



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

Sarah Berling, Kelly Brezoczky, 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, January 16, 2025

MEETING 2:30 PM

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://www.google.com/url?q=https://ci-carmel-ca-us.zoom.us/j/85317366422> Webinar
ID: 853 1736 6422 Passcode: 494820

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

- A. Correspondence received after Agenda posting

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

- A. Earth and Arbor Day 2025 Date Scheduled

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.

ORDERS OF BUSINESS

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

1. Status Update of Pickleball Interim Rules
2. Artificial Turf Policy: Consider a recommendation to the City Council regarding adoption of an Artificial Turf Policy prohibiting the installation of artificial turf/synthetic grass in the City.
3. Revised Community Engagement Survey for the Carmel Coastal Engineering and Adaptation Study Phase 2 Task 1
4. Forester's Report for December 2024
5. Acting Public Works Director's Report for December 2024

FUTURE AGENDA ITEMS

ADJOURNMENT

6. Public Comment
7. Public Comment
8. Correspondence
9. Public Comment
10. Correspondence received after Agenda posting
11. Correspondence received after Agenda posting

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

January 16, 2025
CALL TO ORDER AND ROLL CALL

TO: Forest and Beach Commissioners

**SUBMITTED
BY:**

SUBJECT: Correspondence received after Agenda posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Correspondence received after Agenda posting

Hello Yvette, could you forward the following to the Forest and Beach Commission Chair and Members?

Hi Tom,

Here is some feedback regarding the Staff update for the upcoming Forest and Beach Commission meeting.

The update states: "Following the holiday break, City staff began exploring potential measures to improve compliance with the interim rules. One proposed avenue is the installation of a lock pad to regulate access to the courts. However, this approach would require reliable volunteers from the public on weekends and some weekdays, as well as staff availability to open and secure the courts in accordance with the interim rules. The nets are owned by pickleball players who provide them as a courtesy for public use"

- Given the number of time residents have had to call the Police in order to stop play on unauthorized days it is clear that signs are not enough and additional steps need to be taken to enforce the interim rules

- We should not prevent tennis players to access the courts so the courts should be left open. The nets should be locked

- Neither the residents nor the players should be asked to lock the nets. Residents should not be asked to take on this responsibility in addition to having to put up with the noise. If players are in charge of locking the nets, the residents will once again be in a position to have to enforce the rules...

- "The nets are owned by pickleball players who provide them as a courtesy for public use". The primary reason the nets are left on the courts is that they are heavy, cumbersome and difficult to move. The City did the players a favor by allowing them to store their nets on public property. So it's not the players that did a favor to the community but the City that did a favor to the players. Faced with a similar situation, the city of San Jose did not allow players to store their nets on the courts. <https://sanjosespotlight.com/san-jose-pickleball-players-upset-over-city-rules/>

Best;

Didier



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

January 16, 2025
ANNOUNCEMENTS

TO: Forest and Beach Commissioners

SUBMITTED BY: Val Gaino, Environmental Analyst

SUBJECT: Earth and Arbor Day 2025 Date Scheduled

RECOMMENDATION:

BACKGROUND/SUMMARY:

2025 Carmel-by-the-Sea Earth & Arbor Day

The Carmel-by-the-Sea Environmental Division and the Community Activities Department announces the 3rd annual Earth and Arbor Day Event.

- The event will be held **Saturday, April 26th from 10-2pm** at Devendorf Park in downtown Carmel-by-the-Sea.
- This is an opportunity to connect with local organizations and businesses advancing the health and well-being of people and our planet.
- Please complete this [Vendor Interest Form](#) if you are interested in participating as a vendor by February 15th. Participation is free but booth space is limited.
- For more information: [Eventbrite](#)
- Middle and high school students can earn volunteer hours. Start by completing the [Student Volunteer Form](#)
- PDF poster [linked](#).

FISCAL IMPACT:

ATTACHMENTS:



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

January 16, 2025
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Thomas C. Ford, Administrative Analyst

SUBJECT: Status Update of Pickleball Interim Rules

RECOMMENDATION:

Receive staff's update on the status of the interim pickleball rules, discuss their implementation, and provide feedback or direction on any challenges or opportunities identified.

BACKGROUND/SUMMARY:

At the September 9, 2024, Forest and Beach Commission meeting, the matter of pickleball and the greater usage of the courts at Upper Forest Hill Park was first brought to the Commission. Since that initial discussion, the topic has been addressed at every subsequent monthly Commission meeting. Most recently, on December 12, 2024, the Commission adopted an interim set of rules regarding pickleball usage on the courts, which were implemented to balance recreational needs and neighborhood concerns.

The adopted interim rules, effective December 20, 2024, allow pickleball play only on Tuesdays, Thursdays, and Saturdays, between 9:00 AM and 5:00 PM. These rules are intended to be in effect for three months, at which point the Commission will revisit the matter to assess their effectiveness and make any necessary adjustments prior to sending their final intended policy to the City Council for formal adoption as a codified ordinance.

The purpose of today's agenda item is to update the Commissioners on the preliminary status of these interim rules and provide an opportunity for discussion.

Update on Implementation:

Since the interim rules took effect, the City has received numerous calls regarding non-compliance with the restricted play schedule. Both Public Works and the Carmel Police Department have been contacted about pickleball play occurring on prohibited days (Sundays, Mondays, Wednesdays, and Fridays).

The Carmel Police Department has received frequent reports and has responded to incidents at the courts. Despite these interventions, City staff continue to receive messages indicating that play on non-permitted days persists.

Following the holiday break, City staff began exploring potential measures to improve compliance with the

interim rules. One proposed avenue is the installation of a lock pad to regulate access to the courts. However, this approach would require reliable volunteers from the public on weekends and some weekdays, as well as staff availability to open and secure the courts in accordance with the interim rules. The nets are owned by pickleball players who provide them as a courtesy for public use.

City staff seeks the Commission's opinion on the possible lock pad measure and invites feedback on additional strategies to address ongoing challenges. Staff also recognizes the critical role of pickleball players, including those who own the nets, in fostering a community of engaged enthusiasts who play on allowable days and encourage a positive culture of compliance with the rules.

FISCAL IMPACT:

Minimal costs for any of the interventions related to the new interim rules.

ATTACHMENTS:



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

January 16, 2025
ORDERS OF BUSINESS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
SUBJECT:	Artificial Turf Policy: Consider a recommendation to the City Council regarding adoption of an Artificial Turf Policy prohibiting the installation of artificial turf/synthetic grass in the City.

RECOMMENDATION:

Consider the proposed Artificial Turf Policy and make a recommendation to the City Council regarding adoption of the Artificial Turf Policy.

BACKGROUND/SUMMARY:

Executive Summary:

In 2016, the State of California enacted Government Code Section 53087.7, which required jurisdictions to approve proposed installations of drought tolerant landscaping, including synthetic grass/artificial turf on residential property. The law came about as an emergency measure in a time of drought and was intended to encourage use of drought-resistant landscaping alternatives. However, in light of potential harms to public health and the environment, Senate Bill 676 amended Government Code Section 53087.7 to restore the power of local agencies to limit, further regulate, or prohibit the installation of artificial turf/synthetic grass. In response to SB 676, City staff has prepared an updated Artificial Turf Policy (Attachment 1) prohibiting the installation of artificial turf citywide. The Artificial Turf Policy replaces the City's existing Permitting Standards for Synthetic Grass/Artificial Turf (Attachment 2).

BACKGROUND

Artificial turf is a man-made product of synthetic materials intended to simulate the appearance of natural turf, grass, sod, or lawn. In 2016, the State of California required jurisdictions to approve applications for artificial turf, pursuant to Government Code Section 53087.7:

- (a) *A city, including a charter city, county, or city and county, shall not enact any ordinance or regulation, or enforce any existing ordinance or regulation, that prohibits the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential property.*
- (b) *A city, including a charter city, county, or city and county, may impose reasonable restrictions on the type of drought tolerant landscaping, synthetic grass, or artificial turf that may be installed on residential property provided that those restrictions do not do any of the following:*
- (1) *Substantially increase the cost of installing drought tolerant landscaping, synthetic grass,*

or artificial turf.

(2) Effectively prohibit the installation of drought tolerant landscaping, synthetic grass, or artificial turf.

(3) Significantly impede the installation of drought tolerant landscaping, including, but not limited to, a requirement that a residential yard must be completely covered with living plant material.

(c) A city, including a charter city, county, or city and county, may impose reasonable restrictions on the installation or design of synthetic grass or artificial turf within the dipline of a tree protected by local ordinance.

In December 2017 the City Planning Division developed Permitting Standards for Synthetic Grass/Artificial Turf (Attachment 2) to comply with State law. City records indicate approximately 40 applications for artificial turf have been approved since 2017. The City standards allowed for the installation of synthetic grass/artificial turf if certain application requirements and design standards were met, as follows:

Application requirements:

1. No-fee Track-One Design Study application.
2. All proposals for synthetic grass require submittal of a Track-One Design Study application to the Community Planning and Building Department.
3. The application shall include a site plan of the subject property depicting the proposed location and configuration of the synthetic grass. The site plan shall depict all trees on the property and any other trees near the proposed installation in order for staff to evaluate the proximity of the synthetic grass to the trees. The plan shall include a data table identifying the approximate square-footage of the synthetic grass. A drainage plan may be required depending on sloped lots.
4. The applicant shall submit a sample of the proposed synthetic grass in order for staff to evaluate the material.

Design standards:

1. The synthetic grass and associated base-rock materials shall be located a minimum of six feet from the base of any tree in order to adequately protect tree roots.
2. The applicant shall submit a sample of the proposed synthetic grass for staff evaluation. The City's Residential Design Guidelines encourage maintaining the forested character of the community through the use of natural landscaping. The synthetic grass shall present the appearance of natural grass as recommended by guidelines.
3. The applicant shall demonstrate that the synthetic grass and associated base material is permeable with the ability to percolate water into the soil.

On October 8, 2023, Governor Newsom signed Senate Bill 676 (SB 676), restoring the authority of local agencies to regulate or prohibit synthetic grass and artificial turf installations. Amended Government Code 53087.7 (effective January 1, 2024) reads:

(a) A city, including a charter city, county, or city and county, shall not enact any ordinance or regulation, or enforce any existing ordinance or regulation, that prohibits the installation of drought-tolerant landscaping using living plant material on residential property.

(b) For the purposes of this section, "drought-tolerant landscaping" shall not include the installation of synthetic grass or artificial turf.

In response to the amended State law, City staff has prepared an updated Artificial Turf Policy prohibiting the installation of artificial turf in Carmel-by-the-Sea. Because artificial turf is a plastic petroleum product that may cause adverse effects on public health, stormwater management, pollutant discharge, and neighborhood character, City staff finds artificial turf/synthetic grass uses in all zoning districts inappropriate.

Public Health

Studies illuminate potential health impacts from exposure to chemical compounds in artificial turf. An on-going study by the California Office of Environmental Health Hazard Assessment has identified a wide range of chemicals that are known carcinogens, neurotoxins, mutagens, and endocrine disruptors. These include polycyclic aromatic hydrocarbons (PAHs), phthalates, bisphenol A (BPA) and per- and polyfluoroalkyl substances (PFAS). Carmel residents – especially children – may be vulnerable to exposure risks.

Stormwater Management

Since 2017, City staff has collected and assessed artificial turf product samples prior to application approvals, checking for the presence of “drainage holes” punched in the backing material to ensure some level of water percolation through the product. However, despite the presence of drainage holes, the absorption rates of turf products are not comparable to natural plant material. The City’s small lot sizes amplify the importance of onsite water percolation to limit run-off impacts to neighboring properties and City storm drain systems.

Pollutant Discharge

Micro and nanoplastics, nylon, and “crumb rubber” materials (among others) in artificial turf deteriorate over time and leach into the air, water, and soil. Carmel Bay is a protected watershed and an Area of Special Biological Significance (ASBS). The storm drains in the City flow directly into the ocean without any treatment. The City therefore has significant stormwater management responsibilities and has a strong interest in controlling both the volume and the composition of stormwater discharges.

Landfill Material

Artificial turf products must be periodically removed and replaced as they weather and wear. Because artificial turf is comprised of layers of various petroleum and plastic products, the aged turf is typically landfilled or incinerated rather than recycled.

Neighborhood Character

In addition to environmental concerns, City staff has identified negative aesthetic impacts to the City. Carmel’s Residential Design Guidelines encourage natural settings, natural forest character, and natural materials. The City’s municipal code (CMC 17.34.060) also prohibits “unnatural” landscape design. Final Design Guideline 9.6 states: *Avoid the use of synthetic materials*. While there is a range of turf product quality available on the market, even the most naturalistic-looking products appear synthetic.

