



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

Contact: 831.620.2070 www.ci.carmel.ca.us

Forest and Beach Commissioners Sarah Berling,
Kelly Brezoczky, Tamara Michie, Harry Ross, and
Neal Rutta

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

Special Meeting
Thursday, February 19, 2026
2:30 PM

TOUR - 2:00 PM
MEETING - 2:30 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). 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 also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/stream>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

UPDATED ZOOM LINK

<https://ci-carmel-ca-us.zoom.us/j/87142552274>

Webinar ID: 871 4255 2274

Passcode: 119529

Join by phone: (253) 215-8782

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person or use 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 at least 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.

TOUR OF INSPECTION

- 1) Carmelo Street 2 Northwest of 12th Ave

CALL TO ORDER AND ROLL CALL

ANNOUNCEMENTS

- 2) Earth and Arbor Day 2026

PUBLIC APPEARANCES

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 Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. 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. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

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 Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 3) Approval of January Meeting Minutes 2026

PUBLIC HEARINGS

- 4) Consideration of an Appeal filed for the denial of request to remove one (1) Monterey cypress tree at Carmelo Street 2 Northwest of 12th Ave (TR 25-165)

ORDERS OF BUSINESS

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

- 5) Beach Maintenance History Overview
- 6) Carmel Forest Master Plan status update
- 7) Status of the Tree Fine Subcommittee
- 8) January 2026 Forester's Report

DIRECTOR'S REPORT

- 9) Review the Public Works Monthly Directors 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**

**February 19, 2026
CONSENT AGENDA**

TO: Forest and Beach Commission

SUBMITTED BY: Yvette Culver, Administrative Coordinator

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Approval of January Meeting Minutes 2026

RECOMMENDATION:

Approve January 15, 2026, Meeting Minutes.

BACKGROUND / SUMMARY:

The Commission routinely approves the Meeting Minutes

FISCAL IMPACT:

ATTACHMENTS:

1. FB Meeting Minutes - 1-15-26-PDF

FOREST AND BEACH COMMISSION
REGULAR MEETING MINUTES

Thursday, January 15, 2026

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Brezoczky, Michie, Ross, Rutta
ABSENT: None
STAFF PRESENT: Ken Wysocki, Public Works Director
Justin Ono, City Forester
Yvette Culver, Commission Clerk/Administrative Coordinator

PLEDGE OF ALLEGIANCE

Chair Michie led the public in the Pledge of Allegiance

ANNOUNCEMENTS

None

PUBLIC COMMENT

Cindy Lloyd

CONSENT AGENDA

Chair Michie pulled the Directors Report from the Consent Agenda to discuss under Orders of Business.

Approve the Meeting Minutes for the December 11, 2025, meeting.

Commissioner Ross moved to approve the Meeting Minutes for the December 11, 2025, seconded by Commissioner Beling, and carried by the following roll call vote:

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

ORDERS OF BUSINESS

1. Directors Report for December 2025 – Approved
Mr. Wysoki presented the Directors Report and answered question of the Commission.

PUBLIC COMMENT

None

2. December 20255 Storm Response Efforts
Mr. Ono updated the Commissioners on the storm from December 2025-

- During the holiday season of December 2025, Carmel by the Sea was impacted by heavy storms and power outages which last roughly 4 days. MR. Ono, City Forester discussed the impacts and our response efforts focusing on the safety efforts for staff and debris clean-up.

PUBLIC COMMENT

Maria Sutherland

3. December 2025 Foresters Report

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- Staff has compiled comments and has made the final edits to send to Dudek to begin the CEQA review.

Contractors:

- During the Christmas storms all three contractors were working to clear downed trees from roads and property.
- Our contractors have begun marking stumps for removal of the recently completed 34 removals on task orders.
- Staff recently issued a new task order for removal and pruning, which includes 21 pruning jobs and 14 removals.
- Town & Country has prepped the Rio Road Medians and has begun the relandscaping project.

City Staff and Crews:

- City Forestry Crew removed 5 dead, dying, or invasive trees, planted 5 trees, and pruned 18 trees providing clearance for roads and stop signs, as well as maintaining tree health.
- City Tree Crew responded to emergencies on Christmas Eve and Christmas Day and continued cleanup efforts into the week of New Years.

PUBLIC COMMENT

Maria Sutherland

Future Agenda Items

Beach Maintenance



**CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report**

**February 19, 2026
PUBLIC HEARINGS**

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Consideration of an Appeal filed for the denial of request to remove one (1) Monterey cypress tree at Carmelo Street 2 Northwest of 12th Ave (TR 25-165)

RECOMMENDATION:

Staff recommends that the Forest and Beach Commission deny the appeal to remove the 'Significant' Monterey Cypress tree at Carmelo Street 2 Northwest of 12th Ave (TR 25-165).

BACKGROUND / SUMMARY:

In May 2025, Architect Erik Dyar contacted the City Forester on behalf of his client, the Applicant Mr. John Brookes. Mr. Dyar requested to assess one 42-inch diameter Monterey cypress tree on private property due to concerns of exposed roots on a neighboring property uncovered during the construction of a retaining wall. (See **Attachment 1** for the Site Maps). The wall was part of a project nearing the end of construction that started in 2019, when the tree was classified as "Significant" by the City Forester in the Preliminary Site Assessment (**Attachment 2**).

During the site visit, the roots were assessed and the City Forester and did not have immediate concern, but an adjacent oak was approved for removal that was uprooting and resting on the applicant's fence. At the time of the inspection, the large cypress tree's health was discussed, and the forester found the tree to be in fair condition and was not overly concerned with the health or stability of the tree. Consultation with the Original Arborist who assessed the trees before construction was recommended for prescriptions to maximize the tree's health.

The Applicant subsequently contacted an additional Consulting arborist whose report (**Attachment 3**) provided an opinion that the tree should be removed, and a tree assessment for removal was filed (**Attachment 4**). The Applicant was notified that their removal request was denied but missed the appeal window. In November 2025, the applicant reopened the tree assessment for the purpose of appealing the decision to Forest and Beach. Staff is requesting the judgment of the Commission to decide the fate of the Significant tree on the construction site. The Applicant was notified of their opportunity to speak at the Public Hearing.

STAFF ANALYSIS

Staff believe this removal is inconsistent with the municipal code section 17.48.070.B. as staff does not believe the tree constitutes a threat to public safety and is retainable with pruning.

17.48.070 - Findings Required for Significant Trees.

A. Not Related to Construction. When not related to construction or development, removal of significant trees is prohibited unless authorized by the Forest and Beach Commission consistent with the following finding:

1. That the tree is causing substantial damage to a building that cannot readily be repaired or alleviated on a long-term basis, through minor reasonable building modifications.

B. Related to Construction. Removal of significant trees to facilitate construction or development is prohibited unless one of the two following findings is met:

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

2. That the following four conditions exist:

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

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

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

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

As this tree is located on a recently finished construction site, per CMC 17.48.050 the tree's removal and condition are presumed to be associated with construction. Tree

Protection fencing on the tree was visibly absent during the site visits, as well as in the Consulting Arborist's report.

17.48.050 Required Permits.

A. Trees on Private Property.

1. Trees on Vacant Lots or Lots Planned for New Construction, Alterations, or Rebuilding. If remodeling, rebuilding or new construction is undertaken within six months from the cutting down of a tree, it shall be presumed that the tree was removed for remodeling or rebuilding. On a vacant lot or any lot on which any existing building is to be altered, rebuilt or demolished and replaced, a tree removal permit shall be required for the following trees.

a. Removal, replacement, cutting down, or destruction of any tree identified on the Carmel-by-the-Sea Recommended Tree List (see LUP Appendix G[1]: Forest Management Plan) having:

- i. An average diameter of greater than two inches; or
- ii. A circumference greater than six and one-fourth inches, measured at a point four and one-half feet above the ground level.

Should the tree be approved by the commission for removal, one (1) upper canopy tree is advised to be planted.

Per **Carmel Municipal Code Section 17.48.080:**

Tree Density Chart for property of 4,000 square feet		
	# of Upper Canopy	# of Lower Canopy
Recommended:	3	1
Currently:	3	1
If removal(s) is/are approved:	3	0

CONCLUSION

For the reasons outlined in this staff report staff recommends that the Forest and Beach Commission deny the appeal filed by John Brooks, and uphold the City Forester's decision to deny the tree removal permit application (TR 25-165) to remove one (1) Monterey cypress tree at Carmelo Street 2 Northwest of 12th Ave.

