



# 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, April 9, 2026**  
**2:30 PM**

**Tour 2:00 PM**  
**Meeting 2:30 PM**

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## 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/82256941778>

Webinar ID: 822 5694 1778

Passcode: 587759

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](mailto: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.

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## 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 8<sup>th</sup> Avenue

## **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 for March Forest and Beach Meeting 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 8<sup>th</sup> 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) March 2026 Forester's Report

## **DIRECTOR'S REPORT**

- 4) Public Works Director Report for March 2026

## **FUTURE AGENDA ITEMS**

## **ADJOURNMENT**

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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).

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

**April 9, 2026  
CONSENT AGENDA**

**TO:** Forest and Beach Commission

**SUBMITTED  
BY:**

**APPROVED BY:** Ken Wysocki, Public Works Director

**SUBJECT:** Approval for March Forest and Beach Meeting Minutes

**RECOMMENDATION:**

**BACKGROUND / SUMMARY:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. FB Meeting Minutes 3-12-26 Final - JO

**FOREST AND BEACH COMMISSION**  
REGULAR MEETING  
March 12, 2026

**CALL TO ORDER AND ROLL CALL**

**PRESENT:** Berling, Brezoczky, Michie, Ross, Rutta  
**ABSENT:** None  
**STAFF PRESENT:** Ken Wysocki, Public Works Director  
Rob Culver, Public Works Superintendent  
Justin Ono, City Forester  
Rene Aldama, Assistant 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**

None

**CONSENT AGENDA**

Approve the Meeting Minutes for the February 19, 2026, Special Meeting.

Commissioner Rutta moved to approve the Special Meeting Minutes, seconded by Commissioner Berling and carried by the following roll call vote:

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

**PUBLIC HEARING**

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)

The Public Hearing has been postponed to a later date.

Commissioner Brezoczky moved to continue the Public Hearing for request for to remove one(1) Monterey Pine tree at Junipero Street, 6 NE8th Avenue (TR 25-332) to a later date. Seconded by Commissioner Ross and carried by the following roll call vote:

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

**ORDERS OF BUSINESS**

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

**SPEAKER**

Rob Culver, Public Works Superintendent

2. 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.

**SPEAKER**

Ken Wysocki, Public Works Director

**PUBLIC COMMENT**

Linda Smith  
Remi Allard

3. Receive an update on the monthly Foresters Report for February 2026

**SPEAKER**

Justin Ono, City Forester

**PUBLIC COMMENT**

Linda Smith  
Charlie Najarian

**DIRECTOR'S REPORT**

- Receive an update on the monthly Public Works Directors Report for February 2026.

**SPEAKER**

Ken Wysocki, Public Works Director

**PUBLIC COMMENT**

Linda Smith

APPROVED: ATTEST:

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Tamara Michie, Chair

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Yvette Culver, Commission Clerk



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

**April 9, 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 8<sup>th</sup> 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 8<sup>th</sup> 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**).

After the Agenda was posted for the Forest and Beach meeting for March 12, 2026, an additional

Arborist report (**Attachment 5 – Additional Arborist Assessment**) was presented to staff with a level 3 assessment of the tree causing the public hearing to be continued to April 9, 2026. The report refutes the original report’s claim of bark beetle infestation but asserts that the tree has multiple “structural defects” and environmental conditions increasing then risk of its failure. The report claims the tree has “abnormal swelling” which could “possibly” be from an infection of Western gall rust. The picture in the report does not show signs of a gall but does show increasing healthy wood production in the stem. Staff’s onsite inspections observed high levels of wood production as shown by the reddish color between the bark. The arborist report also mentions trees removed between 2008 and 2011. The soonest time possible for the trees to have been removed was 15 years ago, before the significant storm events of 2019, 2023, 2024, and 2026. The tree appears to have adapted to the loss of canopy after their removal in 2011. The report also shows a very small pocket of “decay” on the east side of the tree which is not in the plane of the prevailing northwest winds or the more damaging storm winds from the south. Onshore westerly winds are normally not significantly damaging and would be more aligned with the prevailing winds the tree is accustomed to. This also makes the tree in the right-of-way (removed 9 years ago) along the frontage of the property not a large factor in wind buffering. The tree is significant and can be an asset to the urbanized forest for years to come with proper maintenance.

#### 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 is part of a construction project. 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 31<sup>st</sup>).

Per Carmel Municipal Code Section 17.48.080:

<u>Tree Density Chart for property of 4,000 square feet</u>		
	# 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 8<sup>th</sup> 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)
5. Attachment 5 - Additional Arborist Assessment



**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 8<sup>th</sup>  
 Carmel, CA 93923  
 APN: 010-084-018-000

**Background**

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November 19<sup>th</sup>, 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

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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

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### - 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

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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