Additionally, the Final Design Guidelines, “Introduction to Landscape Design” states: *Overall, the landscape should have an informal character, emphasizing foliage over flowers. Front yards should be informal gardens, rather than the traditional grass lawns seen in many other communities. These design traditions should be continued.*

Final Design Guideline 10.3 states: *Planting in areas visible from the street or other public places should continue the forest character. Locate plants in relaxed, informal arrangements that are consistent with the urban forest character. Avoid formal, unnatural arrangements of plants and paving except in areas out of public view. Reserve the use of bedding plants and exotic flowering plants to small accents at walkways, entries or near special site features. Lawns visible from the street are inappropriate to the*

forest setting and should be avoided.

Due to its synthetic nature and existing language in the design guidelines regarding natural landscaping and inappropriateness of lawns, the use of artificial turf conflicts with the City's forest character.

Environmental Review:

Not Applicable. The Forest & Beach Commission is being asked to consider making a recommendation to the City Council regarding formal adoption of the Artificial Turf Policy. This action will not result in a direct or indirect physical change in the environment. The Forest & Beach Commission is not approving a policy. Therefore, the action does not qualify as a "project" as defined in section 15378 of the CEQA Guidelines, and is not subject to environmental review. The City Council will ultimately make a CEQA determination upon review and potential adoption of the policy.

FISCAL IMPACT:

None.

ATTACHMENTS:

Attachment 1 - New Artificial Turf Policy

Attachment 2 - Old Artificial Turf Permitting Standards (rev.12.11.2017)

CITY OF CARMEL-BY-THE-SEA POLICY AND PROCEDURE

Subject: Prohibition on the installation of
artificial turf citywide.

Policy/Procedure No: 2025-XX

Effective Date: T B D

Authority: Resolution No. xx-xxx

Purpose:

To prohibit the installation of artificial turf citywide.

Policy/Procedure:

As fully set forth in the policy document, attached.

Responsible Party:

City Administrator

Department of Origin:

Public Works & Community Planning and Building

Revision Dates:

Rescinded Date:

City of Carmel-by-the-Sea

POLICY PROHIBITING THE INSTALLATION OF ARTIFICIAL TURF CITYWIDE

Statement of Purpose:

The purpose of this policy is to prohibit the installation of artificial turf citywide. For the purpose of this policy, artificial turf is defined as a man-made product of synthetic materials intended to simulate the appearance of natural turf, grass, sod, or lawn.

Policy:

The City recognizes that California struggles with recurrent drought conditions that necessitate water conservation measures. As such, the City encourages drought-resistant living plant material landscaping options. Senate Bill 676, signed by Governor Newsom on October 8, 2023, returned power to cities and counties to ban or regulate artificial turf. The prior regulations, adopted as drought emergency measures in 2016, were intended to encourage a transition to landscaping alternatives that used less water, including artificial turf. Since that time, however, emerging research points to public health and environmental problems associated with these installations, such as exposure to per- and polyfluoroalkyl substances (PFAS) and other chemical compounds, water and soil pollution, stormwater runoff from insufficient ground percolation, and a lack of recyclability.

In addition to these potential environmental impacts, the City has also identified an adverse impact to Carmel's urban forest neighborhood character. The City's municipal code ([CMC 17.34.060](#)) prohibits "unnatural" landscape design, and Carmel's [Residential Design Guidelines](#) encourage natural settings, natural forest character, and natural materials. Final Design Guideline 9.6 states: *Avoid the use of synthetic materials*. While there is a range of turf product quality available on the market, even the most naturalistic-looking products appear synthetic.

Additionally, the Final Design Guidelines, "Introduction to Landscape Design" narrative states: *Overall, the landscape should have an informal character, emphasizing foliage over flowers. Front yards should be informal gardens, rather than the traditional grass lawns seen in many other communities. These design traditions should be continued*. Final Design Guideline 10.3 states: *Planting in areas visible from the street or other public places should continue the forest character. Locate plants in relaxed, informal arrangements that are consistent with the urban forest character. Avoid formal, unnatural arrangements of plants and paving except in areas out of public view. Reserve the use of bedding plants and exotic flowering plants to small accents at walkways, entries or near special site features. Lawns visible from the street are inappropriate to the forest setting and should be avoided*. Due to its synthetic nature and existing language in the design guidelines regarding natural landscaping and inappropriateness of lawns, the use of artificial turf conflicts with the City's forest character.

As such, in accordance with SB 676, the City of Carmel-by-the-Sea prohibits the installation of artificial turf. The prohibition is intended to manage the associated potential impacts to the community, which include but are not limited to: public health, stormwater management, pollutant discharge, waste/landfill, and neighborhood character impacts. Therefore, it is the policy of the City to prohibit the installation of artificial turf citywide.



Permitting Standards for Synthetic Grass/Artificial Turf

On October 9, 2015, the State Governor approved AB 1164, which precludes jurisdictions from disapproving proposals for synthetic grass and artificial turf. AB 1164 allows local governments to impose reasonable restrictions on the type of synthetic grass and artificial turf installed. The following is a set of application requirements and design standards for proposals to install synthetic grass (or artificial turf).

Application Requirements

1. **There is no application fee for this Track-One Design Study.**
2. All proposals for synthetic grass require submittal of a Track-One Design Study application to the Community Planning and Building Department.
3. The application shall include a site plan of the subject property depicting the proposed location and configuration of the synthetic grass. The site plan shall depict all trees on the property and any other trees near the proposed installation in order for staff to evaluate the proximity of the synthetic grass to the trees. The plan shall include a data table identifying the approximate square-footage of the synthetic grass. A drainage plan may be required depending on sloped lots.
4. The applicant shall submit a sample of the proposed synthetic grass in order for staff to evaluate the material.

Design Standards

1. The synthetic grass and associated base-rock materials shall be located a minimum of six feet from the base of any tree in order to adequately protect tree roots.
2. The applicant shall submit a sample of the proposed synthetic grass for staff evaluation. The City's Residential Design Guidelines encourage maintaining the forested character of the community through the use of natural landscaping. The synthetic grass shall present the appearance of natural grass as recommended by guidelines.
3. The applicant shall demonstrate that the synthetic grass and associated base material is permeable with the ability to percolate water into the soil.



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

January 16, 2025
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Val Gaino, Environmental Analyst

SUBJECT: Revised Community Engagement Survey for the Carmel Coastal Engineering and Adaptation Study Phase 2 Task 1

RECOMMENDATION:

Approve the revised Community Engagement Survey for the Carmel Coastal Engineering and Adaptation Study Phase 2, Task 1.

BACKGROUND/SUMMARY:

On November 14th, 2024, the Draft Community Engagement Survey was presented by Consultant representatives from EMC and Integral Group to the Forest and Beach Commission (**Attachment #1**). The Commissioners had several recommendations for improving the survey. Over the past few months, staff and Consultants incorporated the Commission's suggestions and collaboratively and iteratively revised the survey to its current version (**Attachment #2**). Staff recommends that the Commissioners approve the survey as-is or with minor, specific revisions. **Survey weblink** (preview mode)

Brief Overview of the Survey

Survey Goals

1. The Survey is a requirement of the \$500,000 California Coastal Commission Grant.
2. The Survey assesses the demographics of local, regional, national, and international Carmel Beach-goers including where they travel from, how often they visit Carmel Beach, and what areas of the beach they frequent.
3. The Survey collects data on the values and use priorities of beach goers, including which activities they prefer and the frequency of their activities.
4. The Survey intends to foster meaningful engagement with Carmel-by-the-Sea residents, the local workforce, frequent visitors to Carmel Beach, and community members from surrounding areas in Monterey County and the Bay Area including beach visitors from disadvantaged areas and from disadvantaged demographics (such as those requiring ADA accessibility).
5. The Survey collects data on participants' understanding, experiences, and values associated with short- and long-term beach sand erosion and sea level rise concerns and adaptation strategies.
6. The Survey will be used as a teaching tool during community meetings.
7. Results can be used to solicit additional funding for research and implementation.

At the November 14th 2024 Forest and Beach Commission Meeting, the Commissioners discussed the complexity of the draft survey language and suggested that a few of the questions should be reworded and restructured to be more accessible to people with a wide variety of backgrounds with variable understanding of coastal erosion and sea level rise adaptation vocabulary.

In the revised version of the survey, we removed three of the more technical questions assessing preferences of different adaptation strategies, reworked the wording and used the survey software (Qualtrics) scaffolding option so the new technical questions only appear to the survey taker when they answer a previous question indicating a certain level of prior experience and/or understanding of sea level

rise adaptation strategies.

Incorporating the “hidden” or scaffolded technical questions serves two purposes:

1. Does not confuse a participant or solicit an unexperienced answer.
2. Can be used as a teaching tool during the community meetings.

Survey Method

- The Survey uses professional and intuitive software called Qualtrics which will allow staff and Consultants to easily graph collected data and visually communicate results.
- The Survey can be open and accessible online indefinitely. The Consultants suggest opening the survey January-July to access a large variety of Carmel Beach visitors.
- The Survey will be available via a web link address, QR code, and on paper at various location throughout the City including Public Works, City Hall, Harrison Memorial Library, or by request.
- The online Survey is available in most world languages.
- The Survey (links) will be distributed through direct mailing to Carmel residents, at public community meetings, special events, workshops, city building and libraries, the farmer’s market, and high tourist traffic locations in Carmel. The Survey will be posted online on the City website, the Friday letter, advertised through local papers, posted on Monterey County tourism related sites and at the Monterey Regional Airport.

Incorporated Revisions

- Introduction: the Survey introduction language was simplified and condensed, and the average time to complete the Survey was shortened to six minutes. According to a study by Kost & Rosa (2018), short surveys (<7 minutes) elicited a higher response rate than longer surveys (>10 minutes).
- Boundaries: the map was expanded to include the north end of Carmel Beach. The map, though, may only include the beach areas within city boundaries per grant requirements.
- Question 11 has incorporated pictures to help clarify and identify each strategy. The previous version asked to rank support, the new version asks participants to rank their knowledge of and experience with different strategies. This question serves to gain data from visitors who may have experience from their professions or hometowns in California and abroad who have experienced similar issues. If a participant answers either “not at all familiar” or “know a little/some experience” than they will not see Questions 12 and 13. If they answer “moderate to detailed knowledge or prior experience” to one or more strategies, the hidden Questions 12 and 13 open.
- Each of the strategies that the participant has knowledge of appears in Question 12, which asks to rank their support for use at Carmel Beach.
- Question 13 assesses the participants’ sense of urgency around addressing climate change and sea level rise concerns.
- Questions 14-21 are primarily demographic and have not changed.

Teaching Tool

- Questions 11-13 can serve as teaching tools during community learning sessions.
- The strategies in Question 11 can be taught to those new to the topic, and with that knowledge participants can open Questions 12 and 13 and voice their opinions about which strategies they favor.

FISCAL IMPACT:

No direct fiscal impact. Phase 2 is funded by a \$500,000 Coastal Commission Grant

ATTACHMENTS:

Attachment #1 Staff Report 11.14.24

Attachment #2 Revised Survey



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

**March 26, 2024
ORDERS OF BUSINESS**

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Mary Bilse, Environmental Programs Manager
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Receive a presentation from Integral Corp./Haro Kasunich & Associates/EMC Planning Group providing the findings of the Coastal Engineering Study, Phase 1

RECOMMENDATION:

Receive a presentation from Integral Corp./Haro Kasunich & Associates/EMC Planning Group providing the findings of the Coastal Engineering Study, Phase 1.

BACKGROUND/SUMMARY:

At their August 2, 2022 meeting, the City Council adopted the City of Carmel-by-the-Sea's Climate Adaptation Plan and Climate Action Plan under Resolution 2022-064. Council commented that implementation of these Plans is imperative and requested the Climate Committee to continue to oversee implementation of certain projects, including the Coastal Engineering Study.

At the November 2022 meeting, the City Council adopted Resolution 2022-094 awarding a Professional Services Agreement with EMC Planning Group, for a not-to-exceed fee of \$175,000, to conduct the Coastal Engineering Study and Adaptation Planning Project. Key subconsultants for this Study are Integral Corporation and Haro Kasunich & Associates.

To develop the project's scope of work, the Consultant team reviewed the 2001 Coastal Development Permit for Scenic Road Armoring Repairs, 2003 Shoreline Management Plan (Shonman and D'Ambrosio), 2016 Carmel Shoreline Assessment Update, 2016 Assessments of Shoreline Improvements at Carmel Beach (Easton Geology), and the City's 2022 Climate Adaptation and Climate Action Plans.

The Coastal Engineering Study will be completed in two phases. Phase 1 consisted of five tasks and was City-funded in the Capital Improvement Plan (CIP), while Phase 2 is funded by a recently-executed California Coastal Commission reimbursement grant of \$500,000. Phase 2 will include Hazard Policy review and revisions, public outreach, and adaptation pathway development. The results of Phase 2 will be presented to the City Council and various Commissions and Committees over the next two years.

