



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, September 10, 2026
2:30 PM**

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

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/86105775405>

Webinar ID: 861 0577 5405

Passcode: 028440

Join by phone: (253) 215-8782

HOW TO OFFER PUBLIC COMMENT

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

TOUR OF INSPECTION

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

Forest Hill Park BBQ Area - East side Mission Street north of 2nd Ave

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

- 1) Introduce new Public Works Director Yanni Demitri

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.

- 2) Approve the August 2026 Forest and Beach Commission Meeting Minutes

PUBLIC HEARINGS

ORDERS OF BUSINESS

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

- 3) Forest and Beach Commission Chair Nomination
- 4) North Dunes Habitat Restoration Project Year 10, 2025-2026
- 5) Discussion on the Removal or Mitigation of City-Owned Charcoal Barbecues in Public Parks
- 6) August 2026 Foresters Report

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

ADJOURNMENT

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



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

September 10, 2026
CONSENT AGENDA

TO: Forest and Beach Commission

SUBMITTED BY: Yvette Culver, Administrative Coordinator

APPROVED BY: Shari Carlet, MSCE, Acting Public Works Director

SUBJECT: Approve the August 2026 Forest and Beach Commission Meeting Minutes

RECOMMENDATION:

Approve the Meeting Minutes for the August 2026 Forest and Beach Commission Meeting

BACKGROUND / SUMMARY:

NA

FISCAL IMPACT:

None

ATTACHMENTS:

1. FB Meeting Minutes August 2026 meeting - FINAL -JO

FOREST AND BEACH COMMISSION

REGULAR MEETING

August 20, 2026

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Brezoczky, Michie, Ross, Rutta
ABSENT: None
STAFF PRESENT: Shari Carlet, Acting Public Works Director
Justin Ono, City Forester
Rene Aldama, Assistant City Forester
Mary Bilse, Environmental Manager
Yvette Culver, Commission Clerk

PLEDGE OF ALLEGIANCE

Chair Michie led the public in the Pledge of Allegiance

PUBLIC COMMENT

Cindy Lloyd

CONSENT AGENDA

- Approve the Meeting Minutes of July 9, 2026, meeting

Commissioner Ross moved to approve the Meeting Minutes for the July 9, 2026, seconded by Commissioner Rutta, and carried by the following roll call vote:

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

ORDERS OF BUSINESS

- Leadership Carmel Class of 2026 Project Demonstration

Receive a presentation on Leadership Carmel 2026 Class Project and answer questions of the Commission regarding the sound level of the instrument temporarily located at Forest Hill Park.

SPEAKERS

Cari Hill
Kathryn Brown
Michelle Amirkhanian
Christy Carico

PUBLIC COMMENT

Chris Campbell
Barry and Jeanne

FORESTERS REPORT

- Review the Monthly Foresters Report for July 2026

SPEAKERS

Justin Ono, City Forester

DIRECTORS REPORT

- Review the Public Works Monthly Directors Report for July 2026

SPEAKERS

Shari Carlet, Acting Public Works Director

PUBLIC COMMENT

None

FUTURE AGEND ITEMS

Beach Hardening
Camel Cares
Chair Nominations
BBQ removal for Forest Hill Park and Vista Lobos
EV Bikes at Mission Trail Park
North Dunes Annual Report

ADJOURNMENT

Respectfully submitted,

Yvette Culver, Commission Clerk

Approved by:

Tamara Michie, Chair



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

**September 10, 2026
ORDERS OF BUSINESS**

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Shari Carlet, MSCE, Acting Public Works Director

SUBJECT: Forest and Beach Commission Chair Nomination

RECOMMENDATION:

Staff recommends Commissioners nominate a chair and vice chair and vote on their elections

BACKGROUND / SUMMARY:

Per the Forest and beach Commission Rules and Procedures amended 11/9/23, the chair and vice chair will be selected through the following actions:

Officers

1. Selection

- a. A Chairman and Vice-Chairman shall be elected annually from among the Commission's membership at the beginning of the annual meeting to serve at the pleasure of the Commission. The annual meeting shall be scheduled for the same meeting at which any new, regular-term Commissioners are seated.
- b. The elections process commences with individual Commissioners nominating candidates until a motion is made, seconded and approved to close nominations. At the conclusion of any discussion, the roll is called alphabetically and each Commissioner votes for one of the nominated candidates until one is elected by simple majority. The newly elected or reelected Chairman takes the Chair's seat and repeats this process for the Vice Chairman.
- c. The Vice-Chairman shall succeed the Chairman if he/she vacated his/her office before his/her term is completed, the Vice-Chairman to serve the un-expired term of the

vacated office. A new Vice Chairman shall be elected at the next regular meeting.
d. In the absence of the Chairman and Vice-Chairman, any other member shall call the Commission to order, whereupon a Chairman shall be elected from the members present to preside.
e. The terms of office of the Chairman and Vice-Chairman shall not exceed two (2) consecutive terms.

ENVIRONMENTAL EVALUATION:

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

FISCAL IMPACT:

None at this time.

ATTACHMENTS:

None



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

September 10, 2026
ORDERS OF BUSINESS

TO: Forest and Beach Commission

SUBMITTED BY: Mary Bilse, Environmental Programs Manager

APPROVED BY: Shari Carlet, MSCE, Acting Public Works Director

SUBJECT: North Dunes Habitat Restoration Project Year 10, 2025-2026

RECOMMENDATION:

Receive a status update of the North Dunes Habitat Restoration Project (CDP 16-315) for Year 10, 2025-26

BACKGROUND / SUMMARY:

The North Dunes Habitat Restoration Project includes approximately eight acres of coastal sand dune habitat rising from Carmel Beach to approximately 100 feet in elevation. The North Dunes is bounded to the south by Ocean Avenue, to the east by San Antonio Avenue, and to the north by residential properties near Fourth Avenue. The North Dunes is the largest remaining area of dune habitat within the City and supports a diverse assemblage of native flora and fauna, including the federally and state listed Tidestrom's lupine (*Lupinus tidestromii*) and the California legless lizard (*Anniella pulchra*), a state species of special concern.

Due to the presence of sensitive dune habitat and special-status species, the North Dunes was designated as an Environmentally Sensitive Habitat Area (ESHA) under the City's Local Coastal Program/Land Use Plan and the California Coastal Act. Protection and restoration of the North Dunes is also identified in the City's General Plan and Shoreline Management Plan.

Implementation of habitat restoration began in early 2017 under Coastal Development Permit (CDP) 16-315 and the restoration prescriptions established in the North Dunes

& Del Mar Dunes Habitat Restoration Plan and the North Dunes Restoration Plan Summary. In August 2021, the Planning Commission approved a five-year extension of the CDP, extending the permit through 2026. The City is currently in the process of extending the CDP for an additional five-year term.

Restoration activities have included installation and maintenance of habitat protection fencing and signage, control of invasive non-native plant species, propagation and planting of native dune plant species, protection and management of special-status species, tree management and removal, and ongoing maintenance and monitoring.

Denise Duffy & Associates, Inc. (DD&A) has prepared the Year 10 Annual Monitoring Report for the North Dunes Restoration Project (**Attachment No. 1**). The report documents restoration and monitoring results for Fiscal Year 2025-26, summarizes maintenance and volunteer activities, evaluates progress toward the project's restoration success criteria, and provides recommendations for management during Year 11.

During Year 10, restoration maintenance continued through a combination of work by Native Solutions, volunteer groups, City staff, and the City's arborist contractor under DD&A's direction and oversight. Major activities included removal of approximately one-third acre of dense Sydney golden wattle (acacia), removal of iceplant and narrow-leaved iceplant, removal of eucalyptus debris and trash, and maintenance of existing symbolic fencing.

The City's arborist contractor removed approximately one-third acre of dense acacia thicket from the central and northern portions of the restoration area in May and June 2026. DD&A biologists conducted pre-work nesting surveys and monitored work occurring near Tidestrom's lupine occurrences to ensure that tree removal activities did not impact sensitive habitat or special-status plants. One standing dead coast live oak was also removed from the northeastern portion of the site.

The Carmel-by-the-Sea Garden Club conducted 10 volunteer work sessions during Year 10 and removed approximately 1,370 pounds of invasive non-native plant material and eucalyptus debris. City Public Works staff periodically removed and disposed of invasive plant material and trash collected by volunteers and maintenance crews.

No native plant installation occurred during Year 10.

Year 10 Monitoring Results

The Year 10 monitoring results demonstrate that the North Dunes continues to support a well-established and diverse native dune plant community. DD&A monitored 18 permanent vegetation transects during April 2026. Average native plant cover was approximately 54 percent, exceeding the project's success criterion of at least 50 percent native plant cover. Native plant cover has remained relatively consistent over the past three years, ranging from 54 to 56 percent.

Average non-native plant cover was approximately 10 percent, meeting the project's success criterion of no more than 10 percent cover. Although most of the restoration area has very low non-native plant cover, several areas in the northern portion of the site continue to contain established patches of iceplant, acacia, and albizia. Focused removal of these species during Year 10 reduced the extent of these invasive plants, but additional control will be necessary.

The site supported 43 native plant species, exceeding the success criterion of at least 30 native species. DD&A documented 18 non-native plant species, an improvement from the 21 species documented during Years 8 and 9, but still above the success criterion of 15 or fewer species. Blue gum eucalyptus (*Eucalyptus globulus*) was added to the non-native species list during Year 10 after several saplings were observed near the Fourth Avenue gully. DD&A recommends removal of these saplings and continued control of invasive non-native species.

The Year 10 census documented 339 Tidestrom's lupine individuals across the four known natural occurrences. The population included 96 seedlings, 91 juvenile plants, and 152 mature reproductive plants.

The Tidestrom's lupine population remains below the project's success criterion of 1,000 individuals distributed among at least 10 locations. The population has declined from 583 individuals in Year 8 and 472 individuals in Year 9 to 339 individuals in Year 10. DD&A notes that weather conditions during the 2025-26 growing season, including abundant rainfall early in the season followed by approximately 30 days without measurable precipitation in March and a period of elevated temperatures, may have contributed to reduced seedling survival. The longer-term decline in the population may also be influenced by reduced seed production, herbivory, trampling, and climate-related effects.

Despite the recent decline in total individuals, the number of mature reproductive plants has increased slightly over the past three years, and the species remains present at all four known natural occurrences. DD&A reports that restoration activities have improved habitat conditions for Tidestrom's lupine and that the longer-term population trend remains positive. Continued protection of existing occurrences, control of adjacent invasive plants, and reduction of trampling are important to the persistence of the species at North Dunes.

No California legless lizards were observed during Year 10. DD&A reports that habitat conditions for the species within the restored areas remain excellent, with reduced invasive plant cover and increased areas of loose sand, native shrubs, particularly mock heather (*Ericameria ericoides*), and a well-developed debris layer. Although no observations have been reported since Year 5, the improved habitat conditions are considered beneficial to the species and its food sources.

Year 11 Recommendations

Based on Year 10 monitoring and maintenance inspections, DD&A recommends

continued restoration and maintenance activities during Fiscal Year 2026-27. Recommended activities include targeted removal of remaining iceplant, narrow-leaved iceplant, acacia, and albizia in the northern portion of the site, with priority given to areas near Tidestrom's lupine occurrences. Tree removal within 50 feet of Tidestrom's lupine occurrences should be monitored by a biologist, and nesting bird surveys should be conducted before tree removal during the avian nesting season.

DD&A also recommends repairing and maintaining fencing around the Tidestrom's lupine occurrence near the boardwalk and installing additional "Dune Restoration – No Entry" or similar signage to reduce trespassing and trampling. Additional recommendations include continued monthly control of annual weeds, year-round control of perennial weeds, monitoring of areas where invasive species have recently been removed, and installation of appropriate native dune species in open areas created through focused invasive plant removal.

DD&A further recommends continued support of the volunteer program and at least six maintenance inspections during Year 11 to identify and address damaged fencing, boardwalk hazards, signage, and other site infrastructure.

Overall, the Year 10 monitoring results indicate that North Dunes continues to function as a high-quality restored native dune habitat. The project has achieved successful criteria for native plant cover and native species richness and has substantially reduced invasive plant cover and species richness from pre-restoration conditions. However, continued management is necessary to control remaining invasive species, protect Tidestrom's lupine from trampling and habitat degradation, and maintain the restoration gains achieved to date.

At the Forest and Beach Commission meeting, John Wandke with Denise Duffy & Associates will provide a presentation summarizing the Year 10 restoration, maintenance, volunteering, and monitoring activities, the project's progress toward its established success criteria, and the recommended management activities for Year 11.

