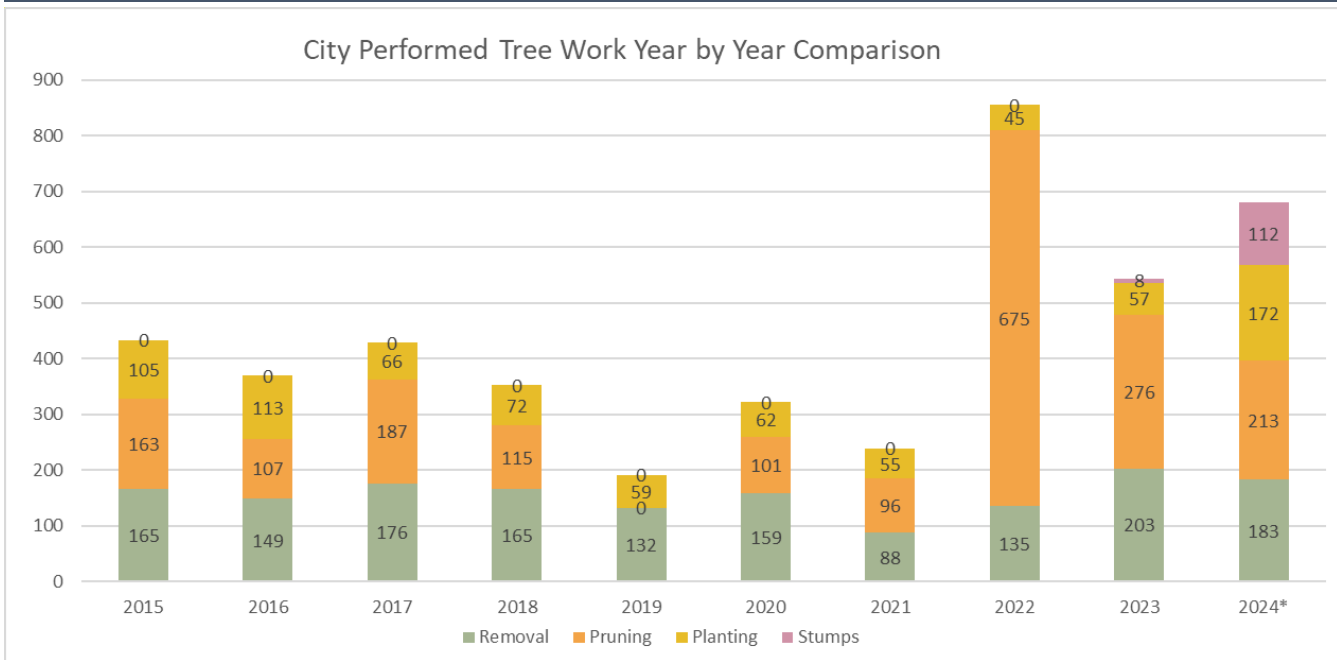
2024 Permits Intake vs. Issued



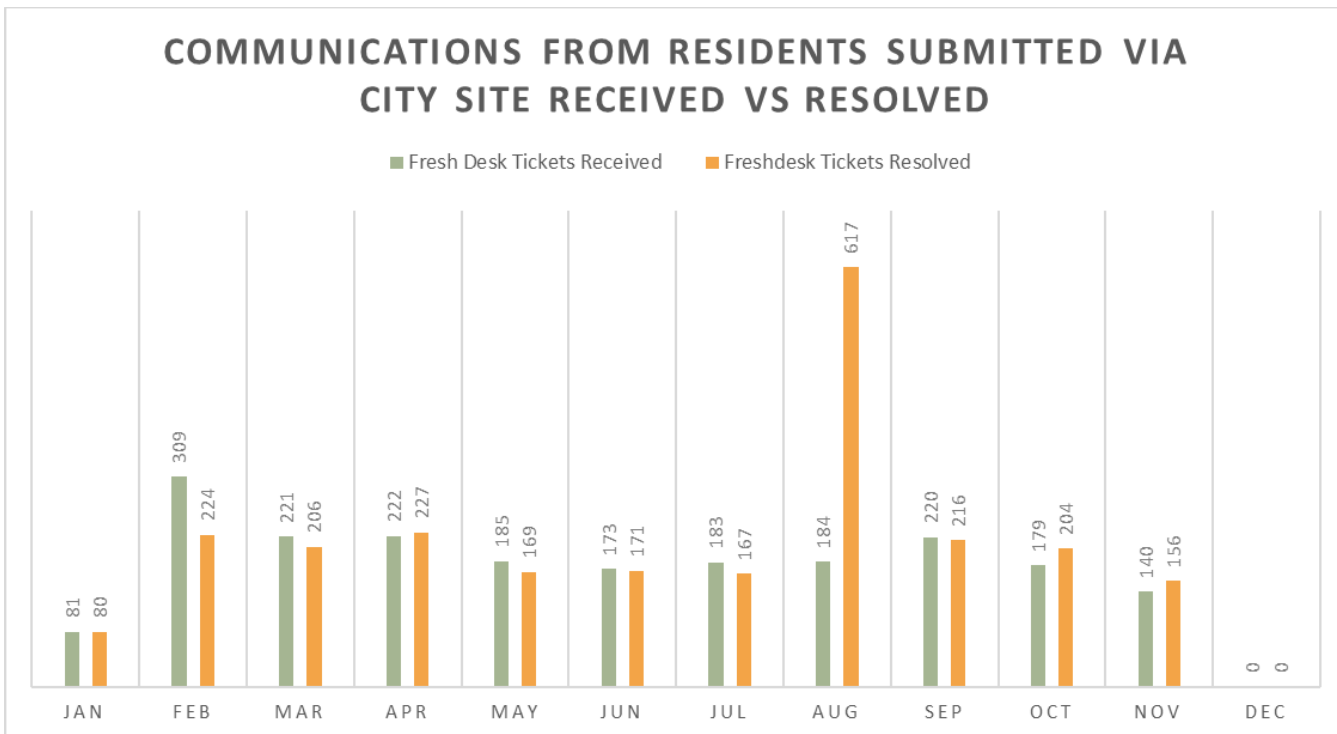
Historic permitted removals and required planting		
	Re-planting of upper	Re-planting of lower
2013	31	29
2014	35	20
2017	15	28
2018	1	18
2019	53	63
2020	70	28
2021	81	54
2022	48	37
2023	164	72
2024*	104	101
*year to date		

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	212	98	114	205	104	101	96.70%	356





*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 include 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

December 12, 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 November 2024

RECOMMENDATION:

Receive the Public Works Director's Report for November 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 Directors Report for November 2024



CITY OF CARMEL-BY-THE-SEA

Public Works Department November 2024 Report

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBMITTED ON:	December 4, 2024
APPROVED BY:	Chip Rerig, City Administrator

City Council Special Meeting of November 4, 2024

- Councilmembers and Forest and Beach Commissioners toured the site of the Mission Trail Nature Preserve (MTNP) three drainage improvement projects located near the Rio Road entry gate.