At today's City Council Special Meeting, David Revell, PH.D., Principal, and Matt Jamieson, Project Scientist, from Integral Corp will present their key findings of Task 1, Coastal Engineering Condition Evaluation, Task 2, Carmel Climate Change Vulnerability Assessment and the Shoreline and Beach

Change Analysis: Seasonal and Long Term, Task 3, Shoreline and Beach Erosion Modeling and Sea Level Rise, and Task 4, Coastal Hazard and Sea Level Rise Vulnerabilities to the City Council and the public. This final presentation to the City Council will complete Phase 1 services.

Below is a brief summary of the findings of Phase 1, Tasks 1- 4:

Phase 1 – Coastal Engineering and Hazard Assessment

Task 1 – Coastal Engineering Condition Evaluation

In December 2022 through February 2023, Haro Kasunich and Associates (HKA) assessed the general condition of the coastal protection structures and stairways that were visible at Carmel Beach. HKA inventoried the length, footprint and other factors of the coastal protection structures. They determined the effectiveness of restacking rip rap revetment structures and lateral/vertical extensions of both revetments and vertical seawalls. HKA estimated the existing life of the structure until it ceases to adequately provide protection for the bluff and roadway. However, this general assessment was not intended to provide detailed engineering evaluations of each structure. These services will be performed over time as part of the separate Shoreline Infrastructure Repair Project under the Capital Improvement Program.

Severe winter storms and ocean wave runup scoured portions of the beach in early 2023, temporarily removing beach sand that covered the lower portions of some coastal protection structures, allowing them to be inspected. These structures consisted of 11 seawalls, 6 revetments, and 11 stairways. In total, HKA inspected 5,537 lineal feet of coastline, which contained 4,119 lineal feet of coastal armoring.

At the March 9, 2023 Forest and Beach Commission meeting, the Consultant team presented their findings of **Task 1, Coastal Engineering Condition Evaluation**. The Consultant team also presented their key findings of Task 1 to the Climate Committee on November 16, 2023.

The following table summarizes the key issues of the Condition Assessment.

Coastal Infrastructure	Total Number	In Need of Repair	High Priority Repairs
Seawalls	11	2-4	1
Beach Access Stairs	11	9	3
Revetments	6	4	3

The **Task 1, Coastal Engineering Condition Evaluation** is located on the City's website:

[https://ci.carmel.ca.us/sites/main/files/file-](https://ci.carmel.ca.us/sites/main/files/file-attachments/12176_carmel_beach_adaptation_coastal_protection_assessment_4-27-2023_rev.pdf?1692201318)

[attachments/12176_carmel_beach_adaptation_coastal_protection_assessment_4-27-2023_rev.pdf?](https://ci.carmel.ca.us/sites/main/files/file-attachments/12176_carmel_beach_adaptation_coastal_protection_assessment_4-27-2023_rev.pdf?1692201318)

[1692201318](https://ci.carmel.ca.us/sites/main/files/file-attachments/12176_carmel_beach_adaptation_coastal_protection_assessment_4-27-2023_rev.pdf?1692201318). The associated Task 1 presentation is located on the City's website:

https://ci.carmel.ca.us/sites/main/files/file-attachments/city_council_slideshow_3-9-2023.pdf?1710868888

Task 2 - Shoreline and Beach Change Analysis – Long Term and Seasonal

The Consultant team presented the findings of **Task 2 – Shoreline and Beach Change Analysis** to the Forest and Beach Commission at their August 10, 2023 meeting. The Consultant team also presented their findings of Task 2 to the Climate Committee on November 16, 2023.

This study determined the seasonal and historical trends of shoreline position and beach sand widths using historic reports and imagery data dating back to the 1940s.

Long Term

The sand affecting Carmel Beach extends beyond the City limits north to include Pebble Beach along the 10th golf course hole.

Overall, the long-term shoreline position and beach widths have been relatively stable. This indicates a relatively stable amount of sand in the sandy beach compartment.

On average, the beach widths were narrower south of Eighth Avenue, wider at Pebble Beach, and the widest in the dune-backed areas near the Del Mar parking lot.

Seasonal

The beach widths change seasonally, where the narrowest beach widths occur in the spring (after winter storm waves), and the widest beach widths occur in the fall (after small summer waves).

The highest range in beach widths occurs south of Eighth Avenue and near Pescadero Creek (around the offshore rock).

The beach width was most stable in the dune-backed areas near the Del Mar parking lot.

Storm Impacts and Recovery

During strong west swells (often in El Niño years), when beach erosion is highest, most of the sand is moved offshore, exposing bedrock under the sand in some areas.

The highest observed cliff erosion was between 20-40 feet and was observed following the 1982-1983 El Niño.

Recovery after large storm events occur can take a few years, and the area south of Eighth Avenue usually takes the longest.

A link to the **Task 2 – Shoreline and Beach Change Analysis** is located on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/carmel_climate_change_va_task2_shoreline_and_beach_change_0.pdf?1699315046. The Task 2 presentation is located on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/carmel_task_2_presentation_fbcommission_08102023.pdf?1692199802

Task 3 - Shoreline and Beach Erosion Exposure Modeling with Sea Level Rise

At the February 15, 2024 Climate Committee meeting, the consultant team presented their key findings of **Task 3, Shoreline and Beach Erosion Modeling with Sea Level Rise** and **Task 4, Coastal Hazard and Sea Level Rise Vulnerabilities** to the Committee and the public. On March 14, 2024, the Consultants presented Tasks 3 and 4 to the Forest and Beach Commission and the public.

The following summarizes the key issues of the Shoreline and Beach Erosion Exposure Modeling with Sea Level Rise. Consultants will present the potential effect of future beach narrowing and cliff and dune erosion hazard extents with sea level rise. The coastal erosion hazard projections include the effect of the existing City's coastal armoring (such as revetments and sea walls) as well one that considers a future without armoring present. The differences will be useful in Phase 2 of the project when examining the implications of various adaptation strategies.

Summer Beach Width Changes (with Armoring)

It is projected that the width of Carmel Beach will narrow between 50 - 60 feet for each foot of sea level rise. Please note that the sea level rise projection years shown below are approximate estimations. Assuming that the location of the backshore does not change, the following average summer beach conditions are projected:

- By 2 feet of sea level rise (2060 – 2080), lateral access to areas south of Twelfth Avenue headland may be obstructed.
- By 3 feet of sea level rise (2070 – 2100), the southern end of Carmel Beach south of Eighth Avenue is projected to be a series of pocket beaches rather than one continuous stretch of dry sand beach. Only during highly recovered conditions will a dry sand beach remain south of Twelfth Avenue.
- By 4 feet of sea level rise (2080 – 2100+), the only continuous dry sand beach remaining will be from the North Dunes sand ramps to Pescadero Canyon. In the south, only two small pockets of dry sand beaches are projected to remain around Eighth Avenue and Eleventh Avenue.
- By 5 feet of sea level rise (2090 – 2100+), only one pocket of dry sand beach around the North Dunes and the Fourth Avenue stairs are likely to remain.

Coastal Cliff and Dune Erosion

For the armored erosion projection, erosion rates are dampened significantly in the near term. However, with increasing sea level rise, the effectiveness of the armoring is reduced, leading to an acceleration in blufftop erosion above the coastal armoring beyond 1 foot of sea level rise.

In the armored scenario, the following is projected:

- By 1 foot of sea level rise (2045 – 2060), the areas with the greatest threat of erosion are the private oceanfront properties near Pescadero Canyon, the dune-backed shore between Fourth and Eighth Avenues, the lower cliffs between Eighth Avenue and Eleventh Avenue, and the unarmored cliffs by Twelfth Avenue.
- By 2 feet of sea level rise (2060 – 2080), erosion rates accelerate as coastal armoring is more likely to be overtopped by larger waves. Areas behind seawalls have projected erosion hazard distances of 20 to 40 feet.
- By 4 feet of sea level rise (2080 – 2100+), the highest erosion distance is projected around Twelfth Avenue, where a combination of factors related to local geology, wave heights, and lack of armoring yield projections of retreat up to 150 feet. Areas of the North Dunes around the Del Mar sand ramp also see higher projections of retreat of up to 90 feet, extending to the volleyball courts.

Task 4 – Coastal Hazard and Sea Level Rise Vulnerabilities

The scope for Task 4 was to determine the bluff-top assets and infrastructure potentially exposed to coastal erosion under armored and unarmored conditions. The vulnerability assessment evaluated erosion hazard exposure to land use and structures, roads and parking, and other infrastructure. For succinctness, results of only the coastal armored scenario are presented below. The full suite of results for Tasks 3 and 4 are provided in the technical report provided on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/carmel_climate_change_va_task3and4_draft_feb_2_2024.pdf?1710870221. The Task 3 and 4 presentation is located on the City's website: https://ci.carmel.ca.us/sites/main/files/file-attachments/carmel_presentation_climatecommittee_feb2024_0.pptx?1710868563

- Currently, all of the assets and infrastructure along the beach and bluff including 11 coastal access

stairways, the Scenic Drive Pathway, and the stormwater drainage network are exposed to erosion. The public restroom adjacent to the Santa Lucia Avenue stairs is exposed to erosion and will face increased threat from coastal wave flooding in the future.

- By 1 foot of sea level rise (2045 – 2060), Scenic Drive is exposed to erosion in 6 locations, largely around Twelfth Avenue and between Tenth and Eighth Avenue. A sewer force main near Martin Way may be exposed, as well as a sewer main between Ninth and Tenth Avenues, and a sewer main under the dunes between Seventh and Eighth Avenues. Waves overtopping the bluff are expected to be more likely along the southern seawall by Santa Lucia Avenue.
- By 2 feet of sea level rise (2060 – 2080), nearly the entire length of Scenic Drive may be exposed to erosion, including most of the underground water and sewer infrastructure. This includes a water main between Eighth and Tenth Avenues. Waves overtopping the bluffs are expected to be more likely between Tenth and Eleventh Avenues.
- Between 2 and 4 feet of sea level rise (2060 – 2100+), 45 homes along Scenic Drive and at Pescadero Canyon are projected to potentially be exposed to erosion. One additional water main under Scenic Drive south of Thirteenth Avenue may be exposed to erosion. One additional sewer force main may be exposed to erosion by Eighth Avenue. The Del Mar parking lot will also be exposed to erosion. Waves overtopping the bluffs are expected to be more likely between Ninth and Tenth Avenues.

Generally, the sea level rise impacts noted in the above report are based on making no further investments in armoring or adaptation to address the anticipated coastal damages. Clearly, inaction or delayed action may result in costly damages and emergency repairs due to the cumulative effect of sea level rise, wave action, flooding, storms, and coastal erosion. Phase 2 of the Coastal Engineering Study will include development of sea level rise adaptation strategies, in collaboration with other City departments, community stakeholders, and the California Coastal Commission, in order to make the City more resilient in the face of rising sea levels. Such efforts may prolong the useful life of Carmel Beach and the shorefront for as long as possible.

Task 5 – Policy Review

Consultants also prepared a memo summarizing **Task 5 – Policy Review** the City's existing coastal hazard policies and identifying recommended updates to the Local Coastal Program to be prepared in Phase 2. This memorandum was approved by staff.

FISCAL IMPACT:

No direct fiscal impact for this presentation. In November 2022, the City Council awarded a Professional Services Agreement to EMC/Integral/Haro Kasunich, for a not-to-exceed fee of \$175,000, for Phase 1 of the Coastal Engineering Study, a Capital Improvement Project. Phase 1 was completed on budget.

PRIOR CITY COUNCIL ACTION:

At the November 2022 meeting, the City Council adopted Resolution 2022-094 awarding a Professional Services Agreement with EMC Planning Group, for a not-to-exceed fee of \$175,000, to conduct the Coastal Engineering Study and Adaptation Planning Project. Key subconsultants for this Study are Integral Corporation and Haro Kasunich & Associates.

ATTACHMENTS:

Introduction

Q1. The objective of this survey is to assist the City of Carmel-by-the-Sea understand how you use Carmel Beach and to informed adaptation strategies to respond to storms and sea level rise.

The study area is shown in the map below, and includes the Del Mar Parking lot area, Scenic Road Walkway, beach, and ocean.

The survey typically takes around 6 minutes to complete.

For more information, go to [Coastal Adaptation Project & Sea Level Rise Update – City of Carmel](#).



EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM



Existing Conditions

Q2. How often do you visit Carmel Beach or the Scenic Road Walkway?

- ☐ 1 time a year
- ☐ 2 times a year
- ☐ 3 to 5 times a year
- ☐ Once a month
- ☐ Twice a month
- ☐ Once a week
- ☐ Twice a week
- ☐ Every second day
- ☐ Every day
- ☐ Multiple times per day

Q3. How do you typically travel to Carmel Beach?

- ☐ Walk
- ☐ Cycle
- ☐ Drive (private vehicle or rideshare)
- ☐ Public transit
- ☐ Arranged tour
- ☐ Other- Please write in

Q4. Both active and passive recreation play vital roles for Carmel Beach visitors. Please rank your top 3 recreational priorities for Carmel-by-the-Sea's coast.