FISCAL IMPACT:

ATTACHMENTS:

1. Carmel North Dunes Annual Monitoring Report Year 10, 2025-2026

North Dunes Restoration Project Annual Monitoring Report

Year 10 2025-26



August 24, 2026

Prepared for:
City of Carmel-by-the-Sea

Prepared By:



Denise Duffy & Associates, Inc.
Contact: John Wandke
947 Cass Street, Suite 5
Monterey, CA 93940

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APPENDICES

Appendix A – Completed Tasks Under CDP 16-315 and 16-316
Appendix B – Summary of Restoration Tasks & Volunteer/Stewardship Labor Year 6 – Year 10
Appendix C – Plants Installed 2017 – 2026
Appendix D – Year 10 Absolute Percent Cover Transect Summary
Appendix E – Native and Non-native Plant Species List

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1 Introduction

Denise Duffy & Associates (DD&A) has prepared this Year 10 Annual Monitoring Report for the North Dunes Restoration Project. This report documents restoration and monitoring results from fiscal year (FY) 25/26 (Year 10), summarizes maintenance and volunteer activities, and provides recommendations for management during the coming year.

The North Dunes is an approximately eight-acre area of coastal sand dunes situated on the coastal bluff along Carmel Beach, within the City of Carmel-by-the-Sea (City) (**Figure 1**). The North Dunes is the largest remaining area of dune habitat within the City (Ferreira, 2009) and supports both common and protected flora and fauna within the central dune scrub plant community. Protected species include the federally and state endangered Tidestrom's lupine (*Lupinus tidestromii*) and California legless lizard (*Anniella pulchra*), a state species of special concern. Due to the presence of dune habitat and protected species within the Coastal Zone, the site was designated as an Environmentally Sensitive Habitat Area (ESHA) by the City under the Local Coastal Program/Land Use Plan (CDP/LUP) and the California Coastal Act of 1976. In addition, protection and restoration of North Dunes is identified in several guiding City documents including the 1990 *General Plan* and the 2003 *Shoreline Management Plan*. Therefore, the City performs habitat restoration and enhancement activities at the site to restore and protect the sensitive dune habitat and its special status species while simultaneously providing opportunities for public access and education.

Implementation of dune habitat restoration was initiated in early 2017 under Coastal Development Permit (CDP) 16-315 and the restoration prescriptions set forth in the *North Dunes & Del Mar Dunes Habitat Restoration Plan* (Restoration Plan; Ferreira, 2009) and the *North Dunes Restoration Plan Summary* (Restoration Plan Summary; Native Solutions, 2016). The term of the CDP was subsequently extended for an additional five years in August 2021 under CDP 16-316 until August 2026. The City is currently in the process of extending the CDP for another five-year term.

Completed restoration activities have included installation of habitat protection fencing, signage, control of invasive non-native plant species, propagation and planting of native dune plant species, protection and management of endangered species, tree management/removal, and ongoing maintenance activities. Annual monitoring of restoration progress, the composition and coverage of native and non-native vegetation, the Tidestrom's lupine population, and compliance with success criteria set forth in the Restoration Plan Summary has also been performed and documented in annual reports. Restoration implementation by City consultants, contractors, hard-working volunteer groups, and City staff has transformed the site into a superb example of restored and self-sustaining dune habitat that meets the biological and visitor-serving goals of the Restoration Plan.



Project Location Map

City of Carmel
North Dunes Restoration Project



Denise Duffy and Associates, Inc.

Planning and Environmental Consulting

Date
8-2026

Scale
1:63,360

Figure
1

0 0.5 1 Miles



2 Completed Restoration Tasks

Similar to previous years, maintenance within the North Dunes restoration areas during Year 10 was coordinated and performed by Native Solutions and a variety of volunteer groups as well as the City and its landscape and/or arborist contractor(s). Native Solutions and volunteer groups focused on manual removal of invasive non-native plants, removal of eucalyptus debris, and trash removal. Removal of extensive areas of Sydney golden wattle (acacia; *Acacia longifolia*) within restoration areas was performed by the City's arborist contractor under DD&A's supervision. The City's contractor also hand removed iceplant (*Carpobrotus* sp.) and narrow-leaf iceplant (*Conicosia pugioniformis*) as directed by DD&A. City Public Works staff performed periodic trash removal and removal and disposal of invasive non-native plants stockpiled by Native Solutions and the volunteer groups. The following subsections provide a brief background and an update on maintenance tasks performed during Year 10. In addition, **Appendix A** provides a cumulative summary of restoration tasks completed to date and **Appendix B** provides details on contractor and volunteer labor completed during Year 10.

2.1 Fencing

Between 2016 and 2021, City Public Works staff installed various segments of symbolic guideline fencing to protect restoration areas and endangered plants from trampling and to define walking routes through the North Dunes for public access. Fencing was maintained as needed during Year 6 and Year 7. During April 2024 of Year 8, approximately 642 linear feet of metal post and cable guideline fencing ("symbolic fencing") was replaced with wooden split rail fencing along San Antonio Avenue and the Del Mar parking area along Ocean Avenue. No additional fencing was installed during Year 10, although the City maintained the existing fence as necessary. During June 2026, DD&A notified the City that an approximately 150-ft section of symbolic fencing in the vicinity of the wooden boardwalk that connects the 4th Avenue access point with the beach needs to be repaired to reduce trampling impacts on the adjacent Tidestrom's lupine occurrence.

2.2 Tree Removal and Pruning

Selective removal of up to 17 Monterey cypress (*Hesperocyparis macrocarpa*) and 4 Monterey pine (*Pinus radiata*) in support of dune restoration is authorized by the CDP and was completed in FY18/19 (Year 3). During Year 10, one standing dead coast live oak (*Quercus agrifolia*) was removed from the northeast portion of the site, approximately 200 feet northwest from the intersection of Ocean Avenue and San Antonio Avenue. The CDP also authorizes trimming of acacia along the foredune bluff to a height of six feet; however, no acacia trimming along the bluff was performed during Year 10. Acacia trimming along the bluff is differentiated from acacia removal within the dunes, which is discussed in **Section 2.3** below.

2.3 Acacia Removal

Approximately 1/3-acre of dense acacia thicket was removed from the central and northern portion of the restoration area by the City's arborist contractor between the week of May 25 and June 8, 2026. Several days prior to initiating the acacia removal work, DD&A biologists surveyed the work area for any active avian or raptor nests. No active nests were observed within or adjacent to the acacia removal areas and the work was authorized to proceed. In addition, DD&A biologists trained the work crew and monitored tree removal work occurring within 50 feet of Tidestrom's

lupine occurrences. DD&A monitors ensured that the tree removal crew did not walk, operate any mobile equipment or haul tree trimmings through Tidestrom's lupine habitat and that the work did not impact any sensitive habitat areas or special status plants.

The dense groves of acacia were cut with chainsaws close to ground level and cut material was transported to a chipper staged on San Antonio Avenue. Tree trimmings were transported with a track-mounted loader that was operated along sand pathways outside of sensitive dune habitat. No subsurface work or removal of root wads was performed. The arborist consultant did not have the necessary license to apply herbicide to the cut stumps, which will be necessary in the near term to prevent regrowth.

2.4 Invasive Non-native Plant Removal

During Year 10, control of invasive non-native plants continued throughout most portions of the restoration area. During the week of May 18, 2026, the City's arborist contractor hand removed narrow-leaved iceplant and iceplant from an area adjacent to the Del Mar parking lot near transect #10, several patches adjacent to the NatE Tidestrom's lupine occurrence, and several patches adjacent to the NatW Tidestrom's lupine occurrence. Iceplant was stockpiled temporarily and off hauled by City Public Works Staff for proper disposal. The exact volume and weight of iceplant is unknown but is estimated to be approximately 20 cubic yards (cy).

Volunteers with the Carmel-by-the-Sea Garden Club participated in 10 work sessions and removed approximately 1,670 pounds (lbs) of invasive non-native plants including primarily iceplant, narrow-leaved iceplant, ripgut brome (*Bromus diandrus*), panic veldt grass (*Ehrharta erecta*) and eucalyptus debris (**Appendix B**). Removed non-native plant material was bagged and staged for off haul and disposal by public works staff.

2.5 Plant Installation

No plant installation occurred during Year 10. A cumulative list of native plants installed to date at North Dunes is provided as **Appendix C**.

3 Restoration Plan Success Criteria

Success criteria designed to measure restoration performance against project goals are defined in the Restoration Plan. The initial success criteria were subsequently analyzed and refined as described in the Restoration Plan Summary. Although Year 5 of the maintenance and monitoring period was reached in FY 2020/21 and most, but not all success criteria were met, progress towards meeting each success criterion is continually monitored on an annual basis to track changes at the site and to continue monitoring the parameters that have not met their respective success criteria. The project goal and objectives from the Restoration Plan and the refined success criteria derived from the Restoration Plan Summary are as follows:

Goal: Recreate a self-sustaining native dune habitat with thriving populations of special status species, while providing safe visitor access and enjoyment of the dunes.

Objectives: Eliminate all aggressive non-native species, restore the native dune scrub, expand the population of Tidestrom's lupine, and the quantity and quality of

available habitat for Black (California) legless lizards, establish a trail system to provide safe visitor access without compromising the health of the dune habitat, and provide interpretation of the North Dunes, Del Mar Dunes, and Carmel Beach to enhance the visitor experience and knowledge of the Carmel dunes.

Success Criteria 1: Average native plant cover is 50% within five years.

Success Criteria 2: The number of native dune species in the project area is restored to a minimum of 30 species within five years.

Success Criteria 3: Average cover of aggressive non-native species shall be reduced to no more than 10% cover within five years.

Success Criteria 4: The number of non-native species shall be reduced by at least half from 30 species to ≤ 15 species.

Success Criteria 5: The population of Tidestrom's lupine shall total 1,000+ individuals, with at least ten locations scattered throughout the North Dunes, each supporting a minimum of 100 plants.

4 Monitoring Methods

DD&A biologists performed periodic qualitative maintenance inspections as well as the annual spring quantitative monitoring of vegetation cover, species richness, and the census of Tidestrom's lupine during Year 10.

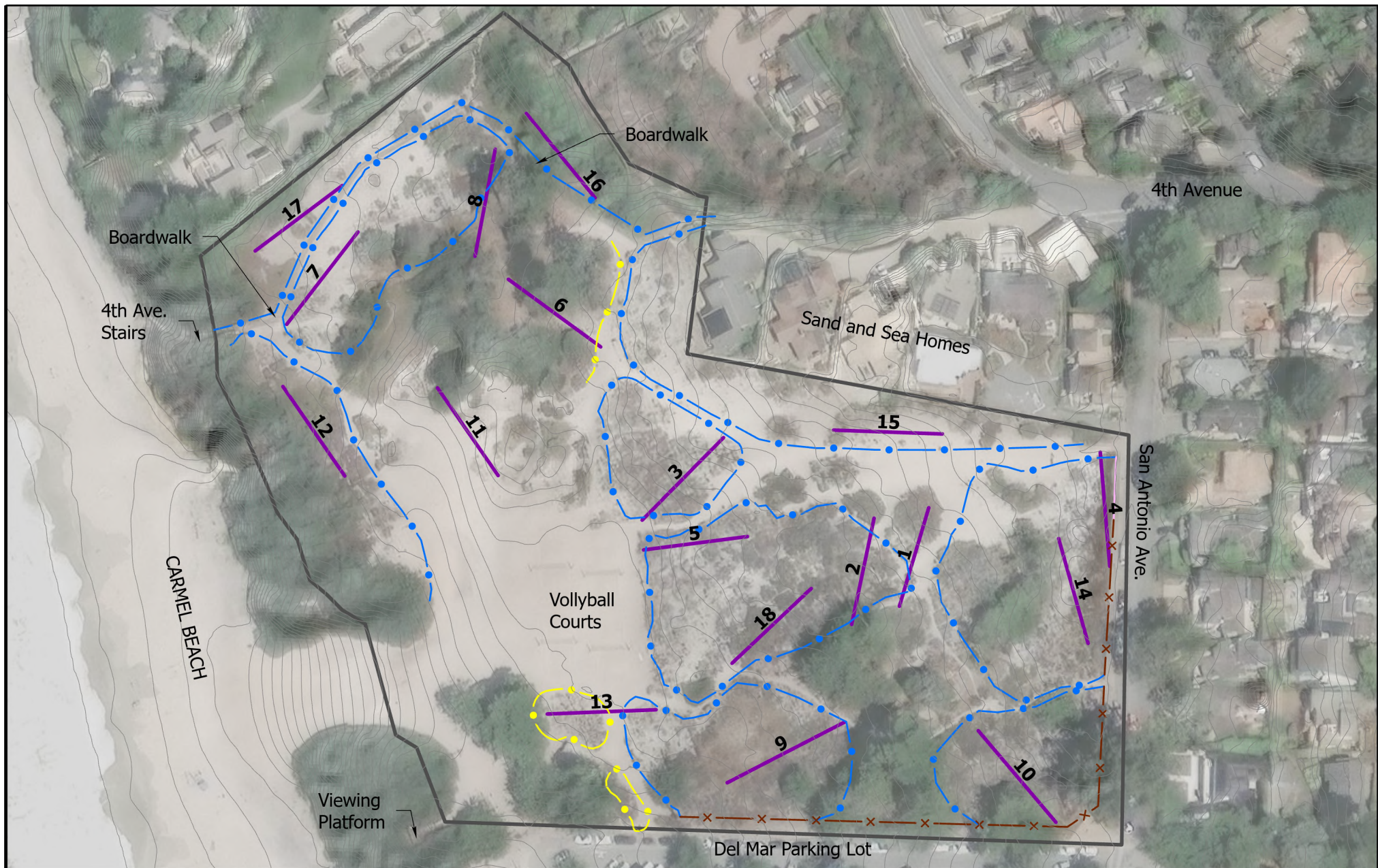
4.1 Maintenance Inspections

DD&A performed periodic maintenance inspections throughout the North Dunes and identified problematic areas of non-native invasive plants, fence posts and cabling in need of repair, areas impacted by foot traffic, dead trees suitable for removal, and areas in need of additional informational signage. DD&A communicated observations gathered during these inspections to the City, which prompted the City to take corrective action and schedule removal of acacia, narrow-leaved iceplant and iceplant, and repair portions of the symbolic fence.