City Council Meeting of November 5, 2024

- Received a presentation from the Carmel Area Wastewater District regarding the Santa Rita and Guadalupe Sewer Main Pipe Bursting Project, and authorized issuance of an Encroachment Permit with 53 special conditions of approval to minimize construction impacts.
- Adopted Resolution 2024-091 establishing the Del Mar Underground Utility District and authorizing the Del Mar Utility Undergrounding Project utilizing PG&E Rule 20A work credits.
- First Reading and introduction of Ordinance No. 2024-002, amending Chapter 10.36.010 of the Municipal Code to include AB 413, known as the "Daylighting Law." Once the Council adopts the associated Ordinance in December, Public Works will repaint curbs adjacent to intersections at over 100 locations in downtown.

Forest and Beach Commission Meeting of November 14, 2024

- Announcements included:
 - Commissioner Buder has been elected to serve on the City Council effective December 9th; therefore, this will be his last Commission meeting. He was thanked for his service.
 - Introduced Val Gaino, the City's new Environmental Analyst who will be supporting climate change initiatives, projects in sensitive habitats, water quality, and recycling projects.
 - Bob Harary announced his retirement at the end of the year, and Environmental Programs Manager Mary Bilse will be Acting Director while the recruitment gets underway.
 - Mr. Harary recommended that he present the Public Works Report and Infrastructure Report Card to the Commission at the December meeting, and this was supported by the Commissioners.
- A follow-up to the October 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. Commission approved the release of the Stop Work Order subject to payment of \$19,720 in fees and depreciated value of the trees, issued no other citations, and noted that the property owner will still need to resolve the Stop Work Order issues associated with the Building Permit before construction resumes.

- A follow-up to the September Public Hearing was held regarding the removal of a large Forrey pine at 26010 Ridgewood Road. Initially, City Forester Ono recommended against removal; however, since then, the neighboring property provided documentation by a structural engineer that the tree is directly damaging their home. Based on testimony by both neighbors and the revised recommendation by the Forester, the Commission approved removal of the tree.
- As part of the Coastal Engineering Study, Phase 2 Project, representatives of EMC Planning Group and Integral Corp. presented a draft Sea Level Rise Community Survey. The Survey will gather data in the use of Carmel Beach and identify community interest in possible adaptation strategies to maintain as much beach as possible over many future years as the sea level rises. The Commission requested changes to the draft Survey and directed staff to return for further review and approval.
- Administrative Analyst Ford recapped the September and October meetings regarding noise concerns associated with pickleball play at Upper Forest Hill Park. An informal sound survey revealed that there were only a few instances where the noise level exceeded 60 decibels, the limit in the City's Noise Element, but the ongoing "pop" sounds" was more disturbing to nearby residents. Mr. Ford also introduced information and costs associated with noise-reducing acoustic fencing and noted other negligible cost mitigation measures such as reducing the days/times allowed for pickleball play, or requiring players to use sound reducing equipment. The Commission requested staff to return in December with a representative of the acoustic fencing vendor for more information.
- Staff briefly recapped the results of the Carmel Forest Master Plan (CFMP) Workshop sessions held at Carpenter Hall on October 28th and 29th and received confirmation from the Commission to continue editing the draft CFMP per comments received and support consulting ecologist Nicole Nedeff who will oversee the revisions.
- The City Forester presented the Forester's Report for October 2024, which noted: a) We received a letter from CalFire officially terminating the grant for the CFMP for which we spent an enormous amount of time to administer but received no reimbursements, b) commenced a qualification-based selection process to hire an environmental firm to perform the CEQA analysis regarding the CFMP, and c) crews began to trim overgrown acacia around the North Dunes Habitat Restoration site.
- The Public Works Director presented the Public Works Report for October 2024, which noted: a) Council's adoption of the Del Mar Underground Utility District will ultimately open up the views at the main entry onto Carmel Beach and along the North Dunes site, b) working with a contractor to obtain an informal quote to repair the closed beach access stairs at Tenth Avenue North, if we can do so for under \$60k, and c) 25 students from Stevenson Upper School removed invasives at the North Dunes site, and 15 students planted, watered, trimmed, and added compost at the Forest Theater garden.

Traffic Safety Committee Meeting of November 26, 2024

- Public Works Director Harary introduced the Monterey County Regional Vision Zero Plan which is intended to reduce injury accidents and improve traffic safety. The Plan will be managed by the Transportation Agency of Monterey County (TAMC) over the next two years.
- Continued a request to modify the two-way stop-controlled intersection at Sixth Avenue and Dolores to four-way stops, so that a downtown circulation report from approximately 2005 can be reviewed and discussed at the next Committee meeting.
- Approved modifications to the Fifth Avenue/San Carlos intersection by installing a new Stop Sign for westbound travel - subject to Council approval, removing a misleading arrows sign on the post in the northwest planter, painting the pavement for eastbound travel to discourage travel into the one-way street, painting an eastbound directional arrow at the driveway east of the Post Office, and reviewing the site conditions in approximately six months.

- Approved a request for marked parking stalls on the east side of Mission Street between 1 Eighth and Ninth Avenues.
- Modified a request for a No Parking post on Santa Rita Street, 2 southeast of Ocean Avenue, by approving the painting of one directional arrow on an existing post and painting No Parking on the pavement next to a retaining wall.
- Reviewed the Santa Rita Street/Mountain View Avenue intersection, and approved installation of a convex mirror to be installed in the southeast quadrant.
- Denied a request for a No Parking post at the southeast corner of Tenth Avenue and Dolores Street.

Administration

- Prepared the staff report and presentation slides for the December 3rd City Council meeting for the Public Works Director to review Public Works operations, highlight key accomplishments over the past 7+ years, and present six categories in the Infrastructure Report Card comparing current 2024 infrastructure conditions with that of 2017.
- The Public Works Director updated the 1995 Job Description, and the position was posted in early December. Director Harary will be retiring on December 23rd. Environmental Programs Manager Mary Bilse will be Acting Director and is well underway in getting up to speed on key Public Works projects, programs, and challenges.
- Valeria Gaino began her position as Environmental Analyst effective November 1st.
- A background check is in progress with a candidate to fill the new Maintenance Worker position for Forestry that was included in the Fiscal Year (FY) 2024/25 Budget.
- The Maintenance Worker I/II position(s) anticipated to be vacant in 2025 were posted for recruitment.
- A second final candidate withdrew from further consideration for the vacant Project Manager position, and the position was reposted.
- Director Harary attended his last TAMC TAC meeting where he shared the City's success in implementing the AB 413 Daylighting Bill. He also announced his retirement to peers who may be interested in applying for the Carmel opportunity. Project Manager Javier Hernandez will serve on the TAMC TAC, effective January, and Public Works Superintendent Rob Culver will serve as our alternate member.
- Met with Mayor-Elect Byrne to review new ideas to improve the Village.
- Met with the Leadership Carmel Class of 2025 Project Manager and provided feedback for a number of potential Legacy Projects that the class is proposing to accomplish next year.
- At the request of Public Works Staff, and with support from the City Administrator, Director Harary began to hold a series of eight informal training sessions dubbed "Bob University." Training sessions held in November included: "Public Presentation Tips," "Budgeting and Financial Tips," and "Leadership and Management Tips." December sessions will include: "Consultant Selection Process and Professional Services Agreements," "Capital Improvement Projects from Programming through Construction Closeout," "Facility Maintenance," and "Community Awareness of Public Works." Sessions are being video recorded for future reference.
- Attended the CalPERA Class at Monterey Conference Center regarding Public Sector Compensation and Labor Trends.

