



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

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

Regular Meeting
Thursday, March 12, 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/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/83917404199>

Webinar ID: 839 1740 4199

Passcode: 754676

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

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.

Junipero Street, 6 NE 8th Avenue (TR 25-332)

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

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. While stating your name is optional, it helps to identify speakers in the meeting minutes. 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. Remote or in-person participants who do not comply with the requirements of the Brown Act 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.

- 1) Approval of February Special Meeting Forest and Beach Minutes

PUBLIC HEARINGS

- 2) Consideration of an Appeal filed for the denial of request to remove one (1) Monterey Pine tree at Junipero Street, 6 NE 8th Avenue (TR 25-332)

ORDERS OF BUSINESS

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

- 3) Receive a presentation on the City's past beach maintenance and sand redistribution.
- 4) Receive an update on the development of the Draft Carmel Forest Management Plan (CFMP), the upcoming California Environmental Quality Act (CEQA) review process, and the anticipated next steps

toward Commission recommendation and City Council consideration.

5) Forester's Report

DIRECTOR'S REPORT

6) Review the Public Works Monthly Directors Report

FUTURE AGENDA ITEMS

ADJOURNMENT

CORRESPONDENCE

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**

**March 12, 2026
CONSENT AGENDA**

TO: Forest and Beach Commission

SUBMITTED BY: Yvette Culver, Administrative Coordinator

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Approval of February Special Meeting Forest and Beach Minutes

RECOMMENDATION:

Approve February 19, 2026, Special Meeting Minutes

BACKGROUND / SUMMARY:

The Commission routinely approves the Meeting Minutes.

FISCAL IMPACT:

ATTACHMENTS:

1. FB Special Meeting Minutes 2-19-26- APPROVED JO

FOREST AND BEACH COMMISSION

SPECIAL MEETING MINUTES

February 19, 2026

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Michie, Ross, Rutta
ABSENT: Brezoczky
STAFF PRESENT: Justin Ono, City Forester
Shelby Gorman, Administrative Coordinator

ANNOUNCEMENTS

Earth and Arbor Day 2026

PUBLIC COMMENT

Cindy Lloyd

CONSENT AGENDA

Approve the Meeting Minutes for the January 15, 2026, meeting.

Commissioner Ross moved to approve the Meeting Minutes for the January 15,2026, seconded by Commissioner Rutta, and carried by the following roll call vote:

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

PUBLIC HEARINGS

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

SPEAKERS

Justin Ono, City Forester
John Brookes, Property Owner
Albert Weisfuss, Arborist representing the Property Owners

PUBLIC COMMENT

Linda Smith
Ramie Allard

Commissioner Berling moved to approve the appeal with the condition a tree of the same species be planted on site, seconded by Commissioner Ross, and failed by the following roll call vote:

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

Commissioner Rutta moved to continue the item to a date uncertain, seconded by Commissioner Ross, and carried by the following roll call vote:

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

ORDERS OF BUSINESS

- Beach Maintenance History Overview
Item was moved to the next meeting
- Carmel Forest Master Plan status update

SPEAKERS

Justin Ono, City Forester

PUBLIC COMMENT

Linda Smith

- Status of the Tree Fine Subcommittee

SPEAKERS

Justin Ono, City Forester

PUBLIC COMMENT

None

- January 2026 Forester's Report

SPEAKERS

Justin Ono, City Forester

PUBLIC COMMENT

Ramie Allard

DIRECTOR'S REPORT

- Review the Public Works Monthly Directors Report.
Item moved to next meeting

FUTURE AGENDA ITEMS

Requested: Scenic signing update from Carmel Cares (Ross).
Update on Sea Level Rise Adaptation plan process (Rutta)

APPROVED: ATTEST:

Tamara Michie, Chair

Shelby Gorman , Commission Clerk



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

**March 12, 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 Pine tree at Junipero Street, 6 NE 8th Avenue (TR 25-332)

RECOMMENDATION:

Staff recommends that the Forest and Beach Commission deny the appeal to remove the 'Significant' Monterey Pine tree at Junipero Street, 6 NE 8th Avenue (TR 25-332)

BACKGROUND / SUMMARY:

In December 2025, the City's Forestry Division received a tree evaluation request accompanied by an arborist report for the removal of one (1) Double-stem Monterey pine tree located at Junipero Street, 6 NE 8th Avenue (**Attachment 1 - TR 25-332 [Silvestri] Application & Arborist Report**). This property underwent construction in 2023, and under a Preliminary Site Assessment for development, the tree was rated as Significant by the City Forester (**Attachment 2 – PSA 21-421**). After examining the report provided, the tree was assessed by staff, with the City Forester coming to the conclusion that the tree did not appear to present the level of defects cited in the arborist report. While the southern stem of the tree has a lean, it was found to have been in a similar state for at least the past 15 years by reviewing historic photographs (**Attachment 3 – Historic Photographs**). The woodpecker activity was also assessed, with minimal bark beetle activity observed. The holes were in the thick bark plates and filled with acorns, indicative of the tree being used as a granary by the birds as opposed to looking for bark beetles. Upon these findings Staff denied the request for removal, with the applicant ultimately appealing this decision to the Commission (**Attachment 4 – Appeal Letter and additional Photographs**).

STAFF ANALYSIS

Staff believes this removal is inconsistent with the municipal code section 17.48.070, as staff does not believe the tree is damaging a structure or constitutes a threat to public safety. Staff believes the tree 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.

Should the tree be approved by the commission for removal, two (2) upper canopy trees are advised to be planted. A nesting bird survey will need to be completed if work occurs during

nesting season (February 1 – August 31st).

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:	1	2
If removal(s) is/are approved:	0	2

-

CONCLUSION:

For the reasons outlined in this staff report staff recommends that the Forest and Beach Commission deny the appeal filed by The owner’s agent Mr. Dave Bifano, and uphold the City Forester’s decision to deny the tree removal permit application (TR 25-332) to remove one (1) Monterey Pine tree at Junipero Street, 6 NE 8th Avenue.

-

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:

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 - TR 25-332 (Silvestri) Application & Arborist Report
2. Attachment 2 - Tree Report - PSA 21-421
3. Attachment 3 - Historical Photographs
4. Attachment 4 - Appeal of Administrative Decision - TR 25332 (Silvestri)



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: 12/11/25
Fee: \$ _____
Permit ID #: 25-332

Address of tree/property: Junipero 6NE of 8th Avenue
Assessor's Parcel Number (APN): 010-084-018-000

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

Ownership of tree(s) (select all that apply): Private City Unsure Shared/split
Is the Applicant the... Property Owner Neighbor Tree Company Other: _____

Applicant Information:
Name: Alan Silvestri
Mailing Address: 72 Fern Canyon Drive
Carmel, CA 93923
Email: dbifano@me.com
Phone: 831-402-1919 Dave Bifano, Prop Mgr

Property Owner Information (if different from Applicant):
Name: DocsLLab LLC
Mailing Address: 72 Fern Canyon Drive
Carmel, CA 93923
Email: _____
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 double spar pine tree

*Please include the quantity and estimated size of branches or roots for pruning.
Reason for pruning or removal: See Arborist Report
Who will be pruning or removing: Tope's Tree Service, Inc.

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: Alan Silvestri Date: 12/9/25
Property Owner Signature* (if different from Applicant): Alan Silvestri Date: 12/9/25

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

INCOMPLETE APPLICATIONS WILL BE REJECTED.



Junipero 6NE of 8th
 Carmel, CA 93923
 APN: 010-084-018-000

Background

November 19th, 2025, I went to the address above to assess a Monterey pine tree that owner is concerned about. This tree exhibits hazardous structural and health conditions that are commonly prone to failure. I conducted a Visual Tree Assessment (VTA) for this report and written below are my findings and recommendations. There was no bird nesting or animal activity at the time of the assessment.

Monterey pine

Stem Number	Species	Height	DBH	Hazard Rating
197	<i>Pinus radiata</i>	70ft	39"	10
020	<i>Pinus radiata</i>	65ft	Approx. 38"	10

This Monterey pine tree exhibits a live crown ratio of approximately 40%, with both stems displaying sparse foliage and retained deadwood throughout the crown. Reduced live crown ratio and overall thinning indicates stress conditions, which may be a combination of factors such as environment or natural age related decline. The trees large size also indicates that it has reached an advanced age, reaching the final stages of its natural life cycle. When trees are struggling, their ability to resist pests and decay can decrease, which also increases its susceptibility to structural weakness.