4.2 Vegetation Cover Monitoring

DD&A performed monitoring of 18, 100-foot-long permanent line intercept transects during April 2026 (**Figure 2**). Monitoring was performed during peak vegetative growth and flowering of many species to capture both annual and perennial species and allow identification to a species level. The annual monitoring event was performed approximately one month earlier than the previous several years due to weather patterns in 2025 and 2026 that caused many species to bloom earlier in the spring.

At each transect location, a 100-foot tape was stretched between the two endpoints. The length of each plant species (native, non-native), dried debris (native plant debris, non-native plant debris), or sand (clean sand, "dirty" sand mixed with non-native debris) intersecting the tape when viewed from directly above was recorded. All above-ground portions of the plant intersecting the tape were recorded, dead or alive. In locations where vegetation is multilayered (e.g., a low-growing



Fencing

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

- Topography
- Project Boundary
- Transects (Number)



0 60 120 Ft

North Dunes Site Plan

City of Carmel
North Dunes Restoration Project



Denise Duffy and Associates, Inc.
Planning and Environmental Consulting

Date
8-2026

Scale
1 in = 120 ft

Figure
2

herbaceous species beneath a woody shrub), the length of both species/layers was recorded. Therefore, it is possible to have more than 100 percent cover. Absolute percent cover is calculated for each species by dividing the total length measured by 100. The sum of percent cover for each native or non-native species is the absolute vegetation cover result for that transect. Mean absolute cover for the site is calculated by averaging the result of all 18 transects.

Monthly rainfall data, which is useful when interpreting annual variation in plant cover and fluctuation of the Tidestrom's lupine population, was acquired from the California Irrigation Management Information System (CIMIS) weather station #210 located 2.8 miles east-southeast of North Dunes. Local rainfall data from prior years was provided by Diana Fish of Carmel-by-the-Sea Garden Club from observations at her property located approximately 2.4 miles south-southeast of North Dunes.

4.3 Species Richness

Species richness is the total number of species present at a given site or within a sampling area. A running list of native and non-native species at North Dunes has been maintained by Native Solutions since initial restoration. This list was updated by DD&A based on site observations and the transect monitoring results during Year 10.

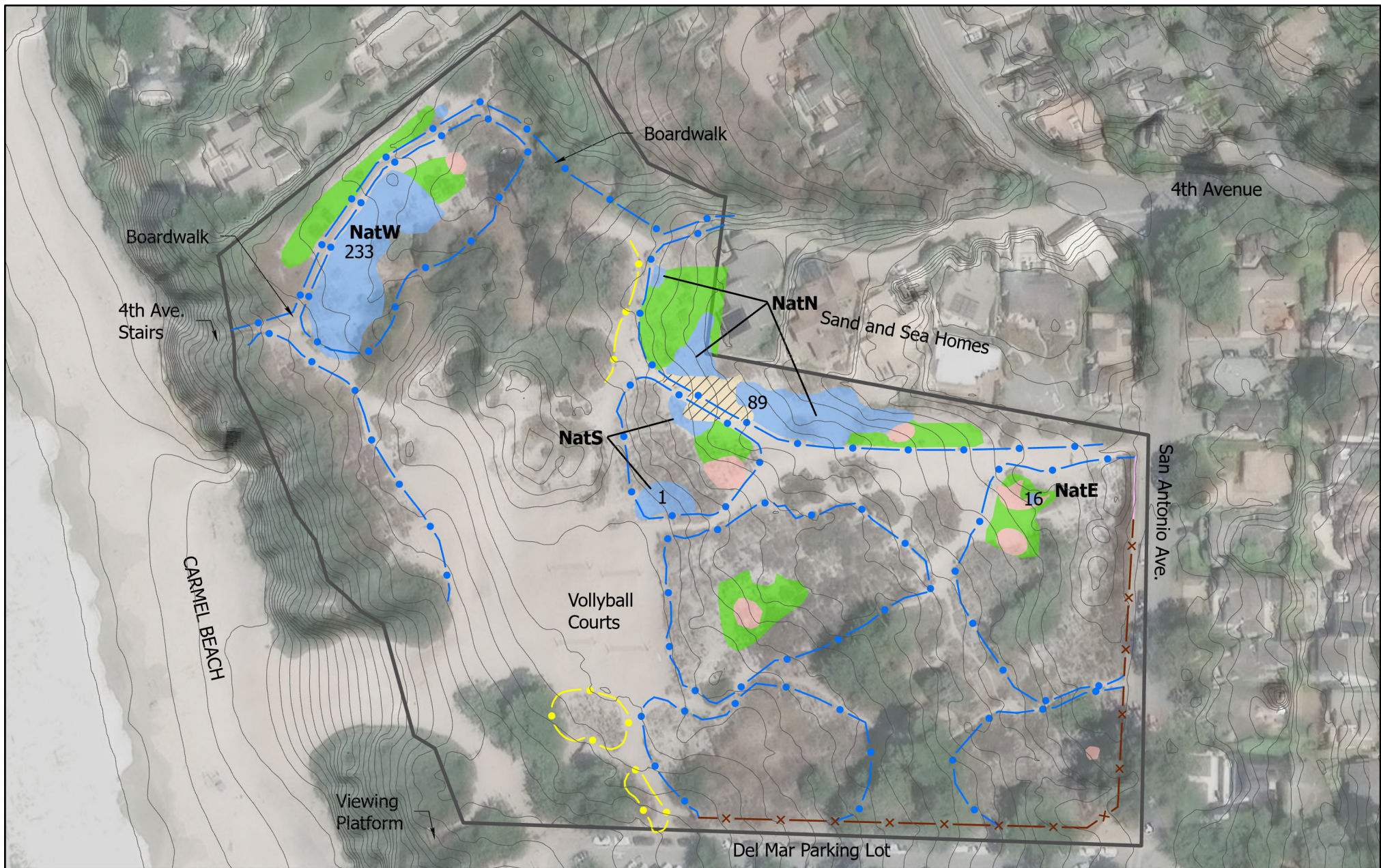
4.4 Tidestrom's Lupine Census

Previous annual monitoring reports prepared by Native Solutions identified four distinct natural occurrences of Tidestrom's lupine at North Dunes. These are referred to as NatW, NatN, NatE, and NatS (**Figure 3**). NatW is the largest occurrence of Tidestrom's lupine at North Dunes and is located adjacent to the wooden boardwalk that meanders through the northern section of the site. Although the population has fluctuated at NatW, over 1,000 plants have been observed in the past at this location. NatN is the second largest occurrence and is located immediately downslope from the Sand and Sea area of residential homes that are adjacent to San Antonio Avenue. NatN also contains hybrids between Tidestrom's lupine and Chamisso bush lupine (*Lupinus chamissonis*). NatE is located on an open dune slope, near the northwest San Antonio entrance to the site and NatS is located on a relatively densely vegetated south-facing dune slope immediately south of NatN, immediately east of the beach volleyball courts.

A complete census of Tidestrom's lupine was performed by DD&A scientists John Wandke and Rikki Lougee on April 14, 2026, at all known natural occurrences and other areas of suitable habitat at North Dunes. At the time of the survey, most mature Tidestrom's lupine plants were either in bloom or fruit. Each individual Tidestrom's lupine plant was counted and grouped into size classes of <4-inch diameter (seedling), 4 – 8-inch diameter (juvenile, non-reproductive), and >8-inch diameter (mature, reproductive). Colored pin flags were temporarily placed at each plant during the census to ensure an accurate count. In addition, dead Tidestrom's lupine plants were counted, as well as suspected hybrids with Chamisso bush lupine.

4.5 Legless Lizard

The California legless lizard is known to occur at North Dunes and improvement of habitat conditions for this species is one of the goals of restoration, as described in the Restoration Plan and the Restoration Plan Summary. There is not a specific quantitative success criterion associated



Project Boundary

Fencing

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

Topography

Tidestrom's lupine (2026 Count Data)

- LUTI Naturally Occurring
- Transplant
- Hybrid
- Suitable



0 50 100 Feet

Tidestrom's Lupine Occurrences

City of Carmel
North Dunes Restoration Project



Denise Duffy and Associates, Inc.
Planning and Environmental Consulting

Date
8-2026

Scale
1 in = 120 ft

Figure
3

with this species, but detections of legless lizards are documented whenever they occur. Legless lizards spend most of their time beneath the sand and are often unearthed accidentally when performing habitat restoration activities such as planting or weed removal.

5 Results

5.1 Native and Non-Native Vegetation Cover

Year 10 annual monitoring of the 18 fixed line intercept transects found that native and non-native vegetation cover has not changed substantially over the past year. Average absolute native cover was measured at 54% during Year 10, which is a 2% decrease from the previous year, but exceeds the 50% success criterion. Average absolute non-native cover was measured at 10%, narrowly achieving the success criterion of $\leq 10\%$. Average native and non-native cover and rainfall totals are summarized in **Table 1** and **Figure 4**. A more detailed summary of transect results from Year 10 is provided as **Appendix D**.

Table 1. Average Percent Absolute Native and Non-Native Cover

Restoration Year	Fiscal Year	Percent Native Cover	Percent Non-native Cover	Annual Rainfall (Inches)
Success Criteria	--	$\geq 50\%$	$\leq 10\%$	--
Year 1	2016-2017	47%	23%	22
Year 2	2017-2018	51%	14%	12
Year 3	2018-2019	59%	45%	25
Year 4	2019-2020	68%	29%	23
Year 5	2020-2021	69%	10%	9
Year 6	2021-2022	77%	9%	18
Year 7	2022-2023	--	--	31
Year 8	2023-2024	54%	16%	22.9*
Year 9	2024-2025	56%	9%	13.2
Year 10	2025-2026	54%	10%	21.6*

Notes:

-- No data

Annual rainfall based on Water Year (i.e., October 1 – September 30)