Please drag your selected listed option from the left-hand column and drop it into the appropriate box category on the right.

You may only place one choice in each box.

Items			
Walking on Scenic Road Walkway (including dog walking)	Family Beach Fun	Most Important	
	Other- Please write in		
Walking along Carmel Beach or North Dunes (including dog walking)		Second Most Important	
Swimming			
Surfing			
Fishing		Third Most Important	
Beach Volleyball			
Relaxing / Sunbathing			
BBQs / Picnics			
Nature Viewing			

Q5. What types of visitor facilities or amenities do you believe should be prioritized at Carmel Beach? Please rank your top 3 management priorities for Carmel-by-the-Sea's coast.

Please drag your selected listed option from the left-hand column and drop it into the appropriate box category on the right.

You may only place one choice in each box.

Items	Most Important
Parking Availability	
Restrooms	
Convenient access to the beach using sand ramps and staircases	
Walkway Accessibility	
Environmental Education	
Driving on Scenic Road	
Other- Please write in	

Q6. The natural environment is important for the visitor experience at Carmel Beach. Please rank your top 3 environmental priorities for Carmel-by-the-Sea's coast.

Please drag your selected listed option from the left-hand column and drop it into the appropriate box category on the right.

You may only place one choice in each box.

Items

Water Quality

Surf Quality

Sand Color

Beach Width and
Beach Quality

Dune Habitat and
Sensitive Species
Preservation

Other- Please write
in

Most Important

Second Most Important

Third Most Important

Q7. How would you rate the existing ADA accessibility at Carmel Beach.

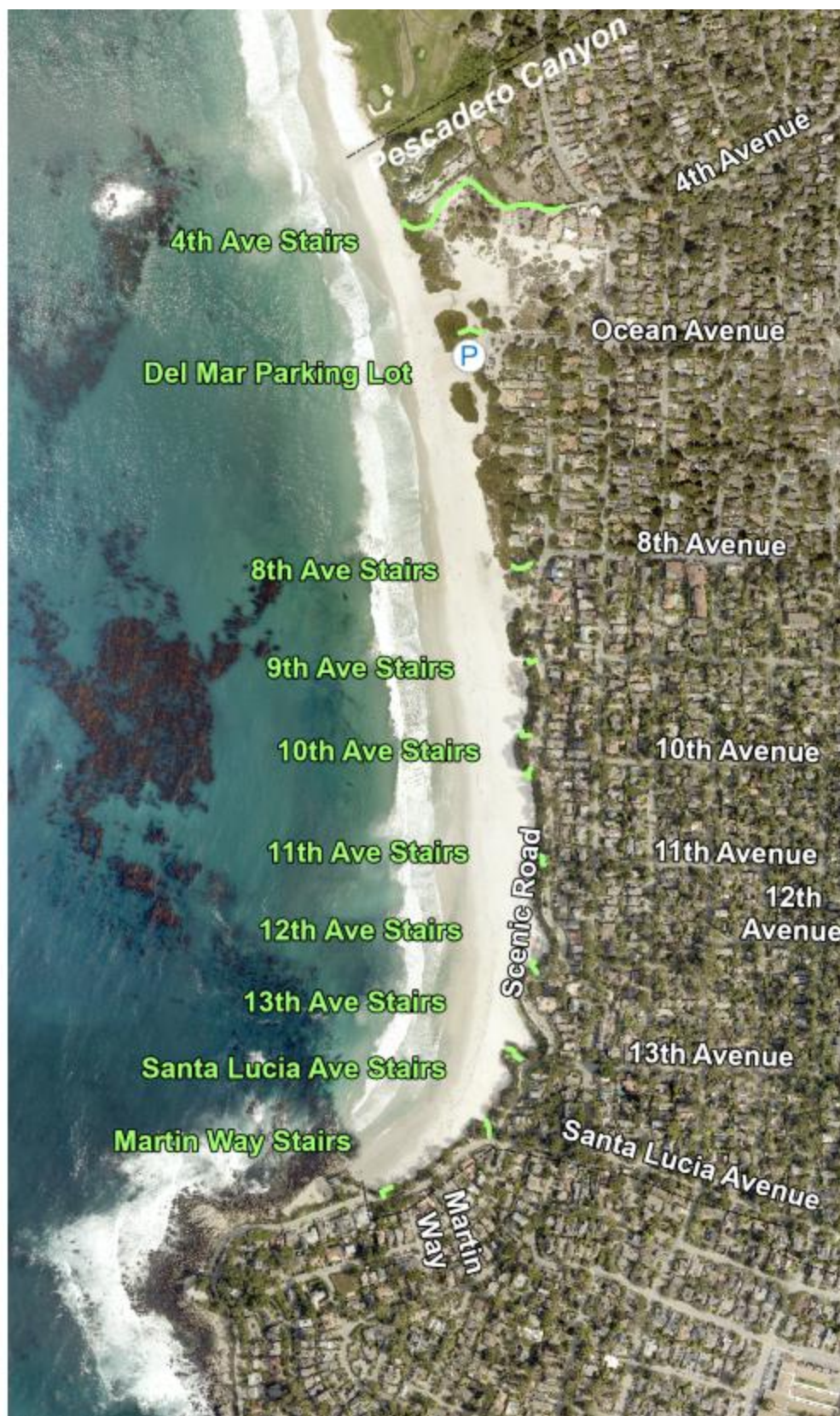
Select 1 star for not very accessible and 5 stars for very accessible.

Note. ADA accessibility refers to making spaces, services, and facilities accessible to people with disabilities, in compliance with the Americans with Disabilities Act (ADA)

ADA Accessibility at
Carmel Beach



Q8. Please select on the map the location where you **most frequently access** Carmel Beach.



Q9. Please select on the map the location where you **most frequently spend time** at Carmel Beach.



Adaptation Goals

Attachment 2

Q10. What types of storm-related impacts are you currently most concerned about?

Place into the following 3 buckets: **very concerned**, **somewhat concerned**, **not concerned**

Please drag your selected listed option from the left-hand column and drop it into the appropriate box category on the right.

Items		
Loss of the wide sandy beach	I do not have enough information to answer this question	Very Concerned
Damage to stairs and sand ramps (reduction in beach access)		
Erosion of the cliff and dunes resulting in impacts to Scenic Road Walkway and Scenic Road		Somewhat Concerned
Debris washing up on the beach		
Safety concerns with large waves		Not Concerned
Other not listed- Please write in		

Q11. Please rank your level of knowledge and experience with the following strategies to reduce the impacts of coastal hazards.

Not at all familiar	Know a little/ Some experience	Moderate to detailed knowledge or prior experience
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Nature based dune support



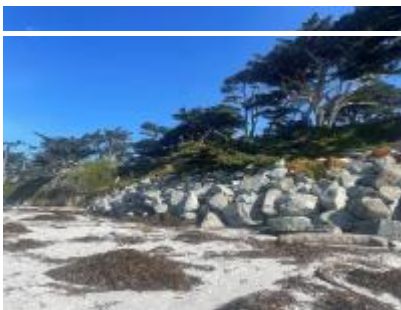
☐	☐	☐
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Beach grading/sand management



☐	☐	☐
-----------------------	-----------------------	-----------------------

Stacked rock seawall



☐	☐	☐
-----------------------	-----------------------	-----------------------

Vertical seawalls (rock and concrete walls)

Attachment 2

☐☐☐

Sand nourishment

☐☐☐

Offshore-reefs

☐☐☐

Q12. Please rank your level of support for implementing each of the identified strategies, **at Carmel Beach**.

☐☐☐

» Nature based dune support



Other not listed- Please write in

» Stacked rock seawall



» Sand nourishment



» Beach grading/sand management



Repair damage as it occurs

» Offshore-reefs



» Other not listed- Please write in

» Vertical seawalls (rock and concrete walls)



Continue to make incremental changes

Q13. Please rate your level of support for the following strategies the City could take to address the threat of sea level rise and future coastal storms.



	Prefer	Do not prefer	Unsure- Need more information
Wait 5-10 years and reevaluate the situation and the potential solutions	☐	☐	☐
Extensively research options and decide on an approach as soon as feasible	☐	☐	☐
Do nothing and let nature take its course	☐	☐	☐

Q14. In four sentences or less, please describe what you value most about Carmel Beach, and describe your future vision for Carmel Beach

Demographic Questions

Q15.

Now we would like to ask you some demographic questions, to help ensure that the survey represents the views of the general community.

A reminder that you may choose to skip any questions, and all responses are completely anonymous.

Q16. Which category includes your age?

Q17. What gender do you identity with?

- ☐ Male
- ☐ Female
- ☐ Non-binary
- ☐ Transgender
- ☐ None of these - Write in
- ☐ Prefer not to answer

Q18. What race/ethnicity best describes you? (Select all that apply)

- ☐ Hispanic and/or Latino
- ☐ Black or African American
- ☐ White
- ☐ American Indian or Alaska Native
- ☐ Asian
- ☐ Native Hawaiian or other Pacific Islander
- ☐ Middle Eastern or North-African
- ☐ Other - please write in
- ☐ Prefer not to answer

Q19. What is the combined annual income of your **household**?

Q20. Which of the following describes you? (Select all that apply)

- ☐ I am a full-time resident of Carmel-by-the-Sea
- ☐ I am a part-time resident of Carmel-by-the-Sea (less than 6 months a year)
- ☐ I own property in Carmel-by-the-Sea
- ☐ I own/operate a business in Carmel-by-the-Sea
- ☐ I work in Carmel-by-the-Sea
- ☐ I visit Carmel-by-the-Sea

Q21. If you live in the United States, please write in your Postal Code.

If you live outside of the United States, please write in which country of your primary residence is located.

Postal Code

Country

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

January 16, 2025
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Justin Ono, City Forester

SUBJECT: Forester's Report for December 2024

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Forester's Report, December 2024



CITY OF CARMEL-BY-THE-SEA

Monthly Report

City Forester's Report

TO: Forest and Beach Commissioners

FROM: Justin Ono, City Forester

SUBJECT: December 2024 Forester's Report

Forestry, Parks, and Beach Highlights:

Carmel Forest Master Plan (CFMP):

- Staff held interviews with three environmental consulting firms to select a consultant for the CEQA review of the Administrative Draft of the Forest Master Plan. A consultant was selected and is being notified.
- Staff received editable documents from Davey Resource Group (DRG) and officially took over final revision of the master plan. Edits will encompass public feedback from the October 2024 Steering Committee meetings.

Contractors:

- Landscape maintenance contractor Town & Country continues to provide landscape maintenance services along the Scenic Pathway previously funded by Carmel Cares. This contractor also continues their landscape maintenance throughout the city with new task orders issued for the watering of newly planted trees and relocation of an irrigation box on the Scenic Pathway.
- City Contractor Tope's Tree Service continued working on a task order including 40 dead or dying trees for removal or pruning.
- New task orders are being compiled for West Coast Arborists and Community Tree Service and will be sent by late mid/late January.

City Staff and Crews:

- City crew cleared vegetation for facilitation of the San Antonio Pathway reconstruction south of Pebble Beach entrance.