It is common for stressed trees to be accompanied with a complex of stressors; which at first is the initial primary stressor like poor site conditions, drought, or age and then a secondary stressor can be introduced contributing the trees decline. These secondary indicators can normally be the first notable sign of tree stress and are commonly blamed for the primary cause of the decline. The secondary indicator of tree stress is the observed pine bark beetle frass. These boring pests normally attack trees that are stressed and declining. Since pine bark beetles are secondary indicators of stress, their activity provides important information that the tree is declining. General tree decline can increase chances of failure. These pine bark beetles can girdle a tree from the damaging feeding activity on the trees phloem, which can eventually result in tree death. Although there was only a small amount of frass, there was also woodpecker activity which indicates that pests are present. Woodpeckers typically create small holes along stems to forage for insects beneath the bark, looking for bark beetles, borers and other pests. These pests will commonly occupy trees that are already stressed, which is why woodpecker activity can be

an indication of tree stress. These holes do not commonly cause hazards, they are just an indicator that the tree is experiencing decline conditions and is compromised.

With the trees compromised health, a growth pattern like a lean or a double stemmed tree can increase the trees likelihood of failure. Decline affects a trees ability to produce ample response growth, leading to overall weakening of the tree. Weakened trees are unable to resist wood decaying organisms, pests or resist increased structural loads, like the tree's double stems. A double stemmed Monterey pine presents some structural concern due to both stems sharing the same root system, and overtime, they develop dependency on one another for support. Neither stem could be removed without the other, as this would cause weight imbalances and additional loads on the remaining stem, increasing the potential for failure.

Due to the close proximity of the stems, their crowns are asymmetrical, and growing away from one another. It is common to see these patterns in double stemmed pines. The branches commonly grow on the outer, more sun exposed sides of the stems and where there is less branch competition, leading to asymmetrical growth. This does commonly result in the two stems growing away from one another, leaning toward available sunlight and vertical spacing. This growth can increase the structural load on each stem, especially with the branches growing mostly on one side, causing weight loads unequally distributed over the trunks and root system. Another contributing factor is the restricted root zone. Soil compaction and hardscape can affect the trees growing space and reduces the amount of oxygen, water, and pore space available. Restricted roots struggle to take up nutrients and moisture, which can contribute to canopy decline and further weaken the overall structure. For a large species like Monterey pine, limited space can be a factor that increases the likelihood of both partial and whole tree failure. It is important to consider the nearby residences as targets, which could be affected if either stem were to fail. Both stems lean toward occupied residences and with their size and location, they have a high potential to impact these targets during partial or whole tree failure. Because this tree is in close proximity to two residences, the consequences of failure range from significant to severe. These risks are increased during heavy winds, rain and abnormal weather conditions. In combination with the trees decline and structural growth patterns that are prone to lead to failure, this tree should be mitigated.

Targets

Targets are people, property, or activities that could be damaged or disrupted by a trees failure. The high valued targets within the target zone are:

- - Occupied residences
- - Recreation
- - Landscape
- - Hardscape
- - Small features

- - Pedestrians/People

Recommendations

- Removal

I recommend removal as the primary mitigation option for this Monterey pine tree, as removal would eliminate all possible risk to the targets. This tree exhibits poor health, and structural issues that could lead to partial or whole tree failure. It is likely that this tree will continue to decline overtime, and will become more brittle, and prone to breakage. The failure of this tree could impact the targets and should be removed.

Pruning and thinning is commonly an additional mitigation option to reduce risk if removal is not conducted. However, the crown is fairly sparse, and trimming and pruning would likely be minimally effective, as the tree is currently sparse.

Conclusion

After having the proper authorization, have a licensed professional tree service perform this tree work. Tree removal should be done with safe arboricultural work practices as to not damage any of the surrounding trees. After tree removal, there may be replacement conditions as part of the tree removal permit. If you have any questions or comments about this report, please feel free to call, text or email me.

Thank you!

Sincerely,
Amanda Gates
Certified Arborist #WE- 11839A



DISCLOSURE STATEMENT

This Disclosure Statement supplements and is an integral part of the tree report (the "Report") to which it is attached.

1. The author of the Report is a Certified Arborist (an "Arborist"), certified by the International Society of Arboriculture ("ISA"). The Arborist has performed its services as detailed in the Report in a manner consistent with the standard of care and skill ordinarily exercised by Arborists certified by the ISA in the geographic area where Client's property is located.
2. Arborists are professionals with specialized education, training, and experience who examine trees and, depending on the scope of the services requested by the Client, recommend measures (a) to reduce to the extent reasonably possible and determinable the dangers to life and property from trees, (b) to enhance the health of trees, and (c) to enhance the beauty of trees.
3. The Report reflects only the examination of the specific trees identified in the Report and as authorized and directed by the Client. Unless specifically stated in the Report, no other trees have been examined by the Arborist, whether such trees are on the Client's property or a neighboring property, and no representation is made regarding any tree not specifically identified in the Report.
4. Unless otherwise stated in the Report, the examination of the trees included only a visual inspection. More invasive examination techniques are available and these techniques may include, but are not limited to, boring (core sampling), digging to examine roots, aerial examinations, and similar techniques.
5. No inspection, whether visual or employing more invasive examination techniques, can detect every possible condition that could lead to the failure of a tree. Trees often fail for reasons that cannot be detected in advance or controlled, and even healthy trees may fail in exceptional conditions, including but not limited high winds, heavy rains, earthquakes, droughts, and the like. Conditions which adversely affect a tree's health, longevity, or safety are often hidden within the tree or below ground, and a visual inspection alone will not reveal these conditions. Even for a tree that is healthy at the time of the Arborist's inspection, the Arborist cannot guarantee that that tree will remain healthy and safe for a specific period of time. Therefore, except as otherwise expressly stated in the Report, no warranty, representation, or guarantee, express or implied, is made by the Arborist concerning the tree or trees that are the subject of the Report.
6. Similarly, the effectiveness of any remedial treatment recommended by the Arborist cannot be guaranteed. The work of an Arborist is to achieve a balance between the inherent risks presented to humans living near trees and the

inherent value of trees as part of the environment (whether urban, suburban, or rural). The only way to eliminate the dangers that trees present to human life and property is to eliminate trees.

7. Where specific remedial work is recommended to the Client (whether in the form of treatment, pruning, removal, or otherwise), it is the Client's responsibility (a) to engage competent professionals to implement the recommendations, (b) to advise the Arborist and any professionals hired by the Client concerning any issues known to the Client that may affect the completion of the work, including boundary issues, ownership issues, views or site lines from or across Client's property, disputes with neighbors, and the like, and (c) to determine and secure any needed approvals (whether from governmental bodies, homeowners associations, co-owners, neighbors, or others) for implementation of the work.
8. While Arborist may, at Client's request, provide names of local professionals who can perform recommended remedial work, Arborist makes no representation or warranty to Client regarding the qualifications of any such local professionals. Unless otherwise agreed to in writing by Arborist, Arborist has no duty to supervise or inspect the work performed by third parties, and Arborist shall have no liability or responsibility for the acts or omissions of third parties.