Carmel Cares and Other Volunteer Groups

- City Lloyd once again improved the flowers and plantings in the WWI Memorial Arch located at Ocean Avenue and San Carlos Street.

- The Friends of MTNP (FOMTNP) upgraded single panel map signs with adjacent matching panels containing cork boards for public postings, at all five primary entrances into the Preserve. The City will be upgrading the map displays also using FOMTNP donated funds.
- The FOMTP and the City Forester will be providing a joint presentation at the December 12th Forest and Beach Commission regarding shared maintenance programs and success in the MTNP this year.
- Carmel Cares received two more donations, one from a private fund and one from the Pine Inn, to offset expenses associated with the Ocean Ave Median Landscaping project.
- Carmel Cares sent in another 9,000 cigarette butts collected in the downtown area to Terracycle for conversion into furniture.
- Forestry and Environmental staff attended Stevenson Lower School to launch the National Oceanic and Atmospheric Administration's "Ocean Guardians Program." Students will be supporting this initiative by ongoing cleanup efforts in Forest Hill Park.

Environmental Programs

- For the MTNP 3 Drainage Projects, a) submitted a request from the California State Parks grant for reimbursement of \$177k, and b) submitted a letter to the Army Corps of Engineers to close out the first of three regulatory permits obtained for this project.
- For the Coastal Engineering Study, Phase 2 Project, worked with the consultants to modify the draft Community Survey associated with Sea Level Rise based on feedback received at the November 14th Forest and Beach Commission meeting.
- Researched and updated CalRecycle procurement records.
- Began to update and streamline the SB 1383 recycling/organics program's waiver process.
- Coordinated City staff attendance at an annual training event, hosted by the Monterey Regional Stormwater Management Program, regarding implementation of Construction Best Management Practices and Site Inspections.
- Selected a furniture vendor, refined office furniture needs to maximize refurbished furniture, and reviewed quotes. The selected furniture will be installed in the new Public Works offices for environmental and project management staff currently being constructed at Vista Lobos.
- Public service messages in Friday Letters included information on California King Tides, and proper Food Composting of Thanksgiving feast leftovers.

Facility Maintenance

- For the ADA Upgrades Project, Year 7, requested quotes from steel fabricators to install eight ADA-compliant handrail extensions to existing railings around the Sunset Center site.
- A Contractor is nearing completion of three enclosed offices for Public Works staff in the back of the Vista Lobos community room. Completed work included framing, electrical modifications, dry wall installation, tapping, texturing, and installation of windows. Remaining work includes lighting and painting by the contractor, and carpeting and relocation of an air duct by Facility Maintenance staff.
- Problems persist with the roll up door at the Norton Court Garage. Although the security access system was upgraded as a capital improvement project, the motor to the roll up door failed and cannot be repaired. Efforts to find a replacement motor have been unsuccessful to date, and replacement of the entire roll up door with a new motor is upwards of \$30,000.
- Removed Halloween decorations around Devendorf Park and installed white year-end holiday lighting along the Ocean Avenue medians and lighted reindeer in Devendorf Park.
- Checked roofs, cleared gutters, and tested sump pumps and generators in preparation for winter storms.
- Replaced several damaged window screens for the Fire Station.

- Coordinated troubleshooting efforts for a backup phone line to Flanders Mansion used for the security system.
- Made minor adjustments to the tree up-lights along the Ocean Avenue medians.

Project Management for the Capital Improvement Program

4 Leaf Projects:

- For the Police Building Project, additional meetings were held with Indigo Architects and the Project Team to review the Design Concept to rehabilitate and expand the existing building on-site. Indigo provided refined floor plans which included potential furniture layouts, initial architectural renderings of the proposed building complex from different perspectives, and refined the preliminary construction phasing plan based on staff comments. The date to unveil the design concept dates was considered factoring in new City Councilmembers coming on board and changes to the Ad Hoc Committee. The public meeting is anticipated in early January 2025.

Ausonio, Inc. Projects:

- For the Sunset Center Cottage Window Repairs Project, once the hazardous materials were remediated and cleared in October, the Contractor made great progress on the repairs of the windows in November. The City Planner assessed the repaired windows, noted the good “aged character look,” and agreed that the windows meet the historic quality standards. A punch list was prepared for minor remaining items. The project is anticipated to be completed in December, ahead of schedule and under budget.
- For the City Hall Roof Replacement Project, the Contractor installed the gutters and downspouts and performed several additional punch list items in November; however, the gutters and downspouts were substandard in a number of locations and require rework. Also, due to water intrusion that occurred in September due to the responsibility of the Contractor, a change order was issued reducing the contract amount by \$35,000 to cover actual costs incurred by the City for DKS disaster cleanup, additional Ausonio fees, and key City staff time directly involved in the cleanup. In addition, a subcontractor filed a Stop Payment Notice to the City claiming that they were not paid for their work. A response letter, with input from the City Attorney’s office, is forthcoming.
- For the San Antonio Pathway Repair Project, Second to Fourth Avenues. the Contractor mobilized to the site in early November. A detour for southbound San Antonio traffic, going east on Second Avenue and south on Camino Real and/or Carmelo, both met with strong local resident opposition. Traffic control adjustments continue to be made as needed. The Contractor also excavated the concrete piers in the southerly half of the project and set up forms for the steel-reinforced pier caps. Unfortunately, several additional piers were found to need pier caps which will result in change orders on the order of \$70k. A mid-year budget augmentation will be needed to continue to advance construction.
- For the Sunset Center Retaining Walls Repair Project, Ausonio prepared a revised construction cost estimate based on staff’s review of their initial, overly conservative estimate. The new estimate of \$1.4M exceeds the available budget of \$550k. The Project Team is proposing to defer repair of the wall along Mission Street, south of Eighth Avenue, to a future Phase 2 which will reduce the project cost to \$900k. In addition, an option to revise the Carmel stone wall along Eighth Avenue with a railing element rather than a full height stone wall is being considered to reduced cost. A mid-year budget adjustment of \$400k is also being considered to allow this “Shovel Ready” project to advance into construction in the springtime.
- For the Lincoln Street Trestle Bridge Evaluation Project, north of Fourth Avenue, a kickoff meeting and site visit was held with ZFA Structural Engineers. The engineers also took field measurements, photos of problem areas, and tested the footings.