* Rainfall through May 31

Boldface font indicates success criterion achieved

2016 - 2022 Rainfall data courtesy of Diana Fish

2023 - 2026 Rainfall data from CIMIS Station 210

12 transects surveyed Year 1. 18 transects surveyed Years 2-6 and 8 onward

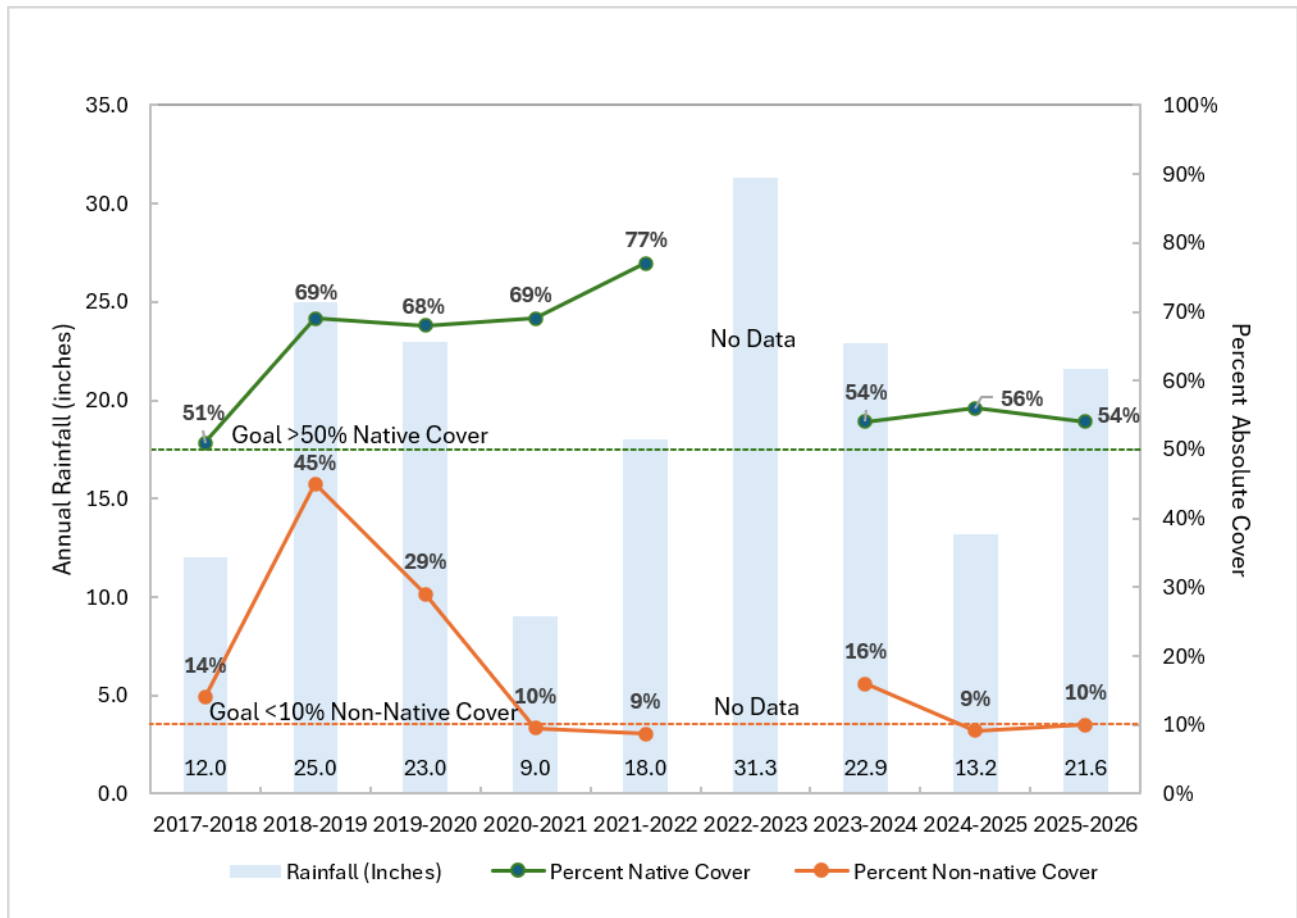


Figure 4. Average Native & Non-Native Plant Cover (18 Transects)

5.2 Species Richness – Native and Non-Native Plants

Native Plant Species

Prior to restoration of North Dunes, species richness was recorded as 22 native species (Ferreira, 2009). Site observations collected by DD&A during periodic inspections and the Year 10 spring annual monitoring event verified the native species reported previously for a total of 43 native species, which exceeds the success criterion of ≥ 30 native species (**Appendix E**).

Non-Native Plant Species

Non-native plants documented by Ferreria (2009) prior to restoration implementation included a total of 30 species. Previous monitoring reports documented the presence of 11 highly invasive non-native plant species. During Year 10, DD&A observed a total of 18 non-native plant species, which does not meet the success criterion of ≤ 15 non-native species. Blue gum eucalyptus (*Eucalyptus globulus*) was added to the list during Year 10 because several saplings were observed in the 4th Avenue gully east of the boardwalk (**Appendix E**). Although some existing large eucalyptus trees are tolerated in the City, new saplings should be removed from the restoration area.

Table 2. Species Richness - Native and Non-Native Plants

Restoration Year	Fiscal Year	Number of Native Species	Number of Non-Native Species
Success Criteria		≥30	≤15
Year 6	2021-2022	38	19
Year 7	2022-2023	--	--
Year 8	2023-2024	43	21
Year 9	2024-2025	43	21
Year 10	2025-2026	43	18

Notes:

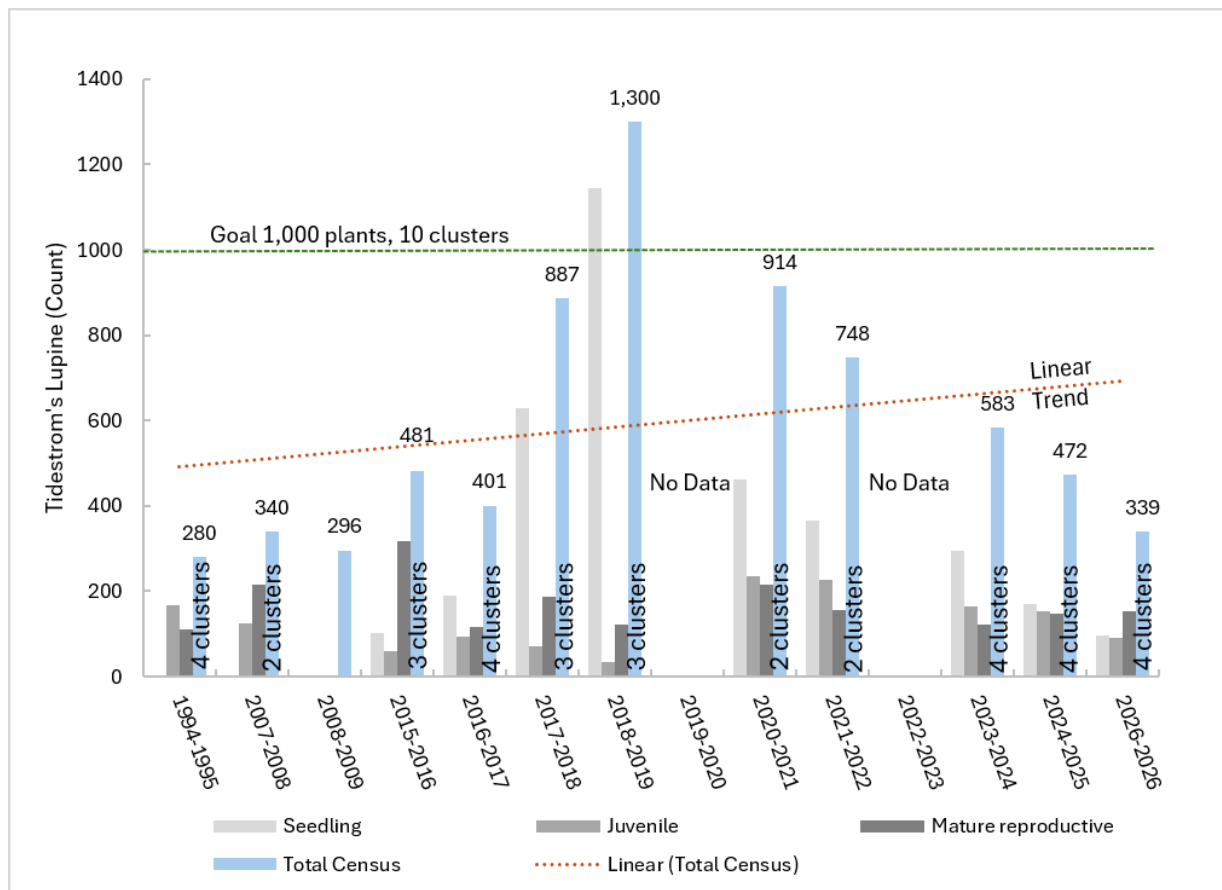
-- No data

Species richness data from Year 1 – 5 not available to DD&A at the time of this report

Boldface font indicates success criteria achieved

5.3 Tidestrom's Lupine

DD&A counted a total of 339 Tidestrom's lupine individuals on April 14, 2026 (**Table 3**). **Figure 5** depicts the historical and current Tidestrom's count data and the overall linear trend. Tidestrom's

**Figure 5. Tidestrom's Lupine Census**

lupine was present at all four known occurrences with 233 plants at NatW, 89 at NatN, one at NatS, and 16 at NatE (**Figure 3**). A total of ten likely hybrid plants were counted at NatN and excluded from the census. The timing of the Tidestrom's lupine census coincided with end of the peak bloom, as approximately half of the mature plants were in flower, and half had already started to produce fruit. DD&A did not observe any recently senesced mature Tidestrom's lupine plants at any of the occurrences.

Table 3. Number of Tidestrom's Lupine

Restoration Year	Fiscal Year	Seedling <4 in	Juvenile 4-8 in	Mature reproductive >8 in	Total individuals	Number of clusters	Source
Success Criteria					1,000	10	
N/A	1994-1995	0	168	112	280	4	Jones & Stokes
N/A	2007-2008	0	124	216	340	2	Jean Ferreira
N/A	2008-2009	--	--	--	296	--	Jean Ferreira
N/A	2015-2016	103	60	318	481	3	JD-Canepa
Year 1	2016-2017	190	95	116	401	4	JD-Canepa
Year 2	2017-2018	629	72	186	887	3	JD-Canepa
Year 3	2018-2019	1,146	33	121	1,300	1 of 3 clusters counted	JD-Canepa
Year 4	2019-2020	<i>No budget for surveys</i>			--	2	JD-Canepa
Year 5	2020-2021	463	235	216	914	2	JD-Canepa Laura Overett
Year 6	2021-2022	365	228	155	748	2	JD-Canepa
Year 7	2022-2023	<i>Surveys not performed</i>			--	2	JD-Canepa
Year 8	2023-2024	296	164	123	583	4	DD&A
Year 9	2024-2025	170	153	149	472	4	DD&A
Year 10	2025-2026	96	91	152	339	4	DD&A

Notes:

-- No data

Boldface font indicates success criteria achieved

5.4 Legless Lizard Observations

No California legless lizard observations were reported to DD&A during Year 10. As noted in previous reports, habitat conditions for this species in the restored habitats are excellent, due to the reduced coverage of invasive non-native plant species and the increase in their preferred habitat conditions of loose sand with native shrubs, especially mock heather (*Ericameria ericoides*), and a well-developed debris layer. The improved habitat conditions are also likely beneficial for their food sources, which consist of a variety of larval insects, beetles, termites, and spiders. California legless lizards were observed more frequently during the earlier stages of the project when more widespread manual weed control and fence installation was occurring as a part of initial restoration (Native Solutions, 2022). California legless lizard observations are summarized in **Table 4**.

Table 4. California Legless Lizard Occurrences

Restoration Year	Fiscal Year	Relocated within 5m	Remained in place	Total Occurrences
Year 1	2016-2017	7	14	21
Year 2	2017-2018	2	6	8
Year 3	2018-2019	0	5	5
Year 4	2019-2020	1	2	3
Year 5	2020-2021	0	3	3
Year 6	2021-2022	0	0	0
Year 7	2022-2023	0	0	0
Year 8	2023-2024	0	0	0
Year 9	2024-2025	0	0	0
Year 10	2025-2026	0	0	0
Total		10	30	40

6 Discussion

Vegetation Cover

Average absolute native plant cover has remained relatively consistent over the past three years with values between 54% and 56%, exceeding the success criterion of $\geq 50\%$. Although cover of native dune vegetation varies between different sites due to a variety of abiotic factors, the mean native cover observed at North Dunes is consistent with other restoration sites along the Monterey County coast. For example, native dune vegetation after ten years of restoration at the Point Piños Lighthouse Reservation in Pacific Grove was 48% (Rana Creek Habitat Restoration, 2015), native cover in the mid-dune areas of Salinas River State Beach was measured at 32% after four years of restoration (Central Coast Wetlands Group, 2019) and recent 2026 surveys by DD&A at Monterey State Beach found average native cover of 45%. Native vegetation at North Dunes is well-established with a diverse assemblage of species and evidence of seed production, seedling recruitment and growth. Native vegetation cover is expected to remain relatively consistent as long as stressors such as invasive non-native plants and human trespass/trampling remain under control.

Average non-native cover was similar to the previous year and was estimated at 10%, barely achieving the success criterion of $\leq 10\%$. Most of the restoration area has very low non-native cover due to the regular maintenance activities performed by volunteers, especially in the southern portion of the site.

The average non-native cover results are skewed high due to several areas in the northern portion of the site where iceplant mats, acacia, and albizia (*Paraserianthes lophantha*) have yet to be removed or have grown back after initial removal work. These areas are near transects 11, 12, 16, and 17. Although substantial removal of iceplant and acacia occurred during 2026 in these areas, additional removal efforts are required to completely remove the established patches of non-native plants. Once removal is completed, regular control of new seedlings should require a relatively small level of effort, if performed thoroughly and consistently.

Tidestrom's lupine

The Tidestrom's lupine population has been in decline over the past several years. During 2026, only 96 seedlings were observed, which is a decline from 170 seedlings observed in 2025 and 296 in 2024. Weather patterns during 2025-2026 were not favorable for seedling survival due to abundant rainfall early in the season followed by 30 days with no measurable precipitation in March combined with at least seven days of elevated maximum air temperature at CIMIS Station #210 (CIMIS, 2026). This type of weather pattern can negatively affect seedling survival.