Monterey pine- Photos

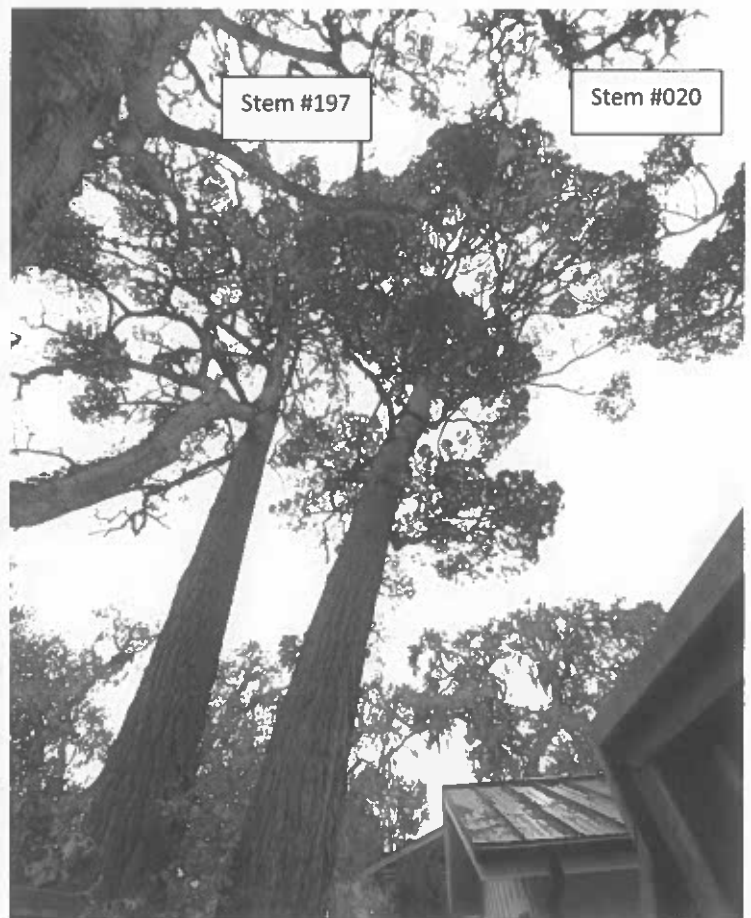
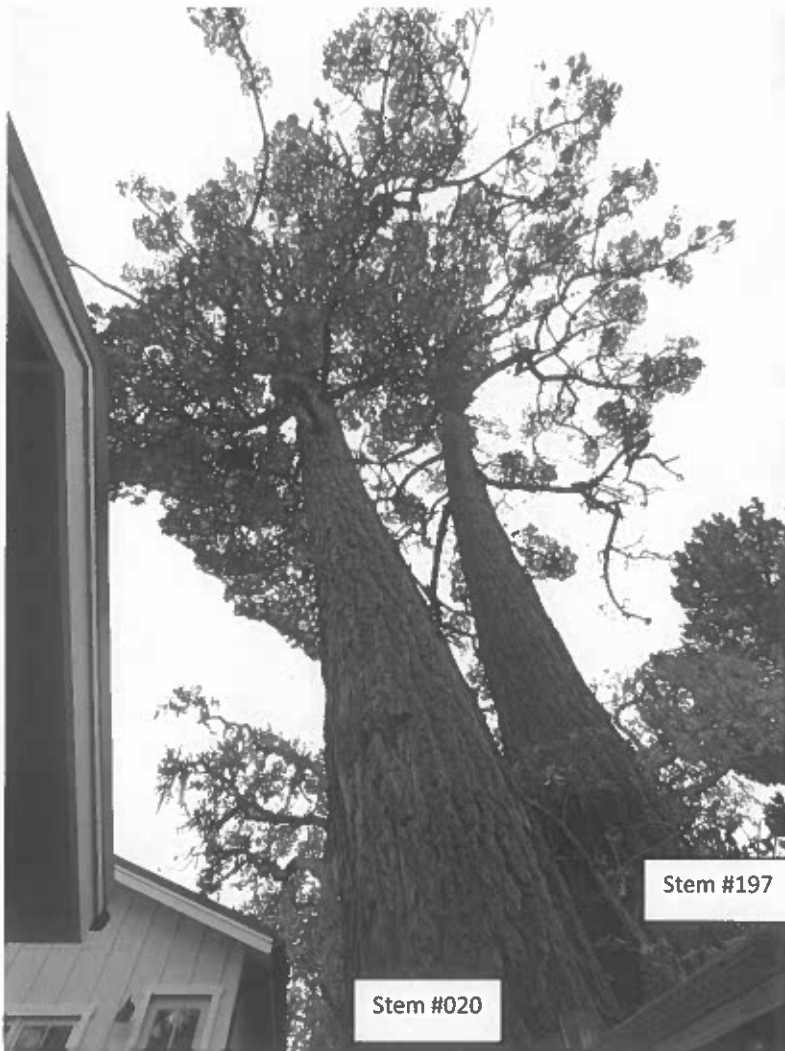
This Monterey pine tree exhibits a live crown ratio of approximately 40%, with both stems displaying sparse foliage and retained deadwood throughout the crown. Reduced live crown ratio and overall thinning indicates stress conditions, which may be a combination of factors such as environment or natural age related decline. The trees large size also indicates that it has reached an advanced age, reaching the final stages of its natural life cycle. When trees are struggling, their ability to resist pests and decay can decrease, which also increases its susceptibility to structural weakness.

With the trees compromised health, a growth pattern like a lean or a double stemmed tree can increase the trees likelihood of failure. Decline affects a trees ability to produce ample response growth, leading to overall weakening of the tree. Weakened trees are unable to resist wood decaying organisms, pests or resist increased structural loads, like the tree's double stems. A double stemmed Monterey pine presents some structural concern due to both stems sharing the same root system, and overtime, they develop dependency on one another for support. Neither stem could be removed without the other, as this would cause weight imbalances and additional loads on the remaining stem, increasing the potential for failure.

Due to the close proximity of the stems, their crowns are asymmetrical, and growing away from one another. It is common to see these patterns in double stemmed pines. The branches commonly grow on the outer, more sun exposed sides of the stems and where there is less branch competition, leading to asymmetrical growth.

This does commonly result in the two stems growing away from one another, leaning toward available sunlight and vertical spacing. This growth can increase the structural load on each stem, especially with the branches growing mostly on one side, causing weight loads unequally distributed over the trunks and root system.

It is important to consider the nearby residences as targets, which could be affected if either stem were to fail. Both stems lean toward occupied residences and with their size and location, they have a high potential to impact these targets during partial or whole tree failure. Because this tree is in close proximity to two residences, the consequences of failure range from significant to severe. These risks are increased during heavy winds, rain and abnormal weather conditions. In combination with the trees decline and structural growth patterns that are prone to lead to failure, this tree should be mitigated.

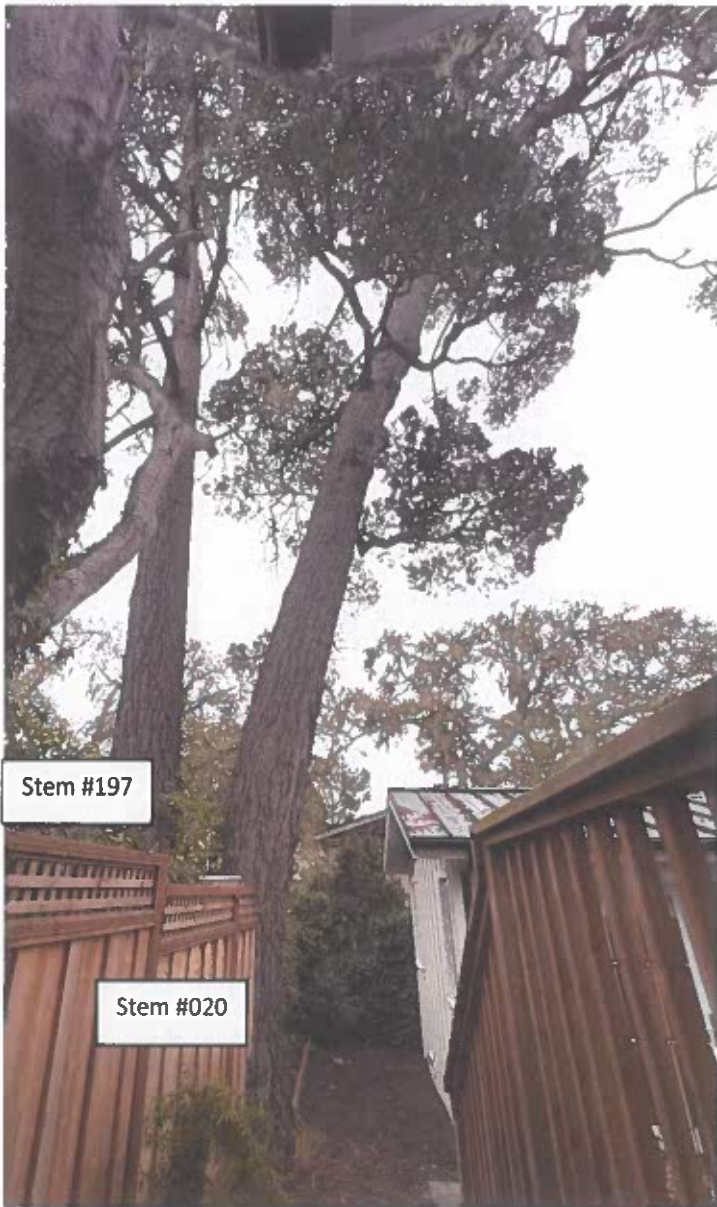


Monterey pine- Photos Continued

It is common for stressed trees to be accompanied with a complex of stressors; which at first is the initial primary stressor like poor site conditions, drought, or age and then a secondary stressor can be introduced contributing the trees decline. These secondary indicators can normally be the first notable sign of tree stress and are commonly blamed for the primary cause of the decline. The secondary indicator of tree stress is the observed pine bark beetle frass. These boring pests normally attack trees that are stressed and declining. Since pine bark beetles are secondary indicators of stress, their activity provides important information that the tree is declining. General tree decline can increase chances of failure. These pine bark beetles can girdle a tree from the damaging feeding activity on the trees phloem, which can eventually result in tree death. Although there was only a small amount of frass, there was also woodpecker activity which indicates that pests are present. Woodpeckers typically create small holes along stems to forage for insects beneath the bark, looking for bark beetles, borers and other pests. These pests will commonly occupy trees that are already stressed, which is why woodpecker activity can be an indication of tree stress. These holes do not commonly cause hazards, they are just an indicator that the tree is experiencing decline conditions and is compromised.

