



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

Forest and Beach Commissioners Sarah Berling,  
Kelly Brezoczky, Tamara Michie, Harry Ross, and  
Neal Rutta

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

## Regular Meeting Thursday, October 9, 2025 2:30 PM

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### HYBRID MEETING ATTENDANCE OPTIONS

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

<https://ci-carmel-ca-us.zoom.us/j/86846676174>

Webinar ID: 868 4667 6174

Passcode:326560

Join by phone: (253) 215-8782

### HOW TO OFFER PUBLIC COMMENT

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

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### CALL TO ORDER AND ROLL CALL - CHAMBERS

## **PLEDGE OF ALLEGIANCE**

## **ANNOUNCEMENTS**

- 1) Announce Timeline of Carmel Forest Master Plan

## **PUBLIC APPEARANCES**

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. 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. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

## **CONSENT AGENDA**

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

- 2) Approve Meeting Minutes from the August 7, 2025, meeting

## **ORDERS OF BUSINESS**

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

- 3) Presentation by Denise Duffy & Associates on Year 9 Annual Monitoring Report for the North Dunes Habitat Restoration Project (CDP 16-315), Fiscal Year 2024-25
- 4) Present the Tree Fine Ad-Hoc Committee Scope of Work
- 5) August and September 2025 Forester's Report

## **DIRECTOR'S REPORT**

- 6) Public Works Department September 2025 Directors Report

## **FUTURE AGENDA ITEMS**

## **ADJOURNMENT**

## **CORRESPONDENCE**

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

**SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA**

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

**SPECIAL NOTICES TO PUBLIC**

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

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

**October 9, 2025  
CONSENT AGENDA**

**TO:** Forest and Beach Commission

**SUBMITTED BY:** Yvette Culver, Administrative Coordinator

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

**SUBJECT:** Approve Meeting Minutes from the August 7, 2025, meeting

**RECOMMENDATION:**

Approve Meeting Minutes from the August 7, 2025, meeting

**BACKGROUND / SUMMARY:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. FB MEETING MINUTES 8-21-25 - FINAL JO

**REGULAR MEETING**  
Thursday, August 7, 2025

**CALL TO ORDER AND ROLL CALL**

**PRESENT:** Berling, Brezoczky, Michie, Ross, Rutta  
**ABSENT:** None  
**STAFF PRESENT:** Ken Wysocki, Public Works Director  
Justin Ono, City Forester  
Yvette Culver, Commission Secretary/Administrative Coordinator  
Tom Ford, Administrative Analyst

**PLEDGE OF ALLEGIANCE**

Chair Michie led the public in the Pledge of Allegiance

**ANNOUNCEMENTS**

City Forester Justin Ono reminded the Commissioners of the upcoming City Council Special Meeting in September

**PUBLIC COMMENT**

Cindy Lloyd  
Melanie Billig  
Chris Campbell

**CONSENT AGENDA**

1. Approve Meeting minutes from June 12, 2025, and July 10, 2025 .
2. Public Works Directors Report for July 2025.  
*This item was pulled from the Consent Agenda to discuss an item on this Agenda.*

Commissioner Michie moved to approve the Meeting Minutes for June 12, 2025, and July 10, 2025, seconded by Commissioner Ross, and carried by the following roll call vote:

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

**ITEM PULLED FROM CONSENT**

2. Public Works Directors Report for July 2025.  
*This item was pulled from the Consent Agenda to discuss an item on this Agenda.*

Commissioner Rutta inquired about the status of the Sea Level Rise Adaptation Project, specifically why we are still awaiting a response from the California Coastal Commission. Public Works Director Wysocki suggested that we work with Mary Bilse to help move this forward. Please let me know what actions we can take to expedite this process.

Additionally, Commissioner Rutta requested an update on the Tenth Avenue stairs. Mr. Wysocki informed him that the Public Works Department is actively working on this project and anticipates having the stairs open in October.

Commissioner Ross motioned to approve the Directors Report for July 2025, seconded by Commissioner Brezoczky and followed by the following roll call vote:

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

### **ORDERS OF BUSINESS**

3. Receive an Informational Presentation of the Carmel Fire Defense Plan by Monterey Fire Department

Division Chief Justin Cooper with Monterey Fire presented the Staff Report and answered questions from the Commission.

Chief Cooper with the Monterey Fire Department presented The Carmel Fire Defense Plan, This plan addresses the wildfire threat within Carmel by focusing on:

- \* CWPP-identified and prioritized fuels mitigation projects
- \* Home hardening and defensible space education
- \* Partnerships with neighboring jurisdictions
- \* Providing the greatest fire protection along the wildland urban interface (WUI)

Implementation of the Fire Defense Plan is carried out through:

- \* Carmel-by-the-Sea Municipal Code 4907.1.1
- \* Government Code 51182
- \* Carmel-by-the-Sea Hazardous Vegetation Municipal Code 15.57.010
- \* Carmel-by-the-Sea Forestry Ordinances
- \* Vacant Lot Clearance guidelines

### **PUBLIC COMMENT**

Melanie Billig  
Linda Smith

4. Approve the Recommendation to Create a Tree Protection Ad-Hoc Subcommittee and Recommended Committee Members

City Forester Ono presented the Staff report and answered questions of the Commission.