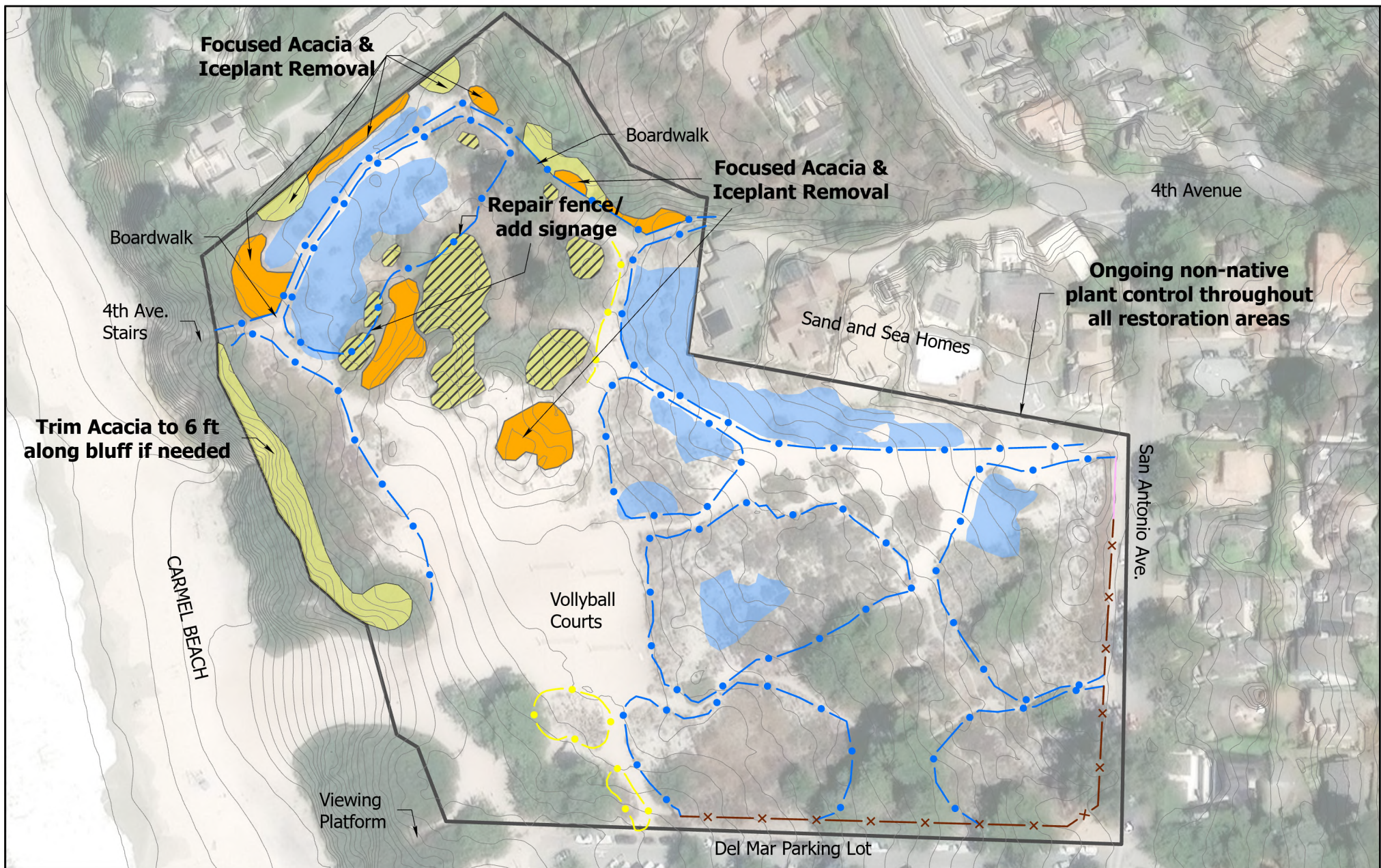
As noted in previous reports, the longer-term decline in Tidestrom's lupine at the North Dunes over the past five years is unknown but may be tied to reduced seed production due to herbivory, poor seedling survival due to trampling impacts, and/or climate-related effects. The success criterion of 1,000 Tidestrom's lupine plants in 10 clusters has proven to be infeasible to achieve at North Dunes. However, restoration activities have improved conditions for this species, producing a positive linear trend in population, as shown on **Figure 5**. It is also noteworthy that the number of mature reproductive plants has increased slightly over the past three years. Control of non-native plants in areas adjacent to Tidestrom's lupine occurrences and discouraging trespass and trampling using effective fencing and signage are the two main management actions that should be implemented by the City. These management actions are necessary to ensure successful survival of new seedlings and juvenile Tidestrom's lupine plants, which is crucial to persistence of this species at North Dunes.

7 Recommendations

Based on findings from maintenance inspections and annual 2026 monitoring, DD&A recommends the following for the next fiscal year, Year 11 (FY26/27):

- Through coordination with a biologist, perform targeted removal of remaining iceplant mats, narrow-leaved iceplant, and groves of acacia and albizia in the northern portion of the project site (i.e., areas surrounding NatW Tidestrom's lupine occurrence, 4th Avenue boardwalk, and 4th Avenue gully) (**Figure 6**). Prioritize areas closest to Tidestrom's lupine occurrences. Removal work performed within 50-ft of Tidestrom's lupine shall be monitored by a biologist and any tree removal during the avian nesting season (February 1 – August 31) shall be preceded by a nesting bird survey.

- Treat acacia stumps with herbicide to prevent regrowth as directed by a licensed herbicide applicator or pest control advisor.
- Repair and maintain fencing around the NatW Tidestrom's lupine occurrence near the boardwalk and install additional "Dune Restoration – No Entry" or similar signage to reduce trespass and trampling that is occurring in this area.
- Continue monthly control of annual weeds throughout the restoration area prior to seed dispersal between approximately January – June. Control perennial weeds year-round. Monitor areas where focused non-native species control has recently occurred and remove any new seedlings emerging from the seedbank.
- Install appropriate native dune species in open areas created by the focused iceplant mat and acacia removal. Perform planting in early winter as directed by a biologist.
- Continue to encourage and support the volunteer program.
- Perform at least six maintenance inspections per year and repair damaged sections of split rail fence, cable fencing, boardwalk hazards, signage, and other infrastructure.



Fencing

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

Iceplant Mats (Remaining)

Acacia Groves

- Remaining
- Removed (2026)

Topography

Project Boundary

Tidestoms Lupine Habitat/
Occurrence



0 60 120 Ft

North Dunes - Future Work

City of Carmel
North Dunes Restoration Project



Denise Duffy and Associates, Inc.
Planning and Environmental Consulting

Date
8-2026

Scale
1 in = 120 ft

**Figure
6**

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APPENDIX A

Completed Tasks Under CDP 16-315 and 16-316

TABLE 1. Completed Tasks Under CDP 16-315 and 16-316

Restoration Tasks	FY 2016–2017	FY 2017–2018	FY 2018–2019	FY 2019–2020	FY 2020–2021	FY 2021–2022	FY 2022–2023	FY 2023–2024	FY 2024–2025	FY 2025–2026
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Protective fencing installation										
Cable fencing	1,100 ft	--	1,400 ft	900 ft	300 ft	--	--	--	--	--
Rope/stake fencing	550 ft	--	200 ft	--	--	--	--	--	--	--
Wooden split rail fencing	--	--	--	--	--	--	--	642 ft	--	--
Weed removal—annual/perennial										
Total weed removal (lbs)	9,650	9,815	7,190	5,460	9,480	5440	1,785	1,415	4,070	1,670
Weed control—Native Solutions	6,200	2,025	2,760	2,160	3,600	2,600	200	160	Unknown weight	Unknown weight
Weed control—Hired Contractor	--	2,500	--	--	--	--	--	--	Unknown weight	Unknown weight
Weed control—Volunteer total	3,450	5,290	4,430	3,300	5,880	2,840	1,585	1,255	4,070	1,670
<i>Carmel-by-the-Sea Garden</i>	--	840	1,320	1,880	1,760	1,320	865	455	2,180	1,670
<i>MEarth Education Program</i>	2,200	880	1,040	620	--	600	600	800	1,040	--
<i>MPC Students</i>	--	--	--	--	--	--	120	--	400	--
<i>Student Interns</i>	--	--	--	--	--	800	--	--	--	--
<i>Pebble Ridge Vineyard</i>	1,250	3,570	2,070	800	4,120	--	--	--	--	--
<i>Santa Lucia Conservancy</i>	--	--	--	--	--	--	--	--	450	--
<i>Stevenson School</i>	--	--	--	--	--	--	--	--	Unknown weight	--
<i>Volleyball players</i>	--	--	--	--	--	120	--	--	--	--
Weed control—Volunteer total (hrs)	--	661	670	438	352	68	262	210	263+	118
Iceplant removal (cubic yards)	40 CY	58 CY	52 CY	5 CY	20 CY	3 CY	--	5 CY	57 CY	20 CY

Tree removal and pruning										
Dead tree removal	11	1	1	--	1	--	--	--	--	1
Live tree removal	1	--	21	--	3	--	--	--	--	--
Stump removal/grinding	X	X	X	--	--	--	--	--	--	--
Acacia removal	X	1 acre	X	X	central dunes	central dunes	--	central dunes	West dunes	West dunes ≈ 1/3 acre
Acacia pruning	--	viewing platform	--	--	foredune bluff	--	--	--	West dunes bluff	--
Tree pruning (Cypress — Central Drainage, Rear dune)	--	--	--	6 trees	--	--	--	--	--	--
Native plant installation										
Site- and region-specific, all sizes	1,000	1,900	1,885	1,050	65	125	53	26	22	0
Other tasks										
Coastal Development Permit (CDP)	Oct 2016	--	--	--	--	Aug 2021	--	--	--	August 2026
Volleyball court relocation	--	Feb 2018	--	--	--	--	--	--	--	--

APPENDIX B

Summary of Restoration Tasks & Volunteer/Stewardship Labor Year 6 – Year 10

Table B.1 Summary of Completed Restoration Tasks Year 10 (FY25/26)

Date	Task	Units	Days or hours	Completed by
FY 2025-26	Propagating/planting Native seedlings			
--	--	-	--	--
Total Native plants installed		0	--	
FY 2025-26	Weed eradication, Acacia trimming			
May – June 2026	Removal of $\approx$ 1/3-acre of acacia in NW dunes, near boardwalk. Transported to chipper and off-hauled.	1/3 acre	5 days	City contractor
May – June 2026	Hand removal of <i>Conicosia</i> and <i>Carpobrotus</i> , off haul in truck.	Multiple loads, 20 CY (estimate)	5 days	City contractor
Total Contractor/City weed eradication/removal		1/3-acre, 20 CY	10 days	
Volunteer-assisted iceplant/weed removal <i>See Table B.2 for detail</i>		1,670 lbs	10 days/ 118 hrs	
Total weed eradication/removal		1,670 lbs 20 CY 1/3-acre acacia	20 days	

Table B.2 Summary of Volunteer Workdays/Stewardship Year 10 (FY25/26) – Weed Removal

Date	Task	Units	Days/ hours	Completed by
FY 2025-26	Weed eradication			
September 2025	September 16, removed 200 lbs of <i>Conicosia pugioniformis</i> and <i>Carpobrotus edulis</i> and 90 lbs of eucalyptus debris.	290 lbs	1 day/ 14 hrs	Carmel-by-the-Sea Garden Club
October 2025	October 21, removed 105 lbs of <i>Bromus diandrus</i> , <i>Oxalis pes-caprae</i> , and eucalyptus debris.	105 lbs	1 day/ 14 hrs	
November 2025	November 18, removed 150 lbs of eucalyptus debris.	150 lbs	1 day/ 2 hrs	
January 2026	January 20, removed 180 lbs of <i>Bromus diandrus</i> , <i>Ehrharta erecta</i> , <i>Oxalis pes-caprae</i> , and eucalyptus debris.	180 lbs	1 day/ 14 hrs	
March 2026	March 3, removed 60 lbs of <i>Bromus diandrus</i> , 40 lbs of <i>Oxalis pes-caprae</i> , and 45 pounds of eucalyptus debris. March 17, removed 60 lbs of <i>Bromus diandrus</i> , 40 lbs of <i>Oxalis pes-caprae</i> , and 45 pounds of eucalyptus debris.	290 lbs	2 days/ 30 hrs	
April 2026	April 7, removed unknown amount of weeds and eucalyptus debris amounting to 6 large trash bags. Estimated at 180 lbs.	180 lbs	1 day/ 12 hrs	
May 2026	May 19, removed unknown amount of <i>Ehrharta erecta</i> , <i>Conicosia pugioniformis</i> , and <i>Carpobrotus edulis</i> .	200 lbs	1 day/ 14 hrs	
June 2026	June 2, removed 100 lbs of <i>Ehrharta erecta</i> June 16, removed 100 lbs of <i>Ehrharta erecta</i> and other non-native grasses and 75 lbs of eucalyptus debris	275 lbs	2 days/ 18 hrs	
Total	Weed/iceplant eradication/removal with volunteer assistance	1,670 lbs	10 work days/ 118 hrs	

