



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

Sarah Berling, Kelly Brezoczky, Tamara Michie,
Gerald Montmorency and Neal Rutta

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

REGULAR MEETING Thursday, May 8, 2025

MEETING 2:30 PM

Tour Time 2:00 PM

TOUR OF INSPECTION

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

- A.** North Dunes on San Antonio near the 4th Avenue Trail

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/85041262114> Webinar ID: 850 4126 2114 Passcode: 143738 Join by phone: 253-215-8782

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

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

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

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

CONSENT AGENDA

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

1. Acting Public Works Director's Report for April 2025
2. Approval of Meeting Minutes from April 10, 2025

PUBLIC HEARINGS

ORDERS OF BUSINESS

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

3. Consideration of the Installation of Split-Rail Fencing at the North Dunes Habitat Restoration Area adjacent to the Fourth Avenue boardwalk.
4. April 2025 Foresters Report

FUTURE AGENDA ITEMS

ADJOURNMENT

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure

that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



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

**May 8, 2025
CONSENT AGENDA**

TO: Forest and Beach Commissioners

SUBMITTED BY: Mary Bilse, Acting Public Works Director

SUBJECT: Acting Public Works Director's Report for April 2025

RECOMMENDATION:

Receive Acting Public Works Director's Report for April 2025.

BACKGROUND/SUMMARY:

The Acting 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. Misc. Forestry, Parks, and Beach-related Public Works items.

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:

None

ATTACHMENTS:

Attachment #1: Acting Public Works Director's Report for April 2025



CITY OF CARMEL-BY-THE-SEA

Public Works Department April 2025 Report

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Mary Bilse, Acting Public Works Director
SUBMITTED ON:	May 8, 2025
APPROVED BY:	Chip Rerig, City Administrator

City Council Meeting of March 31 and April 1, 2025

- Council discussed potential updates to City Policy C89-02: City Council Meetings, Orders of Council, Agenda Packets, Minutes of Meeting and Agenda Distribution.

Forest and Beach Commission Meeting of April 10, 2025

- Commission approved the removal of one significant Coast live oak tree at the Southeast corner of Santa Fe Street and Fifth Avenue.

Environmental Programs

- Continued to coordinate with vendors for the Earth/Arbor Day on Saturday, April 26, 2025.
- Worked with Integral and EMC Planning on the Coastal Engineering Study Adaptation Strategies to distribute the Community Survey on Sea Level Rise, marketing efforts on local radio stations, and advertisements in local papers.
- Coordinated a Sea Level Rise Community Workshop for May 15, 2025.
- Conducted an environmental inspection of the Public Works Corporation Yard.
- Set up stakeholder meetings with CAWD and CalAm.
- Attended regional technical advisory committee meetings (Monterey Regional Stormwater Management Program, ReGen Monterey, TAC Francise Agreement).
- Issued new waivers in accordance with SB 1383 for recycling/organics program collection services.
- Met with Carmel Plaza shop owners and management regarding waste management. Set up a waste management training in April 2025.

Facility Maintenance

- Addressed active roof leak at Flanders Mansion.
- Repaired and hydro-jetted clogged waterline at Flanders Mansion.
- Tenth Avenue handrail repair and installation.
- Forest Hill Park sewer line repair and clean out installation.
- Forest Theater fence repair completed.
- Forest Theater epoxy flooring installed at restrooms and concessions building.
- Park Branch story time wall panels repaired.
- Replaced faulty keypad at Public Works rear gate with upgraded ADA compliant keypad.
- Replaced several toilet seats, dispensers and vandalized mirrors at several public restrooms.
- Replaced all HVAC air filters City-wide.
- Assist with coordination of several projects involving our Police Department.

- Met with architect concerning initial steps toward construction of an additional Picadilly restroom facility.
- Completed fire sprinkler inspections at City Hall, Harrison Memorial Library Main, Park Branch and Forest Theater.

Attachment 1

Project Management for the Capital Improvement Program

4 Leaf Projects:

- For the Police Building Project, staff met with the City Council Police/Public Works Building Subcommittee and City Administration to discuss the project.

Ausonio, Inc. Projects:

- For the City Hall Roof Replacement Project, contract was awarded to California Constructors in the amount of \$175,340, which includes a 10% contingency, is complete. Construction is 100% complete and Contractor completed their final punch list items. Currently working through warranty, change orders, stop work notices, and final billing.
- The Sunset Center Cottage Window Repairs Project contract in the amount of \$161,040, which includes a 10% contingency, to Pro-Ex Construction was awarded at the August City Council Meeting. Construction is 100% complete. The Notice of Completion has been filed with the County of Monterey. Retention has been paid, project is 100% complete.
- For the San Antonio Pathway Repair Project, Second to Fourth Avenues, construction was completed in February 2025. The Notice of Completion will be filed with the County this week. Retention payment to be released in May 2025.
- For the Sunset Center Retaining Walls Repair Project, ZFA submitted 100% plans and technical specifications. Additional funding is on hold pending Council direction at upcoming CIP meetings. Reviewing design via field meeting on April 23, 2025.