The Tree Protection Ad-Hoc Subcommittee, which is to review and revise the Tree Fee and Fine Schedule.

Our primary goals are to:

- Create an updated and enforceable tree protection Fee and Fine Schedule.
- Update tree-related codes and fine structures to support proactive forest management and accountability.
- Review existing tree removal and damage fines.
- Compare our current practices with the best regional practices.

Specifically, we aim to propose updated fine structures for:

- Unauthorized tree removal, pruning, or topping.
- Construction tree damage or death.
- Failure to comply with replanting requirements.
- Residential and City-owned tree violations.

## **PUBLIC COMMENT**

Linda smith

### 5. July 2025 Foresters Report

Mr. Ono presented the Foresters Report to the Commission for June 2025 and answered questions of the Commission.

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

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

- Finalized contract with Dudek for environmental review upon final revision of first draft.
- A public meeting will be planned as soon as the first draft of the report is finished by Staff.

### **Contractors:**

For the new Fiscal Year 2025-26, a total of \$981,500 was allocated for on-call tree services.

- The end of the designated bird nesting season is approaching (August 31) and Task orders are being prepared to start tree work out of the gate.
- Setting up Town & Country to do our watering of young trees. Maps of planted young trees were given to the contractor and will be updated as new trees are planted

### **City Staff and Crews:**

Forestry staff have met with representatives of three tree-inventory hosting platforms: Arbor Access, Tree Plotter and iWorq, to explore our options well ahead of the expiration of our 5-year agreement with Tree Keeper platform in July 2027.

- City Forestry Crew removed 9 dead, dying, or invasive trees, planted 12 trees, and pruned 15 trees providing clearance for roads and stop signs, as well as maintaining tree health.
- City Tree Crew continued to pick up logs in the right of way that were left from several large PG&E tree removals.
- Comcast subcontractor improperly pruned ROW trees in the golden rectangle. City is assessing the trees and will render them an invoice for damage and cleanup.

## **PUBLIC COMMENT**

Linda Smith

Maria Sutherland

**FUTURE AGENDA ITEMS**

Fiscal Year deferred maintenance plan  
Beach signs  
Data from Neal

**ADJOURNMENT**

Respectfully submitted,

\_\_\_\_\_  
Yvette Culver, Administrative Coordinator, Commission Clerk

Approved by: \_\_\_\_\_  
Tamara Michie, Chair



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

**October 9, 2025  
ORDERS OF BUSINESS**

**TO:** Forest and Beach Commission

**SUBMITTED BY:** Mary Bilse, Environmental Programs Manager

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

**SUBJECT:** Presentation by Denise Duffy & Associates on Year 9 Annual Monitoring Report for the North Dunes Habitat Restoration Project (CDP 16-315), Fiscal Year 2024-25

**RECOMMENDATION:**

Receive a presentation from Denise Duffy & Associates (DD&A) on the Year 9 Annual Monitoring Report for the North Dunes Habitat Restoration Project (CDP 16-315) for Fiscal Year 2024–25.

**BACKGROUND / SUMMARY:**

The North Dunes encompass approximately eight acres of Environmentally Sensitive Habitat Area (ESHA), rising from Carmel Beach to an elevation of 100 feet. The area is bounded by Ocean Avenue to the south, San Antonio Avenue to the east, and residential properties off Fourth Avenue to the north. The coastal dune system includes five distinct habitat types that support numerous native species, including two special-status species: the California legless lizard (*Anniella pulchra*) and Tidestom's lupine (*Lupinus tidestromii*).

Over the years, uncontrolled public access and the spread of non-native invasive species have degraded these important habitats. To address these impacts, the City initiated the North Dunes Habitat Restoration Program in October 2016 under a five-year Coastal Development Permit (CDP 16-315) approved by the California Coastal Commission.

In August 2021, the Planning Commission adopted Resolution 2021-045-PC approving

a five-year renewable extension of the CDP, extending the authorization for restoration activities through August 2026.

Restoration work was led by Joey Dorrell-Canepa of Native Solutions from Fiscal Year (FY) 2016-17 through FY 2022-2023. In FY 2023-24, Native Solutions contracted with the City to manage volunteer activities and conduct pesticide applications in the North Dunes area. In August 2023, Denise Duffy & Associates (DD&A) was contracted by the City of Carmel-by-the-Sea to provide environmental planning and natural resource management services for the North Dunes Habitat Restoration Project.

As part of its Professional Services Agreement, DD&A prepared the Year 9 Annual Monitoring Report (Report), which summarizes habitat restoration, maintenance, and monitoring activities conducted during FY 2024-25. The Report also outlines planned activities and deliverables for Year 10 (FY 2025-26).