Wallace Group Projects:

- For the Shoreline Infrastructure Repair Project, which is combined with Reconstruction of the Fourth Avenue Outfall Wall Project, negotiations were concluded with the selected firm, Moffat & Nichol. The scope of work, fees (approximately \$400k), schedule, and contractual terms have now all been agreed to, and the documents are currently being converted into a Professional Services Agreement. The Agreement 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, two special conditions of the encroachment permit are being resolved as necessary to close out this project.
- For the MTNP 3 Drainage Projects, City Councilmembers and Forest and Beach Commissioners toured the site on November 4th. The Contractor previously completed all three projects in the MTNP and the urgent repair of a drainage sink hole located near Eighth Avenue and Scenic Road. Using the remaining \$12k left in the contract, the Contractor also repaired a large pavement patch on Ladera Drive. All field work is now complete. A Notice of Completion was prepared and recorded.
- For the 4 City-wide Drainage Improvements Project, staff prepared the staff report, resolution, and presentation slides to request the City Council to award the Base Bid at their December 3rd meeting. The Base Bid contains three projects which were included in the Storm Drain Master Plan Update as high priorities at a cost, with contingency, of \$1,285,185.
- For the Sunset Center North Lot Electrical Panel Replacement and EV Charging Stations Project, PG&E prepared their design for a new transformer to provide EV service, and prepared a draft Agreement, under Rule 29A, which would offer the City and EV charging patrons discounted electrical rates for the charging stations.
- For the Rule 20A Undergrounding Project, the City Council established the Del Mar Underground Utility District at their November 5th meeting. Staff provided the adopted Resolution and District boundary map to PG&E, and PG&E notified staff that the City is now an "Active Community," thus eliminating the risk of losing any further Work Credits.
- For Wave Astound Broadband's proposed Fiber Optic project, staff met with Wave to outline the path ahead. Wave appears opposed to installing the cable underground. As an alternative, good faith effort to work with the City, Wave suggested providing the City with a dedicated dark fiber line which would improve the City's IT connectivity between computer servers in various City buildings, and may lead to improved Hot Spots for the community. Technical parameters are currently being explored. Once established, the project will return to the City Council seeking approval of the corresponding Encroachment Permit with Special Conditions of Approval in early 2025.

Street Maintenance

- Supported the Veteran's Day event (although canceled due to weather) and the Craft Fair by setting up no parking and detour signs, barricades, and providing additional staffing.
- Cleaned up after several November storms. No flooding was reported and only a few tree limbs fell, but more potholes were observed and extra street sweeping was required.
- Based on citizen concerns about upcoming winter storms, additional drainage berms were installed at several locations using hot mix asphalt.
- For the City Hall Parking Lot Resurfacing Project, restriped the parking lot, including with an ADA-accessible van parking space, and installed new tire stops and a bike rack. Some fine tuning of parking spaces to improve safety is scheduled for December.

- At Rio Park, site cleanup continues by removing old bollards, discarded pipes and attachments, and debris. In addition, the metal beach fire cauldrons were sold at a public auction.
- Finished spreading wood chips along the last segment of Willow Trail in the MTNP.
- Continued making priority repairs for sidewalks, including at four locations requested by the Police Department.
- Made repairs to the wooden boardwalk along the Fourth Avenue pathway towards the beach access stairs.
- Removed a deteriorated wood bench and supports at Scenic Road near Thirteenth Avenue and ordered a replacement bench.
- The old vehicle lift in the Garage has been out of service for some time. A contractor notified us that a \$22k hydraulic cylinder needs to be replaced. Alternatives are being considered in lieu of further investment in the old vehicle lift such as a portable lift that could be relocated and reused when the Police and Public Works Building is renovated.

Forestry, Parks, and Beach

See separate City Forester's Report for November 2024.



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

**December 12, 2024
ADJOURNMENT**

TO:	Forest and Beach Commissioners
SUBMITTED BY:	
SUBJECT:	Correspondence received after Agenda posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Correspondence received after Agenda posting

To the Forest and Beach Commissioners,

Dear commissioners,

As a resident of Carmel by the Sea I want to write to voice my strong support for the continued use of the Forest Hill Courts for Pickleball. I live just 2 blocks away on Torres and 2nd and am a frequent player enjoying the sport with other residents, players from the larger community and visitors to Carmel. In my opinion, the elimination of pickleball here would constitute a significant loss to the community. Cities and towns across the country are responding to the growing popularity of pickleball by building courts and facilities so that people can come together to benefit from the many benefits pickleball provides. It would be a shame for Carmel to take the opposite approach.

We all realize that the sound can be an issue. If noise abatement is impractical or too expensive, then I believe a reasonable solution would be to limit play to particular days or hours. Such compromise should be acceptable to most everyone.

Thank you,

Dr. Gerrit Henry



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

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Hello,

We live in Carmel and have been enjoying Forest Hill tennis courts for more than thirty years. We play pickleball with small groups of 4-10 players and usually walk or bike to the courts. Those who have to drive always respect the parking limits. There are large groups of people from out of town invited by an organizer for a clinic on Sundays, and this brings lots of cars and noisy play.

It seems that we can come to a compromise with Agenda Item 3, Option B. Neighbors deserve a quiet Sunday, and limited hours during the week would allow residents to enjoy the courts without an early arrival.

Thank you for considering this option. It would be a win for all of us who value the opinions of our neighbors and want to cooperate.

Respectfully,
Cynthia Vandenberg



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

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Nova,

Please confirm receipt and please ensure these public comments are distributed to the City Council, the Planning Commission, the Forest and Beach Commission, the Historic Resources Board, and the City Attorney. Also, please include these comments in the public agenda packets for the next hearings of the Council, Commissions, and the Board. In addition, please note the Public Records Request in my public comments in bold.

Sincerely,
Chuck Najarian
Carmel Resident

Dear City Council, Planning Commission, Forest and Beach Commission, and Historic Resources Board members,

There are three primary pillars of Carmel that make it so special and desirable as a place to visit and to live. I refer to the charming and historic character of our architecture, the urbanized forest, and the Ocean (National Marine Sanctuary). The architecture and urbanized forest are under assault, and the National Marine Sanctuary is vulnerable to impacts. Unfortunately, the City appears to be the facilitator of these deleterious situations. You should ensure it's the opposite going forward.

NATIONAL MARINE SANCTUARY CARMEL BAY

I'm not aware of any documented impacts or specific degradation to the National Marine Sanctuary of Carmel Bay. However, the significant level of construction that will foreseeably be taking place without appropriate environmental review could result in adverse ramifications, particularly if pollutants (effluents) from demolition and construction activities are released and make their way down to the ocean. I refer to construction activities regarding the Hofsas House, the Pit, the JB Pastor Building, the Scenic Drive sewer line replacement, the fiber optic stringing and under grounding, the under grounding of transmission lines on San Antonio and elsewhere, construction related to the mandated housing, and other construction related to new homes and remodeling. The cumulative effects of all this foreseeable construction and demolition have been ignored, a clear violation of the California Environmental Quality Act (CEQA). More on this is addressed below under "The California Environmental Quality Act" heading.