As shown in the following tables and charts, the calendar year 2024 forestry statistics included:

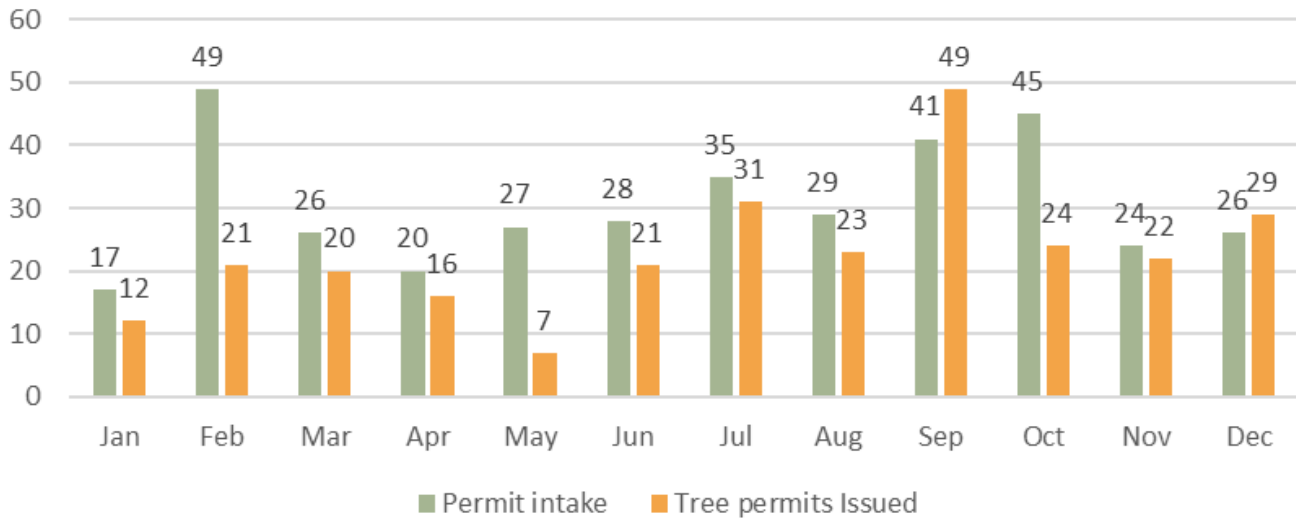
- Number of City trees removed = 193 (5% reduction from 2023)
- Number of City stumps removed = 112 (86% increase – *not including 2023 contractors*)
- Number of City trees pruned = 228 (21% decrease from 2023)
- Number of City trees planted = 174 (67% increase from 2023)
- Number of tree permit applications received = 391 (4% increase from 2023)
- Number of tree permits applications resolved = 336 (16% increase from 2023)
- Number of private trees removed = 231 (32% decrease from 2023)
- Number of private trees required to be replanted = 231 (2% decrease from 2023)
- Private tree removal permit required replant percentage = 100% (31.17% increase)
- Number of Communications (Fresh Desk) tickets received = 2270 (5% increase from 2023)
- Number of Communications (Fresh Desk) tickets resolved = 2619 (24% increase from 2024)

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	8	13	13	8	5	7	9	0	1	16
September	41	49	15	22	46	16	30	36	25	0	1	61
October	45	24	11	19	21	9	12	11	12	0	2	23
November	24	22	8	12	16	8	8	16	18	0	4	34
December	26	29	9	8	19	12	7	14	12	0	3	26
2024 Totals	367	275	83	117	231	110	121	118	113	2	25	231

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	118	113

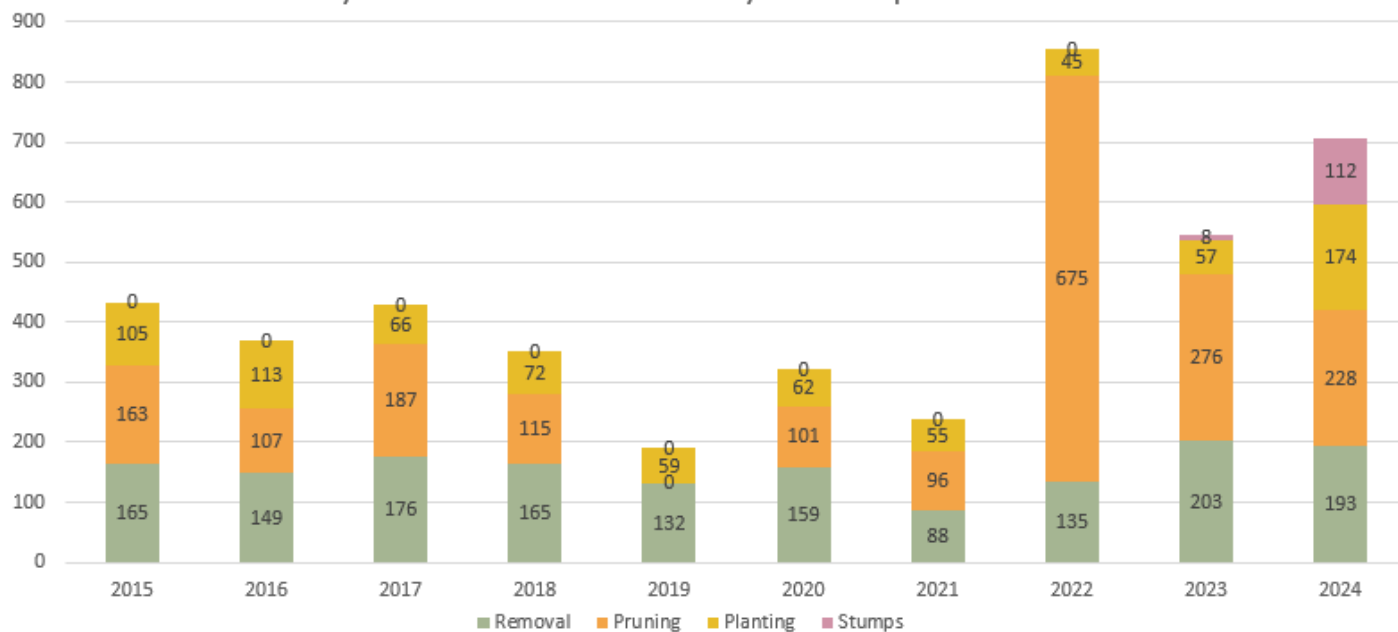
Historic permitted removals and required planting

Year	Permitted removals	Removal of upper	Removal of lower	Replanting Required	Replanting of upper	Replanting of lower	Replanting %	Applications processed
2021	204	81	123	135	81	54	66.18%	213
2022	149	82	67	85	48	37	57.05%	155
2023	324	211	113	223	164	72	68.83%	336
2024	231	110	121	231	118	113	100.00%	391

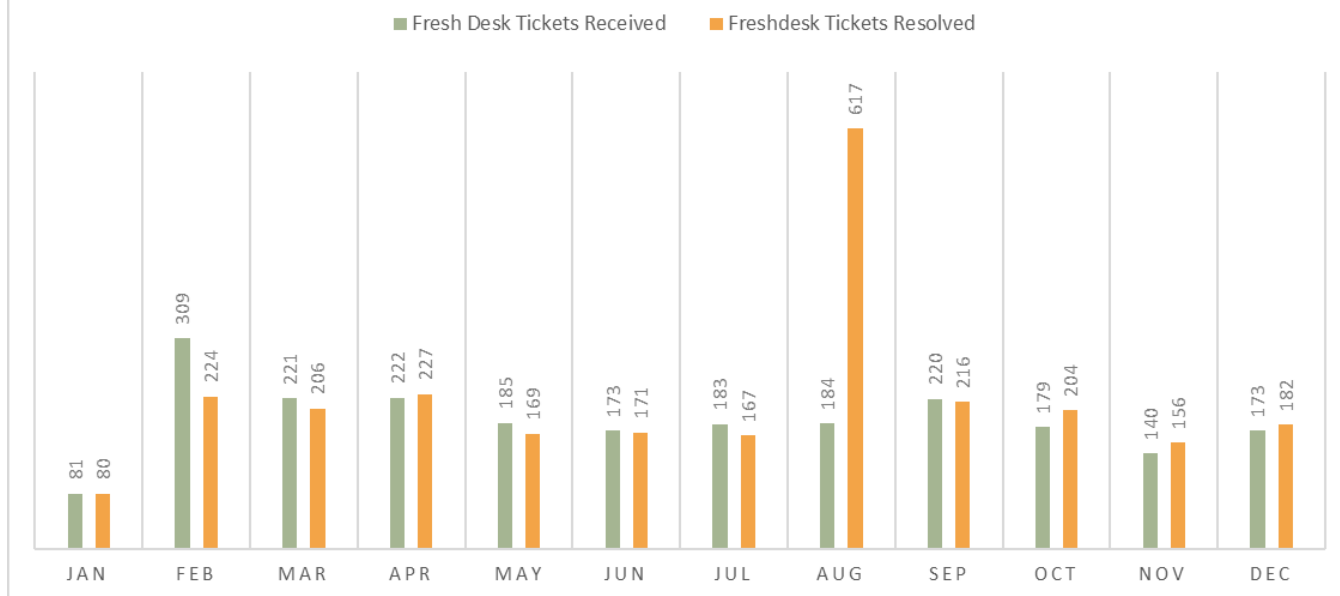
HISTORIC REQUIRED REPLANTING



City Performed Tree Work Year by Year Comparison



COMMUNICATIONS FROM RESIDENTS SUBMITTED VIA CITY SITE RECEIVED VS RESOLVED



*Numbers only represent correspondences received via the City's website and do not include live calls, voicemails, drop-in visitors, and emails sent directly to employees from residents, nor return calls and emails from staff.



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

January 16, 2025
ORDERS OF BUSINESS

TO: Forest and Beach Commissioners

SUBMITTED BY: Mary Bilse, Acting Public Works Director

SUBJECT: Acting Public Works Director's Report for December 2024

RECOMMENDATION:

Receive the Acting Public Works Director's Report for December 2024

BACKGROUND/SUMMARY:

The Acting 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. Misc. Forestry, Parks, and Beach-related Public Works items.

Environmental Evaluation

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

FISCAL IMPACT:

None.

ATTACHMENTS:

Attachment #1 - Acting Public Works Director's Report for December 2024



CITY OF CARMEL-BY-THE-SEA

Public Works Department December 2024 Report

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Mary Bilse, Acting Public Works Director
SUBMITTED ON:	January 16, 2025
APPROVED BY:	Chip Rerig, City Administrator

City Council Meeting of December 3, 2024

- Adopted Resolution 2024-098 authorizing the City Administrator to execute a construction contract with Coastal Paving & Excavating, Inc., in an amount, including contingency, of \$1,285,185, for Projects #1, 2, and 3 of the Drainage System Repairs Projects.
- Received a Report regarding the Public Works Department Services, Key Accomplishments over the past seven years, and the 2024 Infrastructure Report Card.

Forest and Beach Commission Meeting of December 12, 2024

- Received a Report regarding the Public Works Department Services, Key Accomplishments over the past seven years, and the 2024 Infrastructure Report Card.
- Adopted Interim Pickleball Runes in Forest Hill Park
- Adopted Forest and Beach Commission Meeting Dates for 2025.
- City Forester presented the Forester's Report for November 2024.
- The Public Works Director presented the Public Works Department Report for November 2024.

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

- Volunteers from Carmel Cares regularly pick up trash on Carmel Beach and in the Downtown Carmel.
- Garden Club is working to maintain and beautify the City Hall gardens.
- Friends of Mission Trail Nature Preserve have been cleaning brush throughout the Preserve throughout December 2024.

Environmental Programs

- For the MTNP 3 Drainage Projects, reviewed the restoration planting plan and verified final plant count.
- For the Coastal Engineering Study, Phase 2 Project, worked with the consultants to modify the draft Community Survey associated with Sea Level Rise based on feedback received at the November 14th Forest and Beach Commission meeting. Attended meetings to review the adaptation strategies matrix prepared by Integral.
- Reviewed and conducted final stormwater plan checks for private construction sites.
- Worked with Carmel Area Wastewater District to clean out the City's large storm drain Continuous Deflection Separator (CDS) units.
- Coordinated with City Staff regarding the CalRecycle procurement records.
- Continued to update the SB 1383 recycling/organics program's waiver process.

- Coordinated City staff attendance at an annual training event, hosted by the Monterey Regional Stormwater Management Program, regarding implementation of Construction Best Management Practices and Site Inspections.
- Public service messages in Friday Letters included information on the Monterey Regional Stormwater Management Program and Our Water Our World to collaborate to offer less-toxic, eco-friendly products for pest control.

Facility Maintenance

- Upgraded the sump system in the Park Branch Library basement.
- Enhanced the Park Branch emergency generator by adding additional emergency power circuits to the reading room.
- Installed touchless faucets in the main library restrooms at Harrison Memorial Library.
- Replaced the failed retaining wall in the Flanders Mansion basement.
- Completed roof maintenance, including roof tile and gutter work, at Flanders Mansion.
- Replaced flooring and furniture in the Police Department's detective office.
- Upgraded the security access system at the Norton Court parking garage.
- Completed hydro-jetting of all plumbing lines at public restroom facilities.
- Repaired the broken EV charger at Vista Lobos parking lot.
- Repaired storm-damaged roof at Forest Theater stage facility.
- Replaced a failed transfer switch for the Public Works/Police Department emergency generator.
- Upgraded the drinking fountain at Devendorf Park restrooms to ADA-compliant standards.
- Assisted the IT Department with the repair of license plate reader cameras.
- Installed a new wall and electrical circuits in the Park Branch Library Director's office.
- Replaced all damaged window screens at the fire station.

Project Management for the Capital Improvement Program

4 Leaf Projects:

- For the Police Building Project, Council received a report from the Ad Hoc Committee and provided direction on authorizing Indigo/Hammond+Playle Architects to proceed with schematic design concepts to rehabilitate and expand the existing building on-site to accommodate the pragmatic functions of a contemporary police building.

Ausonio, Inc. Projects:

- For the City Hall Roof Replacement Project, contract was awarded to California Constructors in the amount of \$175,340, which includes a 10% contingency, is complete. Construction is 99% complete and Contractor is working through their final punch list items.
- The Sunset Center Cottage Window Repairs Project contract in the amount of \$161,040, which includes a 10% contingency, to Pro-Ex Construction was awarded at the August City Council Meeting. Construction is 99% complete and Pro-Ex is working through their final punch list items.
- For the San Antonio Pathway Repair Project, Second to Fourth Avenues, contract was awarded at the October 2024 City Council meeting to Sharp Engineering and Construction in the amount of \$503,470. Construction on this project began in December 2024 and is now 75% complete.
- For the Sunset Center Retaining Walls Repair Project, ZFA submitted 90% plans and technical specifications. An extra work authorization was issued to ZFA for repairs of two large cracks in another wall in the north parking lot. This project is being reviewed by Public Works staff and will go to Council for additional funding in Spring 2024.