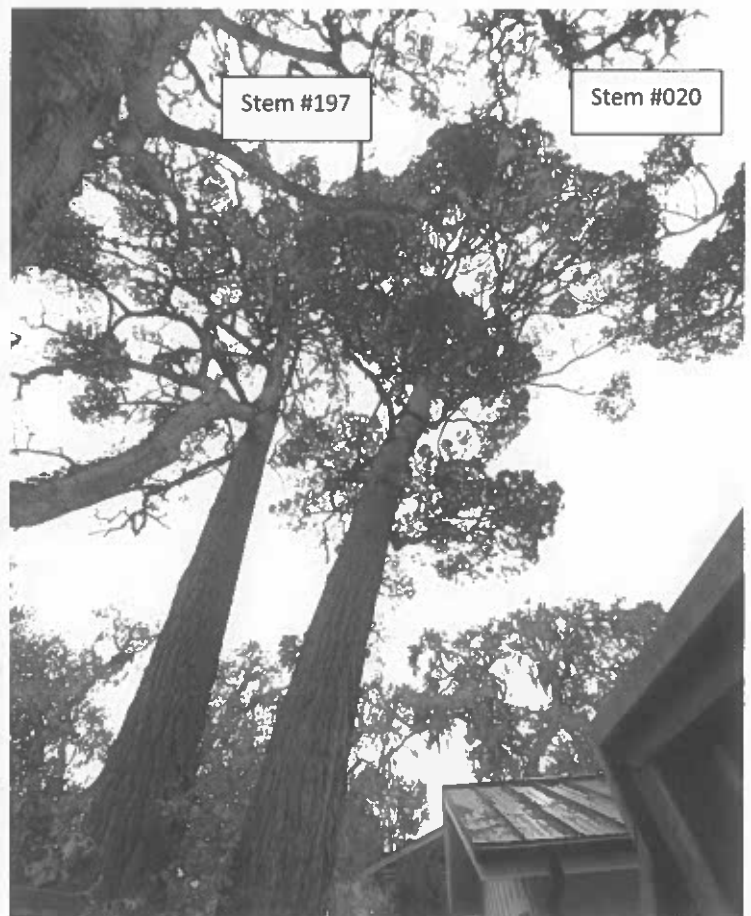
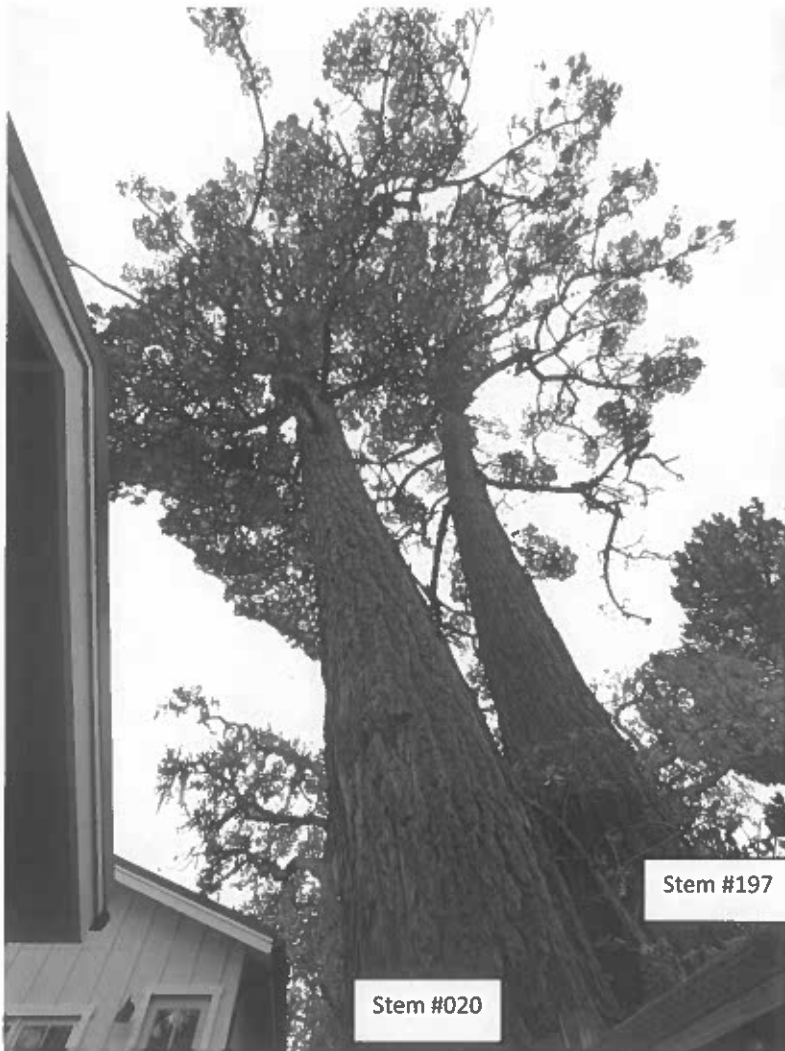
This Monterey pine tree exhibits a live crown ratio of approximately 40%, with both stems displaying sparse foliage and retained deadwood throughout the crown. Reduced live crown ratio and overall thinning indicates stress conditions, which may be a combination of factors such as environment or natural 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.

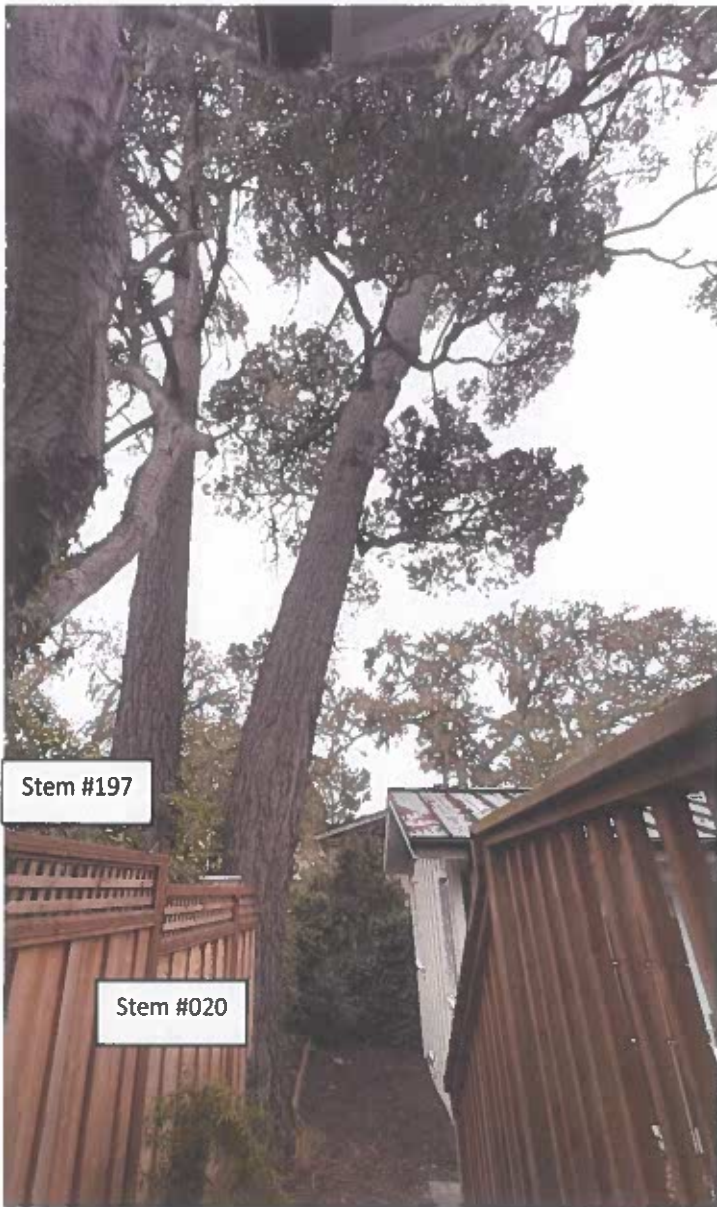


### Monterey pine- Photos Continued

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 8<sup>th</sup>

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				
_____ Needs further inspection				
_____ Dead tree				

**TREE CHARACTERISTICS**

Tree # <sup>STEM</sup>: 020 Species: M. PINE  
<sup>STEM</sup> 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/buris				
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						

<b>0 points:</b>	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.
<b>1 point:</b>	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
<b>2 points:</b>	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**