With the trees compromised health, a growth pattern like a lean or a double stemmed tree can increase the trees likelihood of failure. Decline affects a trees ability to produce ample response growth, leading to overall weakening of the tree. Weakened trees are unable to resist wood decaying organisms, pests or resist increased structural loads, like the tree's double stems. A double stemmed Monterey pine presents some structural concern due to both stems sharing the same root system, and overtime, they develop dependency on one another for support. Neither stem could be removed without the other, as this would cause weight imbalances and additional loads on the remaining stem, increasing the potential for failure.

Another contributing factor is the restricted root zone. Soil compaction and hardscape can affect the trees growing space and reduces the amount of oxygen, water, and pore space available. Restricted roots struggle to take up nutrients and moisture, which can contribute to canopy decline and further weaken the overall structure. For a large species like Monterey pine, limited space can be a factor that increases the likelihood of both partial and whole tree failure.



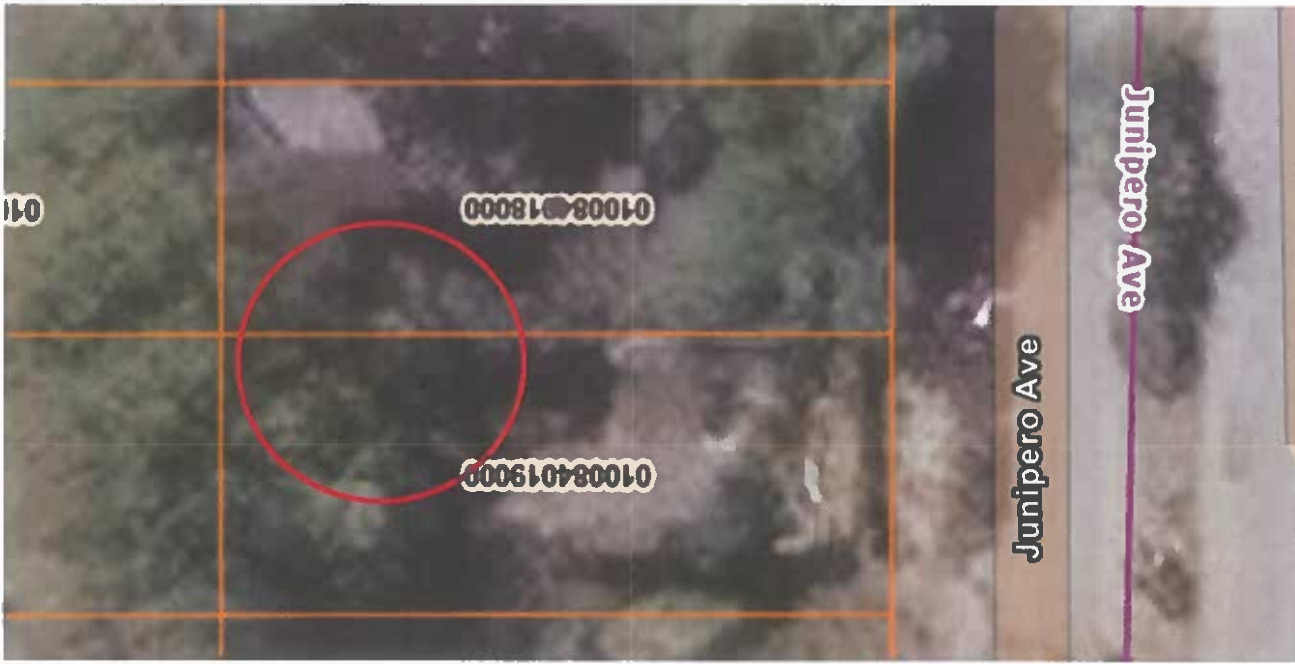
Site Plan

Junipero 6NE of 8th

Carmel, CA 93923

APN: 010-084-018-000

The red circles indicate the approximate location of the tree within this report.





A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas
TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: JUNIPERO ONE OF 8TH CARMEL, CA
 Map/Location: 010-084-018-000 93923
 Owner: public _____ private unknown _____ other _____
 Date: 11-19-25 Inspector: GATES
 Date of last inspection: UNKNOWN

HAZARD RATING:				
<u>2</u>	+	<u>4</u>	+	<u>4</u> = <u>10</u>
Failure Potential		Size of part		Target Rating = Hazard Rating
<input checked="" type="checkbox"/>				Immediate action needed
<input type="checkbox"/>				Needs further inspection
<input type="checkbox"/>				Dead tree

TREE CHARACTERISTICS

Tree # ^{STEM}: 020 Species: M. PINE
^{STEM 197}
 DBH: 34" 38" # of trunks: 2 Height: 70 Spread: LARGE
 Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed
 Crown class: dominant co-dominant intermediate suppressed
 Live crown ratio: 40 % Age class: young semi-mature mature over-mature/senescent
 Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts cabled/braced
 none multiple pruning events Approx. dates: UNKNOWN
 Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics? Y N
 Foliage density: normal sparse Leaf size: normal small
 Annual shoot growth: excellent average poor Twig Dieback? Y N
 Woundwood development: excellent average poor none
 Vigor class: excellent average fair poor
 Major pests/diseases: PINE BARK BEETLE

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 wetted
 Recent site disturbance? Y N construction soil disturbance grade change line clearing site clearing
 % dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? Y N
 % dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%
 % 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 history of fail
 clay expansive slope _____° aspect: _____
 Obstructions: lights signage line-of-sight 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: _____ Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines
 Can target be moved? Y N Can use be restricted? Y N
 Occupancy: occasional use intermittent use frequent use constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y (N) Mushroom/conk/bracket present: Y (N) ID: _____
 Exposed roots: severe moderate low Undermined: severe moderate low
 Root pruned: _____ distance from trunk Root area affected: _____ % Buttress wounded: Y (N) When: _____
 Restricted root area: severe moderate low Potential for root failure: severe moderate low
 LEAN: _____ deg. from vertical natural unnatural self-corrected Soil heaving: Y (N)
 Decay in plane of lean: Y (N) Roots broken Y (N) Soil cracking: Y (N)
 Compounding factors: DECLINE, LEAN W/ HIGH VALUE TARGETS Lean severity: severe moderate low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper	M	M	M	M
Bow, sweep				
Codominants/forks	S			
Multiple attachments	M			
Included bark				
Excessive end weight	M	M	M	M
Cracks/splits				
Hangers				
Girdling	L			
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs		M	M	M
Borers/termites/ants	M			
Cankers/galls/burrs				
Previous failure				

HAZARD RATING

Tree part most likely to fail: WHOLE TREE
 Inspection period: _____ annual _____ biannual _____ other _____
 Failure Potential + Size of Part + Target Rating = Hazard Rating
2 + 4 + 4 = 10

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
 Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);
 3 - 18-30" (45-75 cm); 4 - >30" (75 cm)
 Target rating: 1 - occasional use; 2 intermittent use;
 3 - frequent use; 4 - constant use

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
 Remove tree: Y (N) Replace? Y (N) Move target: Y (N) Other: _____
 Effect on adjacent trees: none evaluate
 Notification: owner manager governing agency Date: 11.19.25

COMMENTS

Significant Tree Evaluation Worksheet

APN: 01008401800
 Street Location: Junipero 6 NE of 8th Avenue
 Planner: Evan Kort
 City Forester: Sara Davis
 Property Owner: Junipero Investors LLC
 Recommended Tree Density: 3 upper and 1 lower canopy tree

Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES		X	42		16	X	X	25	19						
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH

Coast live oak – single trunk tree: 6" DBH

Coast live oak – multi-trunk tree measured per industry standard: 6" DBH

California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

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

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

2 points: The tree is young to middle age and shows normal vigor.