ENVIRONMENTAL EVALUATION:

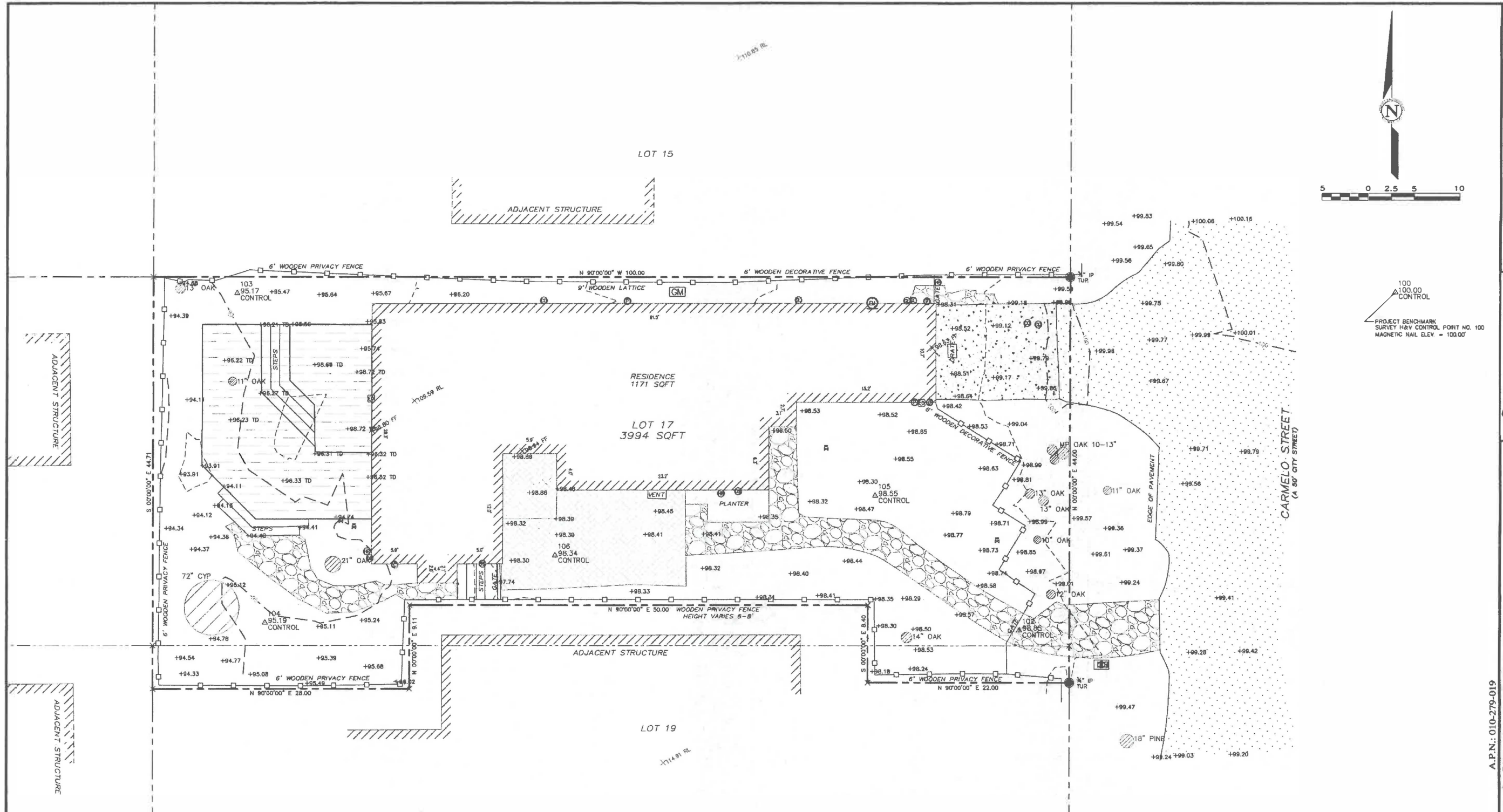
This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and,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

FISCAL IMPACT:

Should the tree be approved for removal, all costs will be at the Applicant's expense. Should the Applicant be required to plant an additional tree(s) on the private property, the Applicant will pay the cost of the replacement tree(s).

ATTACHMENTS:

- 1. (Attachment 1) - Site Plans
- 2. (Attachment 2) - City Forester PSA 19-380 (Brookes)
- 3. (Attachment 3) - Outside Arborist Report
- 4. (Attachment 4) - TR 25-165 (Brookes)



APPROVED BY:
 GUY R. CHEAUDDO
 P.E. No. 8705



TOPOGRAPHIC MAP
 OF
 THAT CERTAIN PARCEL DESCRIBED IN
 DOCUMENT NO. 2010072230
 CARMEL-BY-THE-SEA, CALIFORNIA
 FOR
 MR. JOHN BROOKES AND MS. KELLY MELDRUM

A.P.N.: 010-279-019
 SCALE: 1" = 5'
 DATE: MAY 2019
 JOB NO. 1952-01
 SHEET 1
 OF 1 SHEETS

LEGEND:

---	PROPERTY BOUNDARY LINE	—	CONDUIT	GM	GAS METER	●	FOUND MONUMENT - TYPE NOTED
- - -	ADJACENT PROPERTY BOUNDARY LINE	—	PIPE	WM	WATER METER	▲	SURVEY H&V CONTROL POINT
---	ORIGINAL PROPERTY BOUNDARY LINE	—	CLEANOUT	PGB	PGE BOX	+100.00	SPOT ELEVATION
- - -	EASEMENT LINE (TYPE AS SHOWN)	—	DOWNSPOUT	UHY	UTILITY HUB	+100.00 TD	TOP-DECK ELEVATION
---	ROADWAY CENTERLINE	—	HOSE/BIB	TB	TELEPHONE BOX	+100.00 RL	RIDGELINE
- - -	MAJOR CONTOUR LINE (5' INTERVAL)	—	WATER SERVICE	TEC	ELECTRICAL HUB	+100.00 FF	FINISHED FLOOR
- - -	MINOR CONTOUR LINE (1' INTERVAL)	—	IRRIGATION BOX	TEC	ELECTRICAL PANEL	●	TREE (TYPE AND SIZE AS MARKED)
---	FENCE (TYPE AS MARKED)	—	IRRIGATION CONTROL VALVE	EM	ELECTRICAL METER	●	CENTER OF TREE
---	ASPHALT CONCRETE SURFACE	—	WATER VALVE	SS	SANITARY SEWER MANHOLE	●	TWO PRONGED TREE
---	PORTLAND CEMENT CONCRETE SURFACE	—	AREA DRAIN	SD	STORM DRAIN MANHOLE	●	THREE PRONGED TREE
---	GRASS SURFACE	—	RAISED WOODEN DECKING SURFACE	E	ELECTRICAL MANHOLE		
---	STONE WALKING SURFACE	—	NATURAL GROUND SURFACE/LANDSCAPED AREA				

—	MAILBOX	—	MAILBOX
—	HYDRANT	—	HYDRANT
—	SIGN	—	SIGN

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN CARMELO STREET 36' DUE EAST OF THE NORTHEASTERN PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
 - NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNOISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC. AND SHOULD BE THOROUGHLY COMPLETED AND DEMARCADED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
 - TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
 - THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (04/23/2019) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
 - BUILDING CORNERS SHOWN HERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
 - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

RECEIVED
 SEP 12 2019
 City of Carmel-by-the-Sea
 Planning Department

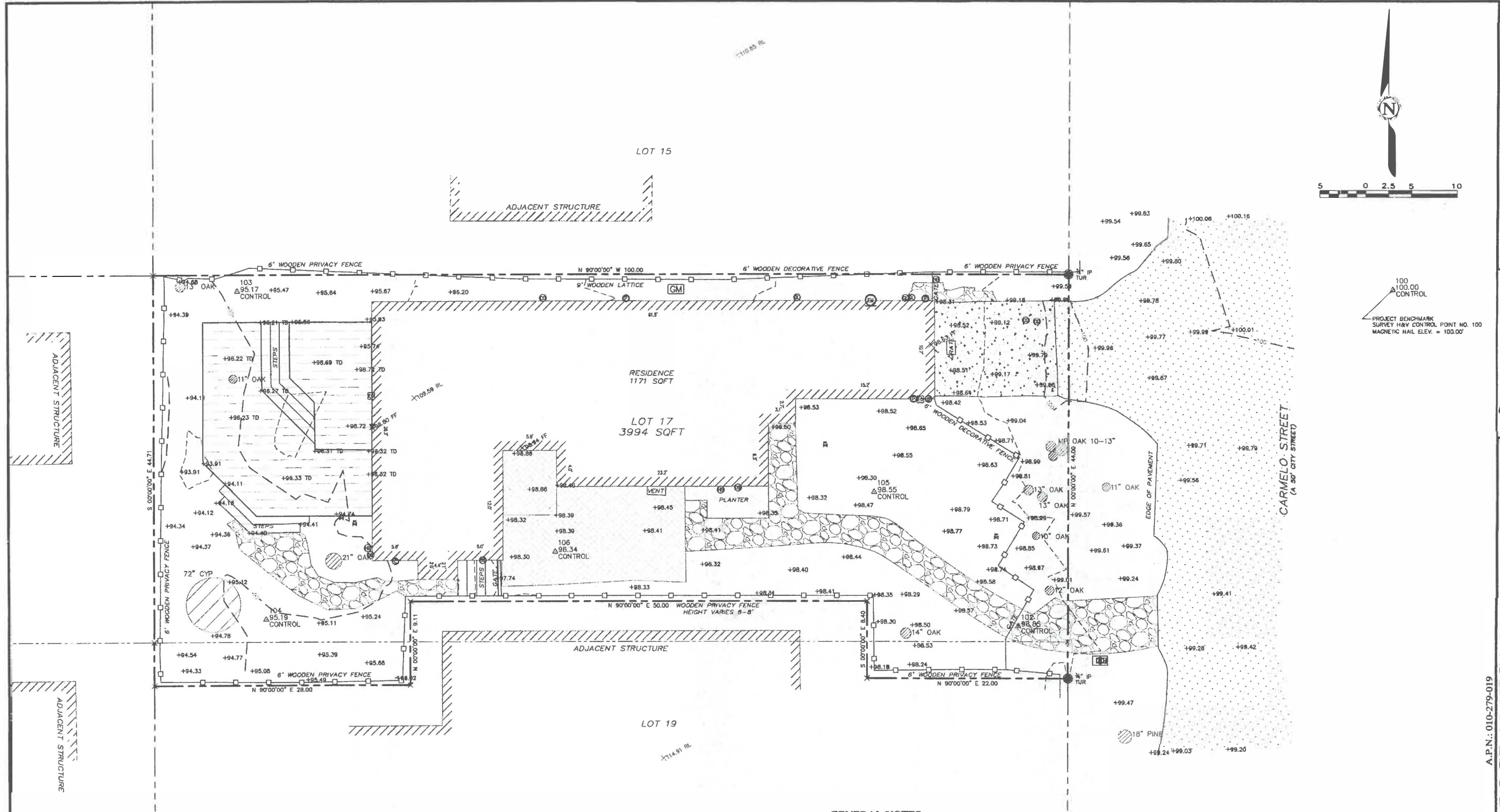
CONTACT INFORMATION:

OWNER:
 MR. JOHN BROOKES AND MS. KELLY MELDRUM
 1650 CALIFORNIA AVENUE
 PALO ALTO, CA 94306

ARCHITECT:
 ATTN: ERIC DYAR
 DYAR ARCHITECTURE
 P.O. BOX 4709
 CARMEL, CA 95021

SITE LOCATION:
 CARMELO ST., 2ND W OF 12TH AVE.
 CARMEL-BY-THE-SEA, CA 95021

No.	DATE	BY	RELEASED TO CLIENT	REVISION



APPROVED BY: *[Signature]*
 GUY R. CREALDO
 P.E., No. 8705

LANDSET ENGINEERS, INC.
 5208 Cray-Horse Canyon Road
 Office (831) 443-6070 Fax (831) 443-3001
 www.landset.com

TOPOGRAPHIC MAP
 OF
 THAT CERTAIN PARCEL DESCRIBED IN
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 FOR
 MR. JOHN BROOKES AND MS. KELLY MELDRUM

A.P.N.: 010-279-019

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 1830 CALIFORNIA AVENUE
 PALO ALTO, CA 94306

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 ATIN ERIC DYAR
 DYAR ARCHITECTURE
 P.O. BOX 4709
 CARMEL, CA 93921

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 CARMEL-BY-THE-SEA, CA 93921

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DATE: MAY 2019
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OF 1 SHEETS

No.	DATE	BY	RELEASED TO CLIENT	REVISION
05/14/19	JK			

LEGEND:

--- PROPERTY BOUNDARY LINE	--- ADJACENT PROPERTY BOUNDARY LINE	--- ORIGINAL PROPERTY BOUNDARY LINE	--- EASEMENT LINE (TYPE AS SHOWN)	--- ROADWAY CENTERLINE	--- MAJOR CONTOUR LINE (5' INTERVAL)	--- MINOR CONTOUR LINE (1' INTERVAL)	--- FENCE (TYPE AS MARKED)	ASPHALT CONCRETE SURFACE	PORTLAND CEMENT CONCRETE SURFACE	GRASS SURFACE	STONE WALKING SURFACE	RAISED WOODEN DECKING SURFACE	NATURAL GROUND SURFACE/LANDSCAPED AREA							
○ CONDUIT	○ PIPE	○ CLEANOUT	○ DOWNSPOUT	○ HOSEBIB	○ WATER SERVICE	○ IRRIGATION BOX	○ IRRIGATION CONTROL VALVE	○ WATER VALVE	○ DRAIN LINE	○ GAS LINE	○ TELEPHONE SERVICE	○ UNKNOWN UTILITY	○ FUSE BOX	○ ELECTRICAL OUTLET	○ UTILITY POLE	○ GUY WIRE	○ MAILBOX	○ AREA DRAIN	○ HYDRANT	○ SIGN
GM GAS METER	WM WATER METER	PB PGE BOX	UH UTILITY HUB	TELEPHONE BOX	ELECTRICAL HUB	ELECTRICAL PANEL	EM ELECTRICAL METER	SS SANITARY SEWER MANHOLE	SD STORM DRAIN MANHOLE	PGE GAS MANHOLE	E ELECTRICAL MANHOLE	○ FOUND MONUMENT - TYPE NOTED	△ SURVEY NAVY CONTROL POINT	x100.00 SPOT ELEVATION	x100.00 TD TOP-DECK ELEVATION	x100.00 RL RIDGELINE	x100.00 FF FINISHED FLOOR	○ TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE	○ TWO PRONGED TREE	○ THREE PRONGED TREE

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Tree Evaluation Worksheet

Block: X Lot(s): 17 APN: 010-279-019 Street Location: Carmelo 2 NW of 12th

Planner: Marnie Waffle

Property Owner: John Brooks and Kelly Meldrum

Recommended Tree Planting: N/A

Part One: Initial Screening:

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

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

Tree #	1	2	3	4	5	6
YES						
NO	X	X	X	X	X	X

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

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

Tree #	1	2	3	4	5	6
Species	CO	CO	MC	CO	CO	CO
YES	X	X	X	X	X	X
NO						

- MP – Monterey pine
- BP – Bishop pine
- CO – Coast live oak
- CS – California sycamore
- OT – Other
- MC – Monterey cypress
- CR – Coast redwood
- CI – Catalina Ironwood
- BL – Big leaf maple

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

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

Tree #	1	2	3	4	5	6
YES	X	X	X	X	X	X
NO						

Diameter Height

Monterey pine, Monterey cypress, Bishop pine, Coast redwood	6 inches @ dbh	15 Feet
Coast live oak – single trunk tree	6 inches @ dbh	N/A
Coast live oak – cluster or multi-trunk tree measured as an average diameter of all the trunks that reach breast height	6 inches @ dbh	N/A
California sycamore, Big leaf maple, Catalina ironwood	10 inches @ dbh	25 Feet

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

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

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

Tree #	1	2	3	4	5	6
score	1	1	2	1	2	1

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

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

Tree #	1	2	3	4	5	6
score	2	0	2	2	2	2

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

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

Tree #	1	2	3	4	5	6
score	1	2	1	2	2	1

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

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6
score	2	2	2	1	1	2

- 0 points:** The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.

1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.

2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Please record the total points scored on pages two and three for each tree.

Tree #	1	2	3	4	5	6
Total Score	6	5	7	6	7	6

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

Tree #	1	2	3	4	5	6
YES	X		X	X	X	X
NO		X				

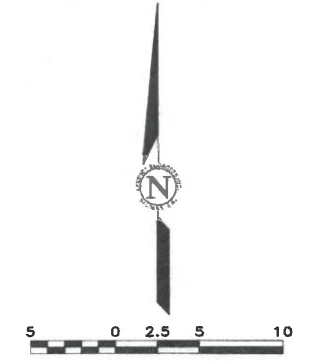
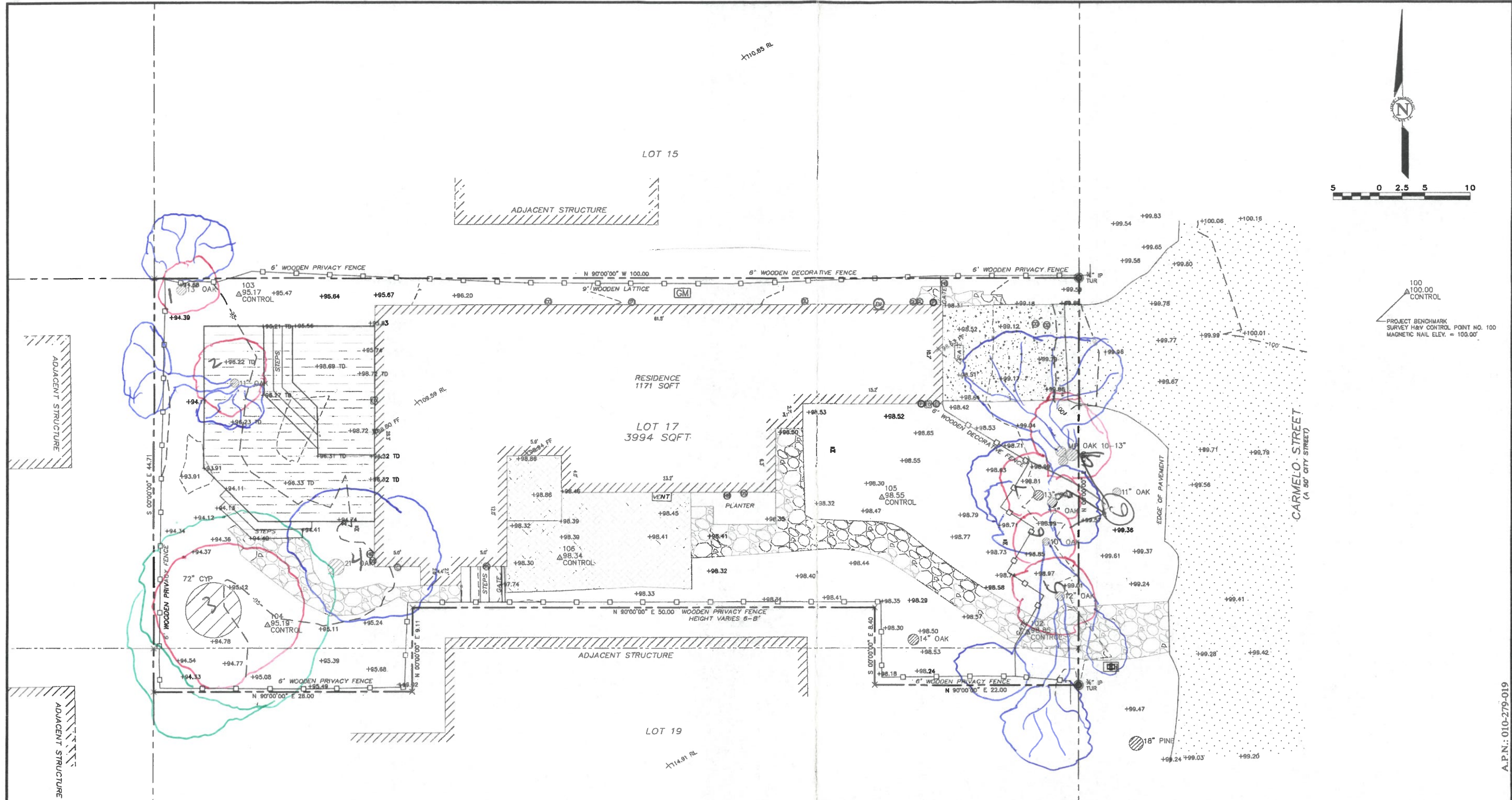
B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