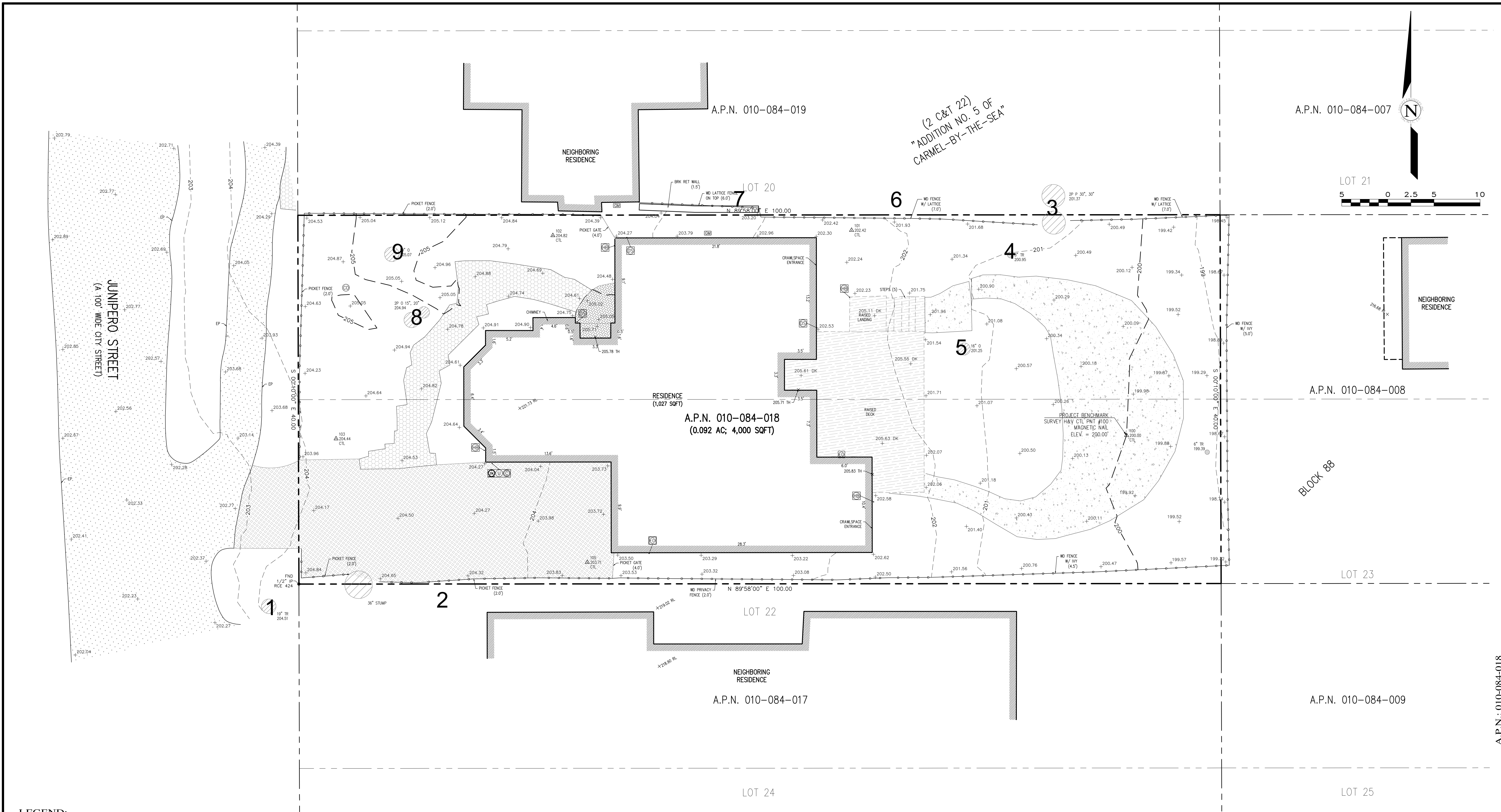
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	0		21		8		15	12.5	9.5						

**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
- - - 100' 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                  | ⊙ GAS LINE          | ⊙ GAS METER              | ● FOUND MONUMENT - TYPE NOTED                |
| ⊙ PIPE                     | ⊙ TELEPHONE SERVICE | ⊙ WATER METER            | ⚠ SURVEY H&V CONTROL POINT                   |
| ⊙ CLEANOUT                 | ⊙ UNKNOWN UTILITY   | ⊙ PC&E BOX               | +100.00 SPOT ELEVATION                       |
| ⊙ DOWNSPOUT                | ⊙ FUSE BOX          | ⊙ UTILITY HUB            | X100.00 RL RIDGELINE                         |
| ⊙ HOSEBIB                  | ⊙ ELECTRICAL OUTLET | ⊙ ELECTRICAL HUB         | X100.00 FF FINISHED FLOOR                    |
| ⊙ WATER SERVICE            | ⊙ UTILITY POLE      | ⊙ ELECTRICAL PANEL       | X100.00 TH THRESHOLD                         |
| ⊙ IRRIGATION BOX           | ⊙ GUY WIRE          | ⊙ ELECTRICAL METER       | ⊙ TREE (TYPE AND SIZE AS MARKED)             |
| ⊙ IRRIGATION CONTROL VALVE | ⊙ TELEPHONE BOX     | ⊙ SANITARY SEWER MANHOLE | ⊙ CENTER OF SYMBOL IS APPROX. CENTER OF TREE |
| ⊙ WATER VALVE              | ⊙ AREA DRAIN        | ⊙ PGE GAS MANHOLE        | ⊙ TWO-PRONGED TREE (2P)                      |
| ⊙ DRAIN LINE               | ⊙ HYDRANT           | ⊙ ELECTRICAL MANHOLE     | ⊙ THREE-PRONGED TREE (3P)                    |
| ⊙ STREET LIGHT             | ⊙ SIGN              |                          | ⊙ MULTIPRONGED TREE (MP)                     |

**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

**TOPOGRAPHIC MAP**

OF

**THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 2020053033**

**OFFICIAL RECORDS OF MONTEREY COUNTY**

**CARMEL-BY-THE-SEA, CALIFORNIA**

FOR  
 MS. TERRI ANDERSON

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

APPROVED BY:  
 GUY R. GIRAVITO  
 P.L.S. No. 8703

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

SCALE: 1" = 5'

DATE: FEB 2021

JOB NO. 2247-01

SHEET 1

OF 1 SHEETS

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  
1-800-333-1111

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):**
  - o 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:**
  - o 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  
P.O. Box CC  
Carmel, CA  
Ph: (831) 620-2070/FAX: 831-624-2132

Permit # 25332 Receipt # 0  
Tree Tag # 3536  
 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





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

## ARBORIST REPORT – LEVEL III ADVANCED TREE RISK ASSESSMENT

**Client:** Alan Silvestri

**Property Address:** Junipero 6 NE of 8th, Carmel-By-The-Sea, CA

**APN:** 010-084-018-000

**Assessment Date:** March 9, 2026

**Prepared By:** Albert Weisfuss, ISA Certified Arborist WE-1388A, ISA Tree Risk Assessor (TRAQ) Qualified – Monterey Bay Treeworks

### **INTRODUCTION & PURPOSE**

Monterey Bay Treeworks was contacted by Mr. Alan Silvestri to perform a Level III Advanced Tree Risk Assessment on one Monterey Pine (*Pinus radiata*) located along the north property line of the residence at Junipero 6 NE of 8th in Carmel-by-the-Sea.