3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES		X	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)

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

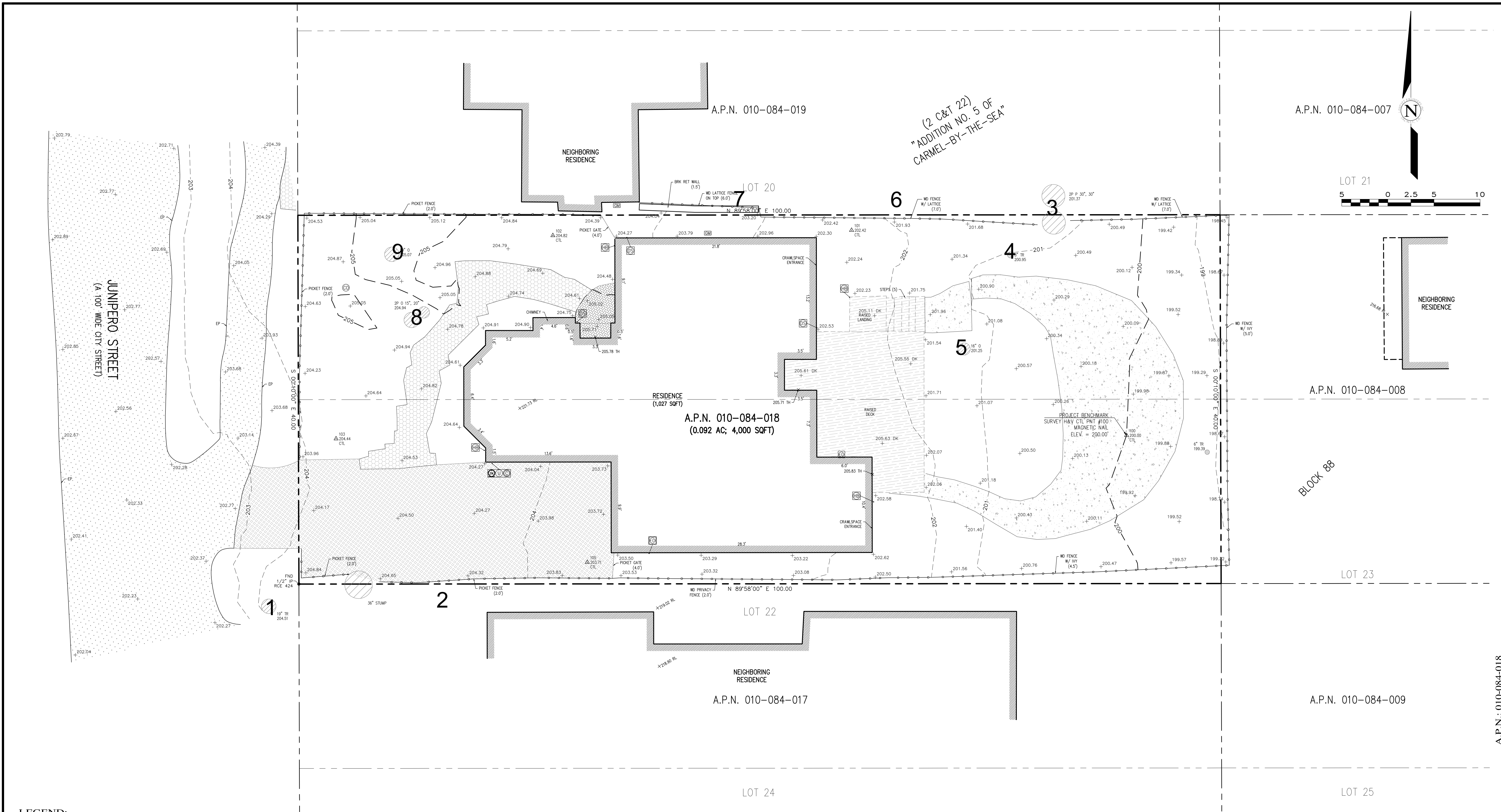
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	0		21		8		15	12.5	9.5						

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	0		63		24		45	37.5	28.5						

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

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.



LEGEND:

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - ORIGINAL PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- - - MINOR CONTOUR LINE (1' INTERVAL)
- - - FENCE (TYPE AS MARKED)
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- PAVERS
- WOOD
- GRAVEL
- BRICK
- NATURAL GROUND SURFACE/
LANDSCAPED AREA

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- TELEPHONE BOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PG&E BOX
- UTILITY HUB
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PG&E GAS MANHOLE
- ELECTRICAL MANHOLE

- FOUND MONUMENT - TYPE NOTED
- SURVEY H&V CONTROL POINT
- +100.00 SPOT ELEVATION
- X100.00 RL RIDGELINE
- X100.00 FF FINISHED FLOOR
- X100.00 TH THRESHOLD
- TREE (TYPE AND SIZE AS MARKED)
CENTER OF SYMBOL IS APPROX.
CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)
- CE = CEDAR PA = PALM
- CW = COTTON WOOD PE = PEPPER
- CYP = CYPRESS P = PINE
- E = EUCALYPTUS R = REDWOOD
- H = HOLLY TR = TREE
- O = OAK W = WILLOW

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 16' NORTHERLY AND 10' WESTERLY OF THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 2020053033, ELEVATION = 200.00' 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 (02/10/21) 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 TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
MS. TERRI ANDERSON
C/O MOORE DESIGN
225 CANNERY ROW, SUITE 1
MONTEREY, CA 93940

SITE LOCATION:
JUNIPERO STREET, 6 NE OF 8TH AVENUE
CARMEL-BY-THE-SEA, CA

No.	DATE	BY	REVISION

TOPOGRAPHIC MAP

OF
THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 2020053033
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

A.P.N.: 010-084-018

SCALE: 1" = 5'

DATE: FEB 2021

JOB NO. 2247-01

SHEET 1

OF 1 SHEETS

APPROVED BY:

GUY R. GIRARDO
P.E. No. 87703

LANDSET
ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
www.landseteng.com

Junipero St

Carmel-By-The-Sea, California



Google Street View


Jun 2011

[See latest date](#)



Junipero St

Carmel-By-The-Sea, California

 Google Street View


Dec 2016

[See latest date](#)



Junipero St

Carmel-By-The-Sea, California

 Google Street View

May 2019

[See latest date](#)



Junipero St

Carmel-By-The-Sea, California

Google Street View

Sep 2024

[See latest date](#)



VBC
VINE BLENDED VINEYARDS
1000-1000-1000

PAINT-TECH
Painting & Decorating
1000-1000-1000

Dear Friends at the Forrest and Beach Commission,

After the second denial of a tree removal request, I have been sent a document titled "APPEAL OF ADMINISTRATIVE DECISION" and asked to complete and submit it **within 10 calendar days of date of action**. I thank you for providing my wife Sandra and I with a means of expressing our concerns regarding this matter.

We have been area residents (Carmel Highlands) for nearly 40 years with a business "Silvestri Vineyards" in downtown Carmel for the past 13 years. Inspired by the sheer beauty, magnificent people, and life style of Carmel we decided this was the place to raise a family. And we did just that. One of the joys of living here has been witnessing how Carmel has retained its charm and beauty in the face of endless pressure to give in to certain, and most varied, forms of change that could potentially destroy everything lovely and beautiful about this place. We know that change is inevitable, and we also know that holding the criteria for meaningful change to a very high standard hasn't been easy on our representatives in City Hall.

We find ourselves in disagreement with the commission over the removal of a tree that we feel poses a grave threat to our property and our physical well-being and will attempt to explain why we feel this way. It seems a brief history of our experience with trees will perhaps be helpful.