Wallace Group Projects:

- For the FY 2023/2024 City-wide Paving Project, bidding is anticipated in spring 2025.
- For the Shoreline Infrastructure Repair Project, the Request for Proposal was issued seeking coastal engineering and environmental firms to design and acquire environmental permitting for the repair of two structurally-damaged beach access stairs, reconstruction of the Fourth Avenue seawall/outfall, and to assess, prioritize, and provide cost estimates for all other shoreline infrastructure identified in the Coastal Engineering Study, Phase 1 Condition Assessment Report. The city selected Moffat & Nichol and staff is working through their Professional Services Agreement.

Additional Capital Improvement Projects:

- For the four City-wide Drainage Improvement Projects, Coastal Paving & Excavation began construction in February 2025. Construction is anticipated to be completed by the end of May 2025.

Street Maintenance

- Started the annual traffic markings painting project.
- Continued sidewalk repairs based on the survey list.
- Continued backfilling low tree planters.
- Continued in-house vehicle services.
- Removed two additional truckloads of poison oak from Mission Trail Nature Preserve.
- Fabricated and installed two "Divided Lane" signs in the center median of Mountain View, between Crespi and Vizcaino.

Forestry, Parks, and Beach

- Refer to City Forester's Report.



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

May 8, 2025
CONSENT AGENDA

TO: Forest and Beach Commissioners

SUBMITTED BY: Yvette Culver, Administrative Coordinator

SUBJECT: Approval of Meeting Minutes from April 10, 2025

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Forest and Beach Meeting Minutes April 2025

REGULAR MEETING
Thursday, April 10, 2025

MEETING 2:30 PM

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Brezoczky, Michie, Montmorency, Rutta
ABSENT: None
STAFF PRESENT: Mary Bilse, Acting Public Works Director/Environmental Manager
Justin Ono, City Forester
Yvette Culver, Commission Secretary/Administrative Coordinator
Tom Ford, Administrative Analyst

PLEDGE OF ALLEGIANCE

Chair Brezoczky led the public in the Pledge of Allegiance

ANNOUNCEMENTS

Acting Director Mary Bilse announced the following:

Earth Day will be on Saturday, April 26, 2025, from 10:00 am – 2:00 pm at Devendorf Park.

The City Clerk was working with City Council to schedule a special meeting to hear the pickleball issue. Staff will provide an update once there is more information available.

Staff received quotes for the installation of the locks on the gates at the tennis and pickleball courts. Staff has been working with Administration regarding the gate lock logistics. Contractors will continue to lock the nets. Their availability to lock the nets on Saturdays has changed to 6:00 pm instead of 4:00 pm.

PUBLIC COMMENT

Melanie Billig

Linda Smith

“The Lorax” (individual identified themselves using this pseudonym to speak on behalf of the trees)

CONSENT AGENDA

Item 1: Acting Public Works Director's Report for March 2025

Item 2: Approval of Meeting Minutes

Commissioner Michie moved to approve the Meeting Minutes for April 10, 2025, seconded by Commissioner Montmorency, and carried by the following roll call vote:

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

PUBLIC HEARINGS

Item 3: Approve or deny the removal of one Significant coast live oak tree at the Southeast Corner of Santa Fe Street and Fifth Avenue (Tree Permit Application 25-027)

Justin Ono, City Forester presented the Staff Report and recommended the Commission deny the removal of one Significant coast live oak tree at the Southeast corner of Santa Fe Street and Fifth Avenue.

Adam Jesselnick, the architect for the applicant, Elizabeth Gonzalez, introduced the project and answered questions from the Commission.

PUBLIC COMMENT

Melanie Billig
Linda Smith
"The Lorax"

Commissioner Berling motioned to approve the removal of one Significant coastal live oak tree at the Southeast corner of Santa Fe Street and Fifth Avenue, with the requirement of replanting an oak tree at the applicant's expense in a nearby city right of way, conditioned on the approval of a Building Permit by the Planning Commission. Seconded by Commissioner Brezoczky and carried by the following roll call vote:

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

ORDERS OF BUSINESS

Item 4: March 2025 Foresters Report

Mr. Ono presented the Foresters Report to the Commission for March 2025 and answered questions of the Commission.

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- Biological consultant Nikki Nedeff is working with the Forest and Beach Commission and staff to finalize edits to the CFMP arising from the previous public meeting in October 2024.

Contractors:

- West Coast Arborists hauled away logs from Rio Park and completed a clean-up project at Forest Theater including the removal of 2 large trees and the pruning of 12 trees.
- Tope Tree Service finishing task order for 40 dead, dying, and poor trees. Topes also responded to 2 after-hours emergency calls.
- Community Tree Service completed a task order for 15 trees including pruning/removal of 11 dead or poor conditions trees and the removal of 4 large stumps previously used as Utility Poles.
- Community Tree Service was issued a Task order to grind all the stumps in the downtown business district with 60 stumps being ground and backfilled with new soil to be replanted with new trees.

City Staff and Crews:

- City Forestry Crew removed 10 dead, dying, or dangerous trees, removed one stump, and pruned 27 trees providing clearance for roads and stop signs, as well as maintaining tree health.
- City Tree Crew picked up logs in the right of way that were left from several large PG&E tree removals.