Wallace Group Projects:

Attachment 1

- For the FY 2023/2024 City-wide Paving Project, staff is reviewing a proposed contract amendment for the creation of the FY 2024/25 conglomerate paving project approved by Council with a budget of 2.8 million. The design for this project is 95% complete and is expected to go out to bid in spring 2024.
- 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 selected Moffett and Nichol and are currently working on contract negotiations.

Additional Capital Improvement Projects:

- For the Cal Am Water Dolores Water Main Replacement Project, this project is now complete and the encroachment permit has been closed.
- 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. This project was awarded to Monterey Peninsula Engineers in the summer of 2024, and construction was completed by the end of 2024.
- For the four City-wide Drainage Improvement Projects, Neill Engineering completed plans and technical specifications. The project was advertised in September 2024 and the contract was awarded to Coastal Paving & Excavation in January 2025. The anticipated start of construction is February 2025.

Street Maintenance

- Assisted CAWD with vacuuming three of our four CDS units.
- Completed painting of curbs associated with AB 413.
- Assisted the Forestry Division for one week with storm clean-up.
- Repaired eight traffic signs damaged during the December storm.
- Completed smog testing on 10 City owned vehicles.
- Removed eight piles of debris from MTNP.
- Finished placing wood chips on Willow Trail in MTNP.
- Continued filing in tree wells in the downtown area with decomposed granite for safety.
- Continued making priority sidewalk repairs.
- Began installing rock-lined drainage channel at San Carlos and Second Avenue to prevent further erosion.

Forestry, Parks, and Beach

- Refer to City Forester's Report



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

**January 16, 2025
ADJOURNMENT**

TO: Forest and Beach Commissioners

**SUBMITTED
BY:**

SUBJECT: Public Comment

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



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**January 16, 2025
ADJOURNMENT**

TO: Forest and Beach Commissioners

**SUBMITTED
BY:**

SUBJECT: Correspondence

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Correspondence

Hello Nova,

Could you forward the following email to Kelly Brezoczky, Sarah Berling and Gerald Montmorency?

Thank you!

Dear Commissioners,

We appreciate Pickleball play is now limited to three days a week for a period of three months but do not accept this compromise as a long term solution. Pickleball play should not be allowed at all in Carmel-by-the-Sea unless the noise the game creates is reduced to a level similar to tennis or an alternate location away from residential area is identified. While the 3 days a week compromise may be suitable for Pacific Grove, Pacific Grove is not Carmel. Peace and Quiet are critical elements of Carmel's character. Pickleball is notoriously noisy and therefore should not be allowed in the town unless a location is found away from residential areas.

Carmel is a very special place as stated on its website: "One of the most awarded Small towns in the world", "A Storybook kind of place". Unique measures are taken to protect the City's unique feel:

- No sidewalks in most of the town
- No fast food chains
- No streetlights
- No traffic lights
- No street vendors
- No mail boxes
- A comprehensive forest protection program (likely one of the most stringent in the country)
- A very precise set of building code rules

Keeping noise down is also critical to maintaining the village atmosphere. Here is a paragraph from the "Mindful by the Sea" page of the Carmel website.

Take a Sound Walk: Pay attention to what you hear when you meander down a street, walk on Carmel Beach, or hike in the forested Mission Trails. Listen to the sound of silence, too. In a place like Carmel-by-the-Sea, you are given a special gift of peaceful sounds. Listen for the waves crashing at night and the sounds of seagulls in the morning.

Here is another quote from the "Destination Stewardship" page of the website:

Be Kind & Considerate, Take on a chill attitude and respect everyone around you., Avoid loud voices and noises for a relaxing, low-key atmosphere.

Carmel banned gas powered leaf blowers and weed eaters, and purchased electric

street sweepers.

Rules and regulations are in place to limit noise.

The Carmel noise regulation bans many kinds of noises. Pickleball noise definitely falls under class D noise in Carmel's noise regulation:

D. "Class D noise" includes unnecessary, unnatural or unusual noises or sounds created by means of human voice or animal outcry, or by any other means or methods which are so annoying, or which are so harsh or prolonged, as to be injurious to the health, peace and comfort of any reasonable person of normal sensitiveness working, residing or otherwise occupied in the area.

The noise element of the General Plan/Coastal Land use plan states as a goal: "Preserve Carmel's overall quiet environment".

For context here is a relatively simple description of Pickleball noise: *"It happens that frequent pickleball sounds are typically about 70 dBa at about 100 feet away from the strike of the ball. If homes located that close to pickleball courts are in a "quiet residential area", they are used to 40 dBa and PB is 30 decibels louder! Remember, each time you increase sound level 10 decibels it will sound twice as loud. So, 30 decibels is 10dB+10dB+10dB or twice as loud times twice as loud times twice as loud, or 8 times a loud! Is that annoying? Probably."* Here is the complete analysis.

<https://static1.squarespace.com/static/6171cecb42d26d17aa34b878/t/61b116f001b7aa36d63925af/1638995696765/Sound+Level+Tutorial.pdf>

All of the rules listed above combine to create the atmosphere the residents love so much. They also place restrictions: residents cannot cut the tree that blocks their view, use any material they want for their roof. It can be challenging to receive items that cannot be delivered to a PO Box....Similarly, residents should understand they cannot engage in activities that create an unacceptable level of noise.

Together with the unique natural environment these rules also contributed to create a highly desirable location to live. According to [Realtor.com](https://www.realtor.com) the median value of homes for sale in Pacific Grove is \$1.8M while it is \$2.8M in Carmel-by-the-Sea. The notoriously annoying nature of the Pickleball noise no doubt has a negative impact on our neighborhood home values. Here are articles estimating the impact of pickleball on home values: Up to a 20% decline in home value.

<https://www.thedinkpickleball.com/how-pickleball-courts-impact-home-values-real-estate/#:~:text=Directly%20Adjacent%20Properties%3A%20Homes%20located,%2D10%25%20decrease%20in%20value>
<https://www.financialsamurai.com/quantifying-pickleball-impact-on-real-estate-prices/>
<https://www.innovativemlo.com/are-nearby-pickleball-courts-a-real-estate-win-or-loss>

To summarize, Pickleball play is not compatible with Carmel's essence and the City's

desire to preserve its overall quiet environment, and therefore should not be allowed at all.

POTENTIAL SOLUTIONS:

1) Acoustic Fence

While it would be great if these fences are effective, there are a number of articles and reports indicating it is not always the case. As stated before, we should not ask players to pay for these fences. They would likely feel they paid for the right to play even if these devices were ineffective. We understand that Staff will continue to investigate this solution.

Here are two articles questioning the effectiveness of the fences:

<https://www.sfchronicle.com/sf/article/sf-pickleball-noise-lawsuit-19969970.php>

<https://www.youtube.com/watch?v=Gsd430oUct>

2) "Quiet Equipment"

USA pickleball defines a "quiet category" for both balls and paddles approved for tournament play. Based on the conclusion of the report below published in June of 2024, it is highly unlikely this "quiet category" will reduce the noise enough to make it acceptable.

"These are achievable adjustments, but they are likely to produce only modest changes. More aggressive structural modifications are necessary, such as using less stiff, more elastic, and more damping materials. However, the current USA Pickleball rules do not allow much room for equipment experimentation. The rules against excessive spin and surface deformation, in particular, make it difficult to reduce noise pollution."

Here is the full report:

https://twu.tennis-warehouse.com/learning_center/pickleball/pickleballnoise.php

3) USAP Quiet Balls (Foam balls)

These are not approved for tournament play but are supposed to be significantly quieter. Local players have made it clear that it is not an acceptable solution for them.

Here is a review of a foam ball, The Gamma librarian

<https://www.youtube.com/watch?v=10YpAFggETs>

4) Alternate location

Potential alternate locations to build Pickleball courts should be considered:

- Carmel owns an empty lot next to the Mission Ranch tennis and pickleball courts. It seems like an ideal location.
- Land in front of the Flanders Mansion
- Carmel Middle school
- Palo Corona Park

5) Negotiate with Mission Ranch for preferential resident access to pickleball courts

In case of the ban, could the City negotiate with Mission Ranch to allow residents of Carmel-by-the-Sea to use their courts for a small fee? There is an attendant all day at the Mission Ranch courts who can check ID's.

Didier Diaz

<https://www.youtube.com/watch?v=10YpAFgqETs&authuser=0>

<https://youtu.be/10YpAFgqETs>



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**January 16, 2025
ADJOURNMENT**

TO: Forest and Beach Commissioners

**SUBMITTED
BY:**

SUBJECT: Public Comment

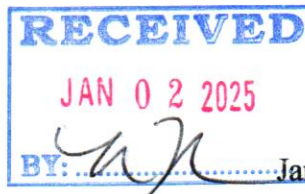
RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Additional Correspondence



Attachment 1

Planning Commissioners,

January 2nd, 2025

The following is a follow-up letter to the November 7, 2024 letter which was endorsed by 62 residents from the immediate neighborhood and sent to the Planning Commission regarding the - Mission Street 2, 3, and 4 NE of First Avenue [DS 24207, DS2408, and DS2409 (Hermle-Collins)] project.

On November 7, 2024, the Forest Hill Park neighborhood submitted email comments concerning three proposed houses on Mission Street 2, 3, and 4NE of First Avenue. On November 12, 2024, a hard copy of the neighborhood's comments, with 62 signatures, referred to as the Letter (attached), was hand-carried and delivered to City Hall for distribution to the City Council, City attorney, and Planning Commission.

Unfortunately, the Planning Commission did not receive either the electronic or hard-copy version of the Letter. The Commission only became aware of the Letter during the November 13, 2024 hearing, after receiving public oral comments and after a member of the public asked a Commissioner during a break about receiving the Letter. Copies of the Letter were then hastily made and provided to the Commissioners before they resumed the hearing and considered a decision.

Inexplicably, the Staff was silent about the Letter in their presentation recommending approval of the third conceptual design. It remains unclear why the none of written comments were provided to the Commissioners before the hearing.

With consideration of the Letter, the Planning Commission ended up not approving the modern design proposed for the third of three side-by-side houses. Although two of the three designs had already received conceptual approval on October 9, 2024, that approval lacked the neighborhood's coordinated response that strenuously objected to the modern design proposed not only for the third house, but for all three. In rejecting the conceptual design of the third house, the Planning Commission directed the project applicant to "start over" and "reach out" to the neighborhood. That is consistent with the intent of the neighborhood's objections in the Letter applying to the modern design and location of all three houses. So, consistent with the Commission's directive and the neighborhood's objections, the neighborhood looks forward to working with the project applicant on meaningful changes that address the neighborhood's objections and concerns.

In addition, consistent with the attached November 12 Letter and public statements at the hearing about the California Environmental Quality Act (CEQA), we understand this directive means that the three proposed homes will be considered as one project under CEQA, and an Initial Study will be prepared by staff or the applicant's consultant to determine if a Mitigated Negative Declaration or an EIR should be prepared. Implementation of CEQA will ensure that direct, indirect, and cumulative impacts associated with past, present, and reasonably foreseeable future projects will be fully considered with public review and input in one or more open public forums to inform the Commission before it makes a final decision concerning the land use permit. In addition, consistent with our attached November 12 comments, we also assume the following:

- The conceptual design approval for two of the three homes on October 9, 2024 will be rescinded and reconsidered.

- The houses will be redesigned to all be one-story structures, in keeping with the existing houses they would replace, and to maintain the character of the neighborhood so that view sheds and the privacy of existing residences will be preserved.
- The design of the three proposed houses will be changed to be consistent with the traditional and historic neighborhood.
- Setback requirements will be enforced.
- Construction-related impacts, including the list of potential adverse construction effects listed in our attached November 12 Letter, will be fully identified and mitigated, and a workable compliance monitoring program will be established with public input.

Since we have not heard anything additional since the November 13, 2024 meeting by the Commission or from the developer, the residents who signed the attached November 7, 2024 Letter have asked us to get them an update from the Planning Commission on the action the Planning Commission has taken since that meeting.

We look forward to a new three-house project that is consistent with the neighborhood's architecture and character, responsive to the neighborhood's Letter and comments, effectively identifies all significant adverse impacts, and effectively mitigates or avoids them.

Sincerely,

-Tom Morjig, John Jaramillo, Chuck Najarian-

Tom Morjig at tmorjig@sbcglobal.net or (650) 444-6900 (mobile)

John Jaramillo at John-Jaramilo@Yahoo.com or (408) 472-9093 (mobile)

Chuck Najarian at cjnali@icloud.com or (916) 350-0894 (mobile)

RECEIVED

JAN 02 2025

City of Carmel-By-The-Sea

Attachment 1:57
NOV 12 2024

NOV 12 2024

Dear Planning Commissioners,

Office of the City Clerk

We, concerned residents in the neighborhood where three modern houses are being proposed, submit this letter in opposition to the current proposals. These three houses are proposed for construction on Mission Street 2, 3, and 4 NE of First Avenue [DS 24207, DS2408, and DS2409 (Hermle-Collins)].