No X Yes _____

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

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

Tree #	1	2	3	4	5	6
SIGNIF	X		X	X	X	X
MOD SIGNIF		X				
NOT SIGNIF						



APPROVED BY:
 GUY R. CHAITO
 P.L.S. No. 8708



TOPOGRAPHIC MAP
 OF
 THAT CERTAIN PARCEL DESCRIBED IN
 DOCUMENT NO. 2010072230
 CARMEL-BY-THE-SEA, CALIFORNIA
 FOR
 MR. JOHN BROOKES AND MS. KELLY MELDRUM

A.P.N.: 010-279-019

LEGEND:

	PROPERTY BOUNDARY LINE		CONDUIT		GAS LINE		GAS METER		FOUND MONUMENT - TYPE NOTED
	ADJACENT PROPERTY BOUNDARY LINE		PIPE		TELEPHONE SERVICE		WATER METER		SURVEY H&V CONTROL POINT
	ORIGINAL PROPERTY BOUNDARY LINE		CLEANOUT		UNKNOWN UTILITY		PGE BOX		SPOT ELEVATION
	EASEMENT LINE (TYPE AS SHOWN)		DOWNSPOUT		FUSE BOX		UTILITY HUB		TOP-DECK ELEVATION
	ROADWAY CENTERLINE		HOSE BIB		ELECTRICAL OUTLET		TELEPHONE BOX		RIDGELINE
	MAJOR CONTOUR LINE (5' INTERVAL)		WATER SERVICE		UTILITY POLE		ELECTRICAL HUB		FINISHED FLOOR
	MINOR CONTOUR LINE (1' INTERVAL)		IRRIGATION BOX		GUY WIRE		ELECTRICAL PANEL		TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
	FENCE (TYPE AS MARKED)		IRRIGATION CONTROL VALVE		MAILBOX		ELECTRICAL METER		TWO PRONGED TREE
	ASPHALT CONCRETE SURFACE		WATER VALVE		AREA DRAIN		SANITARY SEWER MANHOLE		THREE PRONGED TREE
	PORTLAND CEMENT CONCRETE SURFACE		DRAIN LINE		HYDRANT		STORM DRAIN MANHOLE		
	GRASS SURFACE				SIGN		PGE GAS MANHOLE		
	STONE WALKING SURFACE						ELECTRICAL MANHOLE		
	RAISED WOODEN DECKING SURFACE								
	NATURAL GROUND SURFACE/LANDSCAPED AREA								

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN CARMELO STREET 36' DUE EAST OF THE NORTHEASTERN PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (04/23/2019) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TESTS TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

RECEIVED
 SEP 19 2019
 City of Carmel-by-the-Sea
 Planning & Building Dept.

CONTACT INFORMATION:
 OWNER:
 MR. JOHN BROOKES AND MS. KELLY MELDRUM
 1830 CALIFORNIA AVENUE
 PALO ALTO, CA 94306
 ARCHITECT:
 ATTN: ERIC DYAR
 DYAR ARCHITECTURE
 P.O. BOX 4709
 CARMEL, CA 93921
 SITE LOCATION:
 CARMELO ST., 2ND OF 12TH AVE.
 CARMEL-BY-THE-SEA, CA 93921

SCALE: 1" = 5'	
DATE: MAY 2019	
JOB NO. 1952-01	
SHEET 1	
OF 1 SHEETS	
No.	DATE BY REVISION
05/14/19 JK	RELEASED TO CLIENT



Albert Weisfuss
 ISA Certified Arborist #WE-1388A
 ISA Tree Risk Assessment Qualified
 (831) 869-2767
albertweisfuss@gmail.com
montereybaytreeworks.com

ARBORIST REPORT

Location: Carmelo 2NW 12th

Prepared by: Monterey Bay Treeworks

Subject: Tree Risk Assessment – Monterey cypress (*Hesperocyparis macrocarpa*)

Date: 7/6/25

1. Introduction and Overview

Monterey Bay Treeworks was engaged by Topes Tree Service to prepare this Arborist Report concerning the subject tree. The objective of this report is to provide an integrated assessment of the level of risk posed by the tree and to offer appropriate recommendations for mitigation.

This report includes:

- An assessment of the risk level posed by the subject tree.
- Recommendations for mitigation measures regarding retention or removal, as appropriate.

This report is intended solely for the purpose of supporting informed decisions about risk mitigation concerning the subject tree. The information provided reflects the conditions observed at the time of inspection. Because tree conditions can evolve over time, reassessments are recommended annually and after major storm events if retention is considered.

2. Scope of the Assessment

The assessment was conducted as a Level II evaluation in accordance with the International Society of Arboriculture's (ISA's) Best Management Practices (BMPs) for Tree Risk Assessment and the ANSI A300 Part 9 Standard for Tree Risk Assessment.

This report:

- Documents the level of risk posed by the tree based on visual evaluation.
- Makes recommendations to reduce risk where applicable.
- Provides a written record of findings and professional observations at the time of inspection.

Levels of Assessment:

- **Level 1:** A limited visual assessment of an individual tree or population of trees, such as a preliminary “drive-by” evaluation.
- **Level 2:** A detailed 360-degree visual evaluation of a tree, including examination of the crown, trunk, trunk flare, above-ground roots, and site conditions relative to surrounding targets. This is often performed using the ISA Basic Tree Risk Assessment form under TRAQ methodology.
- **Level 3:** An advanced assessment that exceeds Level 2, such as aerial inspections, decay detection using tools like resistance drilling or tomography, and root crown excavation.

3. Description of Subject Tree

- Species: Monterey cypress (*Hesperocyparis macrocarpa*)
- Diameter at Standard Height (DSH): 77 inches
- Height: Approximately 60 feet
- Canopy Spread: Approximately 40 feet
- Vigor: Low - Tree is weak, growing slowly, and/or under stress
- Foliage Condition: Necrotic - A percentage of dead foliage in the crown ($\geq 40\%$)
- Live Crown Ratio (LCR): Approximately 25%

4. Key Structural Interpretation**Canopy:**

- Sparse, exhibiting greater than or equal to 40% dieback of twigs and foliage.
- Over-extended limbs have developed toward the west.
- Unknown pruning history

Trunk:

- Divides into multiple leaders at approximately seven feet above grade, likely as a result of previous topping practices. This growth pattern suggests the tree was possibly maintained as part of a hedge.
- Advanced decay is present in multiple areas of the trunk, as confirmed through probing, sounding, and the removal of loose bark.

Roots/Root Collar:

- Loose bark and abnormal buttress formation with decay present - evidence of past mechanical or decay stress
- Extensive root pruning and grade changes are evident on the west side of the tree, associated with the construction of a retaining wall

5. Overall Structural Risk Summary

The subject tree exhibits multiple structural deficiencies that significantly compromise its stability and health. The canopy is sparse, with greater than or equal to 40% dieback of twigs and foliage, and several over-extended limbs have developed toward the west, increasing the likelihood of branch failure. The trunk divides into multiple leaders at approximately seven feet above grade, likely due to previous topping practices, indicating the tree was possibly once maintained as part of a hedge — a condition that often results in weak branch attachments. Advanced decay is present in multiple areas of the trunk, as confirmed through probing, sounding, and removal of loose bark, further reducing structural integrity. Additionally, extensive root pruning and grade changes on the west side for the construction of a retaining wall have likely damaged the root system, diminishing anchorage and increasing the potential for root plate failure. Taken together, these factors elevate the likelihood of partial or complete structural failure, especially under adverse weather conditions or soil saturation. Mitigation of removal is recommended to reduce risk to nearby structures and occupants.

Regulatory context:

An arborist report and application is required for tree removal:
All tree work shall comply with the City of Carmel Tree Ordinance Chapter 17.48 Trees and Shrubs
17.48.050 Required Permits.
17.48.060 Permit Applications

7. Tree Risk Rating Matrix

Based on the ISA TRAQ framework (Likelihood of Failure × Likelihood of Impact):

Likelihood of Failure	Likelihood of Impact	Consequences	Risk Rating
Probable	High	substantial personal injury, moderate- to high-value property damage,	High

9. Recommended Mitigation Measures

Option	Action
Pruning	Not sufficient due health/condition and decay within trunk and supporting roots
Cabling/Bracing	Considered, but multiple decay points negated this option
Annual Monitoring	Not acceptable as a stand-alone measure given the high risk
Tree Removal	Strongly recommended to eliminate the hazard
Replacement Planting	Recommended with one (1) Monterey Cypress 5 gallon in size (1:1 ratio)

10. Conclusion

Conclusion and Recommendation

Based on the multiple structural deficiencies observed - including significant canopy dieback, poor form resulting from past topping, advanced trunk decay, and compromised root stability due to extensive pruning and grade changes — the subject tree poses an elevated risk of structural failure. Given these conditions and the likelihood of failure impacting nearby structures or occupants, removal of the tree is recommended as the most appropriate risk mitigation measure.

Respectfully submitted,

Certified Arborist, Monterey Bay Treeworks
 Albert Weisfuss, ISA Certified Arborist # WE-1388A
montereybaytreeworks.com
 831-869-27676

Certifying Statement

I, Albert Weisfuss, certify that:

- I have personally overseen the inspection of this tree and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

 Albert Weisfuss

July 6, 2025

 Date



The canopy is sparse, with greater than or equal to 40% dieback of twigs and foliage, and several over-extended limbs have developed toward the west, increasing the likelihood of branch failure.