FUTURE AGENDA ITEMS

Forest and Beach priorities

ADJOURNMENT

Respectfully submitted,

Yvette Culver, Administrative Coordinator, Commission Secretary

Approved by:

Kelly Brezoczky, Chair



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

May 8, 2025
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Val Gaino, Environmental Analyst

SUBJECT: Consideration of the Installation of Split-Rail Fencing at the North Dunes Habitat Restoration Area adjacent to the Fourth Avenue boardwalk.

RECOMMENDATION:

Approve the removal of post-and-cable fencing and the subsequent installation of three-rail, split-rail wood fencing at the North Dunes Habitat Restoration area adjacent to the Fourth Avenue boardwalk.

BACKGROUND/SUMMARY:

In 1995, the City of Carmel-by-the-Sea designated the North and Del Mar Dunes as an Environmentally Sensitive Habitat Area (ESHA), following a report by Jones and Stokes entitled, "Final Results of the Environmentally Sensitive Habitat Area Study Conducted for the City of Carmel". ESHAs are defined in the City's Local Coastal Program/Land Use Plan (CDP/LUP) and in the California Coastal Act of 1976 as:

"any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem, and which could be easily disturbed or degraded by human activities and developments."

In January of 2024, the Forest and Beach Commission approved a split-rail fence along the boundary of the North Dunes Habitat Restoration Area adjacent to Ocean and San Antonio Avenues. The replacement of post-and-cable fencing with split-rail fencing was seen as a more visually appealing option that also offers improved protection from both pedestrians and dogs entering ecologically sensitive habitats.

The proposed split-rail fence will replace post-and-cable fencing along the Fourth Avenue boardwalk near transects 8 and 7, as indicated with a light blue line on the project map (**Attachment 1**). The proposed fencing style is identical to that approved in 2024 (**Attachment 2**).

Staff, consultant biologists, and North Dunes volunteers have observed significant intrusion by dogs in this section of the restoration area. This location is home to naturally occurring *Lupinus tidestromii* - commonly known as Tidestrom's lupine - a California native perennial herb that is both endemic and federally listed as endangered (**Attachment 3**). The fencing aims to protect area NatW 498 as indicated on the Tidestrom's

Lupine Occurrence Map (**Attachment 4**).

The California Coastal Commission has expressed support for the replacement fencing to protect dune ecology, as stated in the Coastal Development Permit.

“It appears that the original CDP covers fencing, and does not specify the type of fencing allowed, so split rail fencing would likely be covered under that. Therefore, our staff doesn’t feel that this project would require a CDP amendment, but that will ultimately be the City’s decision. Additionally, our staff biologist is in agreement with the proposed split rail fencing, provided that it still allows for the natural passage of native dune animals (lizards, etc.)” (Siciensky, 2024, per email correspondence).

Local biologist, North Dunes restoration volunteer coordinator and biologist Joey Canepa supports the installation of split rail fencing as does Denise Duffy project biologist, John Wandke. While it may not fully prevent intrusion by people or dogs, it provides significantly better deterrence than post-and-cable fencing and still allows native dune wildlife to move freely.

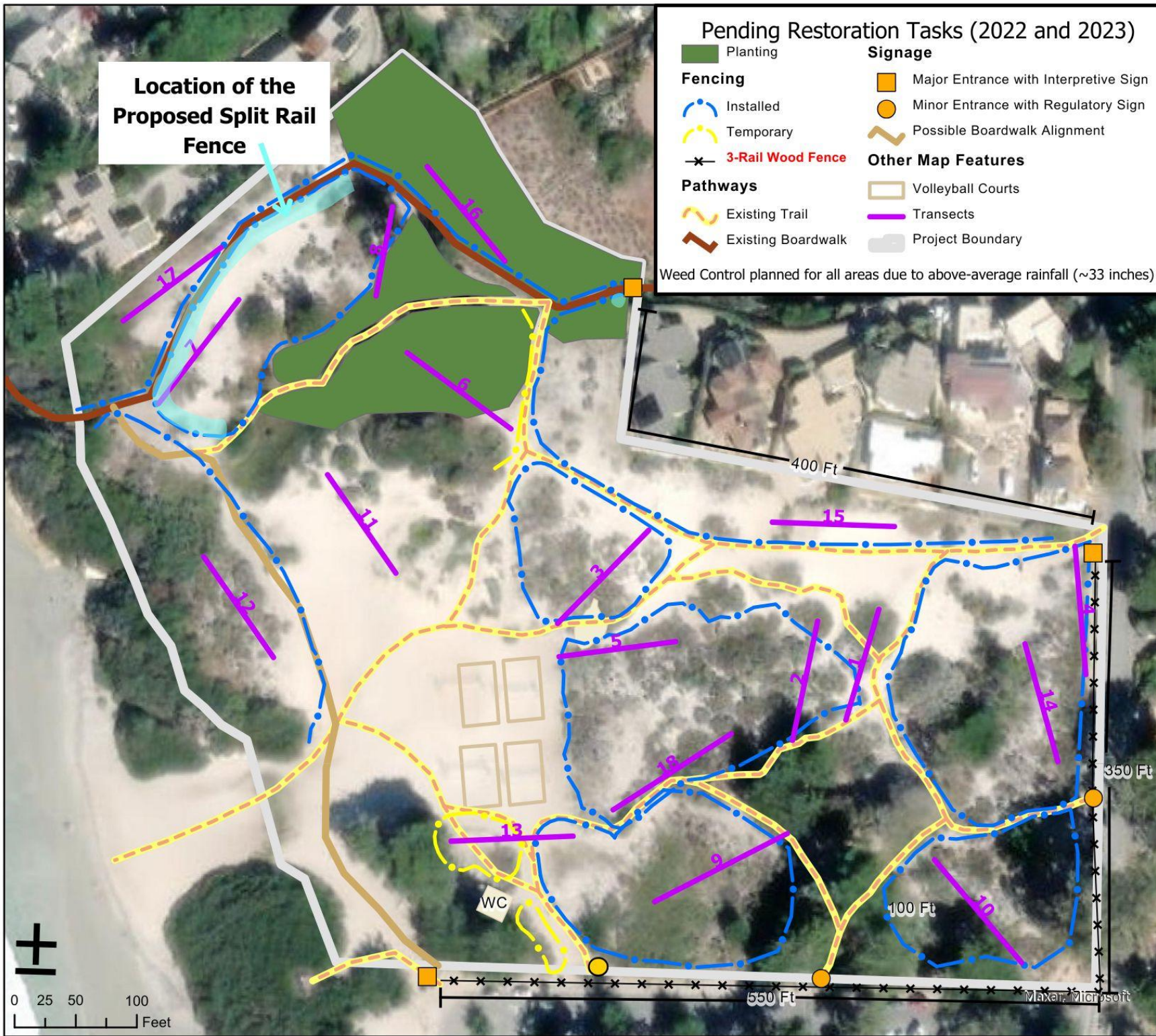
Installation of the fence will be completed by Public Works staff and funded through the department’s operating budget. The materials cost for the fence is \$6,310.05