During Year 9, restoration work was primarily coordinated and implemented by City of Carmel Public Works staff, the City's landscape contractor, Native Solutions, and various volunteer groups. Activities included manual removal of invasive plants, trash removal, and ongoing fence and trail maintenance. City staff conducted Acacia trimming and removal, invasive non-native plant (including iceplant and narrow-leaf iceplant) removal, and proper off-haul and disposal of non-native vegetation.

The attached Year 9 Annual Report (**Attachment 1**) provides background information, an update on maintenance tasks performed during Year 9, and recommendations for Year 10.

**FISCAL IMPACT:**

The City allocated \$86,560 for the North Dunes Habitat Restoration Project across Fiscal Years 2023–24 and 2024–25. As the Year 9 Annual Monitoring Report presentation is included in the existing contract, there is no additional fiscal impact associated with this item.

**ATTACHMENTS:**

1. Attachment #1: Carmel North Dunes Annual Monitoring Report Year 9

# North Dunes Restoration Project Annual Monitoring Report

Year 9 2024-25



September 15, 2025

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

**Prepared By:**



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

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**TABLE OF CONTENTS**

**1 INTRODUCTION..... 1**  
**2 COMPLETED RESTORATION TASKS..... 3**  
    2.1 FENCING..... 3  
    2.2 TREE REMOVAL AND PRUNING ..... 3  
    2.3 ACACIA REMOVAL..... 3  
    2.4 INVASIVE NON-NATIVE PLANT REMOVAL ..... 3  
    2.5 PLANT INSTALLATION ..... 4  
**3 RESTORATION PLAN SUCCESS CRITERIA..... 4**  
**4 MONITORING METHODS..... 5**  
    4.1 MAINTENANCE INSPECTIONS..... 5  
    4.2 VEGETATION COVER MONITORING..... 5  
    4.3 SPECIES RICHNESS..... 7  
    4.4 TIDESTROM’S LUPINE CENSUS ..... 7  
    4.5 LEGLESS LIZARD ..... 7  
**5 RESULTS..... 9**  
    5.1 NATIVE AND NON-NATIVE VEGETATION COVER..... 9  
    5.2 SPECIES RICHNESS – NATIVE AND NON-NATIVE PLANTS..... 10  
    5.3 TIDESTROM’S LUPINE ..... 11  
    5.4 LEGLESS LIZARD OBSERVATIONS ..... 13  
**6 DISCUSSION ..... 13**  
**7 RECOMMENDATIONS..... 14**  
**8 REFERENCES ..... 15**

**FIGURES**

Figure 1. Project Location Map ..... 2  
Figure 2. North Dunes Site Plan ..... 6  
Figure 3. Tidestrom's Lupine Occurrences ..... 8  
Figure 4. Average Native & Non-Native Plant Cover (18 Transects)..... 10  
Figure 5. Tidestrom's Lupine Census Summary ..... 11

**TABLES**

Table 1. Average Percent Absolute Native and Non-Native Cover ..... 9  
Table 2. Species Richness - Native and Non-Native Plants ..... 11  
Table 3. Number of Tidestrom's Lupine ..... 12  
Table 4. California legless lizard occurrences ..... 13

**APPENDICES**

Appendix A – Completed Tasks Under CDP 16-315 and 16-316  
Appendix B – Summary of Restoration Tasks & Volunteer/Stewardship Labor Year 6 – Year 9  
Appendix C – Plants Installed 2017 – 2025  
Appendix D – Year 9 Absolute Percent Cover Transect Summary  
Appendix E – Native and Non-native Plant Species List