The trunk divides into multiple leaders at approximately seven feet above grade, likely due to previous topping practices — a condition that often results in weak branch attachments.

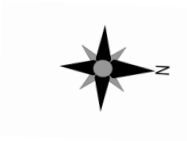
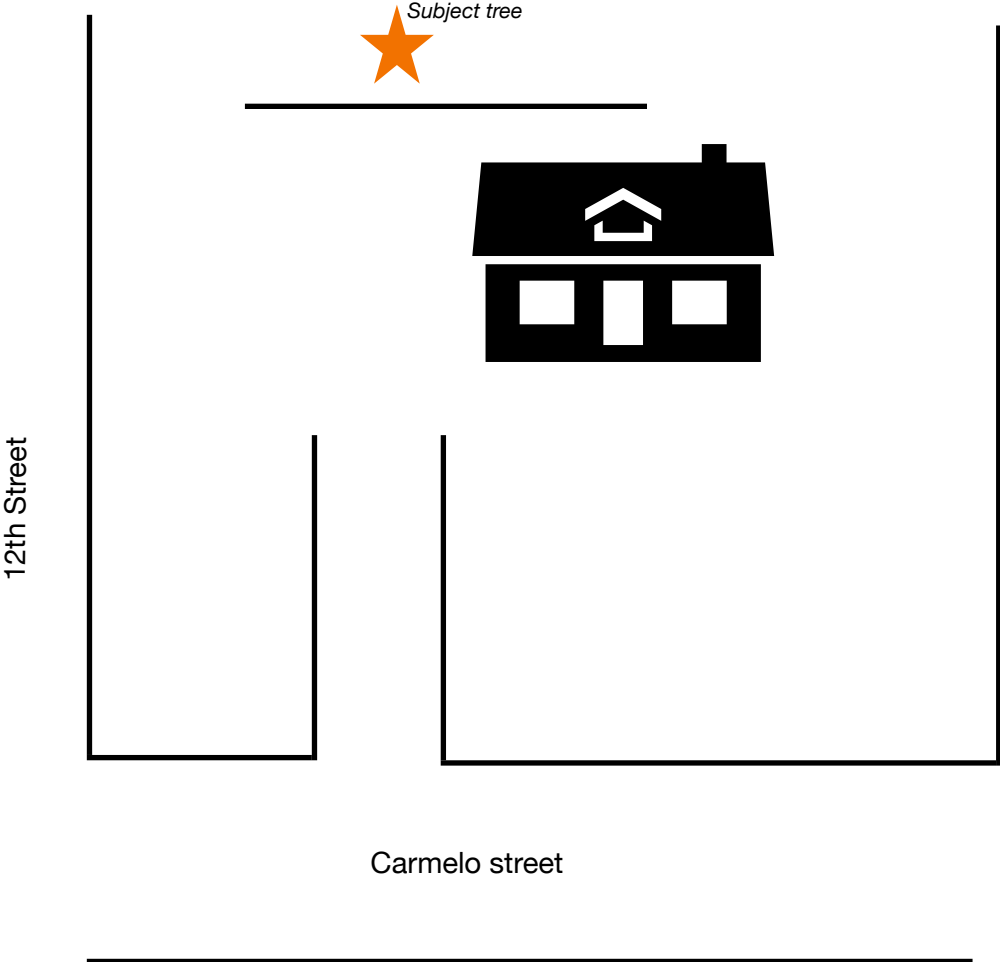


Advanced decay is present in multiple areas of the trunk, as confirmed through probing, sounding, and removal of loose bark, further reducing structural integrity.

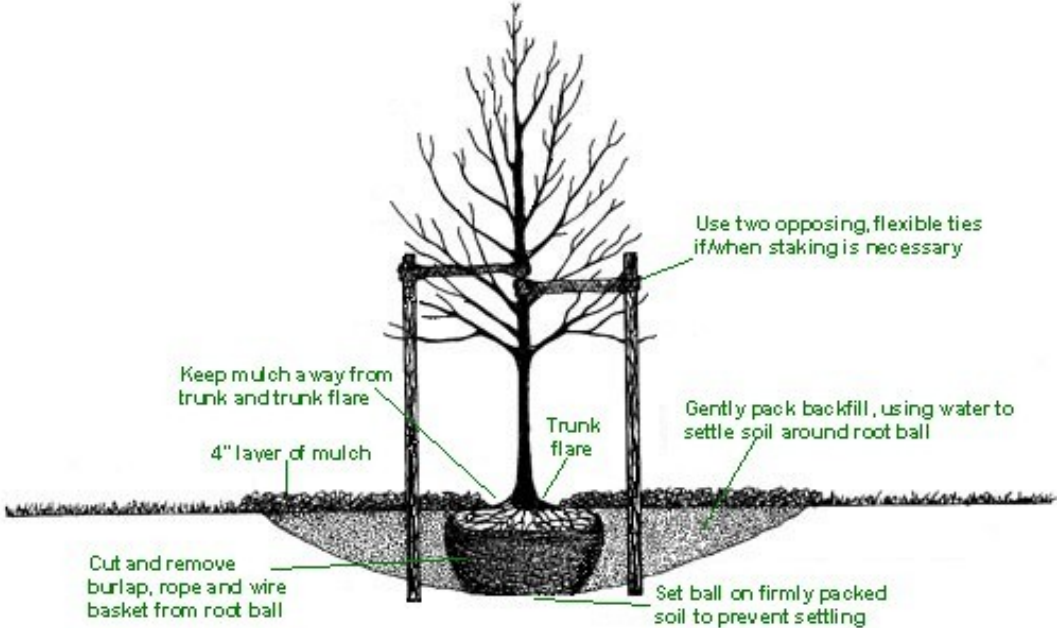


Advanced decay and vertical reaction wood forming - The presence of well-developed vertical reaction wood shows the tree has been long-standing and is under chronic mechanical stress.

CARMELO 2NW 12TH



Planting Detail If trees must be staked, place stakes as low as possible but no higher than 2/3 the height of the tree. Materials used to tie the tree to the stake should be flexible and allow for movement all the way down to the ground so that trunk taper develops correctly. Remove all staking material after roots have established. This can be as early as a few months, but should be no longer than one growing season. Materials used for permanent tree protection should never be attached to the tree.



Tree Age	Frequency	Quantity	Drip* & Sprinkler*** Run Time
Three days after planted	Fill the watering basin 3 times, using a total of 15-20 gallons	15-20 gallons	Hand watering best at this stage
First three weeks after planting	Fill the watering basin once a week	5-10 gallons	Drip & Bubbler run time: Depends on flow rate
Two – Six months following planting	Fill the watering basin every week or every other week	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Remainder of first year	Water every other week in absence of soaking rain	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Year Two	Every two to four weeks when rain is scarce	15-20 gallons	Drip & Bubbler run time: Depends on flow rate
Year Three-Five	Once a month	20-30 gallons	Drip & Bubbler run time: Depends on flow rate

Arborists Disclosure:

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.

1. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
2. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
3. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
4. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
5. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
6. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
7. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
8. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
9. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10th day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
10. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
11. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
12. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
13. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.



TREE HAZARD EVALUATION FORM

All Sections of This Form Must Be Fully Completed by a Certified Arborist

Site Address: Carmelo 2NW. 12TH

Tree Location: REAR

Owner: public private unknown other Date: 7/6/25

Arborist's Name: Albert Weisfuss ISA Certified Arborist No: WE-1388A

If applicable, please provide your ISA Certified Tree Risk Assessor No: Qualified

Arborist's Signature: *Albert Weisfuss*

HAZARD RATING:

4	+	3	+	4	=	11
Failure Potential		Size of Part		Target Rating		Hazard Rating

- Immediate Action Needed
- Needs Further Inspection
- Dead Tree

TREE CHARACTERISTICS

Tree #: 408 Species Name: Pinus radiata Common Name: Monterey pine
 DBH: 37 # of Trunks: 1 Height: 70 Crown Spread: 30
 Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-head
 Crown Class: dominant co-dominant intermediate suppressed
 Live Crown Ratio: 25 % Age Class: young semi-mature mature over-mature/senescent
 Pruning History: none crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced multiple pruning events Approximate Dates: Unknown
 Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage Cover: normal chronic necrotic Epicormic Sprouts? yes no Growth Obstructions:
 Foliage Density: normal sparse Leaf Size: normal small stakes wire/ties signs cables
 Annual Shoot Growth: excellent average poor Twig Dieback? yes no curb/pavement guards
 Woundwood Development: excellent average poor none other _____
 Vigor Class: excellent average fair poor
 Major Pests/Diseases: _____

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest
 Landscape Type: parkway raised bed container mound lawn shrub border wind break
 Irrigation: none adequate inadequate excessive trunk wet
 Recent Site Disturbance? yes no If Yes, Explain: construction soil disturbance grade change line clearing site clearing
 % of Dripline Paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement Lifted? yes no
 % of Dripling with Fill Soil: 0% 10-25% 25-50% 50-75% 75-100%
 % of Dripline Grade Lowered: 0% 10-25% 25-50% 50-75% 75-100%
 Soil Problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center
 clay expansive history of failure slope _____ aspect _____
 Obstructions: lights signage line-of-site view overhead lines underground utilities traffic adjacent veg. _____
 Exposure to Wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow
 Prevailing Wind Direction: NW Occurrence of Snow/Ice Storms: never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines
 Distance to Target: 20' Can Target Be Moved? yes no Can Use Be Restricted? yes no
 Occupancy: occasional use intermittent use frequent use constant use

