



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

Sarah Berling, Kelly Brezoczky, Hans Buder, Tamara
Michie, and Gerald Montmorency

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

REGULAR MEETING Thursday, September 12, 2024

MEETING 2:30 PM

Tour Time: 1:30 pm

TOUR OF INSPECTION

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

- A. Tennis/Pickleball Court, Parking Lot on South Side of Lorca Lane
- B. Torrey Pine at 26010 Ridgewood Road, Carmel

THIS MEETING WILL BE HELD IN PERSON AND VIA TELECONFERENCE. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may watch the Youtube Live Stream at:

<https://www.youtube.com/@CityofCarmelbytheSea/streams>, or use the link below to view or listen to the meeting via Zoom teleconference:

<https://ci-carmel-ca-us.zoom.us/j/86917151392> Webinar ID: 869 1715 1392 Passcode: 697804

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

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

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

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

CONSENT AGENDA

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

1. Approval of August 8, 2024 Meeting Minutes

PUBLIC HEARINGS

2. Consider the removal of a Torrey pine at 26010 Ridgewood Road (TE 24-209)

ORDERS OF BUSINESS

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

3. Considerations Regarding Pickleball in Upper Forest Hill Park
4. City Forester's Report for August 2024
5. Public Works Director's Report for August 2024

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 12, 2024
CONSENT AGENDA

TO: Forest and Beach Commissioners

SUBMITTED BY: Yvette Culver, Administrative Coordinator

SUBJECT: Approval of August 8, 2024 Meeting Minutes

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

FBC Meeting Minutes - August 8, 2024 - FINAL - MB PDF

**City of Carmel-by-the-Sea
Forest and Beach Commission**

Regular Meeting

Thursday, August 8, 2024

CALL TO ORDER AND ROLL CALL

PRESENT: Brezoczky, Buder, Michie, Montmorency
ABSENT: Berling
STAFF PRESENT: Mary Bilse, Acting Public Works Director
Justin Ono, City Forester
Yvette Culver, Commission Secretary
Tom Ford, Administrative Analyst

PLEDGE OF ALLEGIANCE

Chair Brezoczky led the public in the Pledge of Allegiance

PUBLIC COMMENT

Melanie Billing
Dale Byrne
Cindy Lloyd
Linda Smith

ANNOUNCEMENTS

Justin Ono provided an update to the Commissioners and the public regarding the Forest Management Plan schedule. There have been discussions about changing the plan's title by removing the word "Urban," proposing either "Carmel Forest Management Plan" or "Forest Master Plan" as the new title.

After a conversation with Davey, it was stated that the first draft incorporating all comments is expected to be released by mid-September. Following this, another Steering Committee and Public Meeting will be organized. A Working Session will also be held to refine the process toward achieving the goals. The aim is to provide a proposal for voting by November/December, which will then be sent to the Council. Once approved by the Council, it will need to be ratified by the Coastal Commission. We hope that by the end of Q1 and beginning of Q2 we will start to see the end of the finish line.

Once we receive a Draft Forest Management Plan, staff will send it to Niki Nedeff for review. There will also be continual opportunity for public comment as this project progresses.

CONSENT AGENDA

Item 1: Approval of Meeting Minutes, July 11, 2024

Commissioner Montmorency moved to approve the Meeting Minutes for July 11, 2024, seconded by Commissioner Buder, and carried by the following roll call vote:

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

ORDERS OF BUSINESS

Item 2: Receive a Presentation on the Annual Monitoring Report of the North Dunes Habitat

John Wandke, Senior Scientist with Denise Duffy, and Associates presented a status update to the Commission of the North Dunes Habitat Restoration Project (CDP 16-315) for Fiscal Years 2021-22 and 2022-23 from Denise Duffy & Associates, Inc. (DD&A), and answered questions of the Commission.

PUBLIC COMMENT

Dale Byrne
Melanie Billing

Item 3: July 2024 Forester's Report

Mr. Ono presented the Foresters Report to the Commission for July 2024

Forestry, Parks, and Beach Highlights:

- UFMP:
 - City Forester and Administrative Analyst have met with Davey Resource Group, who is compiling information from the city and resident input to have a draft ready in September
 - Formulated timeline of completion for remaining drafts and reviews. Notable upcoming events include joint meetings of the Steering Committee and the F&B, Joint Meetings of the F&B and City Council, and 3rd Community Workshop.
- Contractors:
 - Spent \$902,434.61 out of \$925,000.00 on contract related tree services, resulting in 97.6% budget utilization.
 - Fully executed Change Orders for the On-Call Tree Services contracts, awarding \$333,000 to each vendor for Fiscal Year 2024-25.
 - City tree contractors removed 1 dead tree and 4 stumps under contract Task Orders.
 - City tree contractor Tope's Tree Service removed large patch of locust trees and brush obscuring view at corner of Santa Lucia and Rio Road.
 - More work is expected after first month of fiscal year with contract change orders signed and task orders ready to be sent out.
- City Crews:
 - In July, Forestry crews planted 6 new trees, picked up 7 piles of logs left behind by PG&E line clearing crews, pruned 22 trees, removed 9 dead or dangerous trees, and removed 5 stumps.

- Crews assisted in the ongoing maintenance of Mission Trail Nature Preserve by removing brush piles cut by the Friends of MTNP during trail maintenance.
 - Crews continued fuel management activities in upper Forest Hill Park weed whacking and pruning trees along Camino Del Monte.
- Carmel Cares:
 - Issued permits for Scenic Pathway Hardscape CIP project and began construction on the 1,000 feet of additional barrier railing, pathway widening, and landscape border installation
 - Substantially completed work on the Ocean Avenue Median Project, installing new plants and grasses.

Tom Ford, Administrative Analyst, provided the Commission with updates on the status of the totem poles, the various utility companies involved, and the objectives for a plan of action. Mr. Ford answered questions from the Commission.

Item 4: Acting Public Works Director's Report for July 2024

Mary Bilse, Acting Public Works Director presented the Directors Report to the Commission.

City Council Meeting of July 8, 9, 2024

- Adopted Resolutions 2024-054, 2024-055, and 2024-056, approving Change Orders #4 and #5 for each of the City's On-Call Tree Service Contractors to balance spending in Fiscal Year 2023/24, to allocate tree contracts for Fiscal Year 2024/25, and to allocate funds for the City's on-Call Landscape Maintenance Services contract
- Presentation of the Results of the Urban Forest Master Plan Community Survey by City Forester, Justin Ono, and Chair of the Forest and Beach Commission, Kelly Brezoczky

Environmental Programs

- Worked with biologist, Nikki Nedeff, and Public Works staff to mow Martin's Meadow in Mission Trail Nature Preserve before the Fourth of July holiday to reduce fire risk while complying with regulations associated with special status plant species, Hickman's onion.

Project Management for the Capital Improvement Program

- For the Shoreline Infrastructure Repair Project, the Request for Proposal was issued seeking coastal engineering and environmental firms to design and acquire environmental permitting for the repair of two structurally damaged beach access stairs, reconstruction of the Fourth Avenue seawall/outfall, and to assess, prioritize, and provide cost estimates for all other shoreline infrastructure identified in the Coastal Engineering Study, Phase 1 Condition Assessment Report. The city received three proposals and are reviewing the submittals.
- For the MTNP 3 Drainage Projects, which includes drainage piping near the Rio Road entrance, an 85-foot boardwalk over a bog, and reconstruction of a large swale, the pre-construction meeting was held on June 28, 2024. During the biological survey, dusky footed woodrat middens were observed adjacent to the construction area. A request to reduce the setback from the middens was submitted to CDFW. New start of construction date is dependent upon direction from CDFW.

Street Maintenance

- Covered exposed boulders with beach sand at the base of Eighth and Ninth Avenue beach stairs and opened Ninth Avenue stairs back up to the public.

Forestry, Parks, and Beach

- In April 2024, Justin Ono obtained an Urban and Community Forester certification from the Society of American Foresters

FUTURE AGENDA ITEMS

Pickle Ball

Bi-Annual Report from Carmel Cares for the Beach Clean-up, possibly for October or November Meetings

ADJOURNMENT

Respectfully submitted,

Yvette Culver, Administrative Coordinator, Commission Secretary

Approved by: _____
Kelly Brezoczky, Chair



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

September 12, 2024
PUBLIC HEARINGS

TO: Forest and Beach Commissioners

SUBMITTED BY: Justin Ono, City Forester

SUBJECT: Consider the removal of a Torrey pine at 26010 Ridgewood Road (TE 24-209)

RECOMMENDATION:

Deny the removal of a Torrey pine in the northwest corner of 26010 Ridgewood Road

BACKGROUND/SUMMARY:

In 2001, Mr. Howard Raphael, property owner, in cooperation with his neighbors Alan and Jean Hower, applied for the removal of a Torrey pine at 26010 Ridgewood Road. At the time, the tree had a diameter of 40", which was unanimously denied, as indicated in a letter to Mr. Raphael dated May 4th, 2001 (**Attachment 1**). As part of the conditions of the denial in 2001, the neighbors, The Hewers, were required to notch the roof of their Accessory Dwelling Unit (ADU) to accommodate a trunk of the tree. In the 23 years since the previous application and hearing, the tree has continued to grow (Attachment 2).

On July 23, 2024, the applicant submitted a new permit for an inspection of the very large Torrey pine in the northwest corner of his property and stated "safety concerns about the roots and branches."

In August 2024, City Forester, Justin Ono, met the applicant on site and determined that the tree appears to be healthy. Despite concerns regarding possible roots being cut in years past, Mr. Ono found that the tree does not show signs of decline. Rather, it has a large, healthy canopy spread and no glaring signs of instability.

Torrey Pines

Torrey pines are a rare and endangered species of pine native to the brush covered dunes of Southern California with the last native stands located in Torrey Pines State Natural Reserve north of San Diego and on Santa Rosa Island. Per Cal Poly's SelecTree database:

Torrey pine, occurring naturally only in two groves in southwestern California, is the rarest pine in the United States. Only about 5,000 wild individuals grow along the coast of northern San Diego, almost entirely in Torrey Pines State Natural Reserve and in a small grove on Santa Rosa Island. It is listed as Critically Endangered by the IUCN.

Outside their narrow native range, these trees thrive in cultivation and have naturalized in several areas along California's Central Coast, including northwestern Santa Barbara County, coastal San Luis Obispo County, and along Monterey Bay in the town of Marina.

Torrey pines grow slowly into picturesque broad-canopied trees. They are the only five-needle pines in California with long needles. Like their relatives, Coulter pine (*Pinus coulteri*) and foothill pine (*Pinus sabiniana*), they have long, gray-green needles and large cones that can remain on the tree for years.

The property sits on the outskirts of the Mission Trail Nature Preserve, home to a native stand of Monterey Pines. While the Torrey pine is rare in its native range the tree grows very well in the local sandy soils. The tree was a planted specimen and is very large for its current growing space.

Carmel Municipal Code Section 17.48.070 authorizes the Forest and Beach Commission to approve the removal of trees that are causing “substantial damage to a building that cannot readily be repaired or alleviated on a long-term basis, through minor reasonable building modifications”. At this time, the tree does not immediately appear to be actively failing, or causing direct significant structural damage to the neighbor’s home or ADU and staff is requesting direction from the Commission as to whether the tree should be allowed to be removed.

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:

The applicant has paid the cost of the inspection. Additional permits, if any are granted, will be assessed per City Fee Schedule. If the removal of the tree is granted, the cost of tree removal contractor and all related fees would be the responsibility of the homeowner.

ATTACHMENTS:

2001 Denial Letter
Pictures of Westerly Neighbor
Application (TE 24-209) and Site Plan

4 May 2001

Mr. Howard Raphael
880 University Avenue
Palo Alto, CA 94301

Dear Mr. Raphael:

The Forest and Beach Commission consider your application to remove one 40" dbh Torrey pine at their regular meeting of 3 May 2001. Mr. and Mrs. Heuer were present and acted as your representative.