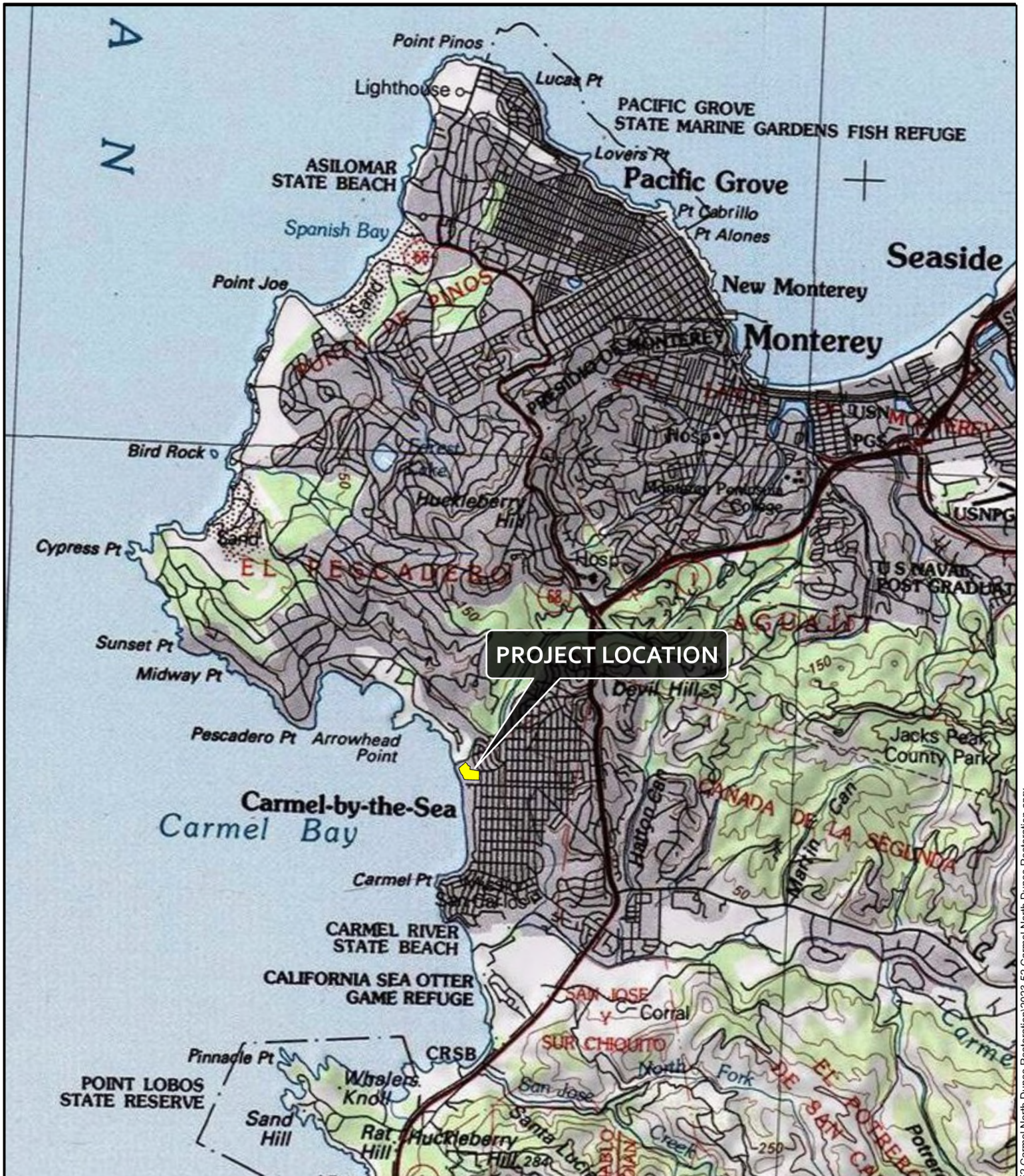
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# 1 Introduction

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

Implementation of dune habitat restoration was initiated in early 2017 under Coastal Development Permit (CDP 16-315) and the restoration prescriptions set forth in the *North Dunes & Del Mar Dunes Habitat Restoration Plan* (Restoration Plan; Ferreira, 2009) and the *North Dunes Restoration Plan Summary* (Restoration Plan Summary; Native Solutions, 2016). The five-year CDP was subsequently extended for an additional five years in August 2021 under CDP 16-316 until August 2026. Restoration activities have included installation of habitat protection fencing, signage, control of invasive non-native plant species, propagation and planting of native dune plant species, protection and management of endangered species, tree management/removal, and ongoing maintenance activities. Annual monitoring of restoration progress, the composition and coverage of native and non-native vegetation, the Tidestrom’s lupine population, and compliance with success criteria set forth in the Restoration Plan Summary has also been performed and documented in annual reports submitted to the City. Restoration implementation by City consultants, contractors, hard-working volunteer groups, and City staff has transformed the site into a superb example of restored and self-sustaining dune habitat that meets the biological and visitor-serving goals of the Restoration Plan.

Denise Duffy & Associates (DD&A) was retained by the City starting in August 2023 to perform annual monitoring, prepare annual reports, and perform periodic maintenance inspections of the site. This report documents restoration and monitoring results from fiscal year (FY) 24/25 (Year 9).



**PROJECT LOCATION**

### Project Location Map

City of Carmel  
North Dunes Restoration Project

0 0.5 1 Miles



**Denise Duffy and Associates, Inc.**

Planning and Environmental Consulting

Date  
9-2025

Scale  
1:63,360

Figure

1

## 2 Completed Restoration Tasks

During Year 9, maintenance within the North Dunes restoration areas was coordinated and performed by Native Solutions and a variety of volunteer groups as well as the City and its landscape contractor. Native Solutions and volunteer groups focused on manual removal of invasive non-native plants and trash removal. City Public Works staff performed Sydney golden wattle (*Acacia; Acacia longifolia*) trimming along the bluff in the vicinity of the 4<sup>th</sup> Avenue stairs, limited Acacia removal within restoration areas, trash removal, and removal and disposal of invasive non-native plants stockpiled by Native Solutions and the volunteer groups. Through coordination with DD&A, the City's landscape contractor removed and off-hauled iceplant (*Carpobrotus* sp.) and narrow-leaf iceplant (*Conicosia pugioniformis*). The following subsections provide a brief background and an update on maintenance tasks performed during Year 9. In addition, **Appendix A** provides a cumulative summary of restoration tasks completed to date and **Appendix B** provides details on contractor and volunteer labor completed during Year 9.