These three permit applications are for houses on adjacent lots. Each application includes the demolition of an existing old single-story house. They are coordinated to take place at the same time, and have the same owner/developer, architect, builder, modern design, and landscape plan. Unfortunately, conceptual approval of two of the three houses was granted by the Planning Commission on 10/9/24. Conceptual approval of the third house is scheduled for 11/13/24. Final design approval of all three houses is scheduled for 12/11/24.

Disturbingly, there has been no California Environmental Quality Act (CEQA) analysis or activity to date. CEQA was not considered for the 10/9/24 conceptual design approval for two of the three proposed houses, and apparently will not be considered for the 11/13/24 conceptual design consideration for the third proposed house. City staff intends to recommend exemptions from CEQA review for all three proposed houses at the 12/11/24 final approval hearing.

We seek specific changes to the projects and the implementation of CEQA. The developer's profit margin and the architect's design interest should not have precedence over any potential for significant adverse effects to residents and the environment. The following reflects the expectations of the neighborhood residents, as well as the concerns of other residents in Carmel, given the small and compact nature of the village.

The developer and architect should not have the right to significantly impact the views and privacy of existing residents by building large two-story homes where smaller single-story homes existed for decades, or to adversely change the character and aesthetics of an existing neighborhood with incompatible modern design, or to cause unmitigated adverse impacts from demolition and construction activities for a project of the magnitude of three houses in a row.

Any proposal for a two-story home replacing an established existing one-story home should be heavily scrutinized for adverse impacts to the views and privacy of neighboring residents. The height and footprint of each proposed house should be designed to avoid significant adverse impacts to neighbors and the neighborhood. Furthermore, historic houses in the immediate neighborhood and adjacent to a proposed new home or homes should be considered as a major part of the character of the neighborhood, and the protection and maintenance of that character should be a priority. Pursuant to CEQA, new development should "not substantially degrade the existing visual character or quality of the site and its surroundings."

We seek changes to the projects as follows:

-We insist that all three proposed homes be single-story structures similar to the height of the three existing homes. This will avoid negative effects to views and privacy of existing residents, and maintain their existing view sheds that have been established for decades.

-We insist that the modern design be replaced with traditional designs and that the three homes not look as if they are designed as part of a homogeneous subdivision of modern tract houses. This will avoid negative aesthetic impacts to the charm and character of the neighborhood, including "degradation of the existing visual character or quality of the site and its surroundings." The modern design of these three side-by-side homes will ruin the charm and character of this unique neighborhood. The modern design is incompatible with the predominate traditional design, including at least nine (9) circa 1920s-1930s historic homes next to, across the street, or just down the block from the project.

-We insist that the two conceptual design approvals on October 9, 2024 be rescinded because they were based on false information that there were no historic houses in the immediate neighborhood, and there was no environmental assessment in accordance with the California Environmental Quality Act.

-We insist that no structure expand to the front part of the street, including the garages, which violates the setback requirements and continuity of the neighborhood and what the city has been requiring since its inception.

-We insist that adequate and detailed mitigation measures concerning the potential for significant adverse construction and demolition related impacts be considered, assessed, and finalized in an open public forum prior to permitting the project. We also insist that an active and effective mitigation monitoring program be developed and finalized in an open public forum prior to permitting the project.

Construction impacts that must be addressed include excess noise, workforce parking, heavy equipment diesel emissions, and potential for toxic emissions from old building materials resulting from demolition. Existing homes on Junipero Street behind the site, on either side of the project site on Mission Street, across the street from the site, and an elementary school approximately two and a half short-side blocks away are particularly vulnerable to adverse effects from demolition and construction. Examples of mitigation measures include, but are not limited to, the following:

- Limiting workforce parking on the 3 parcels and off-site parking should be prohibited.
- Limiting working hours from 9:00am-5:00pm.
- Limiting tile and rock sawing and cutting to inside the structures, not outside.

- Requiring a system to inform the neighborhood residents of any substantive demolition and construction activities, including schedules.
- Providing residents with the specific government monitoring activities that will be taking place at each stage of the demolition and construction, including scheduled on-site monitors.
- Requiring a workable system for residents to file complaints and ask questions that ensure timely response.

We seek proper implementation of the California Environmental Quality Act as follows:

-The three modern design homes do not qualify for Categorical Exemptions from CEQA review. If a project potentially falls within any of the categorical exemption classes, the Lead Agency must evaluate whether any exception applies to disqualify the proposed project from an exemption. These exceptions to the exemptions define circumstances that override or negate the agency's ability to use a categorical exemption. The exceptions are described in Public Resources Code Section 21084(c), (d), and (e) and State CEQA Guidelines Title 14, Section 15300.2.

At least two exceptions apply to this three-house project. First, the "cumulative effect of successive projects of the same type, in the same place, over time, is significant", and, second, there is a "reasonable possibility of significant effect on the environment due to unusual circumstances."

The Unusual Circumstances are as follows:

- This project is three houses in a row, side-by-side,
- to be developed at the same time,
- having the same owner, same architect, and same builder,
- with the same design (modern) and coordinated landscaping,
- with all three requiring the demolition of existing old homes that likely have toxic substances such as asbestos and lead, situated in a compact neighborhood with narrow streets, and a school only several short-side blocks away to the west (Stevenson),
- with lack of parking for the construction workforce, and
- with nine (9) historic homes immediately surrounding the site, specifically, across the street from the site, directly behind the site, on the same block as the site, and kitty-corner on block north of the site,
- with foreseeable construction of an unprecedented five (5) substantial commercial and utility projects in one-square mile Carmel in the same timeframe as the proposed three house project, and
- the 349 housing units authorized in the recently adopted Housing Element, many of which will foreseeably be constructed during the same timeframe.

CEQA is clear on the issue of cumulative effects: “Incremental and collective effects of **past, present**, and reasonably foreseeable **future** projects” must be analyzed.”

In terms of “past” projects, the neighborhood has been already adversely impacted as a result of two new two-story homes at San Carlos 3NE of First Avenue, and San Carlos 4NE of First Avenue that the Planning Commission approved on August 8, 2018. Specifically, the Planning Commission authorized demolition of an old single-story house that was on the site for decades, and approved two large two-story homes, side-by-side, to replace the old single-story house. Construction of these two large homes resulted in the loss of forest views for Mission 4NW First, and forest and ocean views for 5NW First (historic). Privacy was also adversely affected due to the two-story homes overlooking these two existing homes.

In addition, because of illegal trenching activity during construction of the two homes, numerous tree roots were cut and damaged. As a result, of the over twenty native trees on the site in 2017, only 5 remain today because the rest either fell in the storms or needed to be removed because they were unstable and hazardous. Four of the trees fell and damaged the fence at Mission 4NW First, and seriously damaged the roof of the historic home at Mission 5NW First, which had to be repaired and ultimately had to be replaced. Unfortunately, these two new homes were also exempted from CEQA, and the City’s normal construction monitoring was obviously sorely lacking. We found no record of any adverse action including fines against the two owners.

The cumulative impacts concerning “past” projects means the incremental and collective adverse effects of those two side-by-side 2018 projects on the neighborhood must be taken into account when considering approval of the current proposal for three more new houses adjacent to each other only a stones throw away from the 2018 approved homes.

As to reasonably foreseeable cumulative impacts from “present” and “future” projects, there are several. Construction activities from proposed commercial projects, utility projects, and other housing projects in Carmel will be significant in terms of overlapping in the same timeframe as the three houses. They add to the potential for adverse cumulative impacts in one-square-mile Carmel, and must be considered and mitigated pursuant to CEQA. The present and future projects are as follows:

- 1-Hofsas Hotel demolition and construction of new hotel (Approved)
- 2-Ulrika Plaza/the Pit (In permitting)
- 3-JB Pastor Building (In pre-permitting)
- 4-The fiber optic above and below ground installation (In permitting)
- 5-The sewer replacement on Scenic Drive (Approved)
- 6-The 349 housing units authorized in the Housing Element Update (Approved, in process)

The Reasonable Possibility of Significant Effects are as follows:

-Neighborhood disruption and potential for significant adverse effects due to demolition and construction include noise impacts from demolition and construction, parking impacts from the construction and demolition workforce, public health impacts from asbestos and lead emission resulting from the demolition of three old homes within several feet of four existing homes behind the site, neighboring homes bordering each end of the project, an elementary school two and a half short-side blocks away, and a neighborhood with historic homes and narrow streets in general.

-Degradation of neighborhood character and charm and the potential for significant adverse impacts to views and privacy, including impacts to neighborhood aesthetics due to three modern homes in a row clashing with the surrounding traditional designed homes, and the nine (9) historic and notable circa 1920s-1930s homes that make up the neighborhood setting. The loss of scenic views of the trees and ocean from the second story of SW corner Junipero & Vista, and views of sky and trees at Junipero 2SW Vista (historic), Junipero 3SW Vista, and Mission 2 SE Vista. There would also be degradation of privacy to these same four homes.

-In addition, the row of three side-by-side modern homes will adversely affect and degrade the unique character and charm of the neighborhood. Traditional home design makeup the neighborhood, and nine (9) historic circa 1920s-1930s homes, each architecturally significant and built by famous local builders known for creating the world-famous Carmel character and style, immediately surround the site.

-Specifically, they exist across the street from the site, directly behind the site, on the same block as the site, and on the south-end of the adjacent block north of the project site, as follows:

- 1-Mission 2 NW First (Murphy)
- 2-Mission 5NW First Avenue (Jack Calvin & Francis Whitaker),
- 3-Mission 6NW First Avenue (George Whitcomb)
- 4-Junipero 2SW Vista Avenue (Robert R. Jones),
- 5-NW corner of Mission and Vista (Murphy),
- 6-SW corner of Mission and Vista (Comstock)
- 7-Vista 2NW Mission (Francis Whitaker)
- 8- SW Corner Mission and First Avenue -Historic Carmel Elementary School (Johonnet)
- 9- 3 NW Vista Avenue and Junipero (Perry Newberry)

The Cumulative Impacts From Successive Projects of the same type, in the same place, over time, is significant, as follows:

-Importantly, the three proposed homes must be considered as one project for the purposes of CEQA. The CEQA Guidelines define a project as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. Piecemealing or segmenting means dividing a project into two or more pieces and evaluating each piece in a separate environmental document, rather than evaluating the whole of the project in one environmental document. This is explicitly forbidden by CEQA because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies.

-CEQA review must be initiated and completed prior to any conceptual design approval because the conceptual design approval is functionally the approval of all substantial aspects of the project, including the project footprint, square footage, height, and design, and is a discretionary decision that could lead to potential adverse effects to the environment. The final approval now scheduled for December, essentially focuses on what will comprise the exterior shell (walls and roof), its materials, and other details of the exterior shell such as color.

-An Initial Study, including an "Environmental Checklist", must be prepared for the three houses combined as one project to determine if a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required. When preparing the Initial Study "Environmental Checklist" form to determine if there is any potential of adverse impacts, all answers must take into account the "whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts."

-The following highlighted "Environmental Checklist" technical area questions must be carefully addressed as they appear to directly pertain to the proposed three-house project:

"Aesthetics- Would the project Substantially degrade the existing visual character or quality of the site and its surroundings?"

"Cultural Resources-Will the project Cause a substantial adverse change in the significance of a historic resource as defined in section 15064.5?" [Defined as resources listed in or eligible to be listed in the California Register of Historical Resources]

"Cultural Resources-Will the project Substantially degrade the existing visual character or quality of the site and its surroundings."

"Hazardous Materials-Will the project Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?"

"Noise-Will the project result in Exposure of persons to, or generation of noise levels in excess of standards established in the local general plan or noise ordinance."

"Mandatory Findings-Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)."

If the answer to all the Environmental Checklist questions is no, a Negative Declaration concluding no potential for significant adverse impacts is prepared. If the answer to any of the questions is yes, either an Environmental Impact Report is required, or a Mitigated Negative Declaration may be prepared if the developer agrees to modify the project and/or accepts specific and effective mitigation measures.

As stated previous, we strongly believe these three proposed homes are effectively one single project and not exempt from CEQA. As such, we intend to take legal action if an Initial Study is not prepared and if the appropriate level of CEQA analysis and documentation is not undertaken.

In addition, we stand ready to work with the developer to discuss our concerns and agree on design changes necessary to preserve the architectural and aesthetic character of the neighborhood and mitigate the construction and demolition related impacts. We (neighbors of Hermle-Collins 3 home development) welcome dialogue with the developer to achieve a project acceptable to all parties.

See signed list of neighbors in the immediate surrounding neighborhood whom will be adversely affected by the current three home 'Bay Area Modern' design proposal.