URBANIZED FOREST

As for the urbanized forest, it has been methodically degraded over the last two decades from lack of maintenance and support. The over 80 protected special-status species and their habitat have been decimated as the forest declines. In the meantime, the Forest and Beach Commission is taking opinion surveys at taxpayer expense and undertaking actions meant to change the native-tree urbanized forest as if it were part of a landscape plan. As a

result, olive, pepper, and other non-native trees are displacing native trees and the protected habitat it affords all the special status species.

Illegal trenching during remodeling and new home construction have had adverse impacts on legally protected trees. The City appears not to value environmental review pursuant to CEQA, ignoring or avoiding it, which includes mitigation measures specified in construction monitoring.

I've recently documented the illegal trenching related to the loss of a dozen protected Monterey Pines in my November 4, 2024 email to the City Council, Planning Commission, and Forest and Beach Commission. It addressed two side-by-side homes by one developer on San Carlos Street between First and Vista that were each exempted from CEQA and approved in late 2018. During trenching in 2019, tree roots were damaged, ultimately resulting in four trees falling during a 2019 storm, and many more had to be removed due to lack of stability.

The City did not monitor the trenching or otherwise ensure the trees were protected. Exempting these two homes from CEQA contributed to the resulting Impacts. The fact that the prior single lot had up to 17 protected Monterey Pines and was only a short-side block away from Stevenson School should have triggered a CEQA Initial Study to determine if a Mitigated Negative Declaration or an Environmental Impact Report (EIR) should be prepared. The two houses should have been reviewed as one project under CEQA instead of segmented into two separate projects, which is strictly prohibited under CEQA.

In my November 4th email, and in a previous email I sent to the city dated October 21, 2024, I requested any information about adverse actions and fines against the project owner and still have not received a response. For the third time I request information concerning any adverse actions. Please consider this a formal Public Records Request and include any staff, City Council, Planning Commission, and Forest and Beach Commission communications concerning the destruction of protected Monterey Pines associated with trenching for the aforementioned two houses.

I have other concerns about the urbanized forest, for example, why does the City allow PGandE crews free-reign in our village to remove native and special status trees at their discretion. Protected Monterey Pines are being cut down without so much as a whimper from City officials. PGandE and the State of California have absolutely no authority to kill protected species, including trees, and their habitat. The City needs to step up and force PGandE to underground lines that would otherwise adversely affect special status trees, and/or to relocate equipment such as transformers to avoid perceived problems.

This hands off approach by the City facilitates violations of, among other things, the Federal Endangered Species Act. As far as I'm aware, that Federal statute has very sharp teeth concerning impacts to threatened or endangered plant and wildlife species and their habitat, and has not been weakened or diminished as the State of California has done with

CEQA. The State and the City have no authority to violate Federal law, whether it be for housing or anything else under the City's authority.

ARCHITECTURAL CHARACTER

The architectural character of Carmel is also being methodically degraded by the advancement of modern design. There is a lot of money at stake in Carmel's new housing market, and newcomers in particular seek these modern home designs. But modern design is not compatible with Carmel's traditional and historic houses that attract so many people to our village. Carmel should make every effort to protect and promote what makes the city special and unique, including its architecture. It should hold firm against forces and newcomers who want more square footage, ocean views, or a house that clashes with the architectural charm and character of the neighborhoods, especially historic homes. Existing view sheds and privacy should not be degraded or eliminated in favor of any new house. The priority should be for existing home owners.

An example of inherent lack of preserving Carmel is the three proposed modern designed houses in a row on Mission Street between First and Vista by one developer. Nine historic houses encircle the proposed project. Just like the two houses in a row on San Carlos one block down in the same neighborhood addressed above, the City inexplicably intends to exempt the three proposed homes from CEQA. The aesthetics of three modern homes in a row in that traditional and historic neighborhood is an unacceptable situation that will result in adverse effects to the neighborhood. Residents' viewsheds and privacy would also be adversely impacted.

In the case of the houses on Mission and on San Carlos, the City should have had a thorough consultation with the potential applicant pursuant to CEQA prior to the filing of a formal application "to consider the range of actions, potential alternatives, mitigation measures, and any potential significant effects on the environment." The applicants can request such consultation which, if conducted correctly, would result in a more acceptable project, and also help to determine the level of CEQA review. In doing so, the three Mission Street and two San Carlos Street homes should have each been considered one project under CEQA because, as indicated above, piecemealing or segmenting projects in two or more pieces and evaluating each piece separately is strictly prohibited under CEQA.

Architects are the primary advocates for modern design in Carmel and don't appear to appreciate preservation of what distinguishes Carmel from everything else. However, preservation is what will continue to ensure Carmel stays desirable, unique, charming, and historic.

In this regard, the Design Traditions Steering Committee has conflicts of interest that should be addressed. The committee is stacked with architects who are bias towards modern design. I refer to Victoria Beach, Don Goodhue, and Mary Ann Schickestanz. The problem is that Mary Ann Schickestanz is a practicing architect of modern design, and that's a clear financial conflict of interest. She needs to be replaced immediately. In addition, the Committee should not be predominantly architects. Over the last decade,

modern design has established a greater foothold in Carmel, and that foothold appears to be the leverage to add even more. It's helpful to have an architect on the Committee, but three, all having interest in modern architecture, is stacking the committee against preservation. You should also consider the participation of a builder to balance out expertise.

The makeup of the Design Traditions Steering Committee is one example of a concerted effort to have architects actively involved and influential in City government activities. Other examples include the unfortunate State mandated housing and the numerous land use permitting processes. Their strategy appears to be to ensure modern architecture has a prominent place in Carmel and to clear the way for even more modern homes in the future. The different forms of modern design detract from the unique charm and character of Carmel built on traditional design. The Steering Committee was directed to address "Design Traditions" not "Design Modernity." The burden of proof to change the architecture of Carmel should be on those who advocate for it, not on those who advocate for the status quo of predominantly traditional designs consistent with the charm and character of Carmel. Preservation is what will continue to ensure Carmel stays desirable, unique, charming, and historic.

Unfortunately, the Chairman of the Planning Commission facilitates approval of modern design homes and thinks Carmel would become a "theme park" unless these "new innovative designs" are integrated in Carmel neighborhoods. Is Mendocino a theme park? Are all the historic gold rush towns dotting Highway 49, such as Nevada City, Sutter Creek, and Murphy theme parks? The answer is, of course, no. Those unique and desirable towns appreciate their uniqueness, and their governments enforce preservation of historic architecture as the basis for their success, financially and otherwise. These Cities should be your template.

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Your decision-making process has boundaries. It's not a free for all or a popularity contest that ends up tipping the scales towards a bad decision.