TREE DEFECTS

ROOT DEFECTS: Suspect Root Rot? yes no Mushroom/Conk/Bracket Present? yes no Species ID: _____
 Exposed Roots: severe moderate low Undermind: severe moderate low
 Root Pruned? yes no Root Area Affected: 30 % Buttress Wounded? yes no When: UNKNOWN
 Restricted Root Area: severe moderate low Potential For Root Failure: severe moderate low
 LEAN: 0-5 deg. from vertical natural unnatural self-corrected Soil Heaving? yes no Lean Severity: severe moderate low
 Decay in Plane of Lean? yes no Roots Broken? yes no Soil Cracking? yes no Compounding Factors: _____
CROWN DEFECTS (Indicate presence of individual defects by rating severity—S for severe, M for moderate, and L for Low):

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
poor taper		S		
bow, sweep				
codominants / forks		S		
multiple attachments		S		
included bark		S		
excessive end weight			M	
crack / split				
hangers				
girdling				
wound / seam	S	S		
decay	S	S		
cavity	S	S		
conk / mushroom / bracket				
bleeding / sap flow				
loose / cracked bark	M	S		
nesting hold / bee hive				
deadwood / stubs				M
borers / termites / ants				
cankers / galls / burls				
previous failure				

HAZARD RATING

Tree Part Most Likely to Fail: Entire
 Inspection Period: annual biannual other _____
 Failure Potential + Size of Defective Part + Target Rating = Hazard Rating
4 + 3 + 4 = 11
 Can Target Be Moved? yes no Can Use Be Restricted? yes no
 Occupancy: occasional use intermittent use frequent use constant use

Failure Potential: 1-Low; 2-Moderate; 3-Moderately-High; 4-High; 5-Extreme
Size of Part: 1- <4"; 2- 4-20"; 3- >20"
Target Rating: 1-Low; 2-Mod; 3- Mod-High; 4-High

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape
 Cable/Brace: _____ Inspect Further: root crown decay aerial monitor Move Target? yes no
 Remove Tree: yes no Replace Tree? yes no If Yes, Recommended Species: MONTEREY CYPRESS
 Effect on Adjacent Trees: none evaluate Notification: owner manager governing agency Date: 7/6/25

COMMENTS

Advanced decay is present throughout the entire trunk, compromising the tree's structural core and load-bearing capacity.
This internal decay significantly reduces the trunk's ability to support the canopy, which is already exhibiting thinning foliage and substantial dieback.



APPLICATION FOR TREE EVALUATION, PRUNING, OR REMOVAL PERMIT

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

Date Received: 6/3/25
Fee: \$
Permit ID #: 28-165

Address of tree/property: 2 NW of Carmelo & 12th

Assessor's Parcel Number (APN): 010279019000

Is this application for purposes of construction? Yes No If yes, associated planning permit ID #:

*Applications without construction purposes do not require an arborist's report.

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

Is the Applicant the... Property Owner Neighbor Tree Company Other:

Applicant Information:

Property Owner Information (if different from Applicant):

Name: John Brookes

Name:

Mailing Address: 2 NW of Carmelo and 12th, Carmel Ca 93921

Mailing Address:

Email: [Redacted]

Email:

Phone: [Redacted]

Phone:

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

For Evaluation:

For Pruning*:

For Removal: 1 Monterey Cypress 42" DBH, 1 Oak 15" DBH

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

Reason for pruning or removal: Hazardous

Who will be pruning or removing: Tape's Tree Service

For evaluations only:

Would you like to be present at the time of evaluation? Yes No

I consent to the City issuing a tree pruning or removal permit based on the result of the evaluation.*

*Additional fees may be due for the issuance of a pruning or removal permit.

(Property Owner Initials)

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

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

Optional: Photo of tree(s)

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

Applicant Signature: [Signature]

Date: 6/2/2025

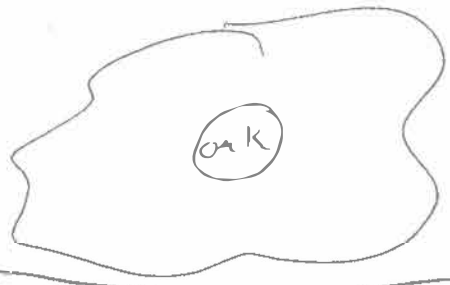
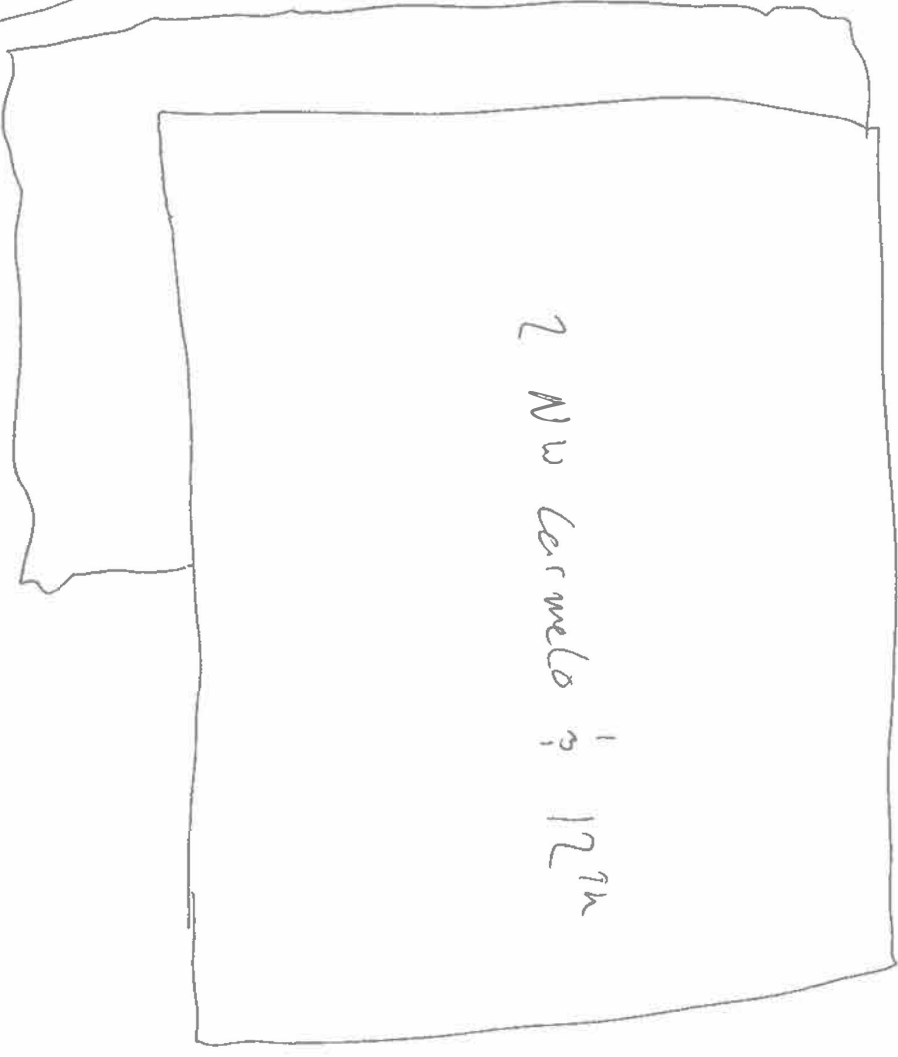
Property Owner Signature* (if different from Applicant):

Date:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED.

4
Olive Press



Carmelo St





**CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report**

**February 19, 2026
ORDERS OF BUSINESS**

TO: Forest and Beach Commission

SUBMITTED BY: Rob Culver, Public Works Superintendent

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Beach Maintenance History Overview

RECOMMENDATION:

Receive a presentation on the City's past maintenance work on Carmel beach.

BACKGROUND / SUMMARY:

FISCAL IMPACT:

None at this time

ATTACHMENTS:

None



**CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report**

**February 19, 2026
ORDERS OF BUSINESS**

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Carmel Forest Master Plan status update

RECOMMENDATION:

Receive an update on the status of the Carmel Forest Master Plan (CFMP)

BACKGROUND / SUMMARY:

FISCAL IMPACT:

none at this time

ATTACHMENTS:

None



**CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report**

**February 19, 2026
ORDERS OF BUSINESS**

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Status of the Tree Fine Subcommittee

RECOMMENDATION:

Review results of City Attorney's research and discuss

BACKGROUND / SUMMARY:

FISCAL IMPACT:

None at this time.

ATTACHMENTS:

1. Tree Fine/Protection Policy Considerations

Tree Fine Protection Policy Considerations for Discussion for the Forest & Beach Commission:

Based on the legal analysis and comparative review performed by Carmel-by-the-Sea City Attorney, key policy considerations for the commission include:

- Whether the City wishes to explore alternatives that align more closely with peer jurisdictions
- The role of administrative fines versus replacement and mitigation requirements as deterrence tools
- Ensure internal code consistency before any policy changes are considered
- The balance between deterrence, proportionality, and community expectations regarding tree protection

Policy Implications:

Taken together, the legal analysis supports the conclusion that higher monetary penalties are legally feasible and consistent with peer practices, provided that the City first ensures code consistency and enforcement classification. The legal analysis provides a foundation for future Council discussion should the City wish to re-evaluate its tree-protection enforcement approach.

Comparative Survey of Other California Jurisdictions:

A survey of approximately 50 California cities reveals the following patterns:

Many jurisdictions do not rely solely on flat fines; instead, penalties often scale based on:

- Tree size or diameter
- Protected tree status
- Appraised or assessed tree value

Non-monetary enforcement tools are frequently used, including:

- Stop-work orders
- Withholding or suspension of development permits
- Mandatory multi-year maintenance agreements for replacement trees

It is common for per-tree consequences to exceed \$1,000, particularly when replacement, mitigation, or valuation formulas are applied.

Reported upper-end penalties up to \$75,000 per tree in certain jurisdictions.