FISCAL IMPACT:

The estimated materials cost is \$6,310.05. Funding is available in the Public Works operating budget.

ATTACHMENTS:

- Attachment #1: Fence Placement Map
- Attachment #2: Split-Rail Fence Example
- Attachment #3: Tidestrom’s Lupine image
- Attachment #4: Tidestrom’s Lupine Occurrence Map



Proposed split-rail fencing 2025

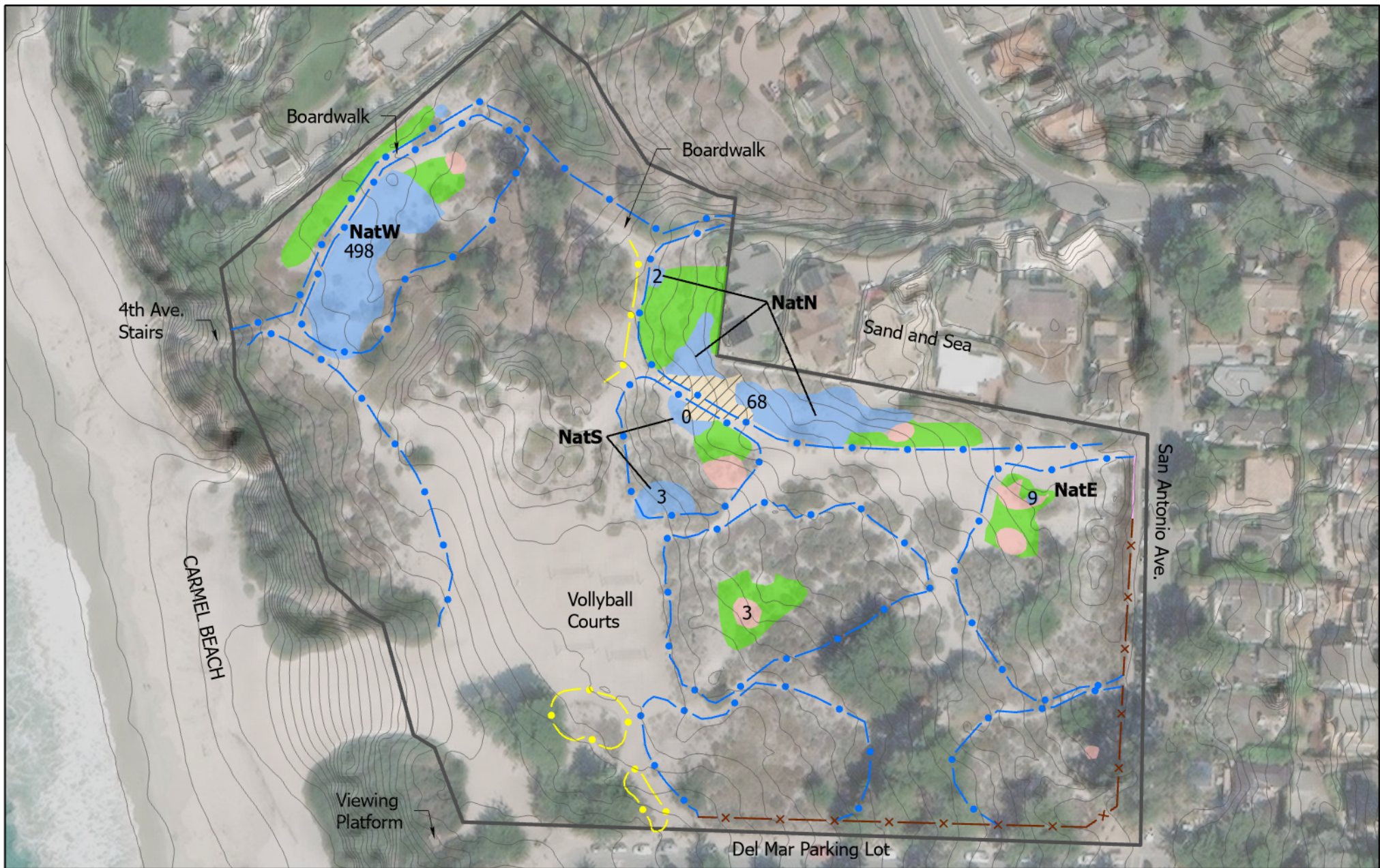
City of Carmel: North Dunes

2022 Report - Figure 2

April 2023
 Native Solutions
 Joey Dorrell-Canepa
 joeydorrellcanepa@gmail.com
 Lynn Overtree, GIS Specialist
 lovertree@sbcglobal.net







Project Boundary

Fencing

- Installed, Cable
- - - Installed, Rock wall
- x- Installed, Wood
- Temporary, Rope

Topography

Tidestrom's lupine (2024 Count Data)

- LUTI Naturally Occurring
- Transplant
- Hybrid
- Suitable



0 50 100 Feet

Tidestrom's Lupine Occurrences

City of Carmel