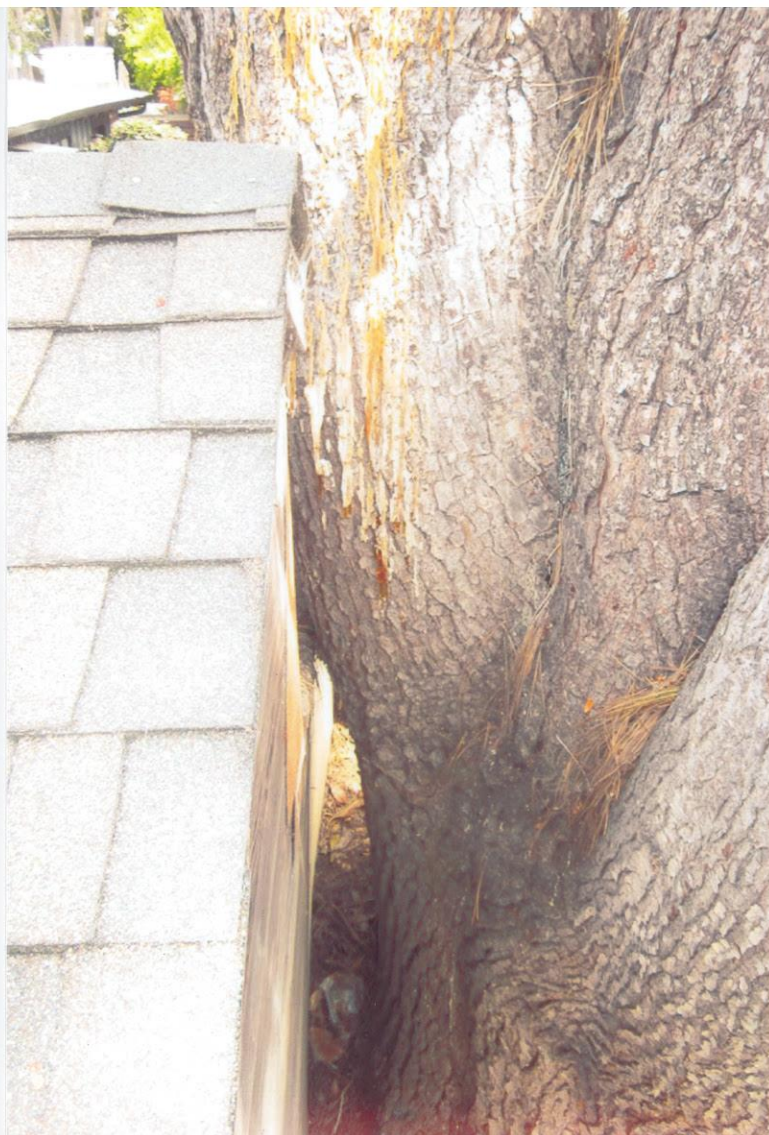
In a unanimous vote the Commission denied your request for removal. The Commission recommended a safety pruning and cone removal on this tree. However, you would need to file an additional application for removal of live limbs 4" in diameter and larger.

Should you disagree with the decision of the Forest and Beach Commission, you have five working days to appeal their decision to the City Council. All appeals need to be filed with the Karen Crouch, City Clerk, her office is located at City Hall, east side of Monte Verde Street between Ocean and 7th Avenues. Her phone number is (831) 620-2000.

If you have any questions or require additional information, please phone my office at (831) 624-3543.

Sincerely,

Margi Perotti
Secretary to the Forest and Beach Commission





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: 7/23/24
Fee: \$ 195
Permit ID #: 24-209

Address of tree/property: 26010 RIDGEWOOD RD.

Assessor's Parcel Number (APN): 009-353-021

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: Howard Raphael
Mailing Address: 26050 RIDGEWOOD RD.
Carmel 93923
Email: hraphael@gmail.com
Phone: 415 265 9292

Property Owner Information (if different from Applicant):

Name: _____
Mailing Address: _____
Email: _____
Phone: _____

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

For Evaluation: Safety

For Pruning*: _____

For Removal: yes

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

Reason for pruning or removal: Safety concerns about roots and branches

Who will be pruning or removing: Topp's

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.

PCR
(Property Owner Initials)

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

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

Optional: Photo of tree(s)

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

Applicant Signature: [Signature]

Date: 7-23-24

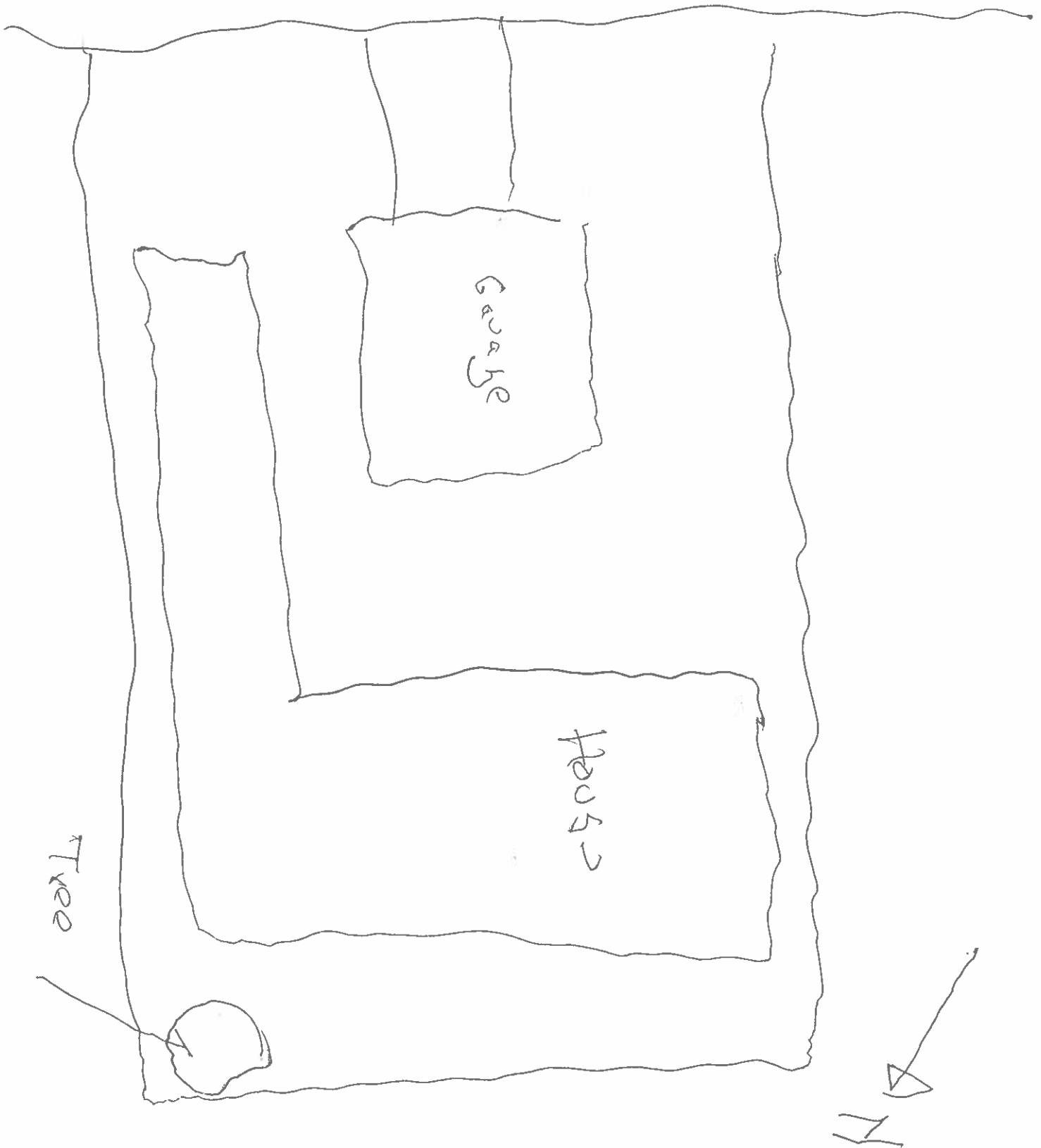
Property Owner Signature*
(if different from Applicant): _____

Date: _____

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

INCOMPLETE APPLICATIONS WILL BE REJECTED.

Figeroa Rd





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

September 12, 2024
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Thomas C. Ford, Administrative Analyst

SUBJECT: Considerations Regarding Pickleball in Upper Forest Hill Park

RECOMMENDATION:

Receive an overview presentation. Consider input from pickleball players, those who live near the courts, court usage, and guidelines found in the General Plan to discuss and provide direction on next steps moving forward.

Information-gathering by Staff should continue in order to bring a comprehensive picture to future possible courses of action, including conducting a sound study.

BACKGROUND/SUMMARY:

The two courts at upper Forest Hill Park had primarily been used for tennis prior to 2013, when pickleball striping was introduced on one half of the courts. This allowed for two games of pickleball (up to 8 people) and one game of tennis (up to 4 people) to be played simultaneously.

At the 09/09/2021 meeting of the Forest and Beach Commission, the striping of two additional pickleball areas on the other half of the courts was approved, allowing up to up to 16 people to play pickleball at once, should the courts be used exclusively for pickleball. This decision came after reviewing the results of a short survey regarding pickleball in the park. **Attachment 1** contains the Staff Report for that item, as well as a link to the recording of the meeting.

The action by the Commission at that time did not include any policy direction for regulating pickleball usage on the courts differently than tennis usage (e.g. allowed hours of the day, etc.). Currently, the lone sign in Forest Hill Park referencing 'open hours' can be found in lower Forest Hill Park, next to the playground area: "Playground open from sunrise to sunset." The only rules posted at the tennis/pickleball courts that reference timeframes for games indicate no more than 1 hour for doubles, or one-half hour for singles, whether it be for tennis or pickleball. A separate sign posted in the courts in two areas reads, "Please do not hit tennis balls against walls."

Since 2021, the City has received escalated attention regarding the matter of noise in relation to pickleball usage in the courts. On August 8th, 2024, the City Council recommended this matter be addressed by the Forest and Beach Commission. **Attachment 2** contains the 08/08/2024 Staff Report, as well as a link to the recording of the meeting.

The ultimate goal of bringing this item to the Forest and Beach Commission is, following due diligence of information-gathering and hearing the matter, to recommend a reasonable set of guidelines, rules, and/or policies to City Council. Ultimately, any guidelines, rules, and/or policies should consider input from pickleball players, local residents (particularly those who live within earshot of the courts), and tennis players, as well as considerations of cost of implementing any given method.

There is no lack of approaches to addressing the sound matter. Innumerable jurisdictions, including nearby cities and even USA Pickleball, the governing body of the sport nationwide, have discussed the multitude of possible approaches: from regulation of pickleball materials which would alter the pitch of the sound, to surrounding courts with noise-abating materials, as well as the regulation of playable hours, to name a few.

However, it is Staff's recommendation that the discussion of which approach to take should only be considered after conducting a sound study to determine the extent to which the sound produced by park-goers utilizing the courts complies with sound guidelines found in the General Plan, including the Noise Element. At that point, with a more holistic set of information in hand, including verifiable data, Staff will then recommend a discussion regarding possible courses of action to ensure compliance with City guidelines. **Attachment 3** contains excerpts from the General Plan.

Staff has been actively meeting with various community members and pickleball players alike, and will continue doing so. Rather than speaking on behalf the residents and those who use the courts, a brief summary of common themes emerged:

- Exercise
- Number of people / wide array of folks utilizing the park
- Level of sound, and duration of sound (hours per day)
- Sound coming from the courts as it related to General Plan guidelines for noise and neighborhood character
- Signage
- Parking

Staff has also met with personnel from the City of Monterey, in addition to contacting USA Pickleball, whose website discusses at length the matter of sound relative to the sport. The City will continue discussions with other cities and USA Pickleball, should those avenues prove to be fruitful in learning more about the matter and possible courses of action.

The primary goal is to work toward a reasonable conclusion, with input from all 4 sides: local residents (especially those surrounding the courts/can hear the play from their homes), pickleball players, tennis players, and city staff (for administrative information and logistics, such as the cost of implementation of any given course of action), all while maintaining compliance with our General Plan and unique village character.

FISCAL IMPACT:

Should a consultant be used, Staff estimates a rudimentary sound study would cost around \$3,000, which would need to be reallocated from the Landscape budget in Forestry's Contract Services account, 101-119-45-42001.

ATTACHMENTS:

Attachment 1 - FBC Staff Report 09.09.2021

Attachment 2 - City Council Staff Report 08.06.2024

Attachment 3 - Excerpts from General Plan



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

September 9, 2021
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners
SUBMITTED BY: Sara Davis, City Forester
SUBJECT: Tennis and Pickleball Court Options

RECOMMENDATION:

The Forest and Beach Commission is requested to weigh in on the decision to go forward with additional striping for additional pickleball games, or to leave one tennis court as it is.

BACKGROUND/SUMMARY:

In the past pickleball enthusiasts approached City staff requesting that we reconfigure the tennis courts in Forest Hill Park to allow for pickleball play. The City did restripe one court to accommodate pickleball play. Currently the courts allow for one tennis match and one pickleball game, or two tennis matches, or two pickleball games. Up to eight (8) people can play at one time.

Recently, pickleball enthusiasts noted the increasing popularity of the game and requested the City to restripe the other tennis court to accommodate up to two (2) additional pickleball courts which would result in up to 16 people using the courts at once.

It should be noted that tennis and pickleball players are both using the same tennis nets. However, tennis and pickleball games require nets of differing heights. The height difference has caused the existing nets to become damaged and not at the proper height for either sport. The pickleball community stated that they would provide their own movable nets to accommodate pickleball play if the City restripes the second tennis court.