The survey indicates a statewide trend toward reevaluating and strengthening tree-protection enforcement, with several cities increasing penalties in recent years.

Comparative Practices:

A survey of other California cities shows that many jurisdictions impose per-tree consequences exceeding \$1,000, particularly when fines are combined with tree valuation methods, replacement requirements, or mitigation measures. The legal analysis highlights that higher penalties are typically part of a broader enforcement framework rather than standalone flat fines.

Key Legal Findings on Tree Fines:

The legal analysis explains that State law provides broader discretion where violations are classified and enforced as misdemeanors through administrative enforcement mechanisms. Importantly, the analysis notes that administrative fines associated with misdemeanor-classified conduct are not expressly capped at \$1,000 under State law, subject to constitutional standards such as proportionality and the prohibition on excessive fines.



**CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report**

**February 19, 2026
ORDERS OF BUSINESS**

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: January 2026 Forester's Report

RECOMMENDATION:

Receive a Presentation of the January 2025 Forester's Report.

BACKGROUND / SUMMARY:

FISCAL IMPACT:

None at this time.

ATTACHMENTS:

1. January Foresters Report for Feb 19 Mtg



CITY OF CARMEL-BY-THE-SEA

Monthly Report

City Forester's Report

TO: Forest and Beach Commissioners
FROM: Justin Ono, City Forester
SUBJECT: January 2026 Forester's Report

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- Staff has compiled comments and has made the final edits to send to Dudek to begin the CEQA review. These edits were reviewed by Nicole Nedeff the City's Ecological Consultant prior to finalization.

Contractors:

- Our contractors are in the process of removing stumps for of the recently completed 55 removals on task orders.
- Staff recently wrapped up the previous task order for removal and pruning, with several added trees the work totaled 25 pruning jobs and 21 removals.
- Town & Country completed the Rio Road Medians project.

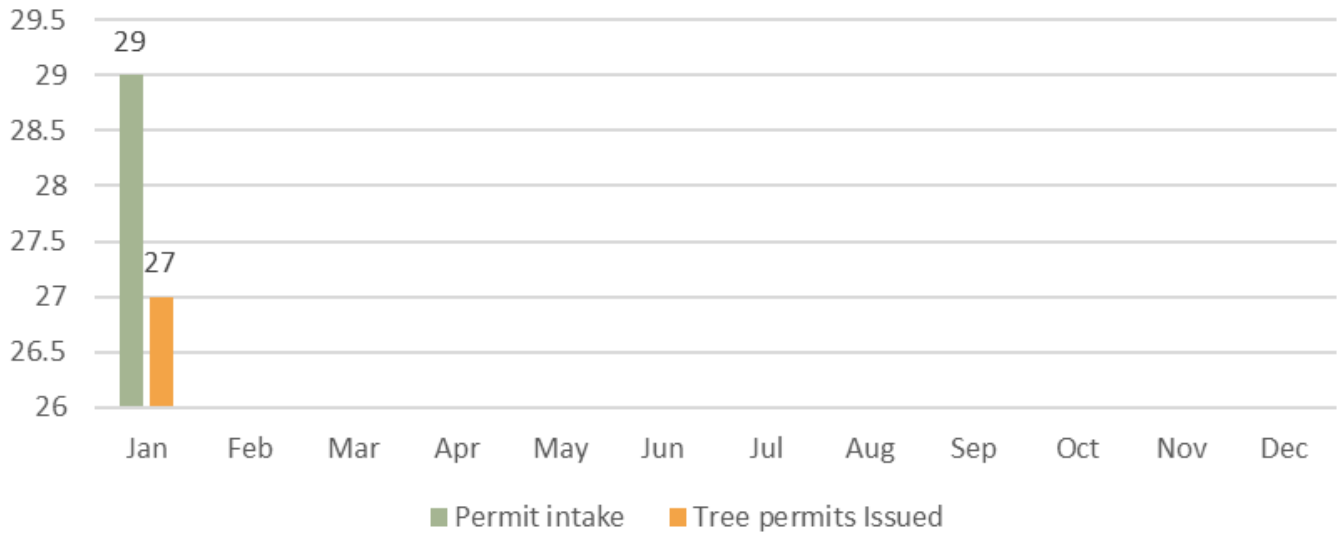
City Staff and Crews:

- City Forestry Crew removed 16 dead, dying, or invasive trees, planted 10 trees, and pruned 32 trees providing clearance for roads and stop signs, as well as maintaining tree health.
- City Tree Crew Concluded responses to all storm-related tasks including removing broken trees or branches and cleaning up downfall.
- City crew collected logs left by PG&E's recent work.

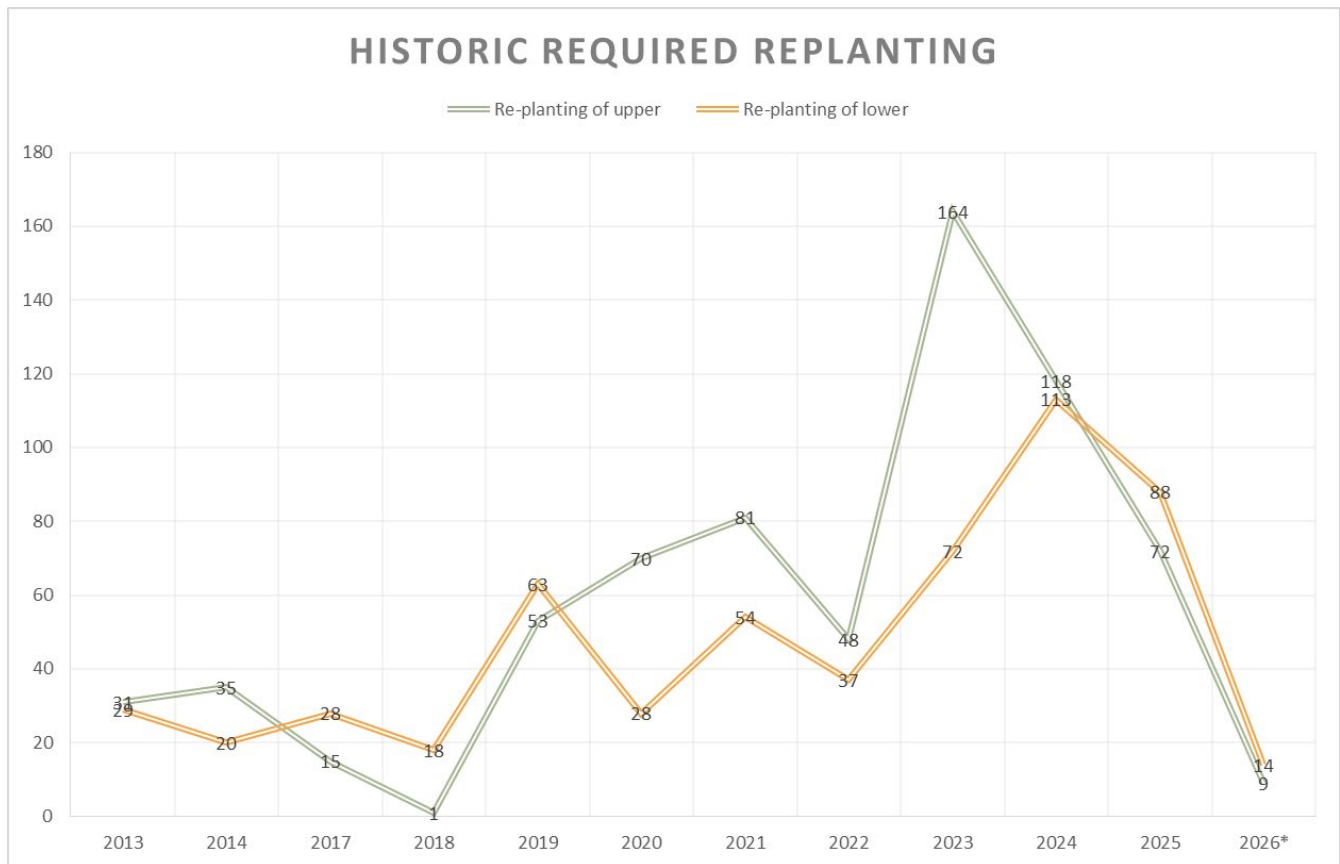
Permit Information

2025 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	29	22	5	14	21	8	13	9	14	1	1	23
February												
March												
April												
May												
June												
July												
August												
September												
October												
November												
December												
2026 Totals	29	22	5	14	21	8	13	9	14	1	1	23