A Level III assessment, as defined by the ISA Tree Risk Assessment Best Management Practices (BMP) and ANSI A300 Part 9, involves detailed inspection procedures beyond a standard visual assessment.

These procedures may include:

- advanced inspection methods
- root collar excavation
- decay detection tools
- evaluation of structural defects
- historical condition analysis

This advanced assessment was necessary due to conflicting professional opinions regarding the structural condition of the tree and its risk potential.

A previous report dated November 19, 2025 prepared by Certified Arborist Amanda Gates described the tree as an asymmetrical double-stem Monterey Pine in decline with a live crown ratio of approximately 40%, and documented Red Turpentine Beetle activity.

The purpose of this report is to:

- document the current structural and biological condition of the tree
- evaluate defects and decay
- determine risk potential to nearby targets
- provide professional recommendations

## **OBSERVED CONDITIONS / FINDINGS**

### Site Conditions

The subject tree develops on the north property line approximately 10 feet north of the residence.

Two trunks are visible from Junipero Avenue, with both canopies extending above surrounding trees. Upon entering the property with Mr. Silvestri, the primary trunk of the subject tree was observed developing directly on the north property line, while a second trunk was located behind a fence running east to west.

The subject tree was tagged by Monterey Bay Treeworks as Tree #052. An existing metal tag #020 was also present on the trunk.

Ground conditions at the site include:

- Flat topography
- Minimal understory vegetation
- Non-native shrubs present
- Little ground cover

No significant soil fracturing, heaving, or mounding was visible.

Tree measurements recorded:

Species: Monterey Pine (*Pinus radiata*)

DSH: ~38 inches

Height: ~80 feet

Canopy Spread: ~60 feet

### Red Turpentine Beetle Activity

The prior arborist report referenced Red Turpentine Beetle (*Dendroctonus valens*) activity. Red turpentine beetles are large bark beetles that attack stressed or declining conifers, particularly pine species. The beetles typically infest the lower trunk and root collar, where they bore into the bark to construct galleries.

Common indicators include:

- large reddish pitch tubes
- resin bleeding from entry holes
- wood boring dust

While red turpentine beetles rarely kill trees directly, their presence is widely recognized as an indicator of physiological stress or declining vigor, often occurring in trees already compromised by root damage, drought stress, structural defects, or disease.

Evidence of resin production consistent with past beetle activity was not observed on the trunk.

### Root Collar and Soil Investigation

Inspection of the root collar revealed areas of compressed wood development, indicating long-term mechanical stress at the base of the trunk.

Localized soil excavation was conducted to inspect the root collar and structural root flare. Findings include:

- minimal internal decay detected at the exposed root collar
- structural roots visible and generally intact
- buttress root on the north side forming in a circular pattern

This circular root pattern confirmed that two independent trees are present, not a single bifurcated trunk as previously assumed.

The second tree located immediately adjacent to the subject tree carries tag #197. Between the two trunks, included bark formation was observed at the root collar interface. Included Bark

Included bark occurs when two stems grow in close proximity without forming normal wood connection. Instead of interlocking fibers, bark becomes trapped between the stems.

This structural defect results in:

- reduced mechanical strength
- inability for the stems to fuse structurally
- increased likelihood of separation or splitting

Included bark is considered a significant structural defect in Monterey Pine, particularly when combined with large stem diameter and canopy loading.

Trunk Structure and Abnormal Development

The trunk exhibits average taper but contains two significant bends:

- one at approximately 15 feet above grade
- a second near the upper crown

At the first bend, abnormal swelling and deformation are present.

This swelling is consistent with possibly an old infection of Western Gall Rust (*Endocronartium harknessii*) that likely occurred when the tree was young.

Western Gall Rust in Monterey Pine

Western Gall Rust is a fungal pathogen affecting pine species. Infection causes the formation of woody galls or swelling on stems and branches.

These galls create:

- abnormal wood development
- disrupted grain structure
- localized areas of mechanical weakness

Although the fungus itself may become inactive, the resulting structural deformity remains permanently within the trunk, creating zones where wood fibers do not develop normally.

Old Pruning Wounds

Several large historic pruning cuts are present along the trunk and scaffold limbs. The pruning appears to have been conducted many years prior by unknown parties.

At these sites:

- no effective compartmentalization (CODIT) is visible
- wound closure is incomplete
- abnormal trunk growth has developed around the wounds

Poorly compartmentalized pruning wounds in pine species often serve as entry points for decay fungi, weakening structural wood over time.

### Resin Flow and Internal Decay

The trunk of Tree #020 exhibits copious resin flow at one location.

Resin flow in Monterey Pine may indicate:

- insect attack
- mechanical injury
- internal decay response

In this case, no active insect galleries were observed, suggesting the resin production may be related to internal wood deterioration rather than insect activity.

To further investigate the condition of the trunk, resistance testing was performed at the location of heavy resin flow.

Resistance testing confirmed the presence of a small pocket of internal decay within the trunk.

### Canopy Condition

The canopy consists of a senescing, over-mature Monterey Pine crown.

Observations include:

- thinning foliage density
- limited new needle growth
- needle length and color average relative to nearby trees of similar age
- abundant cone production

### Cone Production in Mature Monterey Pines

Heavy cone production is common in aging Monterey Pines and often represents a stress response associated with declining vigor. As trees approach senescence, they frequently allocate more energy toward reproductive output rather than vegetative growth.

This shift can coincide with:

- declining canopy density
- reduced growth
- increased structural vulnerability

### Storm Damage and Structural Loading

Evidence of current and historical storm damage was present throughout the canopy.

Observed defects include:

- recent branch failures exceeding 10 inches diameter
- multiple large broken stubs from previous storm events
- extended limbs with foliage concentrated at distal ends

These conditions significantly increase mechanical loading on branches, particularly during high winds.

### Canopy Imbalance

Approximately 90% of the tree's foliage mass is concentrated on the south side of the canopy, extending well beyond the critical root plate.

This asymmetrical canopy distribution creates:

- unequal wind loading
- increased leverage forces on the trunk
- greater stress on supporting root structures

The loss of neighboring canopy trees has likely increased wind exposure and further amplified these loading forces.

**Historical Canopy Changes**

Historic aerial photographs confirm the tree has maintained a significant lean for approximately 15 years.

However, historic imagery also documents the presence of additional Monterey Pines surrounding the tree, which previously functioned as wind buffering structures.

Monterey Bay Treeworks documentation shows that a large mature Monterey Pine located directly in front of the residence was removed in 2017 for utility safety. Between 2008 and 2011 three (3) mature monterey pines were also removed on the north front neighboring property.