The August 20, 2021 edition of the City Administrator's "Friday Letter" included a link to a survey which followed the following verbiage:

Calling All Tennis and Pickle Ball Players

We want to hear from you! The City is working with partners to install new tennis nets at the Forest Hill Park courts. At the same time, the City has been asked to re-stripe the playing surface to include two more pickle ball courts for a total of four. Movable nets would be provided by the pickle ball players.

Are you supportive of adding new striping for more pickle ball courts? Please click the link below to answer our short, three-question survey to let us know what you think.

The Survey link was also posted on the "Carmel-by-the-Sea Be Neighborly Facebook Group" (932 members) and "Carmel-by-the-Sea Nextdoor Neighborhood Group" (1,948 members).

The survey resulted in a total of 82 responses. Of these responses, 82% were in favor of additional striping for additional pickleball games, while 18% were opposed, apparently wishing to keep one tennis court available. Attachment 1 includes the results of the survey. Attachment 2 is a transcript of narrative from the survey asking respondents why they chose their response.

Staff is recommending that the Forest and Beach Commission weigh in on the decision to go forward with additional striping for additional pickleball games, or to leave one tennis court as it is.

FISCAL IMPACT:

A community member has volunteered to have the courts power washed before painting at no cost to the City. However, water quality control measures must be enforced.

The pickleball enthusiasts noted that they would provide the movable nets at no cost to the City. The only cost to the City would be the painting supplies and ongoing maintenance.

ATTACHMENTS:

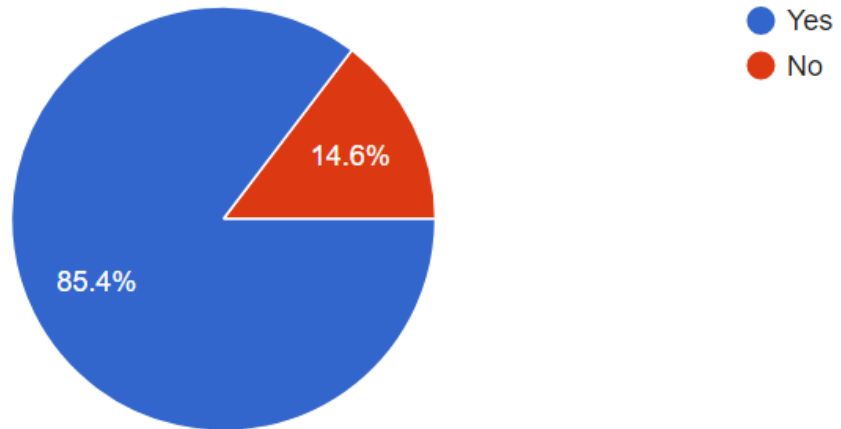
[Survey Results](#)
[Survey Narrative](#)

[Link to Pickleball agenda item at the 09/09/2021 Forest and Beach Commission meeting](#)

Survey results

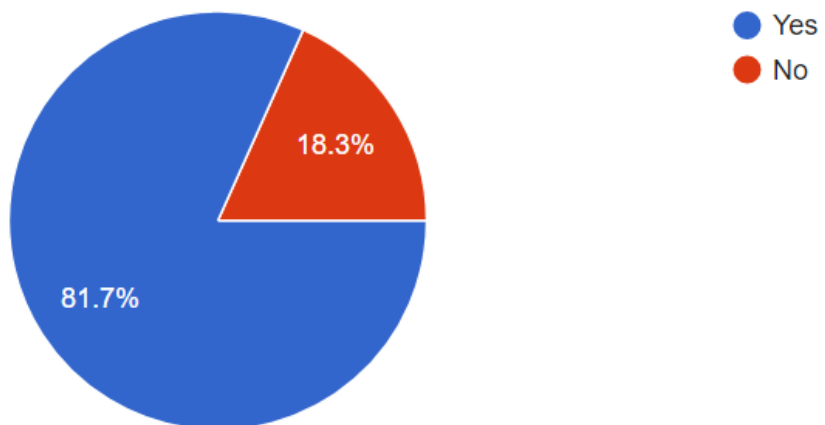
Did you know Carmel-by-the-Sea has tennis and pickleball courts?

82 responses



Are you supportive of adding new striping for more pickleball courts?

82 responses



Is there anything you would like us to know about why you chose your answer?
Way more Pickleball players daily than tennis but Pickleball players always share the courts if tennis players show up. Pickleball is the fastest growing sport in America and is played by all ages. The group at forest hill range in age from young to old and this friendly sport is loved by all. We also often play with visitors to Carmel who come to town in search of a pickup game. We are new full time residents in Carmel and Pickleball at forest hill has been a great way to meet people and make new friends
So many people like me play Pickleball!! It's the fastest growing sport in America. More courts!! Better hours!!
We both play
Pickleball is a wonderful sport that is the fastest growing sport in the country. Pickleball striping would be greatly appreciated. Thank you for thinking of us pickleball players.
We have just purchased pickleball paddles and are looking forward to playing more.
I think pickleball is a fun experience.
I would love to participate in pickle ball.
How, where do I learn to play?
Only one tennis court should be painted for pickle ball, which would allow for a total of two Pickle Ball courts (one court on each side of the net), and one tennis court. Leave the other tennis court painted just for Tennis. This was the original plan, to keep the pickle ball players from having group activities monopolize both courts all day long and exclude tennis players. We spoke before the city Council when the courts were painted perhaps 8 years ago, and they agreed to allow only one court to be used for pickle ball, and to dedicate the second for Tennis. When they restriped the courts again several years ago, there was no notice and they forgot this promise. The Pickle ball players do not respect tennis players, the courts or the Nets, thus leaving them in the shabby condition we find them in today. And they play for hours at a time, monopolizing both courts. Tennis players usually play for at most an hour. Please keep one court painted just for tennis. Will there be a city Council meeting on this topic? We would like to speak on the issue.Thank you.
Have you heard the noise that comes from to pickle Ball courts? Constant loud talking and the "ethunking" of the hard plastic balls can be heard several blocks away. Two pickle ball courts, and one tennis court seems fair. This will also protect the tennis nets from being damaged each time the pickle ball players attempt to lower the nets. Please reserve one court for tennis only. Thank you.
Build separate courts for pickleball.
Having new tennis nets and adding two pickleball courts would be such an improvement and bridge both activities.
I play pickleball there regularly and I rarely, if ever, see any tennis players. I have concluded then, that the best use of the courts is to promote and improve pickleball conditions. Thank you!
Pickleball may be enjoyed more by seniors, of which Carmel has many. And there are more tennis courts at the high school
I play pickleball and would love to have more courts as we have to wait now to play as there are many people wanting to play
Pickleball is an incredible sport that brings people of all ages and backgrounds together. It is excellent for the community.
The Pickleball community helps maintain these courts for all to enjoy.

I play both tennis & pickle ball. How do I schedule time to play/meet other players? Thanks, cmciardella2015@gmail.com
There is a great demand for pickleball on the Monterey Peninsula and it continues to grow each year. Just a few years ago, hardly anyone played. Now we have people lining up and waiting for courts due to a lack of places to play. It's a wonderful sport for retirees which is very much in line with our community. There are currently 4 public courts in PG, 4 in Monterey (but only two with nets), and 2 in Carmel. The Forrest Hill courts in Carmel are the only ones that don't restrict the days/hours available for pickleball play. It's unfortunate that the Forrest Hill courts are currently striped to use the tennis net because the tennis net is too high for pickleball which means tennis and pickleball players are constantly adjusting the net height. That has resulted in excessive wear and tear on one of the nets. It's actually 2.5 inches too low for pickleball play in its current state. Additionally, because the tennis nets are much wider than pickleball nets, around-the-post shots are impossible. Adding 4-court striping and 'real' pickleball nets would provide a much better pickleball environment for everyone. Thanks for considering this upgrade!
You would make a lot of people happy. Please consider.
Would love to see new tennis nets as well as new striping for Pickleball courts. I enjoy playing both tennis and Pickleball at Forrest Hill Park, an easy two block walk for me. We have such a great community of Pickleball players that gather regularly. With the striping of Pickleball courts it would allow tennis and Pickleball to enjoy play at the same time. Please consider striping the courts for Pickleball so that we can play, using a traditional Pickleball net rather than the tennis nets!
I'd like to play and I live in Carmel
We love to play Pickleball in our hometown with friends. We are willing to buy a net. Thanks
Providing athletic opportunities within the City of Carmel for those who enjoy outdoor activities is commendable. I may be past active sports, but heartily endorse the City continuing to support both tennis and pickle ball.
Pickle ball is the fastest growing sport in the US. There are many Carmel residents and players at Forest Park each day and we get along very well with the tennis players. Adding more pickle ball capacity will not impact the tennis players. I appreciate you making this happen.
Definitely a need for more than 2 pickleball courts.
No one plays tennis We all play pickleball
I live in the neighborhood and love playing Pickleball. Having more courts would utilize the space more and the demand is there from the people who live around this area. Pickleball is a growing sport and our area needs more courts since we have more people than places to play. I support this totally since playing over tennis nets does not work well. We respect the tennis players and feel we can share this space better if we could use portable nets and have 4 instead of 2 courts. Thanks for your consideration of our request.
The pickleball players don't let my kids play tennis at the courts.
Only 3 courts. Tennis is the main thing there and should continue bring the main sport. Have 1 ct with Pickleball lines. Not more than that.
Tennis player
Pickleball is very, very noisy in residential neighborhoods. We should look at installing courts less close to residential properties.

Pickle ball is one of the fastest growing sports in America. It provides an opportunity for people who are a bit older to continue to have an athletic sport. As Carmel has an older population, this is a great way to increase the capacity for this sport. There have been a number of times that we have gone to the courts and they were fully occupied, and we had to return home. Additional striping should lessen that occurrence.
Parking is already a problem in the residential neighborhood surrounding Forest Hill Park. If four Pickleball courts were created, that would mean 16 players would have to park their cars in the neighborhood around the court. With just the two current pickle ball courts, parking is already overcrowded and dangerous for those narrow streets.
Pickleball is such a popular sport people who live in Carmel should have a place to play.
The tennis courts are great. Someone who plays on those courts all of the time, the pickle ball players have their own lines they put in place and adding any more nets/lines or courts would make it much more crowded.
Just add stripes on one side. It makes the tennis line calling much more difficult if pickle ball lines are everywhere
I play tennis and pickleball at Forest Hill Park and the extra pickleball lines do not hinder my tennis play because they are a different color. I always see the courts crowded with pickleball players in the mornings so the addition of two more courts would be great and then that location could accommodate more players. Thanks.
Pickleball is a great alternative to tennis for those of us who have "aging" joints to prevent us from Tennis. Bring on the Pickleball!
I am a 20-year Carmel resident and active pickleball player. There are many active pickleball players in Carmel and when pickleball open-play is scheduled, there is always a large group of players and significant waiting time to get on a court. I think there are actually far more pickleball players than tennis players and striping additional courts makes great sense.
Pickleball's a very accessible game for all skill levels and socially focused as much as athletically. Also courts are smaller than tennis courts, thus allowing more people to be simultaneously active and having fun!
My entire family plays pickle ball regularly and it is a great community building outdoor activity that feels safe in these scary times
I play pickleball there frequently and we find there are more and more players using the courts for PB with some frustration being felt by tennis players. Adding more pickleball courts would be a great help.



**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report**

Attachment 2

Attachment 2

**August 6, 2024
ORDERS OF BUSINESS**

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Brandon Swanson, Assistant City Administrator
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Consider directing staff and the Forest and Beach Commission to explore a policy, prior to the end of 2024, that would balance the pickleball and tennis activities at Forest Hill Park with the surrounding residential uses.

RECOMMENDATION:

Direct staff and the Forest and Beach Commission to explore a policy, prior to the end of 2024, that would balance the pickleball and tennis activities at Forest Hill Park with the surrounding residential uses.

BACKGROUND/SUMMARY:

On September 9, 2021, the Forest and Beach Commission received the results of a short public survey regarding pickleball at Forest Hill Park. Specifically, the survey asked the question of whether additional striping should be added to the tennis courts to allow more space for pickleball. The staff report, which includes a link to the survey, have been included as Attachment 1. At the time of the Commission meeting, one of the tennis courts was already striped for pickleball, and one was not. After deliberations and public comment, the Commission voted to approve additional striping for pickleball. The action by the Commission did not include any policy direction for regulating the pickleball usage on the courts differently than the tennis usage (e.g.: allowed hours of the day, etc.).

Since the additional space for pickleball was created, and to some lesser extent, prior to this action as well, concerns from neighbors of Forest Hill Park have been raised about the noise associated with the activity. Pickleball, due to the type of ball that is used and the fast-paced nature of the game, is louder than tennis, and has been a source of concern for people living adjacent to courts in most cities where the game is played. Many other cities, including some in our area such as Pacific Grove, have developed policies regarding pickleball usage on public courts to help reduce the impacts to surrounding neighbors. For example, Pacific Grove limits pickleball usage on their public courts to Tuesday, Thursday and Saturday only, between the hours of 9am and 5pm (9am to 7pm from March to November).