### 2.1 Fencing

Between 2016 and 2021, City Public Works staff installed various segments of symbolic guideline fencing to protect restoration areas and endangered plants from trampling and to define walking routes through the North Dunes for public access. Fencing was maintained as needed during Year 6 and Year 7. During April 2024 of Year 8, approximately 642 linear feet of metal post and cable guideline fencing was replaced with wooden split rail fencing along San Antonio Avenue and the Del Mar parking area along Ocean Avenue. No additional fencing was installed during Year 9, although the City maintained the existing fence as necessary.

### 2.2 Tree Removal and Pruning

Selective removal of up to 17 Monterey cypress (*Hesperacyparis macrocarpa*) and 4 Monterey pine (*Pinus radiata*) in support of dune restoration is authorized by the CDP and was completed in FY18/19 (Year 3). The CDP also authorizes trimming of Acacia along the foredune bluff to a height of six feet. During the week of October 28, 2024, City Public Works staff trimmed the Acacia to an approximate height of six feet along a section of coastal bluff approximately 120 feet in length immediately south of the 4<sup>th</sup> Avenue stairs. With the exception of Acacia (see **Section 2.3**), no live or dead tree removals were performed during Year 9.

### 2.3 Acacia Removal

During Year 9, several Acacia trees were removed from the western portion of the restoration area adjacent to the coastal bluff and south of the 4<sup>th</sup> Avenue stairs and off hauled by City Public Works staff. Acacia removal occurred concurrently with the Acacia trimming described above in **Section 2.2**.

### 2.4 Invasive Non-native Plant Removal

During Year 9, a variety of invasive non-native plants were removed and transported off site for disposal through a combination of City Public Works staff, the City's landscape contractor, and volunteer labor. Invasive non-native plants removed by City Public Works staff and the City's landscape contractor included extensive areas of iceplant and narrow-leaf iceplant. These species were removed by hand between April 21 and 25, 2025 within an approximately 0.9-acre area in

the southern portion of the North Dunes in the vicinity of the volleyball courts. The exact volume and weight of iceplant removed is unknown but is estimated to be at least 40 cubic yards (cy).

During Year 9, volunteer labor removed approximately 17 cy of iceplant and an additional 1,890 pounds (lbs) of invasive non-native plants. Volunteer groups consisted of student groups, Santa Lucia Conservancy staff, and the Carmel Garden Club and varied in size from one to several dozen people and worked on restoration tasks at the site for a total of at least 117 hours. This labor estimate excludes the Carmel Garden Club data, which was not available this year as of the date of this report. Non-native plant species removed were similar to the previous year and included primarily iceplant, narrow-leaved iceplant and panic veldt grass (*Ehrharta erecta*). Due to relatively lower rainfall during Year 9, growth of Bermuda buttercup (*Oxalis pes-caprae*) and non-native annual grasses was less aggressive than previous years and thus required less removal effort. Weed control activities relied on manual removal methods and did not utilize spraying of herbicide.

## 2.5 Plant Installation

The bulk of plant installation occurred during the first several years of restoration. Recent plantings have been limited in scope and confined to small areas where invasive non-native weed removal has occurred or where additional sand stabilization is needed. No additional native plant installation occurred during Year 9. A cumulative list of native plants installed to date at North Dunes is provided as **Appendix C**.

## 3 Restoration Plan Success Criteria

The Restoration Plan initially established the overarching goal for the project and specified success criteria to be met after a period of five years to document restoration success. The initial success criteria were subsequently analyzed and refined as described in the Restoration Plan Summary. Although Year 5 of the maintenance and monitoring period was reached in FY 2020/21 and most but not all success criteria were met, project progress towards meeting each success criterion is continually monitored on an annual basis to track changes at the site and to continue monitoring the parameters that have not met their respective success criteria. The overarching project goal and objectives from the Restoration Plan and the refined success criteria derived from the Restoration Plan Summary are as follows:

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

**Objectives:** Eliminate all aggressive non-native species, restore the native dune scrub, expand the population of Tidestrom's lupine, and the quantity and quality of available habitat for Black (California) legless lizards, establish a trail system to provide safe visitor access without compromising the health of the dune habitat, and provide interpretation of the North Dunes, Del Mar Dunes, and Carmel Beach to enhance the visitor experience and knowledge of the Carmel dunes.