The removal of these trees significantly altered local wind dynamics, exposing the subject tree to increased onshore wind loading.

Loss of surrounding canopy coupled with existing structural defects has likely accelerated the current decline and structural vulnerability observed today.

**OVERALL RISK SUMMARY**

Tree	Species	Condition	Defects	Targets	Risk
#020 / #052	Monterey Pine	Declining / Senescing	Included bark, trunk deformation, decay pocket, storm damage, canopy imbalance	Residence, neighboring structures, people	High Risk

Targets within the potential failure zone include:

- the subject residence (~10 ft south)
- neighboring structures
- pedestrian areas
- property occupants

Given the tree’s height (~80 ft), any structural failure would impact a large strike zone.

**RECOMMENDATIONS & MITIGATION**

Based on the findings of this Level III advanced assessment, the following recommendations are made:

1. Tree Removal

Due to the combination of structural defects and documented decline, removal of the subject Monterey Pine is recommended.

Defects contributing to elevated risk include:

- included bark between adjacent trunks
- abnormal trunk development associated with rust infection
- internal decay detected through resistance testing
- canopy imbalance extending beyond the critical root plate
- ongoing storm damage and branch failures
- senescing canopy condition
- proximity to structures and occupied areas

## 2. Qualified Contractor

Removal should be performed by a licensed and insured tree service company experienced with large Monterey Pine removals.

### **RESPONSE TO CITY FORESTER ASSESSMENT**

A Level I visual assessment conducted by the City Forester concluded that the tree did not appear to exhibit the level of defects cited in the prior arborist report.

While the City Forester noted that the tree has maintained a lean for approximately 15 years, this observation alone does not account for the changing environmental conditions surrounding the tree.

Historic documentation confirms that:

- multiple surrounding Monterey Pines previously buffered the tree from wind exposure
- a large mature Monterey Pine directly in front of the residence was removed in 2017 for utility clearance

The loss of this canopy protection significantly altered wind loading dynamics, increasing stress on the subject tree.

When combined with:

- declining canopy vigor
- structural trunk defects
- decay detection findings
- increased storm damage

the cumulative evidence supports the conclusion that the tree now presents an elevated failure potential.

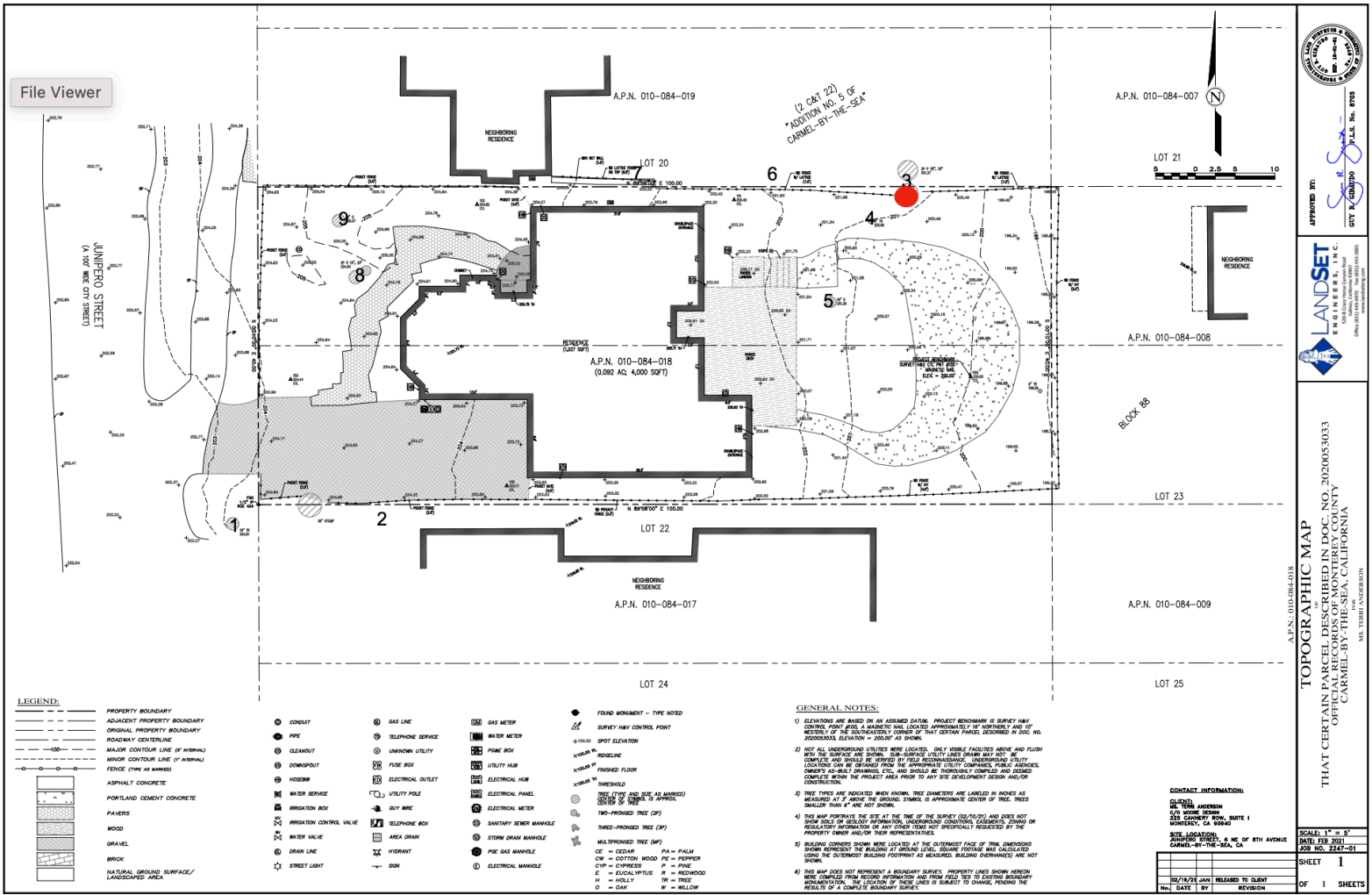
### **CONCLUSION**

The subject Monterey Pine exhibits multiple structural defects and biological indicators of decline, including trunk deformation, included bark, internal decay, and canopy imbalance. While the tree has historically maintained a lean, changes in surrounding canopy structure and increasing storm damage have significantly altered the tree's stability profile.

Based on the evidence documented during this Level III advanced assessment, the tree currently presents a High Risk of failure.

Removal is therefore recommended to reduce the potential for property damage and personal injury.