With all of this in mind, Council is being asked to direct staff and the Forest and Beach Commission to explore the development of a more formal policy for the tennis courts at Forest Hill Park. The goal of the policy would be to balance the pickleball and tennis activities with the needs of those living near Forest Hill Park to have some quiet enjoyment of their neighborhood. If Council provides this direction, staff will place an item on an upcoming Forest and Beach Commission agenda. Ultimately, a "Policy" can be created and implemented by the Forest and Beach Commission without it requiring future Council approval since one of the Commission's duties is the management of the City's parks (CMC 2.32.60). The Council would only be required to review and approve regulations for Forest Hill Park if they took the form of an Ordinance that was intended to be codified in the City's Municipal Code. Of course, as part of its direction, Council could direct staff to bring a recommended policy from the Forest and Beach Commission prior to implementation if so desired.

FISCAL IMPACT:

The fiscal impacts associated with processing this policy would be captured in the adopted FY 2024-25 Public Works Operating Budget.

PRIOR CITY COUNCIL ACTION:

None. [Link to Pickleball agenda item at City Council meeting on 08/06/2024](#)

ATTACHMENTS:

[Attachment 1\) September 9, 2024 Forest and Beach Commission Report](#)

Excerpts from the General Plan:

- **Land Use & Community Character Element (Page 30, Subsection Goals Objectives and Policies, G1-2):**

“Preserve the residential village character and perpetuate a balance of land uses compatible with local resources and the environment.”

- **Open Space and Conservation Element (Page 3, Subsection Goals, Objectives and Policies, G7-2):**



General Plan/Coastal Land Use Plan

Open Space and Conservation Element

G7-2 To provide accessible, safe, and well-maintained parks, open space, and active recreation facilities.

O7-2 Provide and manage a system of parks and recreation facilities that serve the needs of residents and visitors.

P7-5 Ensure that park and recreation facilities are adequately maintained to ensure safe access and use.

P7-6 Investigate and evaluate opportunities and incentives for other agencies, non-profits, private businesses, and user groups to participate in the provision, development and maintenance of parks, open space, and recreational facilities.

P7-7 Enhance and improve park facilities to accommodate a broad range of users including children and seniors.

P7-8 Maintain the City's beach, park and open space in a manner that encourages use and enjoyment by residents and visitors while protecting the aesthetic and environmental quality of these areas.

- (Page 9, Subsection Additional Information):

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.

- **Public Facilities & Services Element (Page 2, Subsection Goals, Objectives and Policies):**



Goals, Objectives and Policies

- G 6-1 To recognize the unique social, cultural and recreational aspirations and activities which contribute to the vitality of Carmel-by-the-Sea; to provide a range of public and semi-public facilities and programs responsive to those aspirations; to provide public services to ensure each resident a safe, healthful and attractive living environment; to maintain both facilities and programs so as to exemplify the highest standards for the community.

- **Noise Element (All pages):**



NOISE ELEMENT

Introduction and Purpose

The Noise Element of the City of Carmel-by-the-Sea's General Plan has been prepared pursuant to Section 65302(g) of the California Government Code. This section requires that each city's or county's General Plan shall contain a Noise Element. In preparing the Noise Element, the "Guidelines for the Preparation and Content of the Noise Element of the General Plan," prepared by the office of Noise Control, California Department of Health, have been closely followed.

The purpose of the Noise Element is to form the basis for the City's efforts in community noise control. The Noise Element is composed of the following parts:

- an evaluation of the present and future noise climate in Carmel;
- a discussion of the major noise sources in Carmel and some suggestions for their control;
- a section discussing the use of the Noise Element as a planning tool; and
- a section summarizing actions which the City can take to reduce existing noise levels and avoid future noise problems.

A major objective of the Noise Element is to provide guidelines to achieve noise compatible land uses. As such, the Noise Element is most closely related to the Land Use, Housing, Circulation, and Open Space Elements. By identifying noise sensitive land uses and establishing compatibility guidelines for land use and noise, the Noise Element influences the general distribution, location, and intensity of future land use.

The circulation system within a city is one of the major sources of continuous noise; therefore, the existing and future circulation system identified in the Circulation Element will greatly influence the noise environment. When proper planning occurs circulation routes such as major streets and highways, along with truck routes, can be located to minimize noise impact upon noise sensitive land use.

Since noise can adversely affect the enjoyment of quiet activities in open space, the Noise Element is also closely related to the Open Space Element. Conversely, open space can be used as a noise buffer between incompatible land uses. This technique can reduce community noise levels and also provide usable open space for recreation.

This element also includes some of the findings gathered through the Community Survey (Survey). The Survey was prepared as part of the public outreach process to gain a broader



response from the community, property owners, and businesses on issues facing Carmel. The complete Survey report can be found in Appendix A.

Issues of Local Significance

The greatest noise source in Carmel is the large volume of automobile traffic that travels through Carmel. Large buses, trucks and vehicles travel through residential neighborhoods and generate noise that is not in keeping with Carmel's village character. The Survey identified construction, delivery trucks, and garbage trucks as the top three most disturbing noise sources for Carmel's residents. The noise from traffic and buses was in the middle of the scale. While noises generated by animals and the business district were identified as the least disturbing. Other noise sources identified in the Survey included car alarms and leaf blowers as sources of disturbing noise, beyond an occasional, acceptable limit.

Goals, Objectives and Policies

G9-1 Preserve Carmel's overall quiet environment; reduce noise in Carmel to levels compatible with the existing and future land uses and prevent the increase of noise levels in areas where noise sensitive uses are located.

O9-1 Support programs to reduce community noise levels where possible to levels acceptable to the community.

P9-1 Noise emission levels shall be considered alongside performance and cost, when purchasing City owned vehicles and construction equipment.

P9-2 Continuously update the noise ordinance to conform with guidelines established by the Office of Noise Control and the California Department of Health Services.

P9-3 The noise ordinance shall clearly address all identified sources of noise to simplify enforcement.

P9-4 Ensure that construction activities are managed to minimize overall noise impacts on surrounding land uses.

P9-5 Develop a system to monitor construction noise impacts on surrounding land uses.

P9-6 Develop a noise enforcement program to minimize disturbance of the community tranquility.



- P9-7** Monitor sound levels on a routine basis in order to achieve, through a noise ordinance, reduction of unacceptable noise within Carmel.
- O9-2** Consider the compatibility of proposed land uses with noise environment when preparing community plans or reviewing specific development proposals.
- P9-8** Apply the noise and land use compatibility standards as shown in Table 9.2: Land Use Compatibility for Community Noise Environments to all new residential, commercial, and mixed-use proposals, including condominium conversions.
- P9-9** Require acoustical reports and evaluation of noise mitigation measures for projects that would substantially increase noise.
- P9-10** Develop standard noise mitigation measures that can be incorporated into new developments.
- P9-11** The standard noise mitigation measures shall not preclude creative solutions addressing unique situations when there are conflicts between noise levels and land use.
- O9-3** Control unnecessary, excessive and annoying noises within the City where not preempted by Federal or State control.
- P9-12** Protect residential areas from excessive noise from traffic, especially trucks and buses.
- P9-13** Establish noise performance standards for City owned equipment, air circulating and air conditioning equipment.
- P9-14** Endorse future efforts to reduce noise levels along Highway 1 to acceptable levels.
- P9-15** Continue to prohibit the use of gas-powered leaf blowers in the City.
- P9-16** Continue to maintain a truck route to limit noise impacts in the City.
- P9-17** Continue to enforce state laws regarding un-muffled or improperly muffled motor vehicles.
- P9-18** Continue to enforce the City's Live Music Ordinance limiting the sound and location of live music in the commercial districts.



Supporting Information

Noise Scales and Definitions

Sound is described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by differentiating among frequencies in a manner approximating the sensitivity of the human ear.

Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more usable range of numbers in a manner similar to the Richter scale used to measure earthquakes. In terms of human response to noise, a sound 10 dBA higher than another is perceived to be twice as loud and 20 dBA higher is perceived to be four times as loud, and so forth. Everyday sounds normally range from 30 dBA (very quiet) to 100 dBA (very loud). Examples of various sound levels in different environments are illustrated on [Figure 9.1: Sound Levels and Human Response](#).

Many methods have been developed for evaluating community noise to account for, among other things:

- The variation of noise levels over time;
- The influence of periodic individual loud events; and
- The community response to changes in the community noise environment.

[Table 9.1: Noise Descriptors](#), provides a listing of methods to measure sound over a period of time. [Table 9.2 Land Use Compatibility for Community Noise Environments](#), provides a description of California noise standards for various land use categories.



Table 9.1: Noise Descriptors

Term	Definition
Decibel (dB)	The unit for measuring the volume of sound equal to 10 times the logarithm (base 10) of the ratio of the pressure of a measured sound to a reference pressure (20 micropascals).
A-Weighted Decibel (dBA)	A sound measurement scale that adjusts the pressure of individual frequencies according to human sensitivities. The scale accounts for the fact that the region of highest sensitivity for the human ear is between 2,000 and 4,000 cycles per second (hertz).
Equivalent Sound Level (L_{eq})	The sound level containing the same total energy as a time varying signal over a given time period. The L_{eq} is the value that expresses the time averaged total energy of a fluctuating sound level.
Maximum Sound Level (L_{max})	The highest individual sound level (dBA) occurring over a given time period.
Minimum Sound Level (L_{min})	The lowest individual sound level (dBA) occurring over a given time period.
Community Noise Equivalent Level (CNEL)	A rating of community noise exposure to all sources of sound that differentiates between daytime, evening, and nighttime noise exposure. These adjustments are +5 dBA for the evening, 7:00 PM to 10:00 PM, and +10 dBA for the night, 10:00 PM to 7:00 AM
Day/Night Average (L_{dn})	The L_{dn} is a measure of the 24-hour average noise level at a given location. It was adopted by the U.S. Environmental Protection Agency (EPA) for developing criteria for the evaluation of community noise exposure. It is based on a measure of the average noise level over a given time period called the L_{eq} . The L_{dn} is calculated by averaging the L_{eq} 's for each hour of the day at a given location after penalizing the "sleeping hours" (defined as 10:00 PM to 7:00 AM), by 10 dBA to account for the increased sensitivity of people to noises that occur at night.
L_{01} , L_{10} , L_{50} , L_{90}	The fast A-weighted noise levels equaled or exceeded by a fluctuating sound level for 1 percent, 10 percent, 50 percent and 90 percent of a stated time period.
Source: Cyril M. Harris, Handbook of Noise Control, 1979.	

**Table 9.2: Land Use Compatibility for Community Noise Environments**

Land Use Category	Community Noise Exposure (CNEL)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential - Low Density, Single-Family, Duplex, Mobile Homes	50 – 60	55 - 70	70-75	75-85
Residential - Multiple Family	50 – 65	60 - 70	70 - 75	70 – 85
Transient Lodging - Motel, Hotels	50 – 65	60 - 70	70 - 80	80 – 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 – 70	60 - 70	70 - 80	80 – 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 – 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 – 85
Playgrounds, Neighborhood Parks	50 – 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 – 70	NA	70 - 80	80 – 85
Office Buildings, Business Commercial, and Professional	50 – 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 – 75	70 - 80	75 - 85	NA
CNEL = community noise equivalent level				
Source: General Plan Guidelines, Office of Planning and Research, California, October 2003.				
Notes:				
NORMALLY ACCEPTABLE - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.				
CONDITIONALLY ACCEPTABLE - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but, but with closed windows and fresh air supply systems or air conditioning will normally suffice.				
NORMALLY UNACCEPTABLE - New Construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.				
CLEARLY UNACCEPTABLE - New construction or development should generally not be undertaken.				
NA: Not Applicable				

Ambient Noise Measurements

To quantify existing ambient noise levels in Carmel, 11 noise measurements were conducted throughout the City on June 12, 2007. Locations of noise measurement sites were representative of typical existing noise exposure within the City of Carmel. [Figure 9.2: Noise Measurement Locations](#), shows the locations of each site. As shown in [Table 9.3: Noise Measurements](#), measured noise levels ranged from 41.4 dBA to 65.4 dBA.

**Table 9.3: Noise Measurements**

Site No.*	Location	Leq (dBA)	Time
1	Open space area at the end of Martin Road	45.1	11:13 AM
2	Guadalupe Street between 4th and 5th Avenue	41.4	11:53 AM
3	Junipero Avenue at the Police Station	44.3	12:14 PM
4a	Lincoln Avenue and Ocean Avenue at the Library	57.2	12:48 PM
4b	Lincoln Avenue and Ocean Avenue at the Library	53.6	8:40 PM
5	Scenic Drive between 8th and 9th Avenue	65.4	2:30 PM
6a	Dolores Street and 13th Avenue	45.5	2:44 PM
6b	Dolores Street and 13th Avenue	41.4	9:40 PM
7	Monte Verde Street between 11th and 12th Avenue	43.1	3:03 PM
8	Cassanova Street between 9th and 10 Avenue	58.5	3:42 PM
9	Carmelo Street between 2nd and 4th Avenue	46.2	4:08 PM
10a	Dolores and 2nd Avenue	41.6	4:48 PM
10b	Dolores and 2nd Avenue	46.3	9:20 PM
11	Construction Activity along Scenic Drive	64.6	2:00 PM
Note:			
* Noise levels were also taken during the evening per the City's requests. Site with both daytime and nighttime measurements are denoted by "a" and "b".			
Source: Noise Monitoring Survey conducted by RBF Consulting, June 12, 2007.			