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

- Success Criteria 2:** The number of native dune species in the project area is restored to a minimum of 30 species within five years.
- Success Criteria 3:** Average cover of aggressive non-native species shall be reduced to no more than 10% cover within five years.
- Success Criteria 4:** The number of non-native species shall be reduced by at least half from 30 species to  $\leq 15$  species.
- Success Criteria 5:** The population of Tidestrom’s lupine shall total 1,000+ individuals, with at least ten locations scattered throughout the North Dunes, each supporting a minimum of 100 plants.

## 4 Monitoring Methods

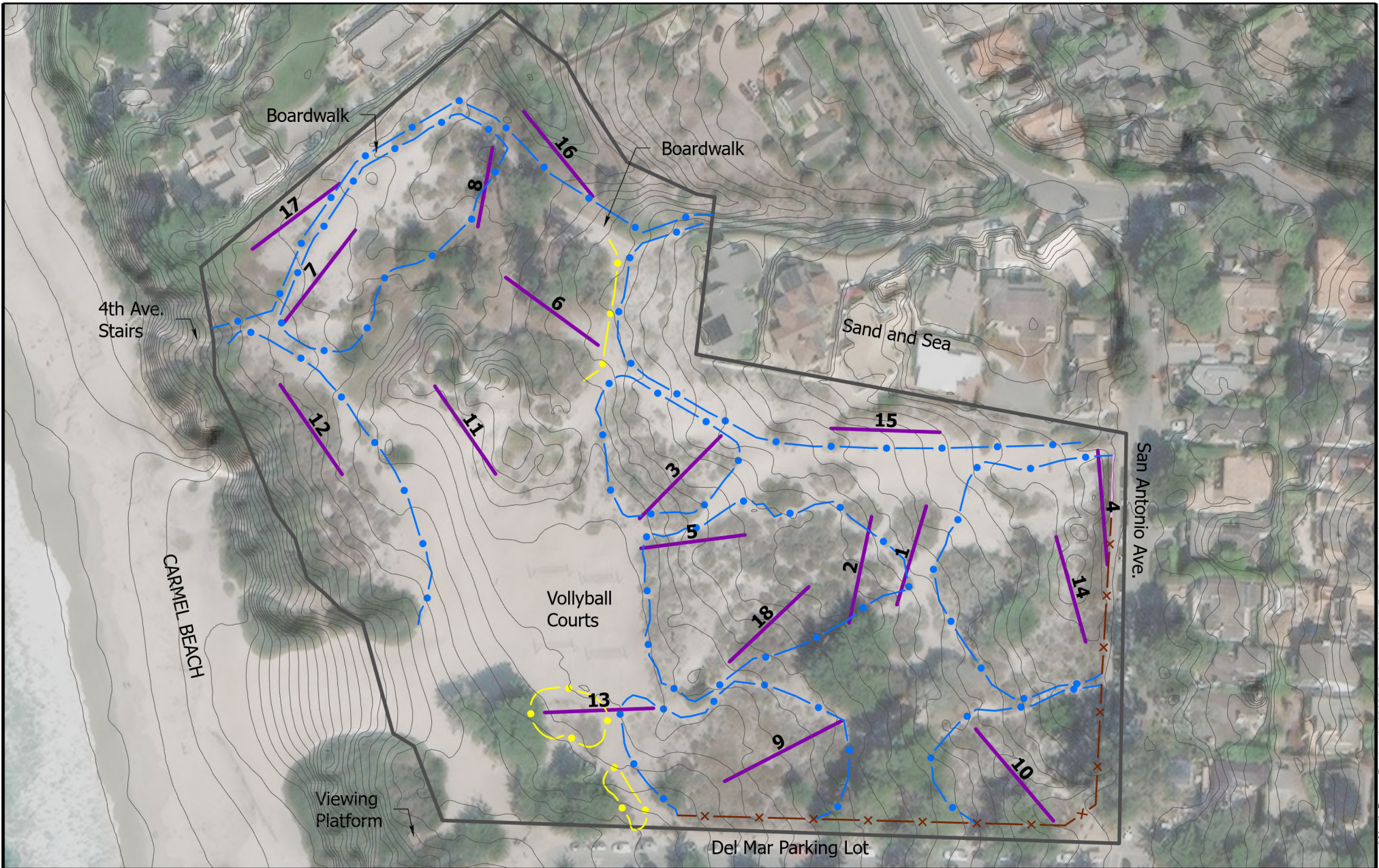
DD&A biologists performed periodic qualitative maintenance inspections as well as the annual spring quantitative monitoring of vegetation cover, species richness, and the census of Tidestrom’s lupine during Year 9.

### 4.1 Maintenance Inspections

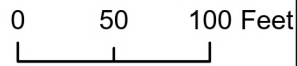
Periodic maintenance inspections were performed by DD&A senior scientist John Wandke between August 2024 and June 2025. The entire North Dunes site was traversed on foot and inspected for maintenance issues requiring attention. Maintenance issues identified during inspections included damaged sections of guideline fencing or wooden posts requiring replacement to prevent trampling of dune habitat, notable areas of reinvasion by invasive non-native plant species in restored areas, areas where invasive non-native plants are in close proximity to Tidestrom’s lupine occurrences, and occurrences of Acacia and Albizia trees (*Paraserianthes* sp.) that should be removed. Findings of maintenance inspections were communicated to the City during site visits to North Dunes on September 16, 2024, and April 28, 2025, and informed the timing and location of maintenance activities carried out by City staff and the City’s landscape contractor.