Exemptions from CEQA for commercial buildings, residential development, and utility related projects have been inappropriately applied at least since 2017. But as I documented in my October 6, 2024 public comment letter to the City, in the past Carmel required and ensured Environmental Impact Reports (EIRs) were prepared for the very sort of projects you now repeatedly exempt. In my October 7, 2024 public comments, I documented that other local agencies, including agencies on the Peninsula, currently require EIRs for similar projects you exempt or intend to exempt. Exempting the Hofsas House, the Pit (inexplicably exempted twice after the project caused adverse impacts to the historic Carmel Art Association and Carmel Foundation apartments), the fiber optic stringing and under grounding project, the San Antonio transmission line under grounding, and examples of housing projects previously mentioned, clearly violate the requirements of CEQA:

CEQA specifies that “a Categorical Exemptions shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” This hasn’t stopped the City from repeatedly exempting projects.

For example, as noted above, the City exempted the Pit, and then after adverse structural impacts to the neighboring properties, one of which is an historic resource no less, and over seven years and counting of ongoing significant adverse impacts to the aesthetics of that area of Carmel, the City exempted it yet again. Both the original project developer and the City Building Department are to blame for the flawed excavation and retaining wall work. The Planning Commission is to blame for not acknowledging the “reasonable possibility” that the excavation and related construction activities would result in significant effects. In this case, and likely other projects you’ve exempted, I refer to unusual soils and geology conditions.

However, there are also other unusual circumstances that reasonably could lead to adverse effects for the majority of projects in Carmel, even single family residences in some cases. For example, I refer to the compact nature of our small village, the narrow streets and lack of parking, the foreseeable and substantial construction and demolition activities only blocks from each other that will result in transport and use of significant heavy equipment, truck traffic, and construction workforce traffic on our narrow streets and in some cases less than a quarter mile from a school (which CEQA specifies as an exception to exemptions), and the over 80 special status plant and wildlife species within and around our one-square mile that have already been adversely impacted due to negligence by the City.

Unfortunately, cumulative impacts have also not stopped the City from exempting projects from CEQA, ignoring the statute’s unambiguous requirement that “all exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.” For example, notoriously, the City Council agreed with the Hofsas House developer that this requirement only applies to successive projects on precisely the same site (lot), and furthermore concluded staff “did nothing wrong.”

This outrageous conclusion essentially means two or more projects next door to each other and/or down the street several blocks away from each other, and/or within the one-square mile village are somehow not relevant pursuant to CEQA requirements. The ruling was a travesty and embarrassment that demonstrated the City’s ignorance and lack of interest in environmental and public health effects, and the premier environmental statute in the country that prevents such adverse impact. It demonstrated the utter lack of concern to the legal statutory requirements and for the public’s interest.

Now the City staff has indicated the City Attorney will be conducting CEQA training. The problem is that the City attorney oversaw violation after violation of the CEQA statute, including the Hofsas house debacle and the Pit. I urge you to seek independent professional CEQA training, and avoid further embarrassment and violations.

SUMMARY

The City Council and the Mayor need to first and foremost ensure preservation and protection of Carmel going forward, including the National Marine Sanctuary, the urbanized forest, legally protected species and habitat, and the traditional architecture. Federal environmental statutes (including the Endangered Species Act and NEPA) should be acknowledged and employed to stop inappropriate activities. State statutes must also be employed for discretionary decisions, including the Surplus Land Act and CEQA.

You should also provide clear direction to Boards and Commissions to avoid further degradation of Carmel. Changes to the makeup of Boards and Commissions are in order. Our historic homes and traditional architecture should be emphasized, promoted, and cherished, and the unique urbanized forest and its special status plant and wildlife species should be protected and maintained.

Importantly, there are enough protections in the existing municipal code, ordinances, guidelines, General Plan, LCP, Forest Plan, Surplus Land Act, and California Environmental Quality Act, among other requirements, to ensure preservation of the village if you would only use them. Federal environmental statutes must also be followed.

We are at a turning point, and it's high time to start employing these built in protections, and stop efforts to water them down or ignore them altogether for profit, social experiments, or any other destructive reasons that have no place in our one-square-mile.

I look forward to your prompt reply to my Public Records Request above in bold under "urbanized forest." I also look forward to elimination of conflict of interest on the Design Traditions Steering Committee as identified under "architectural character."

Sincerely,
Chuck Najarian
Carmel Resident



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

**December 12, 2024
ADJOURNMENT**

TO:	Forest and Beach Commissioners
SUBMITTED BY:	
SUBJECT:	Correspondence received after Agenda posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

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Hello

My wife and I are 22 year residents of Carmel, and both avid pickleball players. We play frequently at the Forest Hill Park courts, and have a wide range of friends who play there as well.

We also have a home in Lake Tahoe, and play on the public courts there where there was a similar noise issue. The residents self-funded the installation of acoustic curtains which totally solved the noise issue for neighboring homes (one side was left open per instructions from the local police department to address security concerns).

Similar issues have occurred across the country in public pickleball venues, and have been very successfully addressed with noise-dampening solutions. There is no reason why a similar solution should not be applicable to the Forest Hill Park courts. With respect to funding, a good portion of the cost could be off-set by donations from the residents who play there with the City making up the difference (is necessary).

Given that there is clearly an effective solution to the noise issue, it seems absurd that the City would deprive several hundred pickleball enthusiasts from utilizing the facility. While we certainly want to be respectful of the rights of neighbors to "quiet enjoyment" of their homes, the problem is clearly addressable and all parties can be accommodated.

As I will be unable to attend this Thursday's meeting, I would respectfully request that this letter be read at the meeting.

--

Thank you,
Peter Blatman



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

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to me

Please consider this rebuttal to the report of Thomas C. Ford submitted on 12 December, 2024.

It is clear from this report that no value has been placed on the needs of most of the people whom the commission is supposed to represent. In the Options A-D presented, none of these allow for continued play at Forest Hill in a manner that is appropriate. The report caters to the voices of a few homeowners above a much larger number of residents and visitors who regularly attend and wish to continue pickleball at Forest Hill.

I recommend the following options instead:

Option 1: Inform the homeowners of the lack of validity of their proposed suit and their options. Pickleball play is under the 60dbA noise level in the county codes. The homeowners agreed to this and signed a disclosure when they purchased the homes. These standard disclosures make clear that the homes are next to a park and it is understood that this comes with added traffic and noise. There are clean energy subsidies that will cover part of the cost of upgrading their windows to be more energy-efficient and soundproof.

Option 2: Investigate other soundproofing solutions. There are many less expensive fence wraps than those mentioned in the report. If police visibility is a high priority there are transparent solutions like this <https://pickletile.com/pickleglass/> I believe that the pickleball community would be supportive of pitching in to help offset some of these costs.

Option 3: Build new facilities. Pickleball is exploding in the USA. Many communities are scrambling to build new facilities to handle the demand. Failure to do so will cost the community in the future. Whether in making choices on where to purchase homes or where to visit, the lack of suitable pickleball courts will cause people to look elsewhere.

Failure of the committee to consider these options and to address the desires of the greater community will result in several undesirable outcomes. Legal council has already been sought by the pickleball community. We have been recording usage as well as names and contacts of everyone who uses these courts over the last several months. At the very least, the wrong decision here will cost you your seat. Do not underestimate the number of people who make this a high priority.