Some years ago, we owned the house next-door to Junipero 6 NE of 8th; 7 NE of 8th, now owned by our new friends Dr. and Mrs. Lonstein. When we owned the home there were 2 full grown Monterey Pines in the front yard, very much like the tree in question. One of the trees was leaning significantly in the direction of the house and was cause for great concern and anxiety, especially in a wind and rainstorm. We became so uncomfortable with the condition that we ultimately sold the property. Those trees (at 7 NE of 8th) are no longer there. Dr. Lonstein confided in us that he too had great concern about the potential catastrophic damage from the trees and ultimately appealed to the Commission to have them removed. That request was granted.

As residents of the Highlands we vividly recall looking out of our front door, across the canyon, to see a neighbor's home bisected by a large, fallen tree. The house was literally cut in half. Although the home was destroyed, fortunately, there was no personal injury in this case.

Following are documented incidents of trees falling on homes in Carmel by the Sea and nearby area within just the last 2 years:

17 Confirmed, documented incidents

1. **February 2024 "bomb cyclone" (wind + rain event):**
 - Local authorities reported that **about six homes** in *Carmel-by-the-Sea* were **significantly damaged by fallen trees** during this storm. A few homes were even deemed uninhabitable.
2. **February 2025 winter storm:**
 - A tree fell onto a home on **Ocean View Avenue in Carmel**, causing noticeable damage.

- ~6 homes in 2024 from the bomb cyclone.
- 1 home in early 2025 from a tree falling on Ocean View Avenue.

➡ **Total:** ~7 confirmed cases of trees falling and *significantly damaging homes* in the Carmel area over the past ~2 years.

- This is a **minimum count based on documented mainstream reporting.**
- Many minor or unreported incidents (trees falling on garages, sheds, cars, or lightly damaging homes) aren't captured in these sources.

Big storm makes a mess out of Christmas

By PAUL MILLER

ALMOST FORTY-EIGHT frustrating hours after drenching rains and ferocious winds knocked out the power late Tuesday night, thousands of Monterey Peninsula residents and hundreds of businesses were counting up the losses of such an extended outage during the biggest holiday week of the year.

"The storm really ruined our Christmas," said Lydia Lyons of Patisserie Boissiere on Mission Street. "We had almost 100 reservations for dinner Christmas Eve. We were devastated and sad beyond belief that we couldn't serve them."

She said the restaurant's staff kept "hoping and praying that PG&E would come through" and get the power back

on Wednesday afternoon — as they had been predicting since a few hours after the outage began.

More days in the dark

But with the damage to the Carmel grid more severe than everyone hoped, and with another storm on the way overnight, PG&E was forced to take their crews off the streets late Wednesday — and suddenly, the time the power would come back on was pushed back two days — to 11 p.m. Friday.

"With the weather picking up, we're pulling our crews and I'm sorry to report that we won't be completing restorations tonight," a PG&E spokesperson said Wednesday

See **BIG STORM** page 28A



PHOTOS/(LEFT) PAUL MILLER, (RIGHT) CITY OF CARMEL

Sunrise on Christmas morning featured a rainbow over Monterey Bay that heralded the end of a major two-day storm, but as the rain and winds moved on, they left behind widespread power outages and damage, including to this house on Mission Street in Carmel.

A few pictures of the tree in question at Junipero 6 NE of 8th: The canopy of the tree extends over nearly the entire width of the house.





Again, my wife Sandra and I appreciate the fact that Carmel has a vehicle, a mechanism, for us to share our concerns. How much risk are we really facing? We are convinced that, should this tree fall while we (or our children or grandchildren) are in the bedroom, we will be killed. Should the tree come down without anyone present in the home the damage to the home would be catastrophic. We don't take the removal of a tree lightly. The tree in question is in the back of the lot, basically mid-way between Junipero and Torres St. Located as such it is not, in our opinion, what might be considered an iconic or even high-profile Carmel view element.

We have retained the services of a professional arborist (Amand Gates - ISA Certified #WE-11839A) to advise and guide us through this process.

Her first submission was returned and deemed "inconclusive."

From: Forester <[HYPERLINK "mailto:forester@ci.carmel.ca.us"](mailto:forester@ci.carmel.ca.us)>
Date: December 23, 2025 at 10:19:23 AM PST
To: [HYPERLINK "mailto:dbifano@me.com"](mailto:dbifano@me.com)
Cc: [HYPERLINK "mailto:info@topestreeservice.com"](mailto:info@topestreeservice.com)
Subject: Tree Permit 25-332
Reply-To: Forester <[HYPERLINK "mailto:forester@ci.carmel.ca.us"](mailto:forester@ci.carmel.ca.us)>

Hello,

Attached is approved pruning permit 25-332. Please sign the permit and email a copy back to us.

Your application was only approved for pruning, not removal as the tree is still healthy and the arborist report provided was inconclusive.

Thank you,

*Forestry Division, Department of Public Works
City of Carmel-by-the-Sea
831-620-2070
[HYPERLINK "mailto:forester@ci.carmel.ca.us"](mailto:forester@ci.carmel.ca.us)*

Her second submission was rejected without explanation:

From: Forester <[HYPERLINK "mailto:forester@ci.carmel.ca.us"](mailto:forester@ci.carmel.ca.us)>
Sent: Tuesday, January 13, 2026 2:50 PM
To: Stacy Gentry <[HYPERLINK "mailto:stacy@topestreeservice.com"](mailto:stacy@topestreeservice.com)>
Cc: [HYPERLINK "mailto:dbifano@me.com"](mailto:dbifano@me.com)
Subject: Re: Revised Report for Junipero 6NE of 8th

Hi Stacy,

Justin's decision to deny removal still stands; however, the property owner may file to appeal at Forest and Beach Commission. Attached below is the form to appeal. Please have the form filled out and email it to the Forest and Beach Commission Secretary, Yvette Culver at [HYPERLINK "mailto:yculver@ci.carmel.ca.us"](mailto:yculver@ci.carmel.ca.us). Once the form has been received, we will reach out for the required fees of \$1,891.

Thank you,

*Forestry Division, Department of Public Works
City of Carmel-by-the-Sea
831-620-2070
{HYPERLINK "mailto:forester@ci.carmel.ca.us"}*

How much risk do we feel would be an acceptable amount for us to assume under the circumstances? We would have to say zero. We feel we owe it to ourselves and our loved ones to explore every possibility to remove any risk of a potentially catastrophic event happening to us or our family.

Sandra and I both appreciate having the opportunity to express our concerns in this matter and applaud the caretakers of our beautiful town in the ongoing efforts to keep Carmel one of the most beautiful places on earth.

With our appreciation and gratitude,

Alan and Sandra Silvestri



TREE REMOVAL/PRUNING PERMIT AND POSTING NOTICE

CITY OF CARMEL-BY-THE-SEA

Permit # 25332 Receipt # 0

P.O. Box CC
Carmel, CA

Tree Tag # 3536

Ph: (831) 620-2070/FAX: 831-624-2132

Construction No Construction

Exact Location of property: Junipero 6 NE of 8th

Block: 88 APN: 010084018000

Name of Property Owner: DOCSLAB LLC Agent for Owner: Alan Silvestri

Mailing Address: 72 FERN CANYON RD Mailing Address: SAME AS OWNER

CARMEL CA 93923 SAME AS OWNER

Email: _____ Email: dbifano@me.com

Phone #: _____ Phone #: 831-402-1919 Dave Bifano, Prop Mgr

Approved for removal or pruning: Approving the pruning of one (1) double spar Monterey pine on private property.

Standard Conditions/Requirements:

1. ALL Permits must be obtained before any tree is removed or pruned, i.e. Building, Demolition, Coastal Commission, etc.
2. The City Forester must be contacted no less than 2 working days but no more than 1 week before tree work commences.
3. All tree work must be done by a tree service company currently licensed by the City of Carmel-by-the-Sea.
4. This permit **MUST** be displayed on site in a publicly-accessible location prior to the commencement of work (including staging).
5. All tree(s) required to be planted, shall be installed within 30 days after tree removal.
6. All replacement trees must be maintained in a healthy condition for a minimum of 5 years. Inspections will be performed annually.
7. I will return the attached page indicating where and when the replacement trees were planted within 30 days tree removal, when replanting is required by the City.

Replant: No upper / lower canopy trees // Species: _____ // _____ gal. / box

Additional Comments: _____

ISSUANCE OF A PERMIT BASED UPON PLANS AND SPECIFICATIONS ATTACHED HERETO SHALL NOT PREVENT THE BUILDING OFFICIAL OR THE CITY FORESTER FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS AND PERMIT WHEN IN VIOLATION OF ANY CODE AND/OR ORDINANCE. ANY DEVIATIONS AND/OR CHANGE IN THESE PLANS SHALL BE APPROVED BY THE CITY FORESTER OR FOREST AND BEACH COMMISSION.