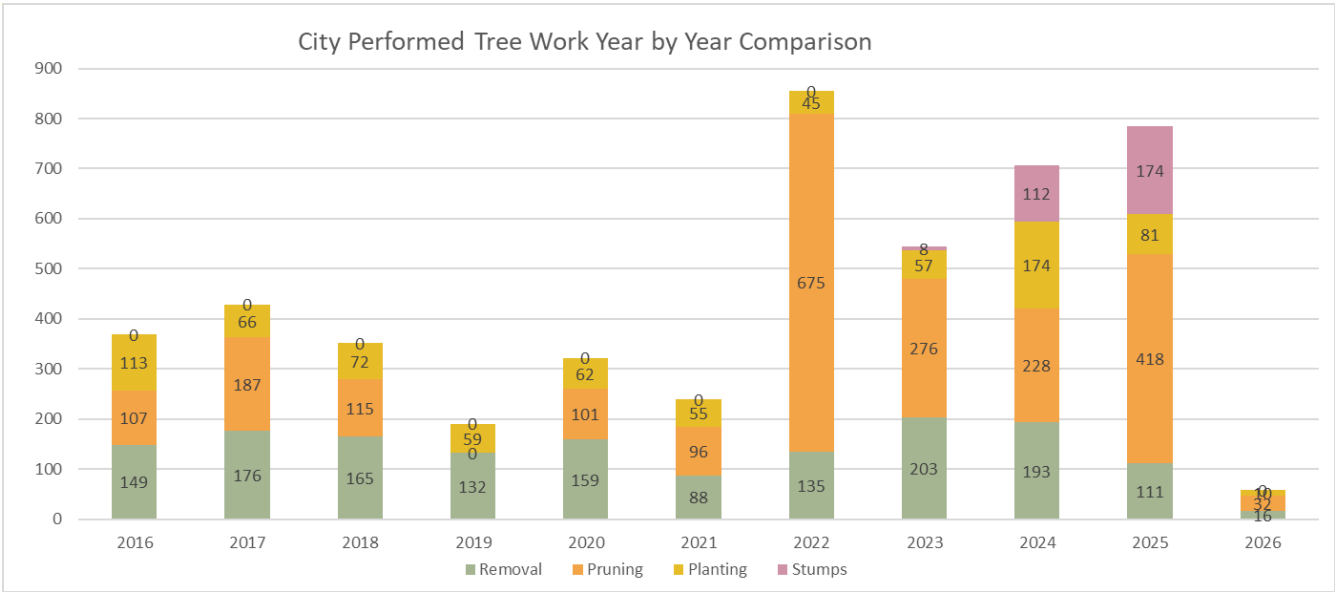
2025 Permits Intake vs. Issued



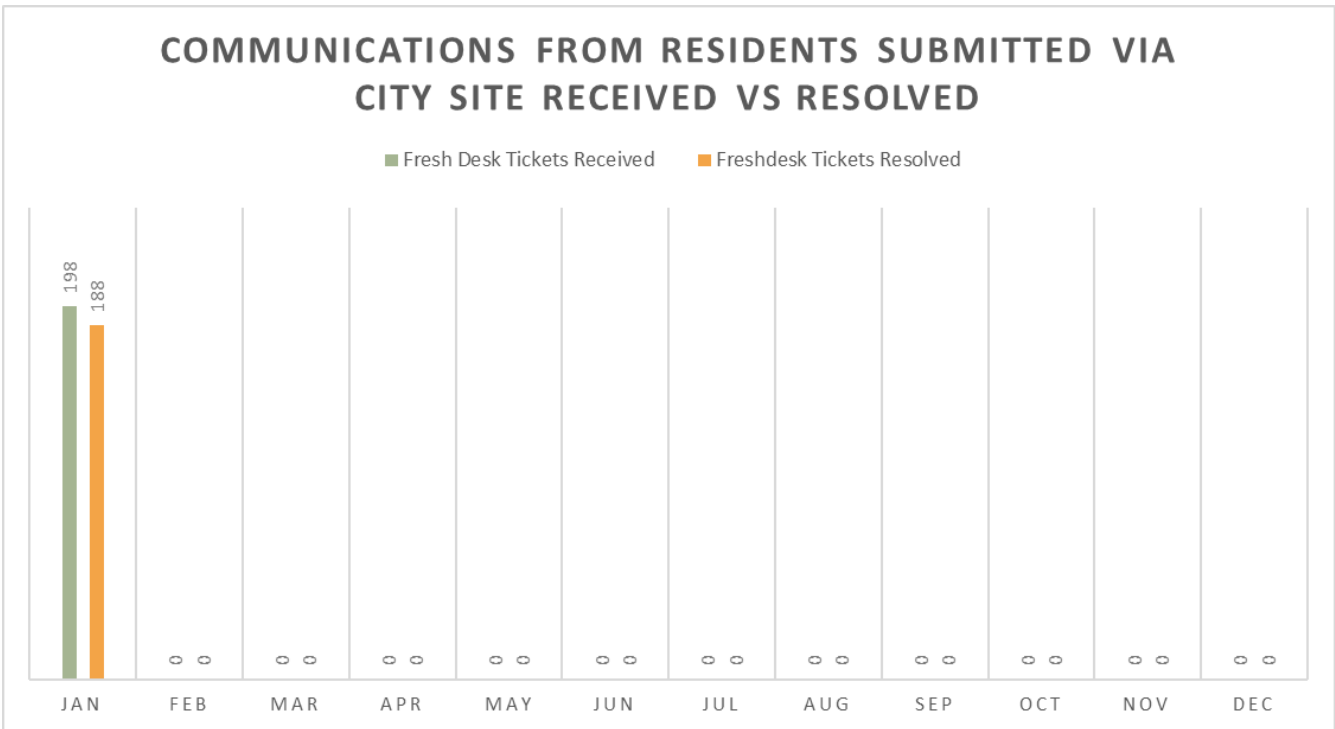
Historic permitted removals and required planting								
Year	Permitted removals	Removal of upper	Removal of lower	Replanting Required	Replanting of upper	Replanting of lower	Replanting %	Applications processed
2021	204	81	123	135	81	54	66.18%	213
2022	149	82	67	85	48	37	57.05%	155
2023	324	211	113	223	164	72	68.83%	336
2024	231	110	121	231	118	113	100.00%	391
2025	222	102	120	160	72	88	72.07%	315
2026	21	8	13	23	9	14	109.52%	29



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.



CITY OF CARMEL-BY-THE-SEA

Public Works Department January 2026 Report

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Ken Wysocki, Public Works Director
SUBMITTED ON:	January 2026

Public Works Director

- Rene Aldama was selected to lead our Forestry Division as the Assistant Forester.
- Project Manager position posting closed and interviews completed. Candidate selected with tentative start date of March 1st pending background checks.
- Our CIP Gantt chart, called FY 26-25 CIP Project Milestones, is available online at: [Public Works - City of Carmel](#)

Environmental Programs

- North Dunes Project:
 - Ice Plant Removal Ongoing: received quote of \$23k for 2.51 acres of ice plant removal; will need additional funding to complete.
 - Renewing 5-year Coastal Development Permit (CDP 16-315);
 - Forest & Beach Commission review June 2026
 - Planning Commission review July 2026 and approval expected September 2026.
- Carmel Beach Sea Level Rise/Adaptation Project:
 - Staff will present the Adaptation Pathway Report to Planning Commission and Forest & Beach Commission (joint meeting) in January 29, 2026.
- Stormwater:
 - Winter stormwater construction inspections are ongoing to ensure BMPs continue during the rainy season.
 - Restaurant stormwater inspections was stalled this past month due to other priorities. We completed 19 out of 70 to date.
 - State Water Board is conducting an audit on January 28th. Team working on gathering information as requested for this intense audit.
- Waste Management:
 - Bin King to clean 30 downtown trash cans on January 27th. They will also vacuum up the water.
 - CalRecycle is conducting an audit this February. Staff is preparing records for this audit.
- Copper Gutter Policy
 - BioChar socks installed at the 4th Ave Storm drain.
 - Planning Dept to take the Copper Policy review to Planning Commission.

Facility Maintenance

- Fire Station Flooring Replaced.
- Fire Station Water Heater Replaced.
- CIP - ADA: Design being reviewed by Planning Dept. to install a handrail on the steps at Devendorf park along Ocean Ave.

- Reviewing Citywide Janitorial Services RFP submissions: expect selection by end of January.

Street Maintenance

- CIP-Sidewalk repairs (shaving) 661 out of 1,426 sidewalk have been repaired so far.
- Continued sidewalk repairs and hot-mix street repairs and berm throughout the City
- Storm Work:
 - Repaired 13 Street/Stop signs
 - Installed 8 berms with hot mix for improving drainage
 - Cleaned all storm drains
 - Addressed 8 erosion issues to include 4th Ave pathway
 - Cleared debris throughout the city to include MTNP
 - Repaired erosion to Serra Trail in MTNP (with DG)

Project Management for the Capital Improvement Program

Shoreline:

- *CIP-Beach Stairs*: 100% design submitted to City Planning Department for review. Estimate going out to bid the beginning of February with construction estimated to begin March. Depending on the bids, we maybe able to do both 10th Ave and 12th Ave stairs within the budget.
- *CIP- 4th Ave Outfall*: waiting on Geotechnical investigation to begin February.
- *CIP- Sand Ramp*: Requested Geotechnical investigation to begin February. Continuing to work with contractor for possible 2 design options.
- *Emergency Repair of 11th Ave shoreline erosion*: met with engineer to review issue and recommendation. Need to identify funding.

Additional Capital Improvement Projects:

- *CIP- Conglomerate Paving Project*: includes street paving work, selected sidewalk repairs, and asphalt concrete (AC) berm repairs, started Nov 12th, estimated completion in April.
 - Completed: Ocean Ave (County side) from Hwy1 to Carpenter St.
 - Completed: Ocean Ave & San Antonio.
 - Working on Santa Lucia
 - You can see current status updates with a 3 week schedule look-ahead and map of all the paving areas for this project on our City website.
- *CIP-Fire Station Upgrade Project*: to accommodate a new Fire Truck completed; final touches being done.
- *CIP- Picadilly Restroom Design*: we drafted an RFP and reviewing as-builts.
- *CIP - Sunset Center Retaining Wall*: we drafted an RFP and reviewing as-builts
- *CIP-Sunset Center Painting Project*: Council approved and NOI issued. Tentative start in March.
- *CIP-Forest Theater Stage Repair Project*: Council approved and NOI issued. Tentative start in February.
- *CIP-Sunset Center Yoga Reroof Project*: Received quotes and expect project to start in April.
- *CIP-Sunset Center Elevator Power Unit Replacement Project* completed. We have enough CIP funds to do the other elevator power unit.
- *CIP – Fire Backflows to Code*: we have been unsuccessful so far on getting a contractor to bid/provide quotes. We are continuing our outreach.

Forestry, Parks, and Beach

- Refer to City Forester's Report.