Sincerely,
Bryan Touryan-Schaefer

<https://enhancepickleball.com/pages/noise-blocker>

Please review.



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Tue, Dec 10, 5:44 PM (14
hours ago)

to me

Please save pickleball. I'm 80 years old and need a place to play.

Thanks, Rich Chase



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Date: 12/11/2024

To: yculver@ci.carmel.ca.us

RE: Pickleball at Forest Hill

Dear City Council:

My name is Marion Weaver, and I am a California State licensed Landscape Architect. Public parks and their visitors are close to my heart, as parks, plazas, and campuses connect people. I am also a pickleball player. Pickleball has aided my recovery from Lyme disease and has changed my life. It has given me not only new physical strength, but the positive impact on mental health is undeniable. My social network is greater than it has ever been because of Pickleball.

I have played on many courts, those of private clubs and all other public courts that are available for Pickleball in Monterey County. Many of them do not provide enough courts, or have restricted days to play, so chances are one will not be able to find a court on a specific day and they give up on ever visiting that destination again. Therefore, the space may now remain mostly empty.

My professional tasks often include post occupancy evaluations of project sites, and it is known that successful spaces are filled with people.

The Forest Hill Pickleball courts are a unique destination, as one is always welcomed, and I have met talented players from all over the world and have been able to drill there with some of the kindest people on my days off from work. I cherish these days, and I am looking forward to them all week.

I have also met many young college student players who are not able to afford the private clubs' costly membership fees. Providing opportunities to play, without cost, is what public recreation is all about. It is a gift from City to the people.

I am grateful for these experiences I have had at Forest Hill Park and hope that Pickleball will not be taken away from the City of Carmel-by-the-Sea.

We do not have enough public places that offer Pickleball and there is a gigantic community of not only Carmel residence, but also our visitors (important for Carmel's economy) that are yearning for Pickleball.

I do understand the concern of the neighbors, yet I believe that they must have been aware that they live close to a public open space and an elevated noise level should have been disclosed when they purchased the home. Public parks have sound levels that may not be consistent with other City of Carmel residential areas, and I believe this should be written in the Parks Code. Yet the noise level is different than tennis and I feel for the neighbors, who do not appreciate the Pickleball activities. Wet winters and foggy summers will limit Pickleball play, and they may find much welcomed relief. I am writing this email in the hope that a compromised resolution can bring peace and that the City Council will continue to investigate solutions that accommodate everyone, neighbors and the very large community of Pickleball players.

Best regards,

Environmental Planning & Design, Inc.

Marion Weaver

Landscape Architect CLA#5178

LEED, BIG & ARCCA certified

p. 831.596.6664

w. www.epdla.com



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

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Please forward my comments to the Forest and Beach Commission for the 12/12 meeting. This is in regards to item #3 Adoption of Interim Pickleball Rules in Forest Hill Park.

Dear Members of the Carmel Forest and Beach Commission,

I am writing to provide some comments on the staff report for Item #3: Adoption of Interim Pickleball Rules in Forest Hill Park.

- My primary object to the staff report is the following statement:

To guide discussion, Staff suggests framing the conversation with the following questions:

1. *If the courts had never been striped for pickleball and no games were currently being played, would the recommendation today be to allow pickleball play at this location?*
 - *If the answer is "No," Staff recommends proceeding with **Option A**.*

The framing of the question in the first sentence suggests a hypothetical situation that is biased towards a negative answer. This type of questioning can influence the outcome by nudging the commission towards a particular perspective, in this case, recommending against pickleball play. The immediate follow-up in the first bullet makes it clear that the staff is steering the conversation towards Option A, implying it is the preferred choice if the hypothetical question results in a negative answer.

As you open your discussion, I would respectfully request that you, as a commission, mutually agree to disregard the suggestion from Staff and consider each of the 4 options with equal merit.

- I would also like to comment on the Staff's interpretation of the noise violations.
 1. **Decibel Levels:** *The noise generated may exceed acceptable thresholds.*

There is no reliable data to support that it actually does exceed acceptable thresholds. The Staff report from 11/14/2024 states the following regarding their sound collection:

...these data presented today are not meant to be held to scientific scrutiny nor to directly influence policy

So, as you set out to establish the initial framework for a policy, I would again respectfully request that you abstain from discussion about the noise level of pickleball play because the data is unreliable.

- The additional statements in the report about the "village character", "overall quiet environment", etc are all subjective statements. I would like to share my opinion of these. Homeowners living near parks, schools, tourist areas, etc should not expect the same levels of quiet as those living in more typical parts of the City. The statement to maintain Carmel's "overall quiet environment" implies an average across the city. I feel that exceptions around schools, parks, the beach, and the busy tourist center of the city do not impact the overall quiet environment of the city. Whether or not you feel that pickleball at Forest Hill Park is "noisy", it is local to the few blocks surrounding the park and does not affect the overall character of the City. The same can be said about weekend traffic on Scenic or regular sports events at the High School. I'm sure there are many other examples of localized annoying noise in Carmel.
- Lastly, I take exception with this statement about the acoustical fencing option.

While acoustical fencing might address decibel levels, it may not resolve the annoyance caused by the repetitive nature of the sound, which currently occurs many hours a day, seven days a week. Even with reduced decibel levels, the sound of paddles striking balls would likely still be audible to nearby homes. This is a subjective statement. "might", "may", "likely" all imply that they don't know. According to the 11/14/2024 staff report, Staff visited the park 7 times to collect data. It is unreasonable to extrapolate 7 visits for perhaps one hour each to "many hours a day, seven days a week". Additionally, in those 7 visits, 3 times (nearly 50%) there are zero or one person there. Is it reasonable to restrict usage when there is one person on the court?

From my own observations, the neighbors are drastically overstating the usage of the courts. If you ask regular players, you will find the courts are not nearly as busy as they were around Covid. This is largely due to the expansion of private facilities to support pickleball. One of the commissioners has already stated that acoustical fencing was successfully in Yountville, and I recently heard of an installation in Incline Village that has been successful in eliminating noise issues, too. This can work. I do not deny that it is expensive, but sometimes spending money is the easy way out. Acoustical fencing is the only win-win option.

In conclusion, I'm disappointed that Staff has included multiple subjective and biased statements. Please evaluate Option A as it should be — one of 4 equal options. I believe that cases like this need to focus on facts and data. You have repeatedly expressed the desire to follow the data. Please do not stop now. I hope that you will agree there is no reliable data to support constant and excessive noise emanating from the courts at Forest Hill Parks. By their own admission, Staff stated their sound data should not be used to directly influence policy. The noise may be annoying to nearby residents, but it does not affect the overall character of the City. Please ask yourself if the case Staff has made in their report proves that pickleball play has violated city ordinances. Also, please direct Staff to continue to drive for acoustical fencing because it is the only win-win option.