Location of subject tree.  
Map from City of Carmel-By-The-Sea F/B Staff report



File Viewer

**LEGEND:**

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	ORIGINAL PROPERTY BOUNDARY
	ROADWAY CENTERLINE
	MAJOR CONTOUR LINE (1' INTERVAL)
	MINOR CONTOUR LINE (1/2' INTERVAL)
	FENCE (TYPE AS MARKED)
	ASPHALT CONCRETE
	PORTLAND CEMENT CONCRETE
	PAVERS
	WOOD
	GRAVEL
	BRICK
	NATURAL GROUND SURFACE/ LANDSCAPED AREA

	CONDUIT		GAS LINE		ELECTRICAL METER		FOUND MONUMENT - TYPE NOTED
	Pipe		TELEPHONE SERVICE		WATER METER		SURVEY NAVY CONTROL POINT
	CLEARCUT		UNDERGROUND UTILITY		BURIED BOX		SPOT ELEVATION
	DRAINOUT		PIPE BOX		UTILITY HAB		ROCKLINE
	HOBSPIT		ELECTRICAL OUTLET		ELECTRICAL HAB		FINISHED FLOOR
	WATER SERVICE		UTILITY POLE		ELECTRICAL PANEL		THRESHOLD
	IRRIGATION BOX		SEW WIRE		ELECTRICAL METER		TREE (TYPE AND SIZE AS MARKED)
	IRRIGATION CONTROL VALVE		TELEPHONE BOX		SANITARY SEWER MANHOLE		TWO-PRONGED TREE (2P)
	WATER VALVE		AREA DRAIN		STORM DRAIN MANHOLE		THREE-PRONGED TREE (3P)
	DRAIN LINE		HYDRANT		Pipe Gas Manhole		MULTIPRONGED TREE (MP)
	STREET LIGHT		DRAIN		ELECTRICAL MANHOLE		CE = CEDAR

**GENERAL NOTES:**

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY NAVY CONTROL POINT #104. A BENCHMARK IS LOCATED APPROXIMATELY 18' NORTHERLY AND 10' WESTERLY OF THE QUARTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 20200653033. ELEVATION = 300.00' AS SHOWN.
- NOT ALL UNDERGROUND UTILITY LINES WERE LOCATED. ONLY EXPOSED FACILITIES ABOVE AND FLOWING WITH THE SURFACE AND DOWN-SLOPE SURFACE UTILITY LINES SHOWN MAY NOT BE COMPLETE AND SHOULD BE OBTAINED BY FIELD RECONNOISSANCE. UNDERGROUND UTILITY LINES SHOULD BE SHOWN FROM THE APPROXIMATE UTILITY SURFACE. THESE ADJACENT OWNERS AS-BUILT DRAWINGS, ETC. AND SHOULD BE INDIVIDUALLY COMPILED AND ASSESSED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIMENSIONS ARE LABELED IN FEET AS MEASURED AT 4' ABOVE THE GROUND. STAMBS ARE APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 4" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (02/19/21) AND DOES NOT SHOW SLOPE OR RELIEF INFORMATION. UNDERGROUND CONDITIONS (TUBES, CHIMNEY 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 THEM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT NORMAL LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING DIMENSIONS ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TEST TO EXISTING BOUNDARY ADJACENTMENT. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

**CONTACT INFORMATION:**  
CLIENT:  
MR. TIM ANDERSON  
C/O MOORE DESIM  
225 CARMEL RD., SUITE 1  
MONTEREY, CA 93940  
SITE LOCATION:  
JUMPER STREET, S.W. OF 8TH AVENUE  
CARMEL-BY-THE-SEA, CA  
SCALE: 1" = 5'  
DATE: FEB 2021  
JOB NO.: 2020-01

APN: 010-084-018

APPROVED BY: [Signature]

CITY OF CARMEL-BY-THE-SEA

LANDSET

TOPOGRAPHIC MAP

THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 20200653033 OFFICIAL RECORD COUNTY OF CARMEL-BY-THE-SEA, CALIFORNIA

DATE: 02/19/21

RELEASED TO CLIENT

REVISION

SHEET 1 OF 1 SHEETS



*The subject tree develops on the north property line approximately 10 feet north of the residence.*

*Two trunks are visible from Junipero Avenue, with both canopies extending above surrounding trees. Upon entering the property the subject tree was observed developing directly on the north property line, while a second trunk was located behind a fence running east to west*





*Inspection of the root collar south side revealed areas of compressed wood development, indicating long-term mechanical stress at the base of the trunk.*



*At the first bend, abnormal swelling and deformation are present.*

*This swelling is consistent with possibly an old infection of Western Gall Rust (*Endocronartium harknessii*) that likely occurred when the tree was young.*





*Poorly compartmentalized pruning wounds in pine species often serve as entry points for decay fungi, weakening structural wood over time*





*Evidence of current and historical storm damage was present throughout the canopy.*





2008

Jan 2008

Historic documentation confirms that:

- multiple surrounding Monterey Pines previously buffered the tree from wind exposure

- a large mature Monterey Pine directly in front of the residence was removed in 2017 for utility clearance



2017

Sep 2017

*Loss of surrounding canopy coupled with existing structural defects has likely accelerated the current decline and structural vulnerability observed today.*



2024

Sep 2024



*Subject tree viewed from neighboring property.*



*A circular root pattern confirmed that two independent trees are present, not a single bifurcated trunk as previously assumed.*

*No active insect galleries were observed, suggesting the resin production may be related to internal wood deterioration rather than insect activity.*



*To further investigate the condition of the trunk, resistance testing was performed at the location of heavy resin flow.*

Resistance results indicates beginning stages of decay with cavity between 1 & 3 inches.

## SYLVESTERY

Report created on March 9, 2026  
1 ID(s): SYLVESTERY



Location

Species

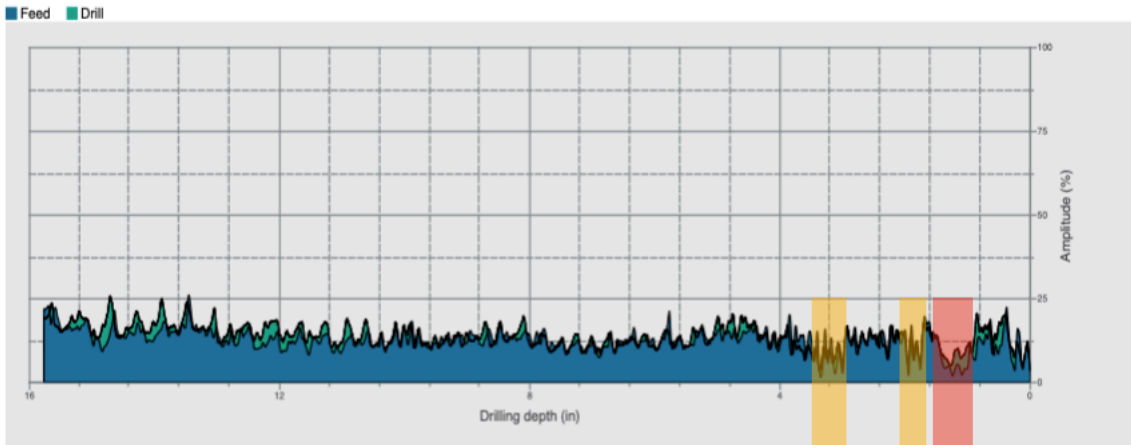
Modified  
March 9, 2026

Inspection of March 9, 2026

Measurement 1 at 11:37:57

ID: SYLVESTERY

Drilling Depth	Drilling Speed	Tilt	Diameter	Feed Speed	Needle State	Offset	Drilling Direction
15.78 in	2,500 rpm	0.0 °	0.00 in	19.69 in/min	---	79/317	