Note: Each Carmel-by-the-Sea Garden Club work day is approximately 2 hours

APPENDIX C

Plants Installed 2017 – 2026

Appendix C - Plants installed 2017 through 2026

Scientific name	Common name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<i>Abronia latifolia</i>	yellow sand verbena	5		4	2						
<i>Abronia umbellata</i>	pink sand verbena	8		1	8						
<i>Achillea millefolium</i> ¹	common yarrow		80							3	
<i>Artemisia pycnocephala</i>	dune sagewort	342	350	541	300		30				
<i>Baccharis pilularis</i>	coyote bush		35								
<i>Camissoniopsis cheiranthifolia</i>	beach primrose	45	290	86	130						
<i>Carex pansa</i> ⁴	dune sedge		400	109	40			18			
<i>Carex praegracilis</i> ⁴	field sedge				40	20					
<i>Castilleja latifolia</i>	seaside painted cup	50			5						
<i>Ceanothus thyrsiflorus</i> ¹	blue blossom		4	5							
<i>Corethrogyne filaginifolia</i>	California beach aster		2		15		5				
<i>Diplacus aurantiacus (Mimulus)</i> ¹	monkeyflower		30	11							
<i>Dudleya caespitosa</i>	bluff lettuce							10	6	12	
<i>Elymus condensatus (Leymus)</i> ¹	giant wild rye										
<i>Elymus mollis (Leymus)</i>	American dune grass	40	90	51	30	20	25	25	6	6	
<i>Elymus triticoides (Leymus)</i>	creeping wild rye				40						
<i>Ericameria ericoides</i>	mock heather	60	90	160	20						
<i>Erigeron glaucus</i>	seaside daisy	60	100	156	20		5				
<i>Eriogonum parvifolium</i>	dune buckwheat	255	140	282	140						
<i>Eriophyllum staechadifolium</i>	lizardtail	115	100	56	130		20				
<i>Erythranthe guttata (Mimulus)</i> ¹	seep monkeyflower			2							
<i>Eschscholzia cal. var. maritima</i>	California beach poppy		92	76	40		40		14		
<i>Fragaria chiloensis</i> ¹	beach strawberry			170	40	15					
<i>Frangula californica</i> ¹	coffeeberry			13							
<i>Iris douglasiana</i> ¹	Douglas iris		10	14							
<i>Juncus patens</i> ⁴	common rush				20	10					
<i>Lonicera hispidula</i> ¹	California honeysuckle			3							
<i>Lupinus arboreus</i> (lilac/white)	coastal bush lupine	20	85	8							
<i>Lupinus tidestromii</i> ²	Tidestrom's lupine		2	110	20						
<i>Phacelia ramosissima</i>	branching phacelia										
<i>Plagiobothrys sp.</i>	popcorn flower									1	
<i>Poa douglasii</i>	dune bluegrass				10						
<i>Salix lasiolepis</i> ¹	arroyo willow			22							
<i>Sisyrinchium bellum</i> ¹	blue-eyed grass			5							
TOTAL PLANTED/YEAR		1,000	1,900	1,885	1,050	65	125	53	26	22	0
TOTAL											6,126

¹ Species present < 3 mi away, but not onsite

² State- and federally-listed endangered species

³ Totals in 2019–20 include 100 plants grown by MEarth

⁴ No plant budget

APPENDIX D

Year 10 Absolute Percent Cover Transect Summary

APPENDIX D - YEAR 10 ABSOLUTE PERCENT COVER TRANSECT SUMMARY																						2026
SUCCESS CRITERIA YEAR 10	Transect #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	SUM	# TRN	AVG Percent Cover 18 Transects
Percent cover NATIVE species GOAL ≥50%	% NATIVE	64	66	48	78	66	65	24	60	49	93	13	90	40	38	19	74	12	75	974	18	54%
Percent cover NON-NATIVE spp. GOAL ≤10%	% WEEDS	0	2	0	1	4	31	3	10	8	1	5	21	3	0	1	76	16	0	182	18	10.1%
Acacia, Albizia(ft)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	36.0	10.9	0.0	54	18	3.0%
Ehrharta erecta (ft)		0.0	1.6	0.0	1.1	0.0	0.1	0.0	0.0	2.0	0.5	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	7	18	0.4%
Bromus diandrus (ft)		0.0	0.0	0.0	0.0	0.0	24.6	0.8	0.8	4.9	0.7	0.0	0.0	1.9	0.0	0.0	1.5	0.2	0.0	35	18	2.0%
Other annual grasses, herbs (ft)		0.0	0.0	0.0	0.0	0.5	0.2	0.0	0.3	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	2	18	0.1%
Conicosia pugioniformis (ft)		0.0	0.0	0.0	0.2	3.5	0.3	0.0	0.0	0.0	0.0	0.0	2.7	0.2	0.0	0.0	0.0	0.1	0.0	7	18	0.4%
Live Carpobrotus (ft)		0.0	0.0	0.0	0.0	0.0	6.0	2.3	1.6	1.0	0.0	4.5	17.8	0.5	0.1	0.0	38.1	4.7	0.0	77	18	4.3%
NATIVE Litter layer - shrubs Pine/cypress needles, cones	NATIVE DEBRIS (ft)	75	45	38	89	44	64	13	89	91	36	0	85	44	49	15	26	8	78	884	18	49%
NON-NATIVE DEBRIS & Litter Iceplant, Acacia & Eucalyptus	WEED DEBRIS (ft)	0	10	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	12	18	0.7%
TOTAL PLANT COVER and LITTER LAYER		139	122	86	168	114	160	40	160	148	130	18	196	86	87	35	176	35	153	2052	18	114%
Clean, bare sand		25	33	46	11	54	27	63	6	10	15	100	0	56	52	90	10	22	21	637	18	35%
Dirty sand (diffuse carpo debris)		0	13	17	0	1	13	19	4	0	0	0	15	1	0	0	44	71	2	199	18	11%
SUCCESS CRITERIA YEAR 10		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Y	# TR	% of transects that met success criteria
% NATIVE COVER ≥50%	5 yr goal met?	Y	Y	N	Y	Y	Y	N	Y	N	Y	N	Y	N	N	N	Y	N	Y	10	18	56%
% NON-NATIVE COVER ≤10%	5 yr goal met?	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	14	18	78%
																						AVG # Species/TR
# NATIVE SPECIES/Transect		8	6	8	5	7	9	5	5	6	9	3	7	6	5	7	4	3	6	109	18	6
≥30 NATIVE SPECIES	5 yr goal met?																				Yes	43 NATIVE SPECIES
# NON-NATIVE SPECIES/Transect		0	2	0	2	1	6	2	4	5	2	2	2	3	1	1	5	4	0	42	18	2
<15 NON-NATIVE SPECIES	5 yr goal met?																				No	18 NON-NATIVE SPECIES

APPENDIX E

Native and Non-native Plant Species List

Appendix E.1. Native Plant Species of the North Dunes, Carmel-by-the-Sea, California

Initial Survey Date: May 13, 2008 (Jean Ferreira)

Updated Surveys May – 2016, 2017, 2018, 2019, 2020, 2021, 2022 (Joey Dorrell-Canepa)
2024-2026 (DD&A)

Family	Botanical Name	Common Name	Previously observed	# of species (2026)	Notes
Asteraceae	Achillea millefolium	common yarrow	x	1	
Asteraceae	Ambrosia chamissonis	beach bur	x	2	
Asteraceae	Artemisia pycnocephala	beach sagewort	x	3	
Asteraceae	Baccharis pilularis ssp. consanguinea	coyote bush	x	4	
Asteraceae	Baccharis salicifolia	mule fat	x		Not observed in 2025-26
Asteraceae	Corethrogyne filaginifolia	sand aster	x	5	
Asteraceae	Ericameria ericoides	mock heather	x	6	
Asteraceae	Erigeron canadensis	horseweed	x	7	
Asteraceae	Erigeron glaucus	seaside daisy	x	8	
Asteraceae	Eriophyllum staechadifolium	lizard tail	x	9	
Asteraceae	Pseudognaphalium californicum	Ladies' tobacco	x	10	
Asteraceae	Pseudognaphalium stramineum	cotton batting plant	x	11	
Anacardiaceae	Toxicodendron diversilobum	poison oak	x	12	
Chenopodiaceae	Atriplex leucophylla	saltbush	x	13	
Crassulaceae	Dudleya caespitosa	liveforever	x	14	
Cucurbitaceae	Marah fabaceus	wild cucumber	x	15	
Cupressaceae	Hesperacyparis macrocarpa	Monterey cypress	x	16	
Cyperaceae	Carex barbarae	Santa Barbara sedge	x		Not observed in 2025-26
Cyperaceae	Carex pansa	sand dune sedge	x	17	
Cyperaceae	Carex praegracilis	clustered field sedge	x	18	
Dennstaedtiaceae	Pteridium aquilinum	bracken fern	x	19	
Fabaceae	Acmispon glaber	deerweed	x	20	
Fabaceae	Acmispon heermanii var. orbicularis	wooly lotus	x	21	
Fabaceae	Lupinus arboreus	bush lupine	x	22	
Fabaceae	L. chamissonis x L. tidestromii	HYBRID	x	--	Undesireable native hybrid is not counted
Fabaceae	Lupinus tidestromii	Tidestrom's lupine	x	23	Federal and State endangered
Fagaceae	Quercus agrifolia	coast live oak	x	24	
Hydrophyllaceae	Phacelia ramosissima	branching phacelia	x	25	
Juncaceae	Juncus mexicanus	Mexican rush	x	26	Previously identified as Juncus patens
Lamiaceae	Stachys bullata	wood mint	x	27	
Nyctaginaceae	Abronia latifolia	yellow sand verbena	x	28	
Nyctaginaceae	Abronia latifolia X umbellata	white sand verbena	x	--	Hybrid species not counted
Nyctaginaceae	Abronia umbellata	pink sand verbena	x	29	
Orobanchaceae	Castilleja latifolia	seaside painted cup	x	30	
Onagraceae	Camissoniopsis cheiranthifolia	beach evening primrose	x	31	
Papaveraceae	Eschscholzia californica var. maritima	beach poppy	x	32	
Pinaceae	Pinus radiata	Monterey pine	x	33	
Poaceae	Distichlis spicata	salt grass	x	34	
Poaceae	Elymus mollis	American dune grass	x	35	
Poaceae	Elymus pacificus	Pacific wild rye		36	
Poaceae	Elymus triticoides	creeping wild rye	x	37	
Poaceae	Poa douglasii	dune bluegrass	x	38	
Polygonaceae	Eriogonum parvifolium	dune buckwheat	x	39	
Rosaceae	Rubus ursinus	California blackberry	x	40	
Scrophulariaceae	Diplacus aurantiacus	sticky monkey flower		41	Planted as part of restoration
Solanaceae	Solanum americanum	American black nightshade	x	42	
Solanaceae	Solanum douglasii	greenspot nightshade	x	43	

Appendix E.2. Non-Native Plant Species of the North Dunes, Carmel-by-the-Sea, California

Initial Survey Date: May 13, 2008 (Jean Ferreira)

Updated Surveys - May-June 2016, 2017, 2018, 2019, 2020, 2021, 2022 (Joey Dorrell-Canepa)
2024-2026 (DD&A)

Family	Botanical Name	Common Name	Previously Observed	# of species (2026)	Notes
Aizoaceae	Carpobrotus edulis, chilensis	iceplant	x	1	Highly invasive in dunes
Aizoaceae	Conicosia pugioniformis	narrowleaf iceplant	x	2	Highly invasive in dunes
Apiaceae	Conium maculatum	poison hemlock		3	Invasive in moist environments (i.e. 4th street swale)
Araliaceae	Hedera helix	English ivy		4	
Asteraceae	Delairea odorata	Cape ivy	x	5	Invasive in moist environments (i.e. 4th street swale)
Asteraceae	Sonchus oleraceus	sow thistle	x		
Caryophyllaceae	Stellaria media	chickweed	x	6	
Fabaceae	Paraserianthes (Albizia) lophantha	Cape wattle, Plume albizia	x	7	Highly invasive in dunes
Fabaceae	Acacia longifolia	Sydney golden wattle	x	8	Highly invasive in dunes
Fabaceae	Genista monspessulana	French broom	x	9	Highly invasive in dunes
Malvaceae	Malva parviflora	cheeseweed	x		
Myrsinaceae	Lysimachia arvensis	scarlet pimpernel	x	10	
Myrtaceae	Eucalyptus globulus	blue gum eucalyptus		11	Saplings present in 4th Avenue gully
Oxalidaceae	Oxalis pes-caprae	Bermuda buttercup	x	12	Highly invasive in dunes
Poaceae	Avena fatua	wild oat	x	13	
Poaceae	Briza major	rattlesnake grass	x	14	
Poaceae	Bromus diandrus	ripgut brome	x	15	Highly invasive in dunes
Poaceae	Ehrharta erecta	panic veldt grass	x	16	Highly invasive in dunes
Poaceae	Festuca myuros	rattail fescue	x	17	
Poaceae	Hordeum murinum	hare barley	x	18	Highly invasive in dunes
Poaceae	Phalaris sp.	canary grass	x		
Poaceae	Poa annua	annual bluegrass	x		
Rosaceae	Rubus armeniacus	Himalayan blackberry	x		
Solanaceae	Solanum nigrum	black nightshade	x		



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

**September 10, 2026
ORDERS OF BUSINESS**

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Shari Carlet, MSCE, Acting Public Works Director

SUBJECT: Discussion on the Removal or Mitigation of City-Owned Charcoal Barbecues in Public Parks

RECOMMENDATION:

Discuss and come to a recommendation regarding the permanent City-Owned BBQ's in Forest Hill Park and Vista Lobos picnic area. Staff seek input on whether to either remove the BBQ's altogether, limit use during fire season, or leave the features in place.