Regards,

Michael Lang



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SUBJECT:	Correspondence received after Agenda posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Correspondence received after Agenda posting

Dear Forest and Beach Commissioners,

I am writing to express my support for pickleball on the tennis courts at Forest Hill Park.

I am 66 and retired. Prior to retirement I worked 40 years as a professional gardener in Carmel-by-the-Sea and the adjacent unincorporated areas of Carmel. When in the Carmel Woods area I enjoyed watching people at Forest Hill Park play pickleball. Now that I am retired I feel fortunate that I can meet friends for an afternoon of pickleball at your Carmel courts.

Pickleball has allowed me to stay physically and emotionally healthy. Some people I play pickleball with are 80 and older. I have noticed young families coming to the Carmel courts late in the afternoon to play pickleball.

I urge you to retain the sport of pickleball at Forest Hill Park. It benefits both residents and visitors. When I did a google search of Forest Hill Park I found that your city website promotes pickleball, and the organization 'Carmel Cares' references pickleball at the park.

I have seen the results of a noise study for the courts. I did not see any numbers that were in excess of the blowers I often hear in operation each Monday afternoon I play in Carmel. Two weeks ago I could hear a gas blower for an hour a few blocks away that was far in excess of DB levels generated from pickleball.

I also urge you to be cautious in what restrictions you establish that may be a challenge to enforce whether it be the type of paddle or ball.

The sport of tennis has waned and the activity of pickleball has replaced it. Pickleball is a multigenerational activity that allows a grandmother to play with her grandsons, and an 80 year old veteran player to teach a newly retired 64 year old.

I hope that you will find a way to support pickleball and not ban it from Forest Hill Park.

Thank you for your time.

Grace Silva-Santella



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

**December 12, 2024
ADJOURNMENT**

TO:	Forest and Beach Commissioners
SUBMITTED BY:	
SUBJECT:	Correspondence received after Agenda posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Correspondence received after Agenda posting



Forest & Beach - Compromise Solution for Thursday 12/12 Meeting

2 messages

michaelalang@comcast.net <michaelalang@comcast.net>
To: "yculver@ci.carmel.ca.us" <yculver@ci.carmel.ca.us>

Wed, Dec 11, 2024 at 8:20 PM

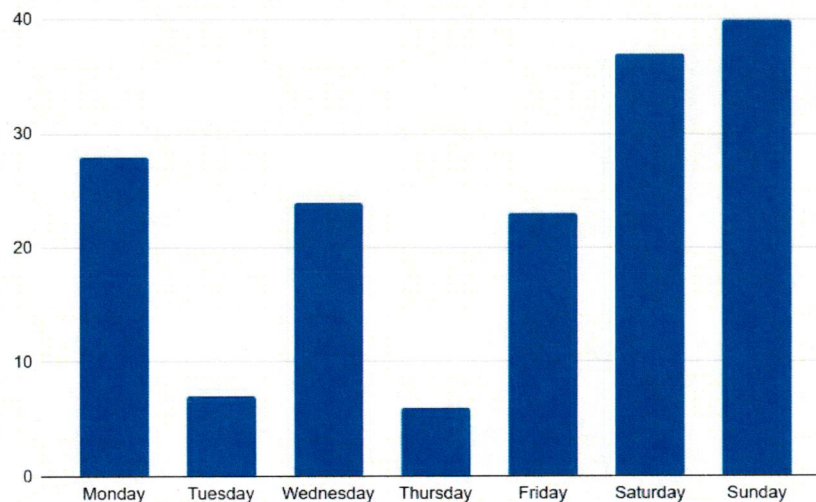
Dear Members of the Carmel Forest and Beach Commission,

As a devoted pickleball player and a concerned member of our community, I am writing to propose a compromise regarding the recent noise complaints about pickleball play at Forest Hill Park. Understanding the importance of addressing these concerns while preserving the many benefits of pickleball, I believe a balanced solution can be achieved.

Based on a quick online survey of Carmel pickleball players, the majority prefer to play on Saturdays, Sundays, and Mondays. Hence, I respectfully request that you consider allowing pickleball play on these days from 9 am to dusk. The rest of the week could be designated as no-play days. If you are willing to permit four days of play, then Wednesday would be the additional preferred day.

The survey data is below. There were 55 respondents (3 votes each).

Day	Count	Rank
Monday	28	3
Tuesday	7	6
Wednesday	24	4
Thursday	6	7
Friday	23	5
Saturday	37	2
Sunday	40	1
	165	



Tuesday and Thursday are the least favored days for play, as Pacific Grove already permits play on those days, and Meadowbrook hosts a popular pickleball session for its members. Naturally, weekends are the most popular, as many people work during the week and can only play on weekends, especially with the shorter daylight hours this time of year.

Recognizing that this restriction may be a significant adjustment for the pickleball community, I believe that allowing players to choose their own days of play will help with the adoption of these new regulations. I understand that the neighbors may not favor play on both Saturday and Sunday. However, I hope this proposal represents a fair compromise where players accept no play from Tuesday to Friday, and neighbors accept play on both weekend days. This mutual concession embodies the spirit of compromise.

To make this proposal even more appealing, my wife and I will move our Sunday 1 pm drill session to a new location. Forest Hill Park was originally chosen because it is a short 10-minute walk from our house. Although we have tried to minimize noise by limiting the number of people joining us to 12 and arrived at a time when the courts are typically empty, we recently found out that our session has been a source of contention for some neighbors. So, we will move our drill session to a new location as soon as we can identify one. This change should help reduce the number of players on Sundays and make it easier for everyone to get on board with this proposal.

In conclusion, I urge you to consider the numerous benefits that pickleball brings to our community. By adopting this proposal, we can address the concerns of the neighbors while preserving the positive impact of pickleball on our health, social connections, and local economy. Please include this proposal in your discussions.

Thank you for your time and consideration.

Regards,

Michael Lang

Yvette Culver <yculver@ci.carmel.ca.us>

Thu, Dec 12, 2024 at 11:04 AM

To: Justin Ono <jono@ci.carmel.ca.us>

Cc: Tom Ford <tford@ci.carmel.ca.us>, Mary Bilse <mbilse@ci.carmel.ca.us>, Robert Harary <rharary@ci.carmel.ca.us>

Bcc: Kelly Brezoczky <kellybrezoczky@gmail.com>, "tamara michie@outlook.com" <tamara.michie@outlook.com>, Gerald Montmorency <nosedown9115h@icloud.com>, SARAH BERLING <smb55@aol.com>

Good Morning,

Please take a look at an additional email from Michale Lang.



Yvette Culver
Administrative Coordinator
Public Works
City of Carmel-by-the-Sea
(831) 620-2072
yculver@cbts.us

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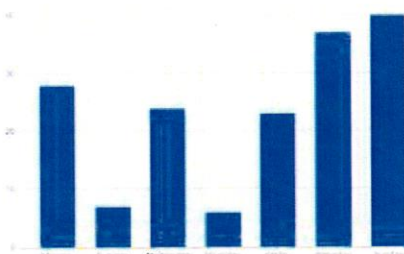


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