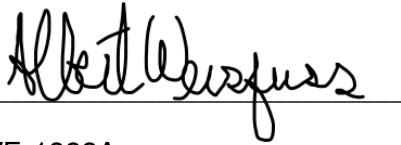


Yellow represents decay

Red represents cavity

Respectfully Submitted

Signature: \_\_\_\_\_



Albert Weisfuss

ISA Certified Arborist WE-1388A

ISA Tree Risk Assessor (TRAQ) Qualified

Monterey Bay Treeworks

Date: 3/9/26

#### CERTIFYING STATEMENT

I, Albert Weisfuss, certify that:

- I have personally inspected the tree(s) and site referenced in this report and have stated my findings accurately and to the best of my professional knowledge.
- I have no present or prospective interest in the subject property and no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own professional opinions.
- My compensation is not contingent upon the reporting of a predetermined conclusion, nor the attainment of a specific outcome.

#### DISCLOSURE / LIMITATIONS

This assessment is based on a visual ground inspection on the date noted. No excavation, climbing inspection, laboratory analysis, or diagnostic testing was performed unless stated. Trees are living organisms and may fail due to factors not visible or predictable. Risk can be reduced but not eliminated.



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

**April 9, 2026  
ORDERS OF BUSINESS**

**TO:** Forest and Beach Commission

**SUBMITTED BY:** Justin Ono, City Forester

**APPROVED BY:** Ken Wysocki, Public Works Director

**SUBJECT:** March 2026 Forester's Report

**RECOMMENDATION:**

Receive a presentation on the March 2026 Forester's Report

**BACKGROUND / SUMMARY:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. March Foresters Report for April 9 Mtg



# CITY OF CARMEL-BY-THE-SEA

## Monthly Report

### City Forester's Report

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

#### Forestry, Parks, and Beach Highlights:

##### Carmel Forest Master Plan (CFMP):

- Staff has sent draft to Dudek to review, their review is nearing completion and a meeting with the consultant is scheduled the week of April 6<sup>th</sup>.

##### Contractors:

- City contractor West Coast Arborists began a task order to grind 32 stumps and replant them immediately.
- Additionally, in March we assigned 5 large dead and hazardous trees for removal, which City contractor Tope's Tree Service will perform this month.
- Biological consultant Denise Duffy & Associates continues nesting bird surveys for upcoming task orders and Fuel mitigation work.

##### City Staff and Crews:

- City Forestry Crew removed 5 dead, dying, or invasive trees, planted 32 trees, and pruned 33 trees providing clearance for roads and stop signs, as well as maintaining tree health.
- City Tree Crew performed weed whacking in several areas around the city.
- City crew replaced broken irrigation valves in Vista Lobos Park.
- City crew continues to collect logs left by PG&E's recent work.

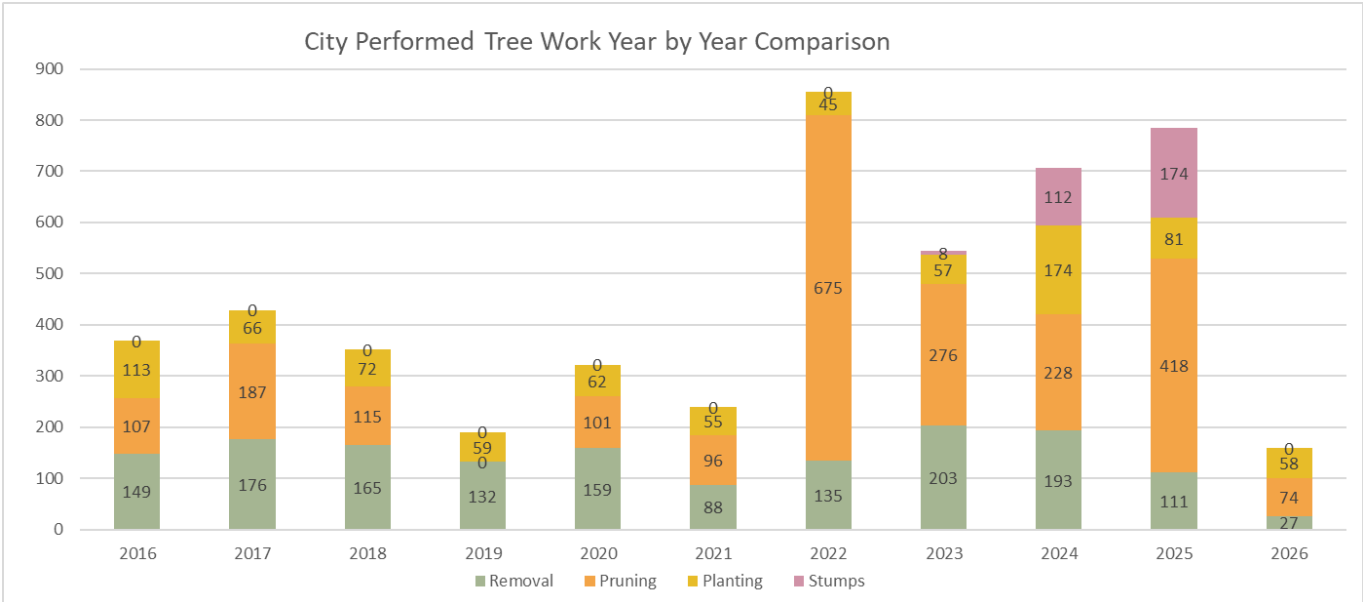
## Permit Information

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	31	20	7	12	20	7	13	13	16	0	2	29
April												
May												
June												
July												
August												
September												
October												
November												
December												
<b>2026 Totals</b>	<b>75</b>	<b>48</b>	<b>13</b>	<b>32</b>	<b>48</b>	<b>18</b>	<b>30</b>	<b>22</b>	<b>32</b>	<b>2</b>	<b>4</b>	<b>54</b>