I understand and agree to comply to with the above stated conditions.

Property Owner or Authorized Agent's Signature _____ Date: _____

Print name _____ as Property Owner Authorized Agent (check one)

Permit #: 25332 Approved By:  Date: 12/23/25





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

**March 12, 2026
ORDERS OF BUSINESS**

TO: Forest and Beach Commission

SUBMITTED BY: Rob Culver, Public Works Superintendent

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Receive a presentation on the City's past beach maintenance and sand redistribution.

RECOMMENDATION:

N/A

BACKGROUND / SUMMARY:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

None



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

March 12, 2026
ORDERS OF BUSINESS

TO: Forest and Beach Commission

SUBMITTED BY: Ken Wysocki, Director of Public Works

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Receive an update on the development of the Draft Carmel Forest Management Plan (CFMP), the upcoming California Environmental Quality Act (CEQA) review process, and the anticipated next steps toward Commission recommendation and City Council consideration.

RECOMMENDATION:

Receive an update on the development of the Draft Carmel Forest Management Plan (CFMP)

BACKGROUND / SUMMARY:

Background

Carmel-by-the-Sea has long been recognized as a “village in a forest by the sea,” where the urbanized Monterey pine and mixed native forest canopy is a defining environmental and community characteristic. The Carmel Forest Management Plan provides guidance for the stewardship, health, and long-term sustainability of this forest resource.

The current effort to update the Forest Management Plan began in late 2021, recognizing the need to incorporate updated science, improved data, and contemporary management practices while maintaining the unique character of Carmel’s forested landscape.

This update has been the result of a multi-year collaborative effort involving community members, subject-matter experts, and advisory bodies.

Key milestones in the process include:

- 2021 – Initiation of the Forest Management Plan update led by the City Forester.
- 2022 – The City retained Davey Tree Expert Company to conduct a comprehensive citywide tree inventory and canopy assessment, providing critical data on species composition, age distribution, and forest conditions.
- 2023 – A new City Forester joined the City, bringing additional arboricultural expertise to guide the plan’s development.
- November 2023 – A community survey was conducted to gather resident priorities and concerns related to forest stewardship.
- 2023–2024 – Multiple community workshops and visioning sessions were held to gather public input on the plan’s goals and strategies.
- 2024–2025 – The Forest & Beach Commission reviewed segments of the draft plan over six public meetings, providing ongoing feedback and direction.
- November 2024 – The City engaged an independent ecologist with expertise in Carmel’s local ecosystems to review evolving drafts and provide additional scientific input.
- May 2025 – The Public Works Director conducted a detailed technical review of the draft plan, incorporating additional refinements informed by experience in ecosystem management, forestry, and arboriculture.
- October 2025 – A Steering Committee workshop was held, including a presentation by the independent ecologist.
- January 2026 – Steering Committee members and community participants provided additional written comments and feedback, which were reviewed and incorporated where appropriate.

Throughout this process, draft versions of the CFMP have remained publicly available on the City’s website, allowing ongoing community access and review.

This multi-year effort has resulted in a community-informed, science-based draft Forest Management Plan that reflects the collective knowledge, experience, and values shared by residents, professionals, and advisory bodies.

Current Status

The Draft Forest Management Plan is currently in its final staff review phase prior to initiating the required environmental review under the California Environmental Quality Act (CEQA).

The City has engaged Dudek, an environmental consulting firm with extensive CEQA expertise, to assist the City in evaluating the appropriate environmental review pathway. Dudek’s role is limited to the CEQA review process and includes:

- Reviewing the Draft Forest Management Plan in the context of CEQA requirements

- Preparing environmental documentation (such as an Initial Study)
- Evaluating whether the plan qualifies for a CEQA exemption or requires additional review
- Advising the City on the appropriate CEQA pathway
- Assisting with preparation of required notices and documentation

Dudek does not determine policy direction or approve the plan; their role is to ensure the City complies with state environmental review requirements before the plan proceeds through the formal adoption process.

CEQA Process

The CEQA review process evaluates whether adoption of the Forest Management Plan could result in significant environmental impacts.

Because the CFMP is a policy-level document that provides guidance rather than authorizing site-specific construction or vegetation removal, it may qualify for a Categorical Exemption under CEQA. However, this determination must be formally analyzed and documented.

Dudek is currently reviewing the plan and will provide a recommendation regarding the appropriate CEQA pathway.

The timeline for this process will depend on the outcome of the CEQA determination. In general:

- If the plan qualifies for a Categorical Exemption, the CEQA process may be completed within several weeks.
- If additional environmental review is required, the process may include formal public review periods and therefore take longer.

Next Steps

Following completion of the CEQA review, the Draft Forest Management Plan will proceed through the City’s advisory and decision-making process:

1. Forest & Beach Commission
 - Review the Draft CFMP
 - Provide recommendations to the Planning Commission and City Council
 - Public comment opportunities will be available
2. Planning Commission
 - Review the Draft CFMP
 - Provide recommendation to the City Council
 - Public comment opportunities will be available
3. City Council

- Conduct at least two public hearings
- Consider adoption of the Forest Management Plan

At each stage, members of the public will have opportunities to provide comments and feedback.

Public Engagement

Community engagement has been a central component of the CFMP development process and will continue throughout the remaining review stages. Residents may provide written comments at any time by contacting the City Forester. Transparency and continued public participation will remain key elements as the plan moves forward.

Conclusion

The Draft Carmel Forest Management Plan represents the culmination of several years of scientific analysis, community engagement, and technical review. The plan seeks to guide the stewardship of Carmel's forest resources while addressing modern challenges such as aging tree populations, climate stress, wildfire risk, and development pressures.

Completion of the CEQA review will allow the plan to move forward to the Forest & Beach Commission, Planning Commission, and ultimately the City Council for consideration and potential adoption. Staff will continue to keep the Commission informed as the process advances.

FISCAL IMPACT:

ATTACHMENTS:

None



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

**March 12, 2026
ORDERS OF BUSINESS**

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Forester's Report

RECOMMENDATION:

Receive the February 2026 Forester's report

BACKGROUND / SUMMARY:

FISCAL IMPACT:

None at this time

ATTACHMENTS:

1. February 2026 Foresters Report



CITY OF CARMEL-BY-THE-SEA

Monthly Report

City Forester's Report

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

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- Staff has sent draft to Dudek to begin review, consultant will update as to scope and process after initial review.

Contractors:

- Our contractors continued stump grinding throughout the month and remain on track to finish the remaining stumps from the task order of 21 removals. These sites are currently being ground and backfilled with soil to prepare them for replanting.
- Biological consultant Denise Duffy & Associates has been tasked to begin nesting bird surveys for upcoming task orders and Fuel mitigation work.

City Staff and Crews:

- City Forestry Crew removed 6 dead, dying, or invasive trees, planted 16 trees, and pruned 9 trees providing clearance for roads and stop signs, as well as maintaining tree health.
- City Tree Crew Concluded responded to several storm-related emergencies in February.
- City crew continues to collect logs left by PG&E's recent work.