The majority of the City consists of residential homes. The commercial areas within the City are concentrated along major thoroughfares such as Ocean Avenue. As indicated in the noise measurement level provided in Table 9.3: Noise Measurements, noise levels within the residential areas of the City are well below 60 dBA. The noise levels within the residential portions of the City are considered "Normally Acceptable" based upon California Standards. The highest noise levels were recorded along Scenic Drive. However, this noise also takes into account the noise generated from the Pacific Ocean in addition to traffic traveling along Scenic Drive. Based upon the noise measurements, the noise levels at the commercial areas (site 3 and 4) were well below 65 dBA, which would be considered "Normally Acceptable" for commercial and public areas.

Major Noise Sources

Control or abatement of a noise problem can typically be accomplished in any one or a combination of three ways: reduce or remove completely the noise source; protect the receiver



of the noise; or block the path between the source of the noise and the receiver to reduce the noise level. All of these options can be used to reduce the noise exposure in Carmel.

State Highway 1

The greatest generator of continuous high noise levels, Highway 1, is located east of Carmel, outside of the city limits. The noise generated by motor vehicles on Highway 1 is caused by a relatively large number of automobiles and trucks traveling at high speed. This high noise level coupled with the fact that residences are located close to the roadway results in a noise problem. The noise levels along Highway 1 in the yards of the nearest residents make conversation and normal vocal levels difficult. Even inside these homes with the windows and doors closed, highway noise is constantly audible as background level noise.

Truck and Bus Routes

Delivery trucks to the central business area of Carmel mainly use the following route: Carpenter Street, Second Avenue, Santa Fe Street, Third Avenue, Junipero Avenue, Fourth Avenue, San Carlos Street, Thirteenth Avenue and Rio road. As is shown in [Figure 9.2: Noise Measurement Locations](#) and [Table 9.3: Noise Measurements](#), noise levels along these streets ranged between 44.3 dBA (Junipero Avenue at 4th Avenue) to 45.5 dBA (Dolores Street at 13th Avenue). These noise levels are considered very low and are “Normally Acceptable” for all types of land uses, including residential uses (see [Table 9.2: Land Use Compatibility for Community Noise Environments](#)). A heavy truck can generate noises as high as 88 dBA (TRBNA 2009), however, the noise measuring equipment averages noise levels recorded, resulting in a lower reading.

Tour buses traveling through Carmel have also been identified by residents as a source of noise. Tour buses are directed in a loop pattern through Carmel on Carpenter street, Second Avenue, Santa Fe Street, Third Avenue, Junipero Avenue, Eighth Avenue, San Carlos Street, Thirteenth Avenue, and Rio Road. The tour bus route is similar to the designated truck route. The main problem with trucks and buses is that in a quiet residential area the noise emitted by these vehicles contrasts sharply against the low-level background noise.

Ocean Avenue

Ocean Avenue is one of the major access arterials of Carmel. Ocean Avenue presently carries an average daily traffic of 11,322 automobiles (more during seasonal periods and weekends) with a decreasing number of motor vehicles west of the business area. Truck traffic is prohibited on Ocean Avenue from Highway 1; therefore, the section of Ocean Avenue from Highway 1 to east of the central business area is used by automobiles only. Within the business area, trucks have destinations on Ocean, Junipero, Fifth, Sixth, Seventh and Eighth Avenues, and San Carlos, Lincoln, Mission, Dolores and Monte Verde Streets have to travel and unload throughout the business district. Residents living adjacent to Ocean Avenue are occasionally exposed to temporary, traffic generated, high noise levels. Noise measurements recorded along Ocean



Avenue ranged from 53.6 dBA (evening) and 57.2 dBA (mid day) (see [Figure 9.2: Noise Measurement Locations](#) and [Table 9.3: Noise Measurements](#)). These noise levels are considered very low and are “Normally Acceptable” for all types of land uses, including residential uses (see [Table 9.2 Land Use Compatibility for Community Noise Environments](#)).

Individual Vehicles

One of the most annoying and illegal sources of noise in any community, including Carmel, is un-muffled or improperly muffled motor vehicles. Section 27150 of the California Motor Vehicle Code requires that all vehicles be equipped with a properly maintained muffler. Section 27151 makes it illegal to modify the exhaust system of any vehicle. Enforcement of these sections of the vehicle code does not require the use of a sound level meter to prove a violation. In addition to the muffler regulations, Section 23130.5 of the Vehicle Code sets quantitative noise emission limits for different vehicle classes. Enforcement of this section requires noise monitoring equipment and trained personnel. Since almost all the vehicles that violate the quantitative limits have faulty or modified exhaust systems, it is generally more cost effective for a city to cite vehicles under sections 27150 and 27151.

Trash Pick-Up

Noise from trash pickup and compacting results from the use of hydraulic equipment which raises and lowers the metal trash bins, as well as compacts the contents. Typical noise levels range from 80 to 85 dBA at 50 feet during the raising, lowering and compacting operations. A typical trash pickup takes approximately three minutes. The higher noise levels occur during approximately one-half of the operation. The City experiences this type of noise level from existing trash pick-operation, and while this service emits much higher noise levels than its surroundings, the impact of trash pick up service would be short-term and periodic.

Street Sweepers

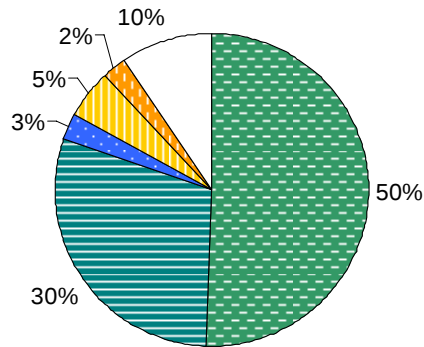
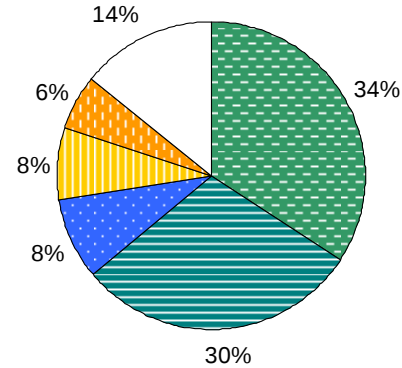
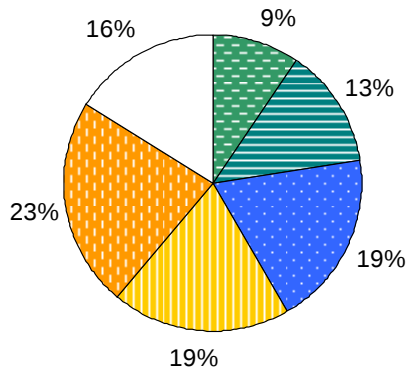
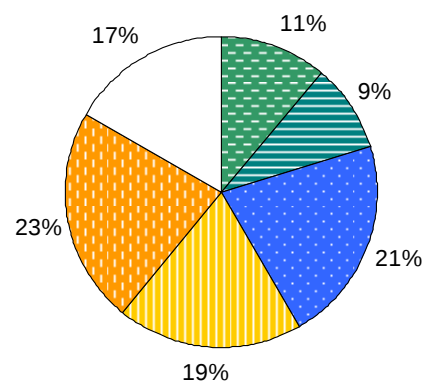
Because of the slow speed of the sweepers and the need to sometimes sweep opposite to the traffic flow, it is imperative that the sweepers operate when traffic is at its lowest. The nominal operating speed for a street sweeper is 5 miles per hour. This ensures a thorough pickup of debris, but can provide frustrating traffic delays during busy traffic hours. Most cities find it nearly impossible to sweep busy arterial streets or commercial areas after 7:00 AM. In residential areas the opposite is true as streets tend to have less on-street parking during normal work hours. [Table 9.4: Street Sweeper Noise Levels](#), provides representative noise levels for two types of street sweepers. As indicated in [Table 9.5: Street Sweeper Noise Levels](#), noise levels can vary between product type and operation. The noise generated by street sweepers may cause annoyance to surrounding sensitive uses. Although the sweepers result in noise levels above 60 dBA it is not a sustained noise level. The operation of street sweepers would vary and is not anticipated to significantly increase the ambient noise levels within the City.

**Table 9.4: Street Sweeper Noise Levels**

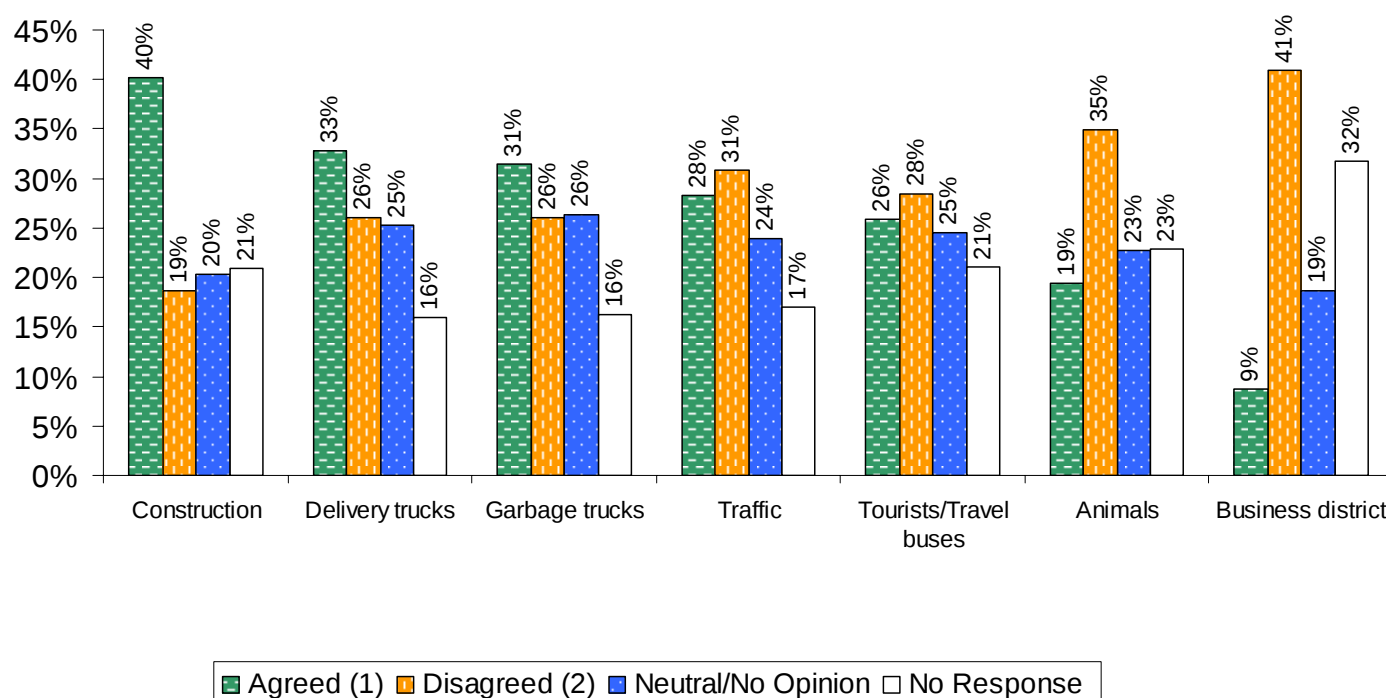
Vehicle	Idling at 10 feet	Operating at 10 feet	Idling at 75 feet	Operating at 75 feet
Schwartz Sweeper	76.7 dBA	91.2 dBA	66.1 dBA	76.7 dBA
Johnston Sweeper	66.2 dBA	88.9 dBA	55.4 dBA	73.0 dBA
Source: City of Ashland, http://www.ashland.or.us/Page.asp?NavID=9565 , July 17, 2007.				

Community Perceptions About Noise

The Survey prepared as part of the General Plan update included a series of questions related to establishing community noise perception. A great majority of respondents (80 percent) perceived Carmel as a tranquil, quiet place with only occasional noise problems (64 percent). A small percentage of respondents (22 percent) believed that Carmel has an increasing noise problem. Similarly, a small percentage of respondents (22 percent) thought that the City should do more to control noise. [Graph 9.1: Noise Perception](#), provides detail related to Carmel residents perception of noise.