North Dunes Restoration Project



Denise Duffy and Associates, Inc.

Planning and Environmental Consulting

Date
6-2024

Scale
1 in = 120 ft

Figure
3



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

May 8, 2025
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Justin Ono, City Forester

SUBJECT: April 2025 Foresters Report

RECOMMENDATION:

Receive a presentation on the April 2025 Foresters Report

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

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:	April 2025 Forester's Report

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- Biological consultant Nikki Nedeff is working with F&BC and staff to finalize edits to CFMP arising from the previous public meeting in October 2024.

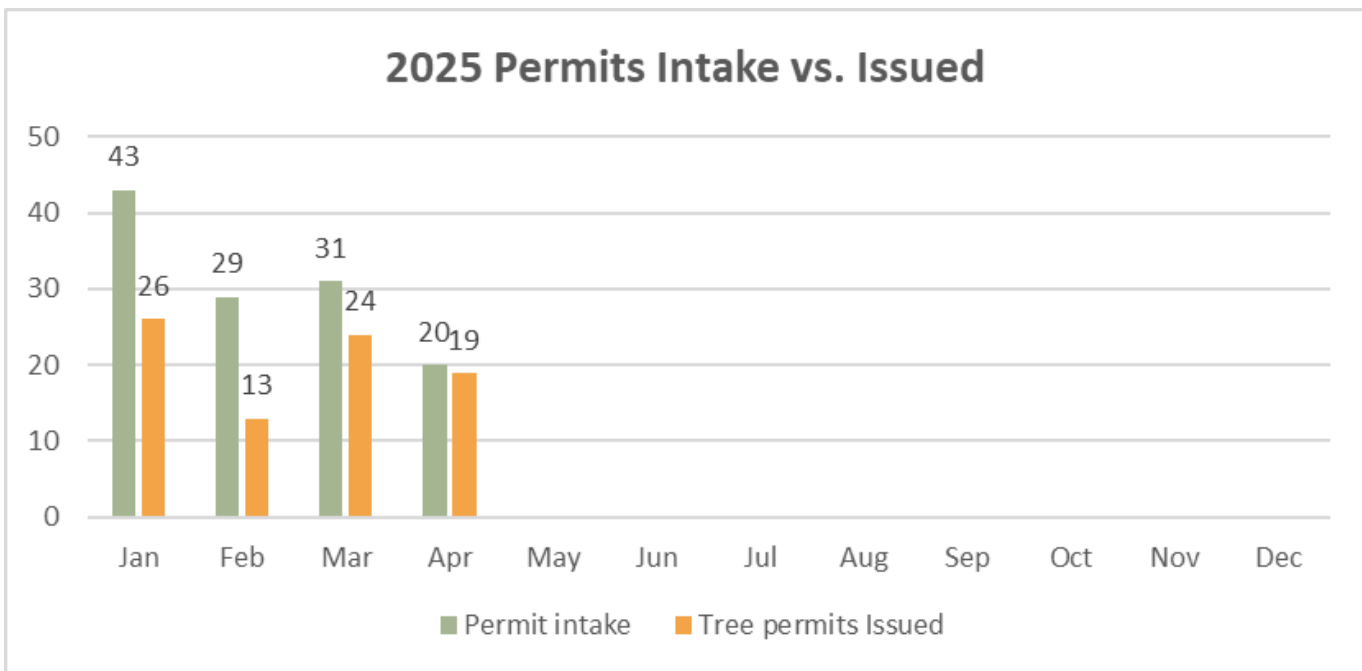
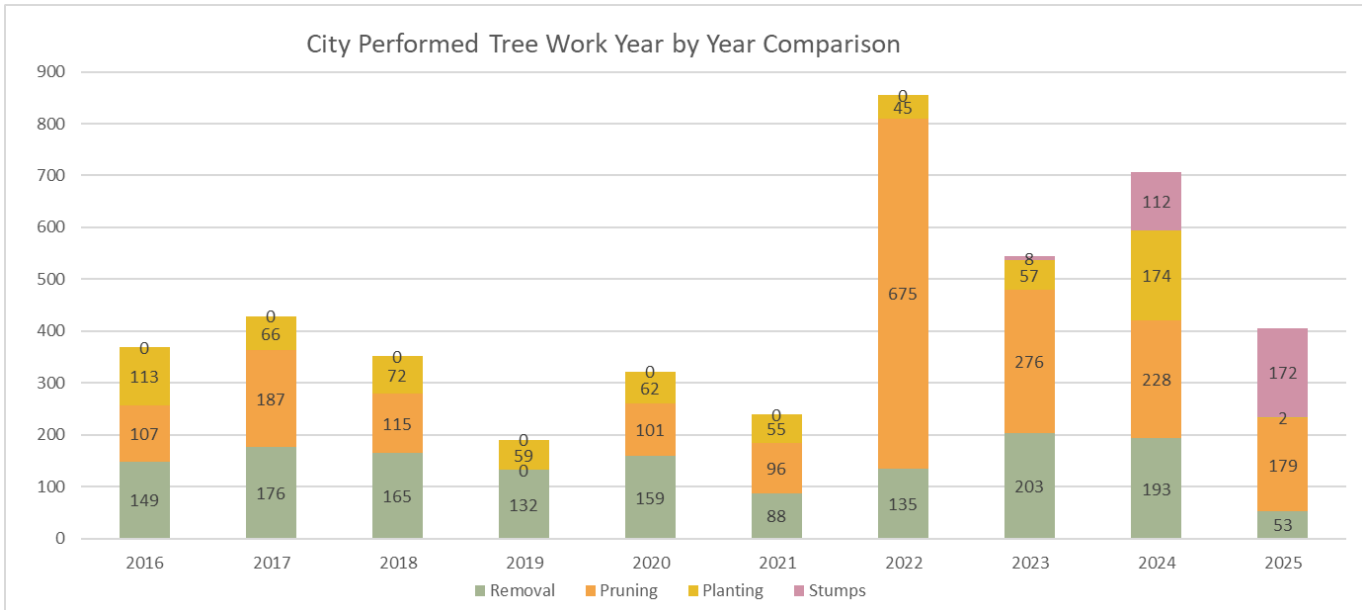
Contractors:

- Tope Tree Service worked in Mission Trail Nature Preserve through the month removing 2 very large dead trees, pruning 10 trees, removing a large fallen tree in Lester Rowntree Native Plant Garden as well as a large tree it damaged.
- Community Tree Service ground an additional 90+ stumps (as of 4/25/25) in the areas of town south of Ocean Ave. These locations were backfilled with planting soil to create new tree planting spots.
- Fiscal year to date over 223 stumps have been removed between contractors and City Staff.

City Staff and Crews:

- Carmel-by-the-Sea was re-awarded with the Arbor Day Foundation's "Tree City USA" designation. It is the first time in 5 years the city has held the title.
- Forestry participated with Environmental Programs and Community Activities to host the 3rd annual Earth and Arbor Day at Devendorf Park. West Coast Arborist donated a tree that was planted by the Forestry Crew. Forestry gave away over 20 trees and had a local consulting arborist answer questions for visitors.
- City Forestry Crew removed 13 dead, dying, or dangerous trees, removed one stump, and pruned 103 trees providing clearance for roads and stop signs, as well as maintaining tree health. One (1) tree was planted during normal operations by city crews.
- The Tree Crew participated in Aerial Rescue Training adding to their overall tree climbing skills while also further promoting a culture of safety and professionalism.
- City Tree Crew picked up logs in the right of way that were left from several large PG&E tree removals.