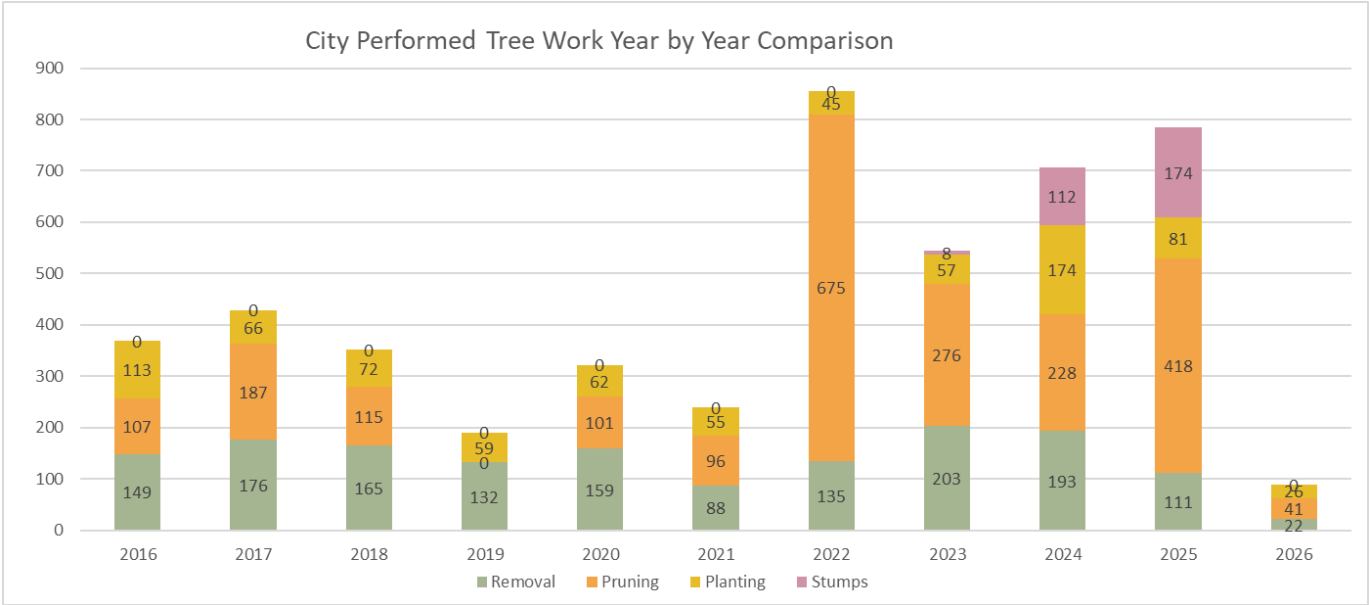
Permit Information

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	15	6	1	6	7	3	4	0	2	1	1	2
March												
April												
May												
June												
July												
August												
September												
October												
November												
December												
2026 Totals	44	28	6	20	28	11	17	9	16	2	2	25

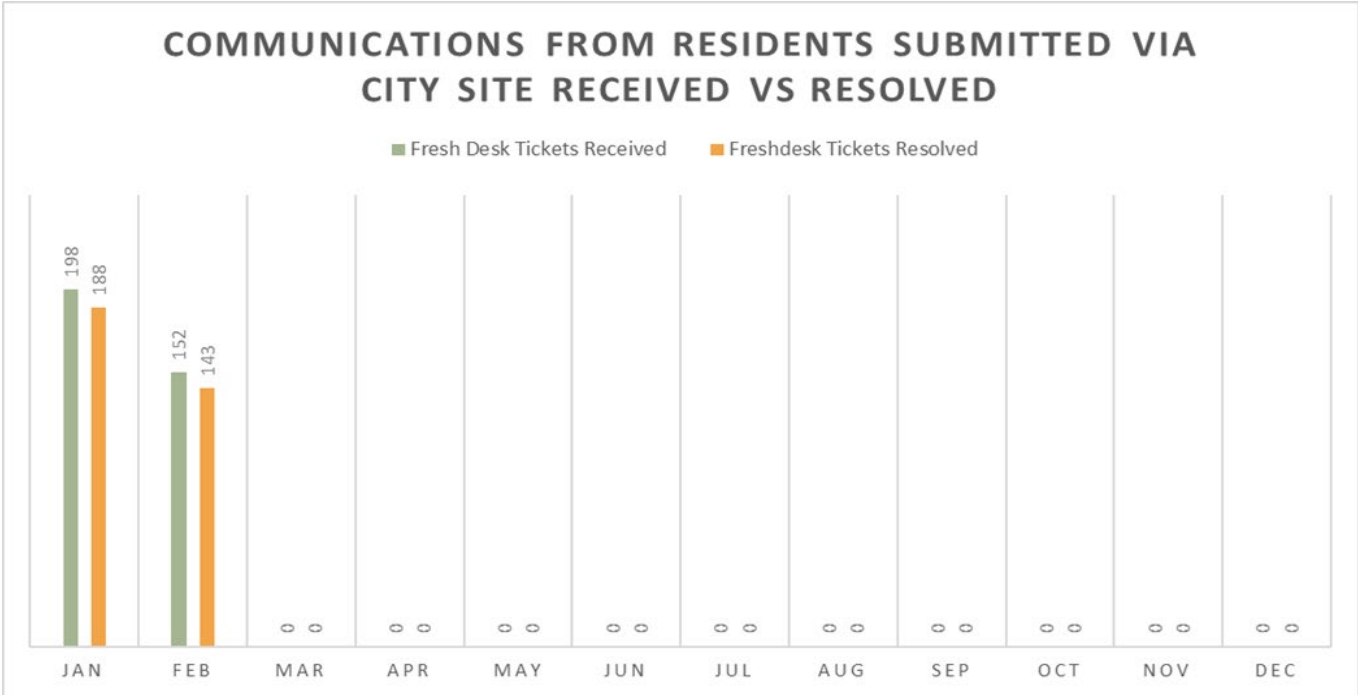
Historic permitted removals and required planting

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	28	11	17	25	9	16	89.29%	44

City Forestry, Parks, and Beach Activities



*Calendar year to date



*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 February 2026 Report

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

Public Works Director

- Vacant Project Manager Position: a candidate was selected with tentative start date in May pending background checks.
- Created a webpage for the Draft - Carmel Forest Management Plan that describes what has been done these past 3 years, how the public were involved, and the next steps.
<https://ci.carmel.ca.us/cfmp>
- Earth Day/Arbor Day – Saturday, April 18th. Media package will be sent out soon.

Environmental Programs

- North Dunes Project:
 - Ice Plant Removal Ongoing: received quote of \$23k for 2.51 acres of ice plant removal;
 - Forestry to request additional funding to current contract; will need Council approval.
- 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 presented the draft Adaptation Pathway Report to Planning Commission and Forest & Beach Commission (joint meeting).
 - Posted report & presentation on City's website.
 - Consultants to incorporate comments & feedback from both commissions.
 - Will present update to the commissions
- Stormwater:
 - Winter stormwater construction inspections are still ongoing to ensure BMPs continue during the rainy season.
 - State Water Board conducted an audit at the end of January. Waiting on a letter from the Water Board with the results.
- Waste Management:
 - CalRecycle is conducting an audit this February. Staff is preparing records for this audit.

Facility Maintenance

- Fire Station: repaired a leak.
- First Murphy: Dry rot repairs .
- Devendorf Park: new ADA handrails were installed along Ocean Ave entrance.
- Janitorial Services RFP reviews completed: expect selection by March, and Council approval in April.

Street Maintenance

- CIP-Sidewalk repairs (shaving) 1,426 sidewalk locations have been repaired.
- Repaired 2 small paver sidewalks
- Repaired Street Name Post on Dolores & Vista
- Repaired North Dunes fencing
- Continued hot-mix street repairs and berms throughout the City
- Storm Work:
 - Continued clean out of storm drains
 - Cleared debris throughout the City
 - Repaired 4th Ave pathway (again)
 - Made minor repairs along Scenic and tarped the 11th Ave erosion.

Project Management for the Capital Improvement Program

Shoreline:

- *CIP-Beach Stairs*: 100% design submitted to City Planning Department for approval.
 - Estimate going out to bid the in February with construction estimated to begin March.
 - Depending on the bids, maybe able to do both 10th Ave and 12th Ave stairs.
- *CIP- 4th Ave Outfall*: Geotechnical investigation to tentatively begin February.
- *CIP- Sand Ramp*: Geotechnical investigation to tentatively begin February.
- **Priority - Emergency Repair of 11th Ave shoreline erosion**:
 - Working with engineer on Scenic Pathway design/repairs (contributing to the accelerated erosion).
 - Working with another engineer on the design solution for the bluff eroded area.

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.
 - 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*: Completed.
- *CIP-Sunset Center Elevator Power Unit Replacement Project*: Completed.
- *CIP-Sunset Center Painting Project*: Tentative start in March.
- *CIP-Forest Theater Stage Repair Project*: Started in February.
- *CIP-Sunset Center Yoga Reroof Project*: Expected project to start in April.
- *CIP – Fire Backflows to Code*: Getting Quotes – Project Delayed due to resource constraints.
- *CIP- Picadilly Restroom Design*: we drafted an RFP and reviewing as-builts. Project Delayed due to resource constraints.
- *CIP - Sunset Center Retaining Wall*: we drafted an RFP and reviewing as-builts. Project Delayed due to resource constraints.

Forestry, Parks, and Beach

- Refer to City Forester's Report.