### 4.2 Vegetation Cover Monitoring

DD&A performed monitoring of 18, 100-foot-long permanent line intercept transects during June 2025 (**Figure 2**). Monitoring was performed during peak vegetative growth to capture both annual and perennial species and allow identification to a species level. At each transect location, a 100-foot tape was stretched between the two endpoints. The length of each plant species (native, non-native), dried debris (native plant debris, non-native plant debris), or sand (clean sand, “dirty” sand mixed with debris) intersecting the tape when viewed from directly above was recorded. All above-ground portions of the plant intersecting the tape were recorded, dead or alive. In locations where vegetation is multilayered (e.g., a low-growing herbaceous species beneath a woody shrub), the length of both species/layers was recorded. Therefore, it is possible to have more than 100 percent cover. Absolute percent cover is calculated for each species by dividing the total length measured by 100. The sum of percent cover for each native or non-native species is the absolute vegetation cover result for that transect. Mean absolute cover for the site is calculated by averaging the result of all 18 transects.



- Project Boundary
- Topography
- Fencing**
- Installed, Cable
- Installed, Rock wall
- Installed, Wood
- Temporary, Rope
- Transects (Number)



## North Dunes Site Plan

City of Carmel  
North Dunes Restoration Project



**Denise Duffy and Associates, Inc.**  
Planning and Environmental Consulting

Date  
9-2025

Scale  
1 in = 120 ft

Figure  
**2**

Path: C:\GIS\GIS\_Projects\2023-52 Carmel North Dunes Restoration\2023-52 Carmel North Dunes Restoration.aprx

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

### 4.3 Species Richness

Species richness is the total number of species present at a given site. A running list of native and non-native species at North Dunes has been maintained by Native Solutions since initial restoration. This list was updated by DD&A based on site observations and the transect monitoring results during Year 9.

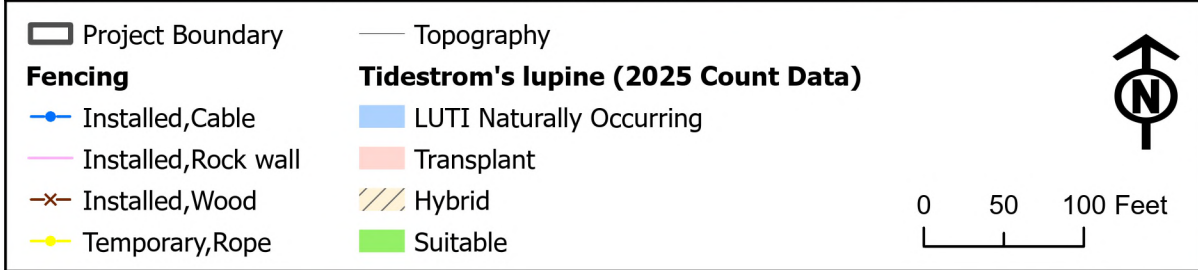
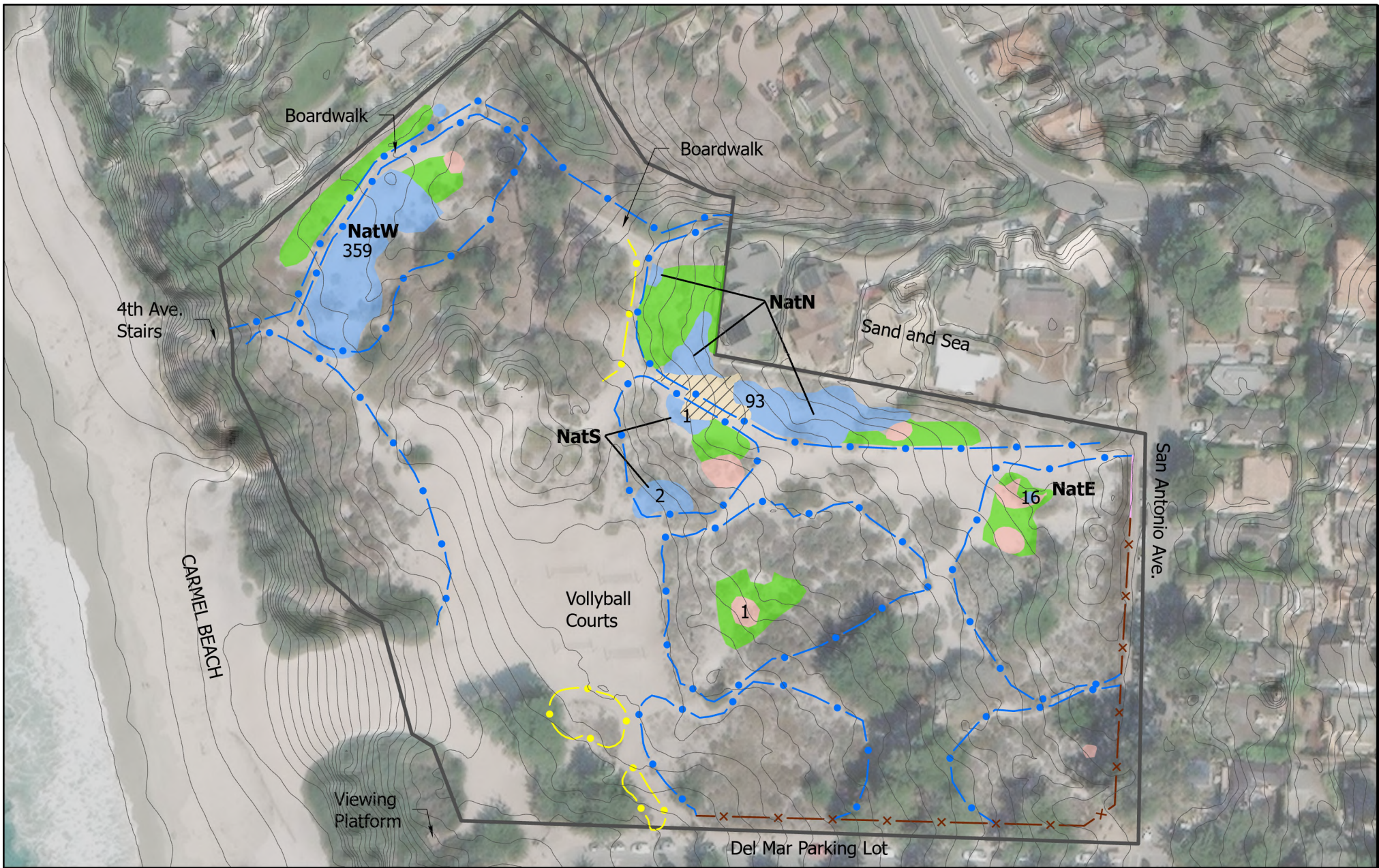
### 4.4 Tidestrom's Lupine Census