BACKGROUND / SUMMARY:

Forest Hill Park is the City of Carmel-by-the-Sea's lone playground and children's park. The park was established by former City Forester Greg Diambrosio in the late 1970's with help from students at the nearby Woods Elementary School, now Robert Luis Stevenson Lower School (**Attachment 1**). When built, the park was comprised of a playground crafted from recycled redwood trees, a shuffle ball court, par course, Redwood grove, and horseshoe pit. The Barbeque area was added adjacent to the Redwood grove in the early 1990's under the direction of the City's Recreation Department prior to it being restructured. The BBQ's are not in the City's Municipal Code but are mentioned as active uses in the City General Plan's Open Space and Conservation Element (**Attachment 2**).

Recently, concerns over wildfire have been brought to administration and Staff has been directed to study the grill's placement in the park, as well as their long-term viability in the wooded area. Staff conferred with Monterey Fire and their insight was to either clean the area of flammable vegetation and retain the grills, lock or remove the

grills during the high fire season, or to completely remove the grills, as the City of Pacific Grove chose to do at George Washington Park. Staff believe providing the BBQ area is a valuable public service and helps deter visitors from bringing their own heating elements into the parks.

Vista Lobos Picnic Area is not listed in the General Plan or the Municipal Code and the grills installed in the permanent concrete BBQ's can be removed during fire season. Full removal of the BBQ features in Vista Lobos would need further study to remove the permanent concrete structures.

Staff is requesting input and guidance on the three options discussed with Monterey Fire:

1. Maintain clearance around the barbeques to include the wood chips. It is recommended for 36" of clearance for cooking areas. (This would also include moving the one grill from underneath the Redwood canopy and possibly changing the material under the BBQ area and table to decomposed granite or another non flammable material and keep the BBQs year round)
2. The city could cap (or more likely remove) the barbeques during the summer months during fire season. Veterans Park (In Monterey) have locking caps on their barbeques during this time.
3. Remove the barbeques. Pacific Grove dealt with a similar issue at George Washington Park. They decided to remove the barbeques.

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: No future fiscal impact is expected. Staff purchased and replaced the grills this year for the price of \$1,605.96 with the installation provided by public works.

ATTACHMENTS:

1. Attachment 1 – Park Dedication Article – Carmel Pine Cone October 23, 1980
2. Attachment 2 – Pages from Carmel's General Plan Open Space and Conservation Element

the village

Forest Hill Park dedication due

A bit of Carmel is recycled for the benefit of all residents

By JOANNE HODGEN

LIKE A PHOENIX rising from the ashes, a Carmel landfill and storage yard has been transformed into a lush greenbelt park with towering redwoods, Douglas firs and grassy expanses.

Indigenous plants now please naturalists, while playground, shuffleboard, horseshoe areas and an exercise parcours entertain children and sportsmen alike.

Forest Hill Park off Camino Del Monte in north Carmel is the brainchild of Carmel City Forester Greg D'Ambrosio.

Though D'Ambrosio has devised ideas for a park — any park — for the past 10 years, it was not until three years ago when the City Council gave the go-ahead that he said he was able to put his concepts into motion.

The concepts have become a reality.

Ceremonies to mark the official opening of the park are planned at 11 a.m., Wednesday, Nov. 5. Carmel businessman and Rotary Club member David Hughes will be master of ceremonies. Among the guest speakers are Mayor Barney Laiolo, City Administrator Doug Peterson and Carmel resident Elmer Lagorio. Special guests will be Woods School pupils.

D'AMBROSIO'S proposal to the council three years ago was to integrate a greenbelt between the various activities to act as a buffer zone.

To implement a playground project for children, he said he conferred with teachers and pupils at Woods School. According to D'Ambrosio, he and police Sgt. Don Fuselier brought samples and pictures of playground equipment to the school. Teachers would pass the ideas on to the youngsters, he said, who would in turn give him the feedback needed to build a playground for them.

There were eventually 140 to 150 children involved, he estimated.

D'Ambrosio said that when a portion of the playground was completed, each class was given a tour of the park.

During the tours, D'Ambrosio said he "stressed the idea that it was their park. They came up with suggestions and we followed through."

He said as a result, "There's been an absence of litter and vandalism. It is a credit to the residents and especially to the kids."

The City of Carmel has owned the 3.5-acre plot since the late 1930s, D'Ambrosio said. Used as a landfill, the area was considered for a park in the mid-50s, though no plans were implemented.

In the early 1970s, the city ceased using it as a landfill and, instead, designated the area as a storage yard.

However, neighbors implored the city to stop using it as a storage yard, D'Ambrosio said, because of unsightly machinery and noise from the equipment.

In late 1977, a residents' committee headed by Bob Ward and Elmer Lagorio rekindled the concept of a park. Former City Administrator Jack Collins brought the idea to the City Council, which approved plans in 1978.

D'Ambrosio said the original concept has changed little since he began building the park in 1978.

Some ideas arose from D'Ambrosio's efforts to reuse trees cut by the Public Works Department. The children's maze, he said, is composed of redwood trees cut by Public Works that were debarked, sandblasted, then stacked and bolted together with dowel joints. The pattern encourages youngsters to climb and explore the natural labyrinth, he said.

The slides does not resemble a backyard variety. Three slides are joined together by wooden bridges and ladders, again made from trees cut by the Public Works Department.

D'Ambrosio originally planned to bury the playground in sand. That decision was changed, D'Ambrosio explained, when he noticed it attracted dogs and cats.

Instead he spread a soft bed of wood chips two feet deep. "As it breaks down it will be recycled for planting material as a kind of mulch," D'Ambrosio said.

A SHORT STROLL on a trail paralleling a creek channel reveals an uneven row of redwood posts embedded to shore up an embankment. A nearby plot where horseshoes are thrown



City Forester Greg D'Ambrosio



Larry Lowry keeps the park in trim.



Alan McEwen photos

Matthew Allen 2½, gets some help tying his shoe at Forest Hill Park from Ellen Saxby. Both are from Carmel.

"The design of the park is not to have a mowed look, but to blend in with nature, to look like a field of wildflowers," D'Ambrosio explained.

Pointing at new plantings along the slopes, he said most are native to Carmel or the coastal area. Only the red oaks and big-leaf maples are not indigenous; they were included to add splashes of color.

About 300 new pines were planted on the upper slopes to reinforce that area, D'Ambrosio noted.

Trees were "designed in clusters to gain a feel for species and variety," he explained.

Redwoods which have grown 18 inches since they were planted will tower over the park in years to come, he predicted.

"In 20 years you will be walking through a redwood grove and beside a creek that flows through the park," he said. "In 20 years it will be a heavily wooded park."

Water will be piped through the creek, according to D'Ambrosio, though it will not be wasted. A perforated pipe leaks the water into a concrete dam, allowing it to drain to the redwoods' roots, he explained.

Looping around and through the park is a one-mile, nine-station parcours (a run and exercise course), paid for and built by the Carmel Rotary Club. D'Ambrosio noted that the club also paid for the slide system and woodchip box.

D'Ambrosio lauded the Public Works employees who contributed their ideas as the park progressed. "It became a personal endeavor for each person involved," he said.

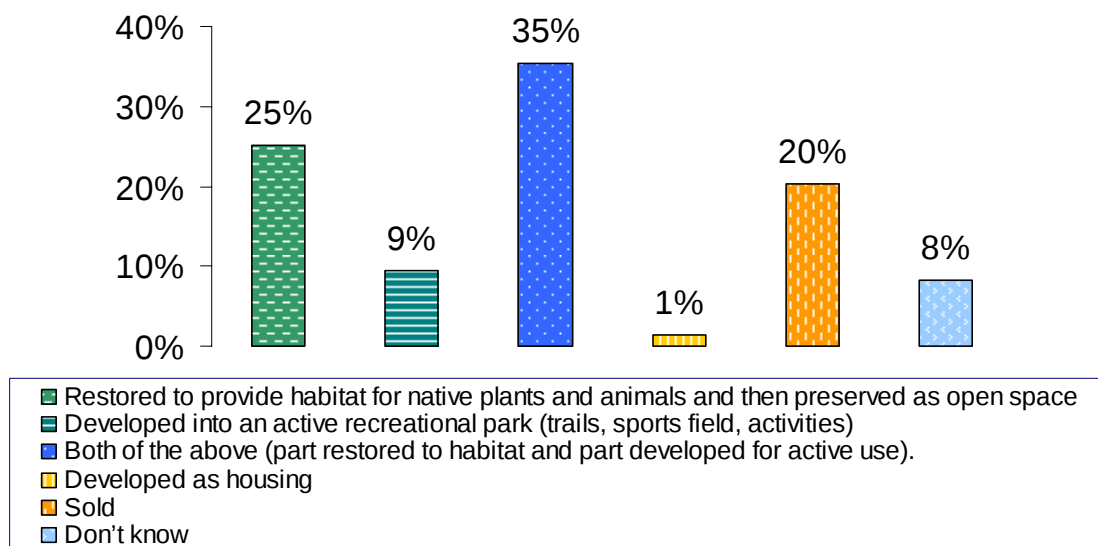
He singled out Larry Lowry, who designed and built the benches and bridgework.

Everything in the park was built by hand, he said.

Watching the park progress during the past three years has been its own reward for D'Ambrosio.

"It's nice to see something you've planned come out as you thought it would," he reflected.

will be the only grassy area mowed in the park, D'Ambrosio said.

**Graph 7.1: Options for Rio Park Development**

Forest Hill Park

The Forest Hill Park is located in the northern portion of the City. The park is divided into two distinctive lower and upper areas (see [Figure 7.1: Parks, Open Space, Recreation and Community Facilities](#)).

This park provides opportunities for active types of uses. The Forest Hill Park includes two tennis courts, basketball hoops, horseshoe pits, BBQ and picnic area, and the only City-owned children's playground. The Forest Hill Park facilities also include two restrooms, one in the upper and one in the lower area.

In addition to on-street parking, the Forest Hill Park has four on-site parking spaces located by the tennis courts.

Management of the park includes maintenance of landscaping and playground, litter removal, and occasional vandalism removal.



Vista Lobos

The Vista Lobos Park is located in the north-central area of the City (see [Figure 7.1: Parks, Open Space, Recreation and Community Facilities](#)). This park provides benches for passive recreation. The Park also includes a community center. The community room is used on weekly basis for various programs. These include an Alcoholics Anonymous class, various art classes sponsored by the City and other organizations, meetings for the Carmel Residents Association, and others. The community room is also used for various City sponsored workshops and public meetings throughout the year.

In addition to the on-street parking spaces, the Vista Lobos Park contains a large number of public parking spaces. Management of the park consists of landscape and irrigation maintenance.

Pescadero Park

The Pescadero Park is located along the northwestern boundary of the City (see [Figure 7.1: Parks, Open Space, Recreation and Community Facilities](#)). The Pescadero Park is designated as an ESHA and supports Monterey Pine Forest on its slopes and riparian and wetland habitat along the Pescadero Creek.

Pescadero Park is a passive use open space. The Pescadero canyon is not easily accessible to the public and is mostly used by wildlife. As such, there are no facilities located in or near the park.

The management of the Pescadero Park includes drainage maintenance, invasive species removal, and fire prevention.

Devendorf Park

The Devendorf Park, located along Ocean and Junipero Avenues intersection, is one of the better-known City parks in the commercial district (see [Figure 7.1: Parks, Open Space, Recreation and Community Facilities](#)). Devendorf Park offers passive types of uses such as picnics and relaxation in natural setting. In addition, the park is used for events such as celebration of public holidays, City's birthday, art festivals, an Easter breakfast, and the fourth of July picnic.

The Devendorf Park facilities include a public restroom and sitting benches. Parking for this park is available on adjacent streets. Management of the park consists of landscape and irrigation maintenance.



First Murphy Park

The First Murphy Park is located in the central area of the City (see [Figure 7.1: Parks, Open Space, Recreation and Community Facilities](#)). The First Murphy Park is a passive use park.

The park's facilities include public restrooms, and a historic resource (the first building built in Carmel by Michael Murphy). There is only on-street parking available on the adjacent streets. Management of the park consists of landscape and irrigation maintenance.

Forest Theater

The Forest Theater is located in east central portion of the City, north of the Mission Trails Nature Preserve (see [Figure 7.1: Parks, Open Space, Recreation and Community Facilities](#)).

Additional information about this facility is included in the Public Services and Facilities element.