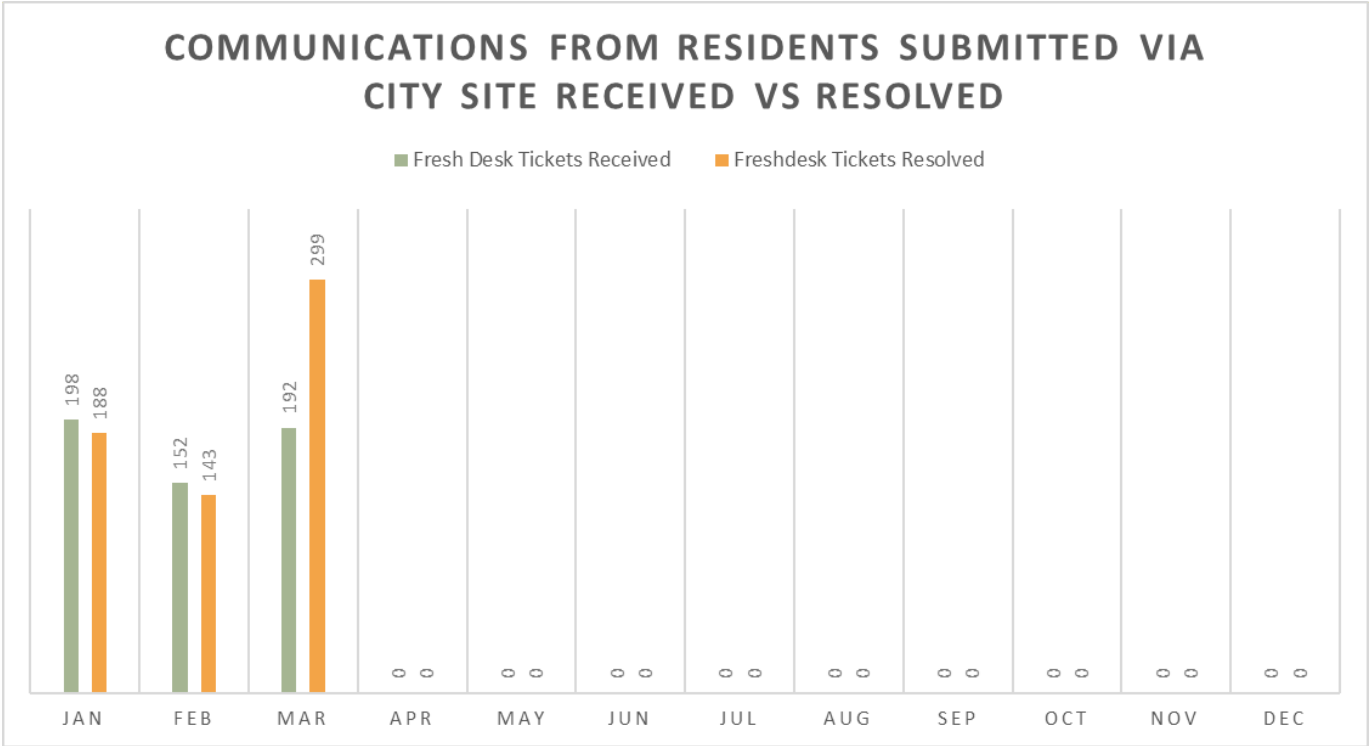
### Historic permitted removals and required planting

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	48	18	30	54	22	32	112.50%	75

# City Forestry, Parks, and Beach Activities



\*Calendar year to date, stumps include contractors and will be updated upon completion of task orders.



\*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 March 2026 Report

<b>TO:</b>	Honorable Mayor and City Council Members
<b>SUBMITTED BY:</b>	Ken Wysocki, Public Works Director
<b>SUBMITTED ON:</b>	March 2026

### Public Works Director

- Project Manager Position remains vacant. Will go out for another recruitment.
- Prepared a proposed 5yr Capital Improvement Plan for Council review.
- Earth Day/Arbor Day – Saturday, April 18<sup>th</sup>.

### Environmental Programs

- North Dunes Project:
  - Ice Plant Removal Ongoing: received quote of \$23k for 2.51 acres of ice plant removal;
    - City Council staff report being drafted to increase budget with contractor.
- Renewing 5-year Coastal Development Permit (CDP 16-315);
  - Working with consultant on Draft CDP for North Dunes Restoration.
  - Forest & Beach Commission review June 2026
  - Planning Commission review July 2026 and approval expected September 2026.
- Carmel Beach Sea Level Rise/Adaptation Project:
  - Integral (Consultant) working on finalizing the Adaptation Pathway Report per comments and feedback from Planning Commission and Forest & Beach Commission.
- Stormwater:
  - State Water Board conducted an audit at the end of January. Still waiting on a letter from the Water Board with the results.
- Waste Management:
  - CalRecycle will be conducting a physical audit April 6th. Staff has been preparing records for this audit.
  - Results from a recent customer survey showed that GreenWaste has a high rate of approval for waste services.
  - Regional Team (multi-agency) met to discuss franchise agreements/contracts.

### Facility Maintenance

- Janitorial Services RFP reviews completed: will bring to Council for approval in May.
- Installed A/C units at Vista Lobos, Public Works, and City Hall due to high temperatures.
- Fire Station: Internal painting completed.

### Street Maintenance

- Swept up sand at Del Mar (with track loader)
- Repaired erosion at 4<sup>th</sup> & Casanova.
- Painted street name signs throughout the town.

- Rebuilt guardrail at Mission & 2nd
- Hot Mix Work (improved berms):
  - Guadalupe between 5<sup>th</sup> & 6<sup>th</sup>
  - NE Lobos & 4<sup>th</sup>
  - Mission & 2<sup>nd</sup>
  - WS Lincoln, between 7<sup>th</sup> & 8<sup>th</sup>
  - 4<sup>th</sup> between Monte Verde & Carmelo

## **Project Management for the Capital Improvement Program**

### Shoreline:

- *CIP-Beach Stairs*: 100% design completed and approved.
  - Finishing up bid-documents, going out to bid in April.
- *CIP- 4<sup>th</sup> Ave Outfall*: Geotechnical investigation to begin April.
- *CIP- Sand Ramp*: Geotechnical investigation to begin April. Will rent a dozer to push sand up for temporary ramp when we get enough sand on the beach.
- **Priority - Emergency Repair of 11<sup>th</sup> Ave shoreline erosion**:
  - Tarped erosional area.
  - Engineer consultant developing design for Scenic Pathway design/repairs
  - Engineer consultant working 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 12<sup>th</sup>, 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-Sunset Center Painting Project*: Tentative to complete at the end of March.
- *CIP-Forest Theater Stage Repair Project*: Completed.
- *CIP-Sunset Center Yoga Reroof Project*: Expected project to start in April.
- *Other CIP Projects* –Delayed due to resource constraints.
  - Oversight and responding to CalAm and CAWD’s city projects
- *CIP-City Hall Shingles*: Moved to next Fiscal Year to do entire building for uniformity.

## **Forestry, Parks, and Beach**

- Refer to City Forester’s Report.