**Graph 9.1: Noise Perceptions***Tranquil, Quiet Place**Occasional Noise Problems**Increasing Noise Problems**Increase Noise Control*

Construction, delivery trucks, and garbage trucks were identified as the top three most disturbing noise sources in Carmel. The noise from traffic and buses was in the middle of the scale, while noises generated by animals and the business district were identified as the least disturbing (see [Graph 9.2: Disturbing Noise Sources](#)). In addition, the narrative portion of responses also identified car alarms and leaf blowers as sources of disturbing noise, beyond an occasional, acceptable limit.

**Graph 9.2: Disturbing Noise Sources****Notes:**

- (1) Agreed category for this graph combines the results of the strongly agreed and somewhat agreed categories. For a detailed breakdown of these categories, please refer to Appendix A.
- (2) Disagreed category for this graph combines the results of the strongly disagreed and somewhat disagreed categories. For a detailed breakdown of these categories, please refer to Appendix A.

A lot of the miscellaneous noises above were identified as common problem in Carmel. Power saws, leaf blowers and other assorted power tools (such as branch shredders and street sweepers operated by the City) are often annoying to neighbors. The variety of power tools in use and because some are used exclusively outdoors, makes enforcement of fixed noise emission limits difficult. The hours during which these tools are used, however, can be regulated. Other activities which generate noise, and which may cause annoyance, include amplified music, public address systems, and refuse collection and are best controlled through the adoption of a quantitative community noise ordinance.

The Noise Element as a Planning Tool

The noise measurements for Carmel provide baseline information that will be very useful in the City's planning efforts. Some of the more important uses follow.



Exterior Noise Levels and Land Use Compatibility

Over the years many studies have been performed to determine how much noise is acceptable for different land uses. **Table 9.2: Land Use Compatibility for Community Noise Environments** summarizes this information. The table indicates that there is often a large range of exterior noise levels for which a land use could be made compatible if the necessary noise reduction features are included in the design of the project. The land use compatibility table used in conjunction with the noise measurements will, therefore, provide additional input into the decision making process. Proposals to rezone parcels, for example, can be quickly evaluated for any potential conflicts with the existing noise environment.

Noise Ordinance

Section 8.56 of the City's Municipal Code includes a Noise Ordinance. The purpose of this ordinance is to prohibit unnecessary, excessive and annoying noises from all sources in the City and provide guidance as to what uses fall within this group. The standards used in determining if a noise is a nuisance include, but are not limited to:

- The volume, intensity, and duration of the noise;
- The number of persons affected by the noise;
- The use and zoning of the area within which the noise emanates;
- The time of day or night the noise occurs;
- Whether the origin of the noise is natural or unnatural;
- Whether the noise is recurrent, intermittent, or constant; and
- Whether the noise is produced by a commercial or a noncommercial activity.

The Noise Exposure Contours and the California Noise Insulation Standards

The California Noise Insulation Standard for Multi-Family Dwellings (Title 25 of the California Government Code) requires an acoustical report for dwellings proposed in areas where the CNEL exceeds 60 dBA. The purpose of the acoustical report is to demonstrate the manner by which the development will meet the standards for interior noise levels.

Noise Mitigation Measures

In some situations it is necessary to construct noise sensitive developments (e.g. residential, schools, hospitals) in noisy areas. In those cases noise control engineering can be used to help mitigate noise impacts in a way that does not interfere with structural, architectural, or building code requirements. The measures or combinations of measures used to mitigate noise fall into four major categories: site planning, architectural layout, noise barriers, and construction modifications. Noise mitigation measures should also be assessed against other community values such as open space, aesthetics, maintenance problems, etc. Each project has its own special problems, and mitigation measures, which are cost effective for one project, may not be



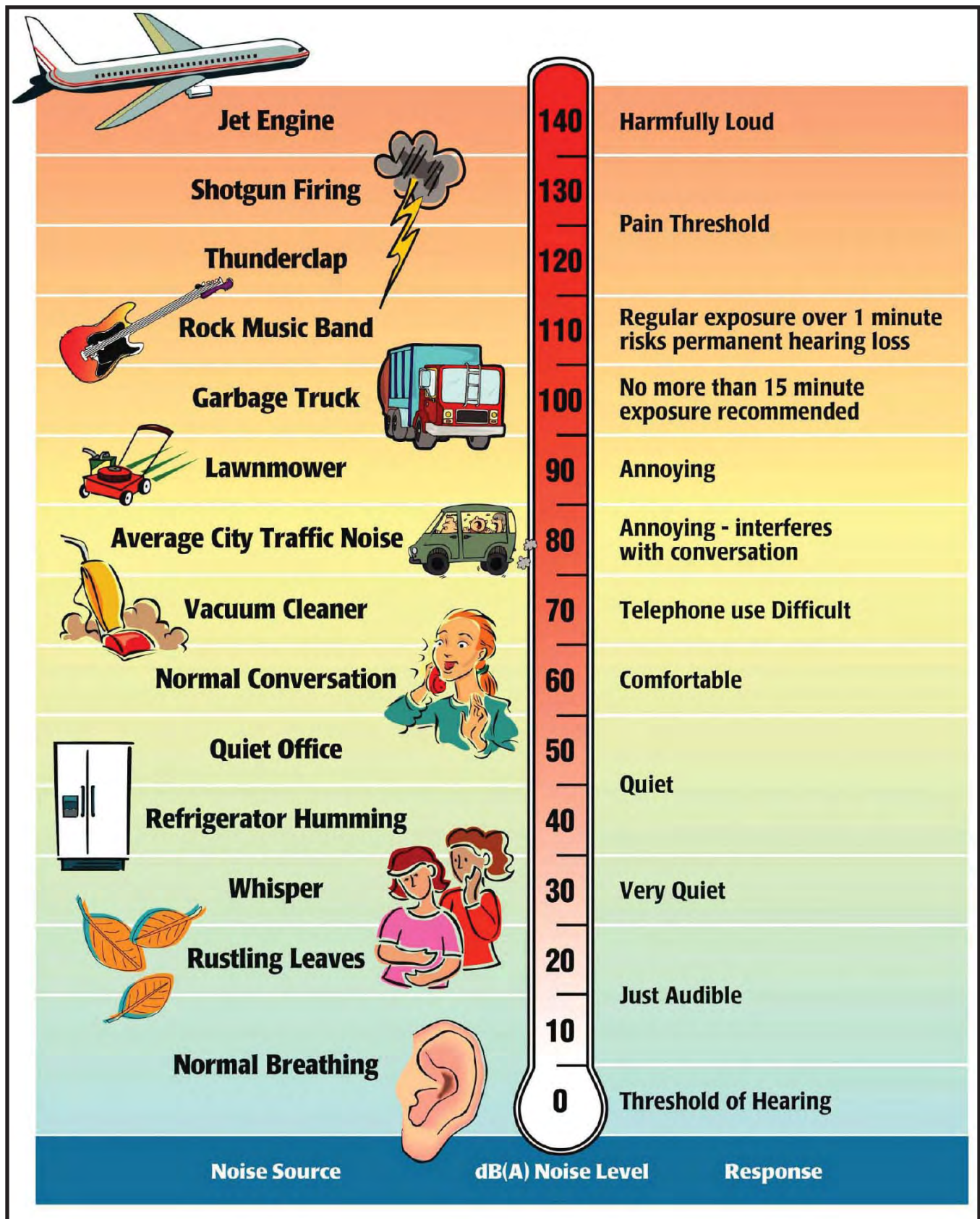
for another. Regardless of the measures employed for a project, mitigation is generally cheaper and more effective if it is addressed during the design phase.



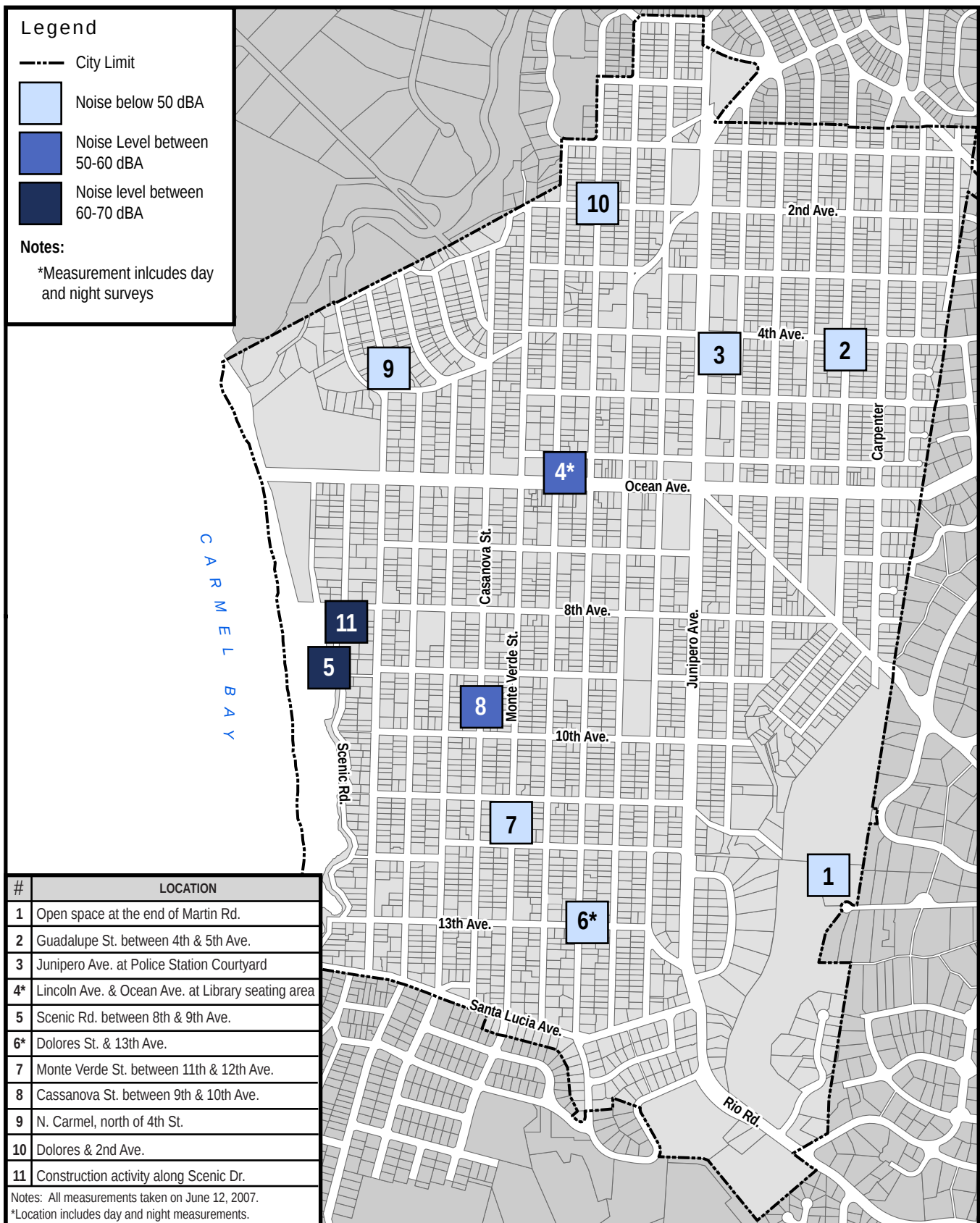
Noise Element References

RBF Consulting, City of Carmel-by-the-Sea Noise Measurements, July 2007. (RBF 2007)

Transportation Research Board of the National Academies, *Vehicle Noise Sources and Noise-Suppression* <<http://pubsindex.trb.org/document/view/default.asp?lbid=40119>>. Accessed April 15th, 2009. (TRBNA 2009)



Source: Melville C. Branch & R. Dale Beland (1970), Environmental Protection Agency (1974)



Source: RBF Consulting (2007)



0 50 1,000
Feet

CARMEL-BY-THE-SEA GENERAL PLAN UPDATE

Noise Measurement Locations**Figure 9.2**

04/03/2009 JN 70-100077



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

September 12, 2024
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Justin Ono, City Forester

SUBJECT: City Forester's Report for August 2024

RECOMMENDATION:

Receive the City Forester's Report for August 2024

BACKGROUND/SUMMARY:

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:

ATTACHMENTS:

August 2024 Forester's Report



CITY OF CARMEL-BY-THE-SEA

Monthly Report

City Forester's Report

TO:	Forest and Beach Commissioners
FROM:	Justin Ono, City Forester
SUBJECT:	August 2024 Forester's Report

Forestry, Parks, and Beach Highlights:

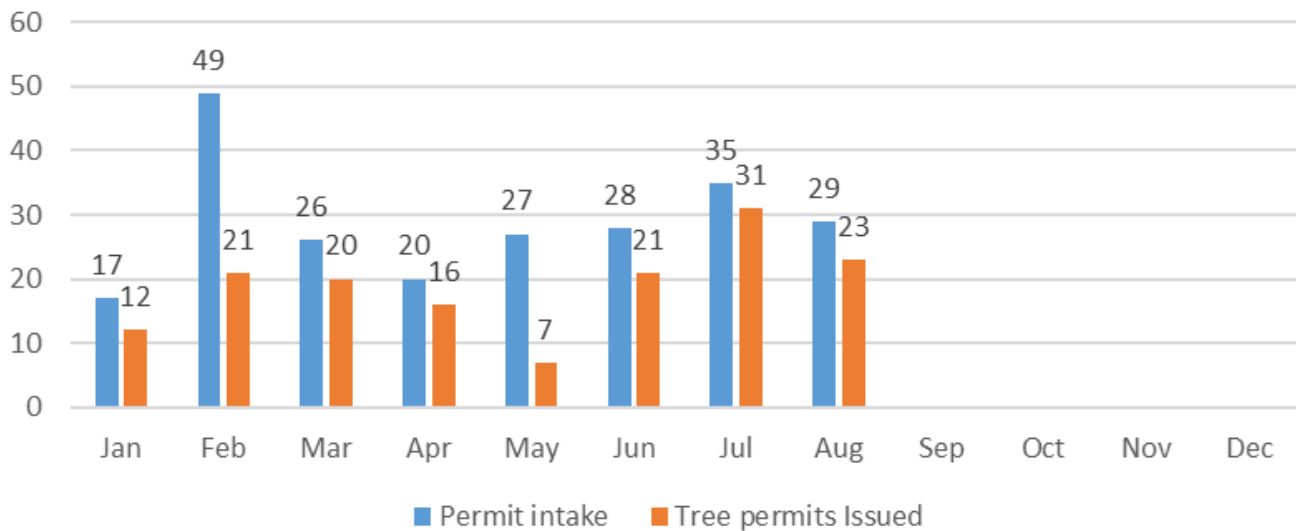
- Carmel Forest Master Plan:
 - City Forester and Administrative Analyst met with Davey Resource Group getting a first look at the second draft of the Master Plan which we hope to get our copy the week of September 9th.
 - Official name of the document was changed to "Carmel Forest Master Plan" to eliminate confusion around the term "Urban".
- Contractors:
 - Tree Contractor West Coast Arborists were issued a task order for grinding 40 stumps. The contractor will prepare the sites after stump removal and plant native trees provided by the Forestry staff. Tree species include Monterey Pine, Coast Live Oak, Catalina Ironwood, Big Leaf Maple, and California Sycamore.
 - Tree Contractor Community Tree Service (CTS) was issued a task order for the removal of 24 trees and/or high stumps/stems. The stumps will be ground, and replanting will occur in the same location the trees and stems were removed.
 - Of the 24 trees given to CTS, 15 are high stump/stem "totem poles" either removed for PG&E electrical service reliability or formerly housing utility lines.
 - Tree Contractor Tope's Tree Service was given the task of clearance pruning to allow access for equipment required for the Mission Trail Nature Preserve.
 - As work is completed, task orders will continue to go out to the three contractors in an effort to catch up with the poor, very poor, and dead trees identified in the city's tree survey.
 - Added ongoing Task Orders to the City's landscape contractor Town & Country for additional routine work including beach cleanup along the bluffs and the entire length of the beach.
 - Tasked Town & Country to modify and relocate some irrigation components along Scenic Pathway near Thirteenth Avenue due to installation of the new redwood Barrier Railing.
- City Crews:
 - In August, Forestry crews planted 19 new trees, picked up 6 piles of logs and brush, pruned 31 trees, removed 16 dead, dangerous, or small overgrown trees impinging on the right of way, and removed 5 stumps.
 - Crews assisted in the ongoing maintenance of Mission Trail Nature Preserve by removing brush piles cut by the Friends of MTNP during trail maintenance.
 - Crew replaced two swings (one broken) at lower Forest Hill Park Playground.
 - Crew cleared branches away from City Hall roof in preparation for roof replacement project.
- Carmel Cares:
 - Substantially completed Ocean Avenue Medians landscaping renovation.
 - Phase 2 of the Scenic Pathway Barrier Rail installation and Pathway widening is progressing well and is over 60 feet complete.

Permit Information

2024 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	17	12	1	4	8	6	2	5	1	0	2	6
February	49	21	4	6	21	11	10	3	3	0	0	6
March	26	20	3	5	27	14	13	4	7	0	0	11
April	20	16	3	3	15	8	7	5	5	0	0	10
May	27	7	4	3	8	5	3	2	1	0	0	3
June	28	21	8	17	21	5	16	4	5	2	11	9
July	35	31	9	5	16	8	8	11	15	0	1	26
August	29	23	6	13	13	8	5	7	9	0	1	16
September												
October												
November												
December												
2024 Totals	231	151	38	56	129	65	64	41	46	2	15	87

2024 Permits Intake vs. Issued



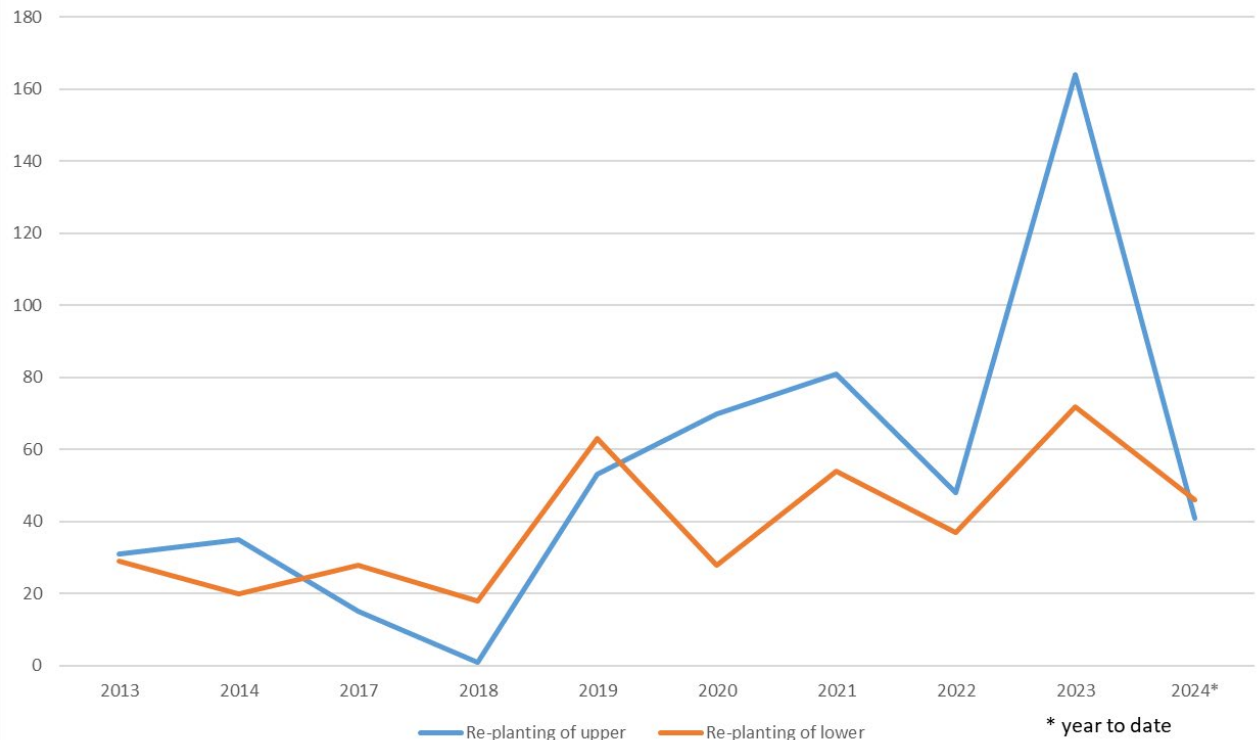
Historic permitted removals and required planting

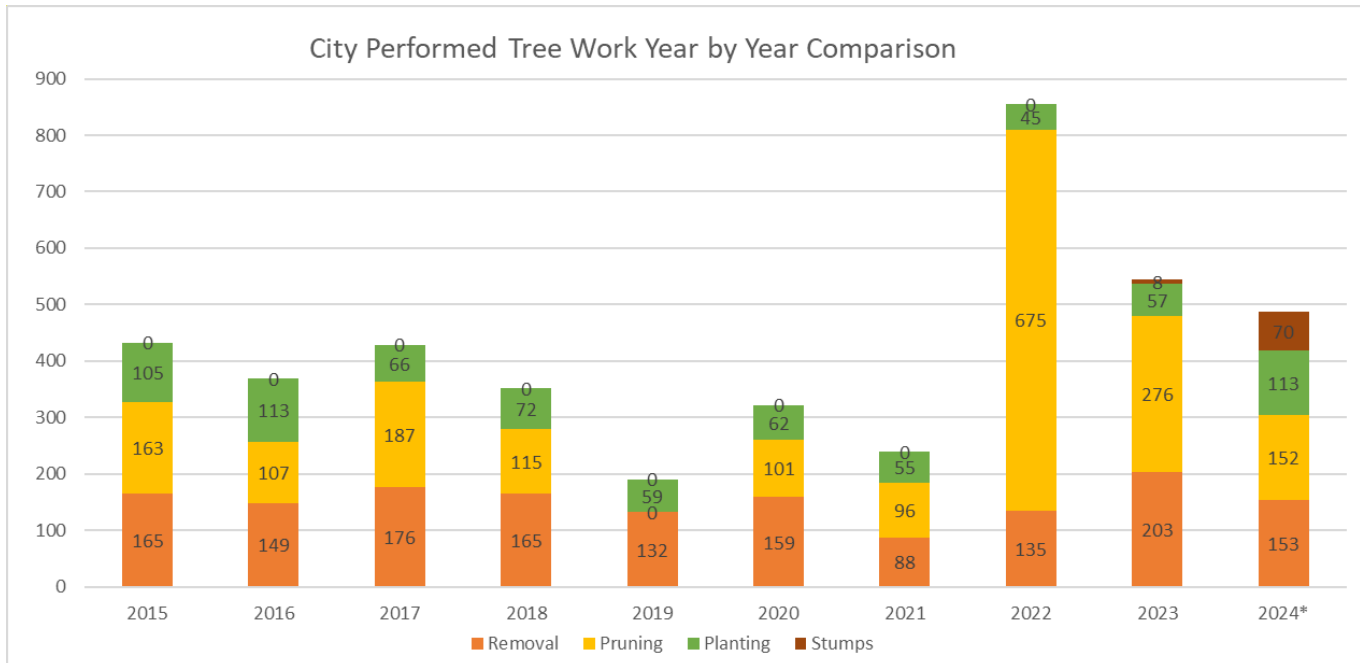
	Re-planting of upper	Re-planting of lower
2013	31	29
2014	35	20
2017	15	28
2018	1	18
2019	53	63
2020	70	28
2021	81	54
2022	48	37
2023	164	72
2024*	41	46
*year to date		

Historic permitted removals and required planting

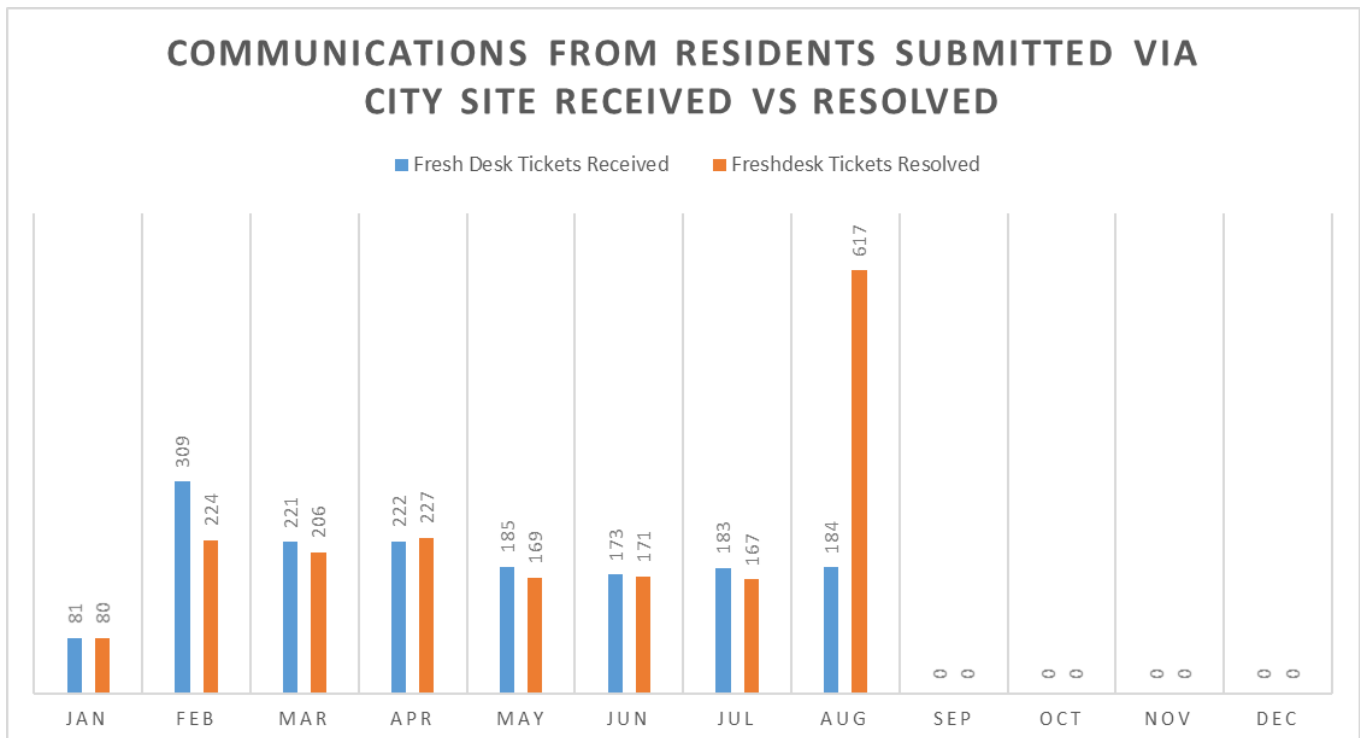
Year	Permitted removals	Removal of upper	Removal of lower	Replanting Required	Replanting of upper	Replanting of lower	Replanting %	Applications processed
2021	204	81	123	135	81	54	66.18%	213
2022	149	82	67	85	48	37	57.05%	155
2023	324	211	113	223	164	72	68.83%	336
2024	129	65	64	87	41	46	67.44%	231

Historic Required Replanting





*Year to date – Includes work performed by City crew as well as on call tree contractors.