Piccadilly Park

Piccadilly Park is a small landscaped area located in the center of the City, on the west side of Dolores Street between Ocean and Seventh Avenues (see [Figure 7.1: Parks, Open Space, Recreation and Community Facilities](#)). This small park offers passive types of uses such as relaxation in natural landscaped setting.

The facilities for this park include a public restroom and benches. There is only on-street parking available on the adjacent streets. Management of the park consists of landscape and irrigation maintenance.

Mini Park and Linear Greenbelts

In addition to formally designated parks and open space, the City of Carmel-by-the-Sea has cumulatively large area of open spaces that are not formal parks. These areas include mini parks, landscaping, and linear greenbelts.

Mini parks and landscaping can be defined as small, unutilized areas, which were improved by introducing various levels of landscaping. Landscaping might include decorative plants and rocks, and benches. Two examples of a mini park are Mary Austin Park and Carmelita Park. Mary Austin Park is a 2,000 square foot park located at the intersection of Monte Verde Street and Fourth Avenue. Carmelita Park is approximately 500 square feet and is located in the corner of Dolores Street and Fifth Avenue.

Linear greenbelts are defined as unimproved right-of-way (ROW), where roadway width is reduced and a certain percentage of the ROW is dedicated to self-sufficient landscaping. Linear



greenbelt landscaping might include shrubbery, decorative rocks, occasional benches, and trees that may also act as traffic calming features.

Management of these areas is limited. Majority of miniature parks are planted with self-sufficient plants that do not need to be maintained after the establishment period.



Table 7.1: City of Carmel-by-the-Sea Open Space and Parks

	Name	Size (acres)	Location	Between	Zoning	Type of Use
Parks						
1	Mission Trails Nature Preserve (Flanders Mansion and Lester Rowntree Native Plant Garden)	35.00	Hatton Road		P-1/P-2	Active
2	Carmel Beach Park	21.50	Scenic/San Antonio	Pebble Beach Gate/ Frank Lloyd Wright House	P-1	Active and Passive
3	Rio Park ¹	6.24	Lasuen/Dolores	Carmel Mission/ Carmel River	MDR (County Zoning)	Passive
4	Forest Hill Park	1.84	Junipero Avenue	Camino Del Monte/ First Avenue	P-2	Active and Passive
5	Vista Lobos	1.24	Third Avenue	Junipero/ Torres	R-4/ P-2	Passive
6	Pescadero Park	1.10	Second Avenue	North Camino Real/ Casanova Street	P-1	Passive
7	Devendorf Park	0.60	Ocean Avenue	Junipero/ Mission	P-2	Passive
8	First Murphy Park	0.28	Lincoln Avenue	Fifth Avenue/ Sixth Avenue	P-2	Passive
9	Forest Theater	0.20	Mountain View Avenue	Santa Rita Street/ Guadalupe Street	P-2	Active and Passive
10	Piccadilly Park	0.09	Dolores Street	Ocean/ 7th Avenue	P-2	Passive
Parks Total		68.09				
Other Open Spaces (informal)						
	Mini Parks and Linear Greenbelts	67.2 ²				Passive
Other Open Spaces Total		67.2				
TOTAL PARKS AND OPEN SPACE						138.09 ³
Notes:						
P-1 Natural Parklands and Preserves- Purpose: To preserve publicly owned park and beach lands for the benefit and enjoyment of present and future generations, and to prevent the destruction of natural open space.						
P-2 Improved Parklands- Purpose: To provide appropriately located areas for recreation and recreational facilities						
R-4 Multifamily Residential District- Purpose: To provide an appropriate location for a mix of multifamily residential dwelling units convenient to the commercial area and to serve as a buffer or transitional zone between the commercial area and the single-family residential district.						
MDR Medium Density Residential- Purpose: To provide a district to accommodate Medium Density Residential uses in those areas of the County of Monterey where adequate public services and facilities exist or may be developed to support medium density development.						
¹ Rio Park is located outside of the City limits, but is owned by the City.						
² The surface area for mini parks, landscaping, and linear greenbelts in an estimate.						
³ The total includes all formally designated parks and an estimate of all other informal open space areas.						
Source: City of Carmel-by-the-Sea Forest, Parks and Beach Department. April 2007.						



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

September 10, 2026
ORDERS OF BUSINESS

TO: Forest and Beach Commission

SUBMITTED BY: Justin Ono, City Forester

APPROVED BY: Shari Carlet, MSCE, Acting Public Works Director

SUBJECT: August 2026 Foresters Report

RECOMMENDATION:

Receive a Presentation on the August 2026 Forester's Report

BACKGROUND / SUMMARY:

FISCAL IMPACT:

None at this time

ATTACHMENTS:

1. Aug Foresters Report for the Sep 10 Mtg



CITY OF CARMEL-BY-THE-SEA

Monthly Report

City Forester's Report

TO: Forest and Beach Commissioners

FROM: Justin Ono, City Forester

SUBJECT: August 2026 Forester's Report

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- City consultant Dudek gave an update at the August 20, 2026, Forest and Beach Commission meeting and the plan will come back to the Commission within the next two months.

Contractors:

- City Tree Contractors Community Tree Service and Tope's Tree Service started working on winter preparedness task orders including 22 removals of dead, dying, or dangerous trees and 22 pruning jobs.
- City Tree Contractor West Coast Arborists was issued a task order for stump grinding and replanting across 64 sites with a total of 59 trees planned to be planted.
- Landscape contractor Town and Country continued maintenance throughout town.

City Staff and Crews:

- City Forestry Crew removed 4 dead, dying, or invasive trees, and pruned 12 trees providing clearance for roads and stop signs, as well as maintaining tree health.
- With PG&E's work ramping up on their annual permit, City Crews worked to pick up logs left by utility clearance removals.
- City Forestry Crew beautified several islands and worked closely with the Streets Division and the Superintendent to prepare for and help facilitate Car Week events.
- Landscape: City Technician continued work around city parks and medians watering planted trees throughout the village and clearing parking spots and roadways along Junipero Ave.

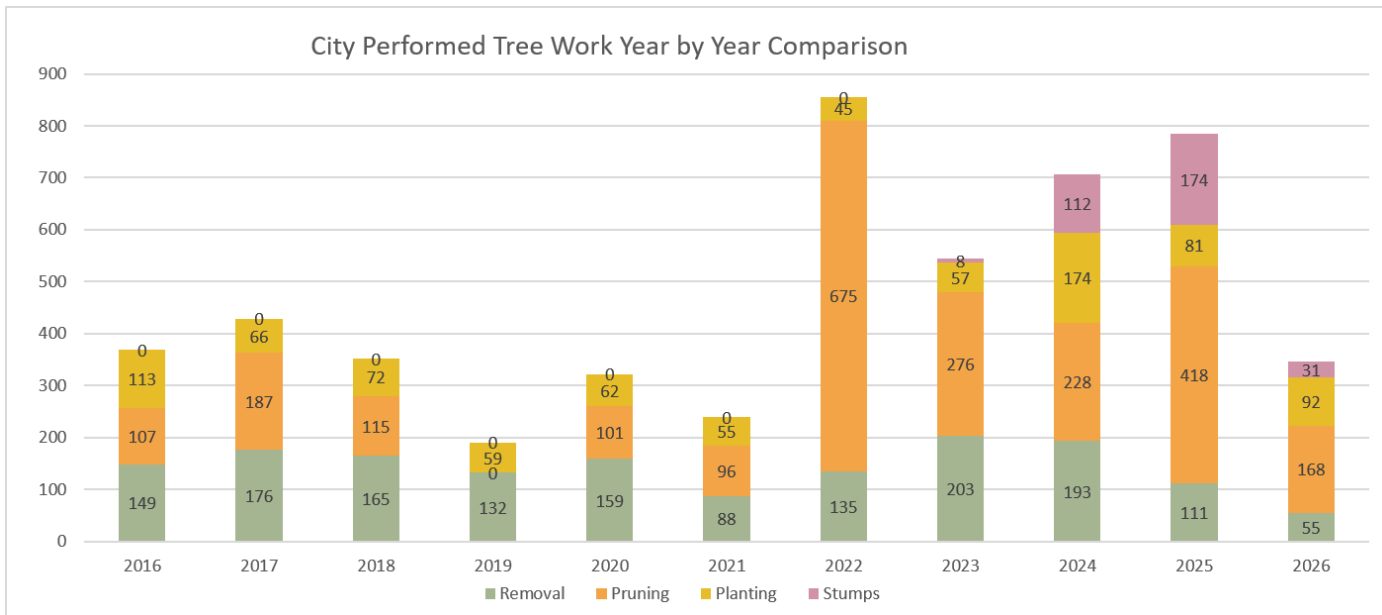
Permit Information

2026 Permitted removals, pruning, and required planting											
	Tree permits received	Tree permits Issued	Site Inspections Performed	Trees approved for pruning	Removal of Upper Canopy	Removal of Lower Canopy	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	8	13	9	14	1	1	23
February	15	6	1	6	3	4	0	2	1	1	2
March	31	20	7	12	7	13	13	16	0	2	29
April	24	17	6	12	5	12	6	12	0	1	18
May	23	13	5	15	4	11	7	7	0	1	14
June	21	13	3	5	1	16	1	12	0	0	13
July	28	14	3	2	4	12	6	11	0	0	17
August	28	14	2	24	2	10	1	8	0	2	9
September											
October											
November											
December											
2026 Totals	199	119	32	90	34	91	43	82	2	8	125

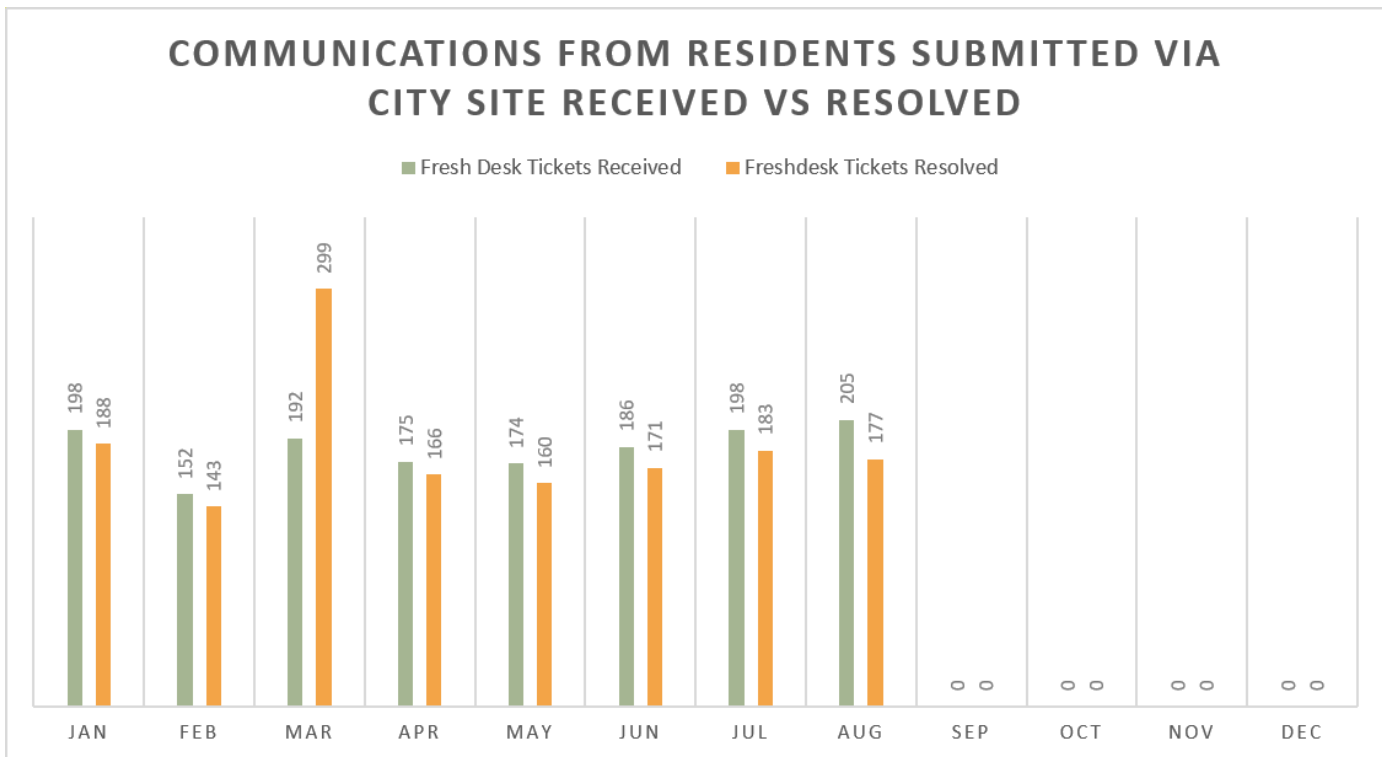
Historic permitted removals and required planting

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	125	34	91	125	43	82	100.00%	199

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.