Permit Information



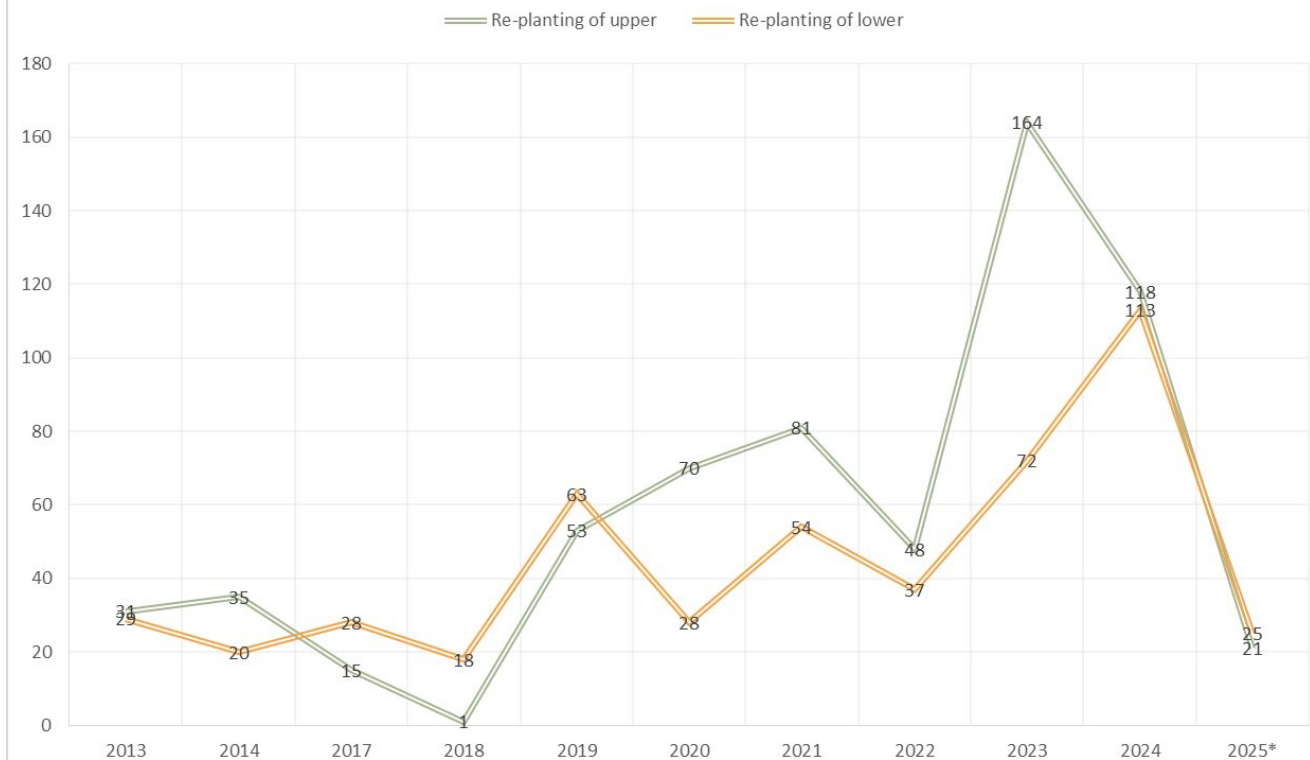
Historic permitted removals and required planting

	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	118	113
2025*	21	25
*Year to date		

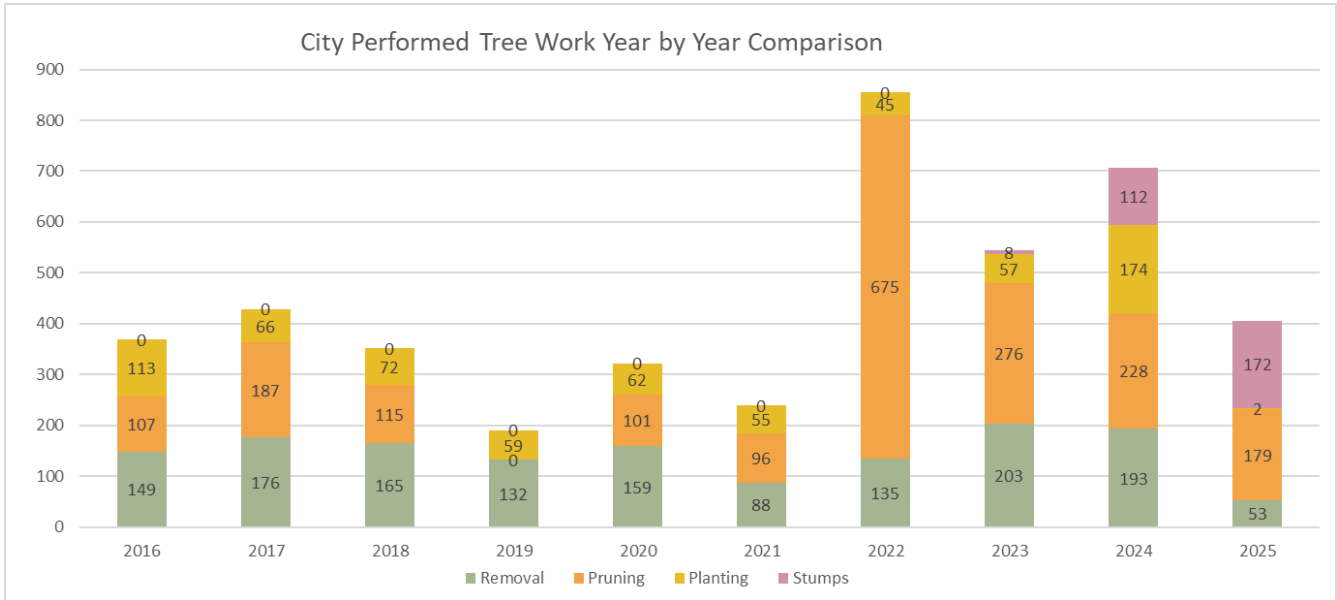
Historic permitted removals and required planting