*Numbers only represent correspondences received via the City's website and do not include live calls, voicemails, drop-in visitors, and emails sent directly to employees from residents, nor return calls and emails from staff. (Spike in resolutions partly due to large ticket cleanup project undertaken by Forestry support staff.)



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

September 12, 2024
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Mary Bilse, Acting Public Works Director

SUBJECT: Public Works Director's Report for August 2024

RECOMMENDATION:

Receive the Public Works Director's Report for August 2024

BACKGROUND/SUMMARY:

The Public Works Director's Report will include:

- A. City Council actions related to Forestry, Parks, and Beach issues
- B. Forestry, Parks, and Beach-related Capital Improvement Projects
- C. Climate Committee meetings and Climate Action Plan Implementation
- D. Update on Volunteer Organizations
- E. Miscellaneous Forestry, Parks, and Beach-related Public Works items

Environmental Evaluation

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

FISCAL IMPACT:

None.

ATTACHMENTS:

Attachment #1 - Public Works Report for August 2024



CITY OF CARMEL-BY-THE-SEA

Public Works Department August 2024 Report

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBMITTED ON:	September 3, 2024
APPROVED BY:	Chip Rerig, City Administrator

City Council Meetings of August 6, 2024

- Adopted Resolution 2024-070, authorizing the City Administrator to execute a construction contract with Pro-Ex Construction for hazardous materials remediation and repairs to most windows at Sunset Center's two cottages for a cost, with contingency, of \$168,360.
- Heard testimony from advocates and opponents of pickleball play at the Forest Hill Park tennis courts, and directed the Forest and Beach Commission and staff to develop a policy to balance pickleball and tennis activities with the surrounding residential neighborhood.

Forest and Beach Commission Meeting of August 8, 2024

- Announcements included:
 - A change in title from the "Urban Forest Master Plan" to "Carmel Forest Master Plan"
 - Update on the status of the Carmel Forest Master Plan, including receiving a revised draft from the consultant by mid-September, followed by initial reviews by the Forest and Beach Commission and Steering Committee, a third public meeting, and potential joint session with the City Council
- Consultants with Denise Duffy and Associates presented the report for the North Dunes Habitat Restoration Project for Fiscal Years (FY) 2021/22 through 2023/24.
- The City Forester presented the Forester's Report for July 2024, which noted: a) a 97.6% budget utilization rate for tree services in FY 2023/24, and b) executed new Change Orders to the three on-call tree services contractors, awarding \$333,000 to each for FY 2024/25.
- The Acting Public Works Director presented the Public Works Report for July 2024.

Traffic Safety Committee Meeting of August 28, 2024

- Police Chief Tomasi reviewed the state's "Daylighting" Assembly Bill AB 413 requirements, and introduced a flexible implementation plan to modify parking spaces in the downtown area to comply with AB 413 while minimizing impacts to parking. Public comments and Committee members enthusiastically endorsed the proposed plan and recommended conducting a public meeting in September followed by introduction of an Ordinance to the City Council in October.
- Second review of a request for a No Parking post on Dolores Street near the Stevenson School south driveway was deferred pending contact with neighbors and school officials.
- Second review of a request for directional sign around a tree which forms a small roundabout offset from a skew intersection at Mountain View Avenue and Guadalupe Street. Due to no reported accident data at the site over the past 20 years, the Committee recommended no change to signage or pavement markings at this time.

- Initial review of a request for a Stop sign and/or No Parking posts at the intersection of Torres Street and Sixth Avenue. Committee directed Public Works to relocate the existing Stop sign for westbound Sixth Avenue closer to the intersection, restripe the stop bar and legend for eastbound Sixth Avenue closer to the intersection, and remove the first diagonal parking space(s) on Torres on the southwest corner to improve driver visibility.

Administration

- Coordinated with Finance to close out Capital Improvement Program (CIP) projects for FY 2023/24 and carry-over remaining balances for incomplete projects as per the Council-adopted CIP Budget for FY 2024/25.
- Finance and Public Works issued dozens of Purchase Orders for both ongoing Public Works operating budget expenditures and CIP project consultants and contractors for FY 2024/25.
- Supported the Library by responding to technical questions asked by potential proposers to the Harrison Memorial Library Renovation Project's Architectural Services Request for Proposals (RFP) and attended the pre-proposal meeting.
- Reviewed applications for the new Project Manager position and set up an interview panel.
- Public Works enjoyed the City-sponsored Employee Appreciation Lunch at Forest Hill Park.

Carmel Cares, Friends of Mission Trail Nature Preserve, and Other Volunteer Groups

- Carmel Cares completed landscaping modifications at the Vista Lobos Park, partially funded by a \$3,000 City discretionary grant.
- Carmel Cares' contractors are over 60% complete with installation of the Scenic Pathway Hardscape Project which includes barrier rail replacement/extension, pathway widening, and installation of landscape borders, a project which is joint-funded with the City.

Environmental Programs

- Working with consultants at EMC Planning Group, completed the Community Engagement Plan for the Coastal Engineering, Phase II Project and submitted the Plan to the California Coastal Commission.
- Started gathering data to include in the upcoming annual Stormwater Quality Report which must be submitted to the Water Quality Control Board in October.
- Researched requirements to obtain a permit from the National Oceanic and Atmospheric Administration to allow the City to properly bury dead sea mammals that get washed on shore.
- The Environmental Administrative Analyst/Technician position vacancy was posted.
- Public service messages in July included: Seeking 1st Flush Event volunteers, and information about grease control in food establishments as required by the Carmel Area Wastewater District.

Facility Maintenance

- At Sunset Center, investigation of water damaged walls near the main stage revealed a leak in the fire suppression pipeline. An emergency repair involved mold testing, demolition of wet drywall and structural members, removal of a portion of roof for access to the pipe, replacement of pipe and fittings, pressure testing, and patching the walls and roof, all done by different contractors on a time and materials basis. No theater productions had to be canceled during this critical repair.
- A plumbing contractor replaced a broken sump pump for the Park Branch Library basement.
- Repaired a plumbing leak at Devendorf Park restrooms.
- A contractor completed installation of the refurbished front door at Flander's Mansion.
- For the \$15k Norton Court Parking Garage Security Access (CIP) Project, quotes were received and a Purchase Order was issued to the selected vendor. Parts were ordered, and installation is planned for mid-September.

Project Management for the Capital Improvement Program

4 Leaf Projects:

- For the Police Building Project, Indigo/Hammond+Playle Architects are proceeding with the schematic design concept to rehabilitate and expand the existing building on-site to accommodate programmatic functional needs of a contemporary police department. In support of this effort, the Project Team:
 - Reviewed an updated schedule submitted by Indigo
 - Provided existing survey information and approved site surveying services
 - Requested additional quotes for geotechnical services to trim costs
 - Reviewed schematic space needs for various police offices and functional areas with Indigo
 - Obtained clarification regarding Public Works office and field operations space needs relative to potentially staying on the existing site after full build out

Ausonio, Inc. Projects:

- For the City Hall Roof Replacement Project, a preconstruction meeting was held with California Constructors, technical submittals were approved, and construction began in late August. During removal of most of the 40-year old shingles, some dry rot and termite damage was found in the roof plywood as anticipated and promptly repaired.
- For the Sunset Center Cottage Window Repairs Project, following Council's award of the \$168,360 contract to Pro-Ex Construction, documents were received and the contract was executed. Technical submittals and a preconstruction meeting are planned for September.
- For the San Antonio Pathway Repair Project, Second to Fourth Avenues, the pre-bid site tour was conducted, an addendum was issued in response to bidder questions, and three bids were received at the public Bid Opening held on August 29th. Pending bid evaluation, the low bid of \$437,000 is below the available budget and is scheduled to be awarded by the City Council at their October meeting.
- For the Sunset Center Retaining Walls Repair Project, building-permit readiness review comments from the Building Official revealed that four minor ADA upgrades need to be incorporated into the project, or concurrently performed by others. Further, coordination is underway for repairs on two walls at the north end of the north parking lot with electrical panel relocations and a new transformer planned as part of the separate Sunset Center North Lot Electrical Panel Upgrade Project. Bidding is anticipated later this Fall.

Wallace Group Projects:

- Amendment No. 1 to the Professional Services Agreement was prepared with Wallace Group to: a) incorporate other paving project components into the FY 2023/2024 City-wide Paving Project, such that it forms the FY 2024/25 Conglomerate Paving Project as approved by the City Council under the FY 2024/25 CIP with a budget of \$2.8M, and b) add a new task for map checking and related services by a licensed land surveyor on an on-call, as-needed basis. A staff report and resolution were also prepared for Council approval at their September meeting.
- For the Shoreline Infrastructure Repair Project, which was combined with Reconstruction of the Fourth Avenue Outfall Wall Project, the selection committee evaluated three proposals received in response to the City's RFP seeking coastal engineering and environmental firms to design and acquire environmental permitting for the repair of two structurally-damaged beach access stairs, and assess, prioritize, and provide cost estimates for all other shoreline infrastructure identified in the Coastal Engineering Study, Phase 1 Condition Assessment Report. The best qualified consultant was selected, and their fee envelope was opened; however, staff is evaluating options to reduce the fee prior to negotiating with the selected firm.

Additional Capital Improvement Projects:

Attachment 1

- For Cal Am Water's Dolores Water Main Replacement Project, the new water main, service laterals, meters, and fire hydrants were installed, and the trenches were backfilled. During pressure testing and connections, the City and Cal Am issued a colored-water advisory until the system could be flushed out. Paving is scheduled in September.
- For the MTNP 3 Drainage Projects, which includes drainage piping near the Rio Road entrance, an 85-foot boardwalk over a bog, and reconstruction of a large swale, 19 dusky footed woodrat nests were found within the California Department of Fish and Wildlife's (CDFW) permit setback restriction to construction areas, temporarily halting the start of construction. Working with Dudek, our environmental consultant, the CDFW approved our request to reduce the setback to 10 feet allowing construction to proceed. Construction to begin in early September.
- For the four City-wide Drainage Improvement Project, the project was advertised for construction bids, a pre-bid meeting was held, an addendum was issued to answer bidder questions, and the Public Bid Opening is set for September 5th.

Street Maintenance

- Car Week preparations and support activities during the week included: installation of green netting fencing along the Ocean Avenue median islands, placing vehicle barriers and speed bumps, setting up No Parking signs and barricades, supporting the Police and Community Activities Departments with traffic control and other logistics needs, providing additional trash bins, and additional staffing.
- Replaced a bollard at the WWI Memorial Arch which was knocked over by a bus.
- Replaced cracked, rolled concrete curb and gutter at Mission Street and Fourth Avenue.
- Continued making priority sidewalk repairs and miscellaneous fencing repairs.
- Began hauling wood chips from the stockpile at the Rio Park site and spreading the chips along the main trails in the Mission Trails Nature Preserve.
- Obtained quotes for a new 5-yard Public Works Dump Truck via a local government procurement agency, and prepared a staff report and resolution for Council approval of a \$135,825 Purchase Order at their September meeting. The City's expired 1995 dump truck was sold for salvage value for \$3,550 at a public auction.

Forestry, Parks, and Beach

- See separate City Forester's Report