Sincerely,

-Tom Morjig, John Jaramillo, Chuck Najarian-

Tom Morjig at tmorjig@sbcglobal.net or (650) 444-6900 (mobile)

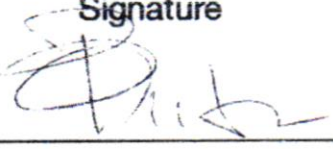
John Jaramillo at John_Jaramilo@Yahoo.com or (408) 472-9093 (mobile)

Chuck Najarian at cjnali@icloud.com or (916) 350-0894 (mobile)

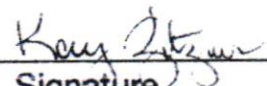
Hermie-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

Attachment 1

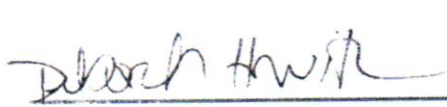
Name Signature Address

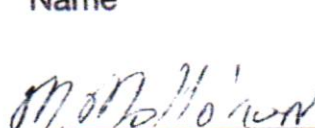
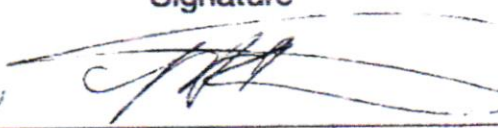
Pasang Banta  Mission 3 NW 1st

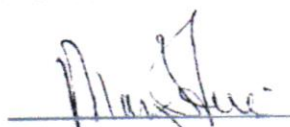
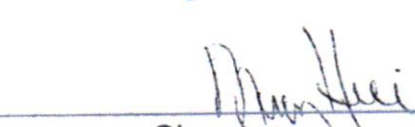
Name Signature Address

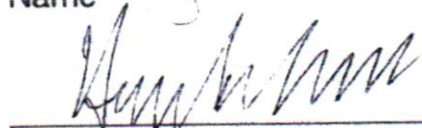
Kay Zitzner  3 SW Mission Alta
Name Signature Address

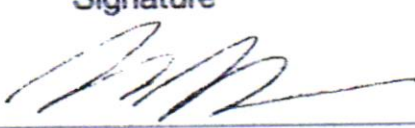
Robert Irvine  Mission 3 NE Vista
Name Signature Address

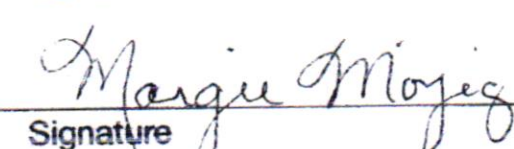
  Mission 3 SE Alta
Name Signature Address

  Mission 2 SE Alta Ave
Name Signature Address

  SE corner of Alta &
Name Signature Address
Mission

 Hans Lehmann
Name Signature Address
Ely House NE 1st
on San (2nd)

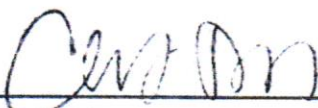
Charles  Son of 4th YNE of 2nd
Name Signature Address
Coronet, CA 93921

Margie Mörjig  Mission
Name Signature Address
5 NW 1st

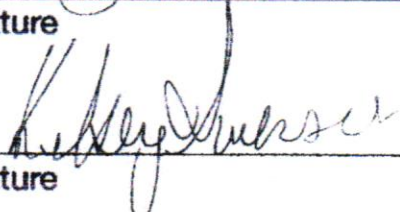
Hermle-Collins Home Demolition & Remodel Project
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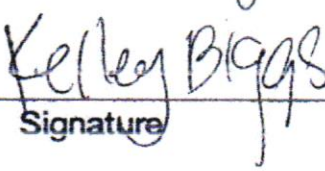
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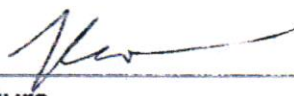
Name	Signature	Address
Dana Beebe		Vista 3 NW Mission

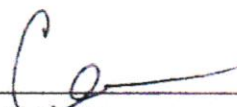
Name	Signature	Address
CHRISTOPHER DAY		VISTA PERRY MURPHY HOUSE 3 NW JUNCTION

Name	Signature	Address
Betsy Duxnell		Vista 2 NW Mission

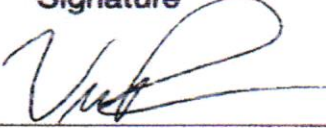
Name	Signature	Address
Kelsey Swenson		San Carlos St 2 SE & VISTA

Name	Signature	Address
Kelley Biggs		San Carlos St SW VISTA

Name	Signature	Address
Kristi Cunningham		1 Mission St NE 1st Ave

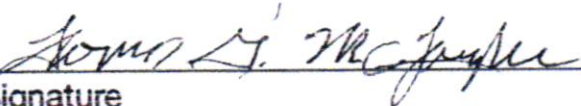
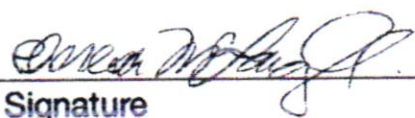
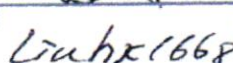
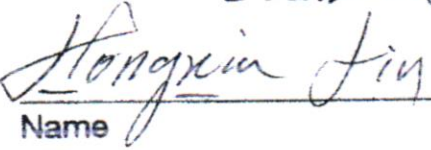
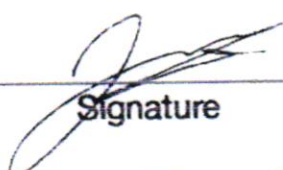
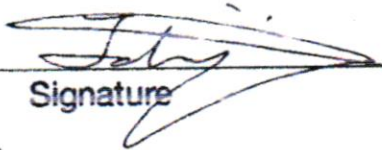
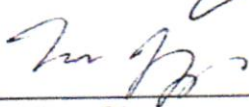
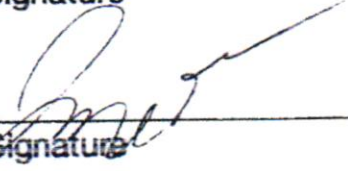
Name	Signature	Address
Donavan Cunningham		1 Mission St NE 1st Ave.

Name	Signature	Address
Cemari Cunningham		1 Mission St NE 1st Ave.

Name	Signature	Address
Vince Russo		Mission 2 nd NW

Hermle-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

Attachment 1

Name	Signature	Address
MARTIN WELLINGTON		SW Corner Mission & 1st 2 SE of Carlos & 1st
TOM McLaughlin		2 SE 1st St at San Carlos
Theresa McLaughlin		2 SE SAN CARLOS & 1st
MARY BEN		1 SE Cor San Carlos 1st
HONGXIN JIN	 Liu h x 1668 @ yahoo.com	2nd SE of First on San Carlos
JAYON WANG		2nd SE & 1st on San Carlos
Tsubasa Nakajima		2nd SE of 1st on San Carlos
TOM MORTIG		MISSION SW FIRST
John Jaramillo		Junigero 2 SW 1st

Hermie-Collins Home Demolition & Remodel Project
Mission Street 2, 3, and 4 NE of First Avenue
DS 24207, DS2408, and DS2409

Attachment 1

Name	Signature	Address
H. Costa	[Signature]	NW Corner 1st St. & Mission

Name	Signature	Address
John Durk	[Signature]	" "

Name	Signature	Address
J. Laventhan	[Signature]	1 st & San Carlos

Name	Signature	Address
M. Gaddis	[Signature]	San Carlos 2NE First

Name	Signature	Address
Tanner Combs	[Signature]	San Carlos 3NE 1st

Name	Signature	Address
Susan Pressentin	[Signature]	4 Mission 3W Vista

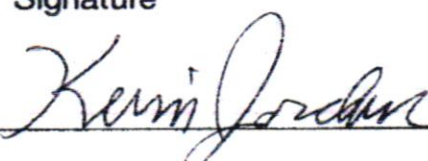
Name	Signature	Address
Janett McQuinn	[Signature]	3 NW 1 st Mission

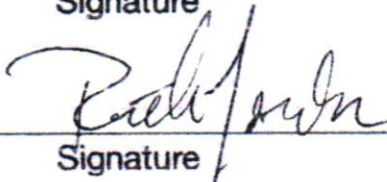
Name	Signature	Address
GREG BALADJIANIAN	[Signature]	11/7/24

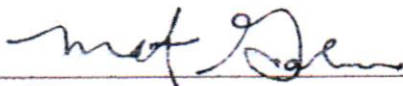
Name	Signature	Address
Chris Herbert	[Signature]	Mission 2SE Vista

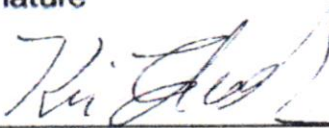
Hermie-Collins Home Demolition & Remodel Project
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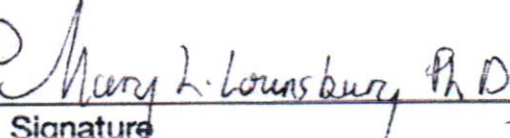
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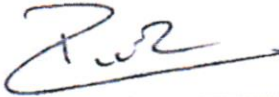
Name	Signature	Address
Kevin Jordan		SW CORNER of MISSION + VISTA P.O. BOX 1273

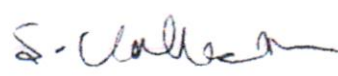
Name	Signature	Address
Ruth Jordan		S/W CORNER MISSION + VISTA P.O. BOX 1273

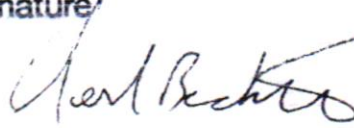
Name	Signature	Address
Monty GALVAN		SWC VISTA JUNIPERO

Name	Signature	Address
Kimberly EDWARDS		SW Junipero + VISTA AREA

Name	Signature	Address
Mary L. Lounsbury PhD		Juniper 3 NW First

Name	Signature	Address
Dickie DITAZ		VISTA 2 NW of JUNIPERO

Name	Signature	Address
STEVE KALLISON		Mission 2 N (1) Vista

Name	Signature	Address
Herb Beckett		N/W CORNER of MISSION + VISTA

Name	Signature	Address
Leslee Beckett		NW CORNER of MISSION + VISTA

Name	Signature	Address
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Hermle-Collins Home Demolition & Remodel Project
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Attachment 1

Name	Signature	Address
Parla Robichaux	PJ Robichaux	San Antonio, 38W of 9th

Name	Signature	Address
Ron Banducci	Ron Banducci	San Carlos 4 SE of 1st Ave

Name	Signature	Address
Sue Banducci	Sue Banducci	San Carlos 4 SE of 1 st Ave

Name	Signature	Address
Muriel	Peter Neumeier	San Carlos 3 SE of 7 th Ave

Name	Signature	Address
Gilman Taylor	Gilman Taylor	San Carlos 3E of 7 th Ave

Name	Signature	Address
Anna Harris	Anna Harris	San Carlos 3 NW 2nd

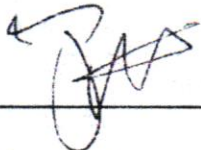
Name	Signature	Address
Maria Hagan	MARIA HAGAN	9 th NE, CARMEL

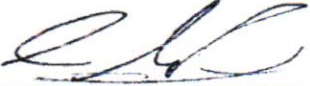
Name	Signature	Address
Roy Lambert	Roy Lambert	NE corner Mission + Vista

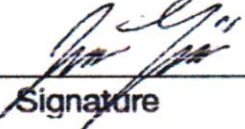
Name	Signature	Address
Rene Lambert	Rene Lambert	NE corner Mission + Vista

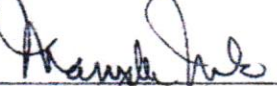
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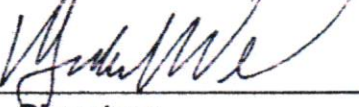
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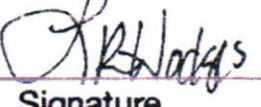
Name	Signature	Address
Jarilyn Lim		Mission 4th NW of Second Carmel by the sea, CA 93921

Name	Signature	Address
Christine HENRARD		Mission 1st Carmel Ca 93921

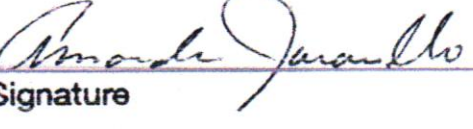
Name	Signature	Address
Jordan Greene		2nd 2 St of Mission St

Name	Signature	Address
Maryellen Wilson		2 SE San Carlos or 2nd

Name	Signature	Address
Michael Wilson		2 SE San Carlos or 2nd

Name	Signature	Address
Lynne Hodges		San Carlos 3 NE of 2nd

Name	Signature	Address
Bill Marinova		San Carlos 3 NE of 2nd

Name	Signature	Address
Amanda Jaramillo		Junipero St Vista Carmel by the Sea

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

**January 16, 2025
ADJOURNMENT**

TO: Forest and Beach Commissioners

**SUBMITTED
BY:**

SUBJECT: Correspondence received after Agenda posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



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