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	231	110	121	231	118	113	100.00%	391
2025	59	34	25	46	21	25	77.97%	123

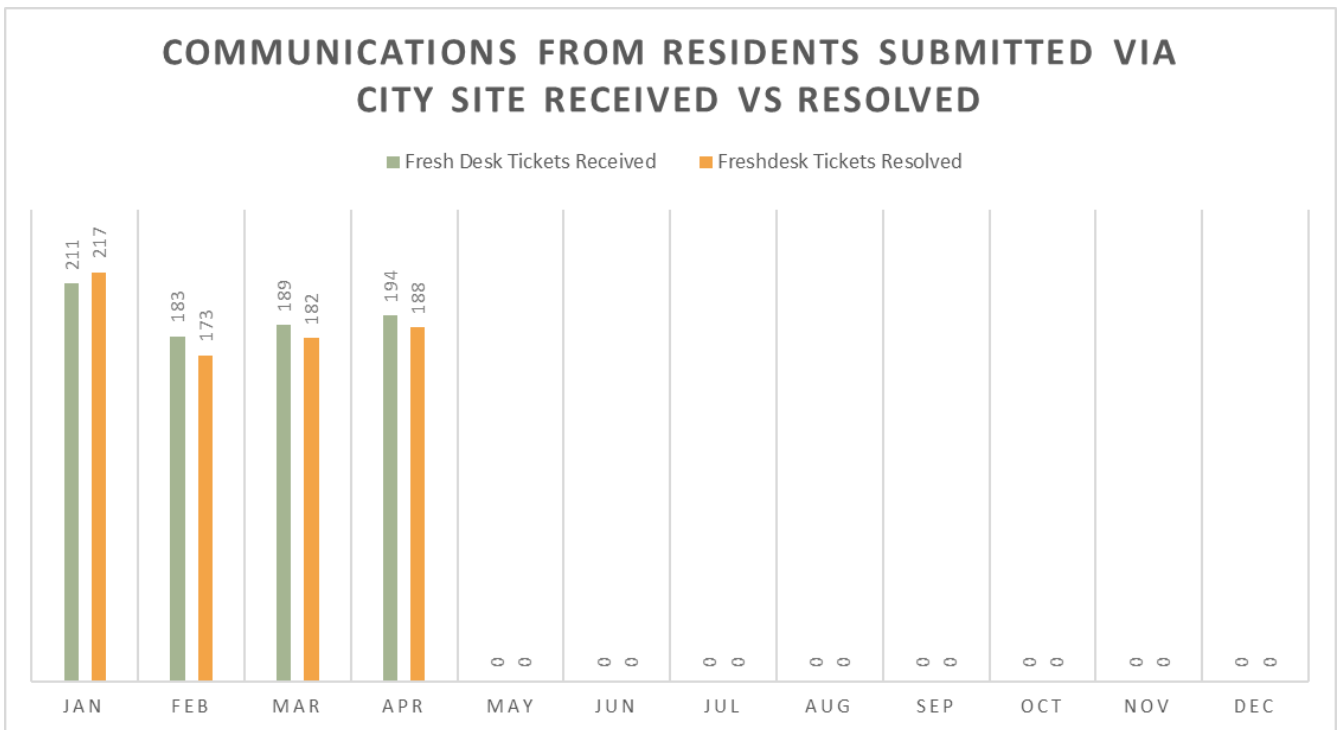
HISTORIC REQUIRED REPLANTING



City Forestry, Parks, and Beach Activities



Calendar year to date – Includes stumps removed 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.

Master Plan Inventory Catch up

Monthly catch up info	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Very Poor</u>	<u>Dead</u>	<u>Stumps</u>
Beginning of Fiscal Year 24/25	136	5082	5094	750	133	191	664
Mar-25	136	5074	5076	731	125	82	536
Apr-25	134	5073	5065	729	125	77	446
<i>(Trees and Stumps Removed)</i>	<i>-2</i>	<i>-9</i>	<i>-29</i>	<i>-21</i>	<i>-8</i>	<i>-114</i>	<i>-218</i>

Catch-up Plan Goals

remove 128 trees this FY in Catch Up Plan.	---	Total Trees Removed as of 3/26/25: 183
remove 221 stumps this FY in Catch Up Plan	---	Total Stumps Removed as of 3/26/25: 223
	---	Total Stumps Expected to be removed this FY: 250

Change in Condition of City Tree Crew Removals (TK = X, Time of Removal = Y)						
	Excellent	Good	Fair	Poor	Very Poor	Dead
Excellent						1
Good				1	1	2
Fair				1		3
Poor						
Very Poor						
Dead						1

*X-axis represents condition at time of removal, Y-axis represents condition at time of inventory.

"Catch Up" Plan, Original Estimates:

Remove 1/3 of Very Poor trees (150 total original estimate) for 3 years (Remove 50/year)	50 x \$7,500 = \$375,000
Remove 1/3 of Dead trees (234 total original estimate) for 3 years (Remove 78/year)	78 x \$7,500 = \$585,000
Remove 1/3 of stumps (664 total original estimate) for 3 years (Remove 221/year)	221 x \$800 = \$176,800

Estimated Annual Total = \$1,136,800