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

A complete census of Tidestrom's lupine was performed by DD&A scientists John Wandke and Mason Brown on May 16, 2025, at all known natural occurrences and other areas of suitable habitat at the site. Each individual Tidestrom's lupine plant was counted and grouped into size classes of <4-inch diameter, 4 – 8-inch diameter, and >8-inch diameter. At NatW, the largest occurrence, colored pin flags were temporarily placed during the census to ensure an accurate count. In addition, dead Tidestrom's lupine plants were counted, as well as suspected hybrids with Chamisso bush lupine.


### 4.5 Legless Lizard

The California legless lizard is known from the North Dunes site and improvement of habitat conditions for this species is one of the goals of restoration, as described in the Restoration Plan and the Restoration Plan Summary. There is not a specific quantitative success criterion associated with this species, but detections of legless lizards are documented whenever they occur. Legless lizards are often unearthed accidentally when performing habitat restoration activities such as planting or weed removal.



## Tidestrom's Lupine Occurrences

City of Carmel  
North Dunes Restoration Project

 <b>Denise Duffy and Associates, Inc.</b> Planning and Environmental Consulting	Date 9-2025	<b>Figure</b>  <b>3</b>
	Scale 1 in = 120 ft	

## 5 Results

### 5.1 Native and Non-Native Vegetation Cover

Year 9 annual monitoring of the 18 fixed line intercept transects found that average absolute native cover increased 2% since Year 8 and remains above the 50% success criterion at 56%. Average absolute non-native cover decreased from 16% in Year 8 to 9% in Year 9, achieving the success criterion of  $\leq 10\%$ . Average native, non-native cover and rainfall totals are summarized in **Table 1** and **Figure 4**. A more detailed summary of transect results from Year 9 is provided as **Appendix D**.

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

Restoration Year	Fiscal Year	Percent Native Cover	Percent Non-native Cover	Annual Rainfall (Inches) (Oct 1-Sep 30)
<b>Success Criteria</b>	--	$\geq 50\%$	$\leq 10\%$	--
Year 1	2016-2017	47%	23%	22
Year 2	2017-2018	<b>51%</b>	14%	12
Year 3	2018-2019	<b>59%</b>	45%	25
Year 4	2019-2020	<b>68%</b>	29%	23
Year 5	2020-2021	<b>69%</b>	<b>10%</b>	9
Year 6	2021-2022	<b>77%</b>	<b>9%</b>	18
Year 7	2022-2023	--	--	31
Year 8	2023-2024	<b>54%</b>	16%	22.9*
Year 9	2024-2025	<b>56%</b>	<b>9%</b>	13*

Notes:

-- No data

\* Rainfall through May 31

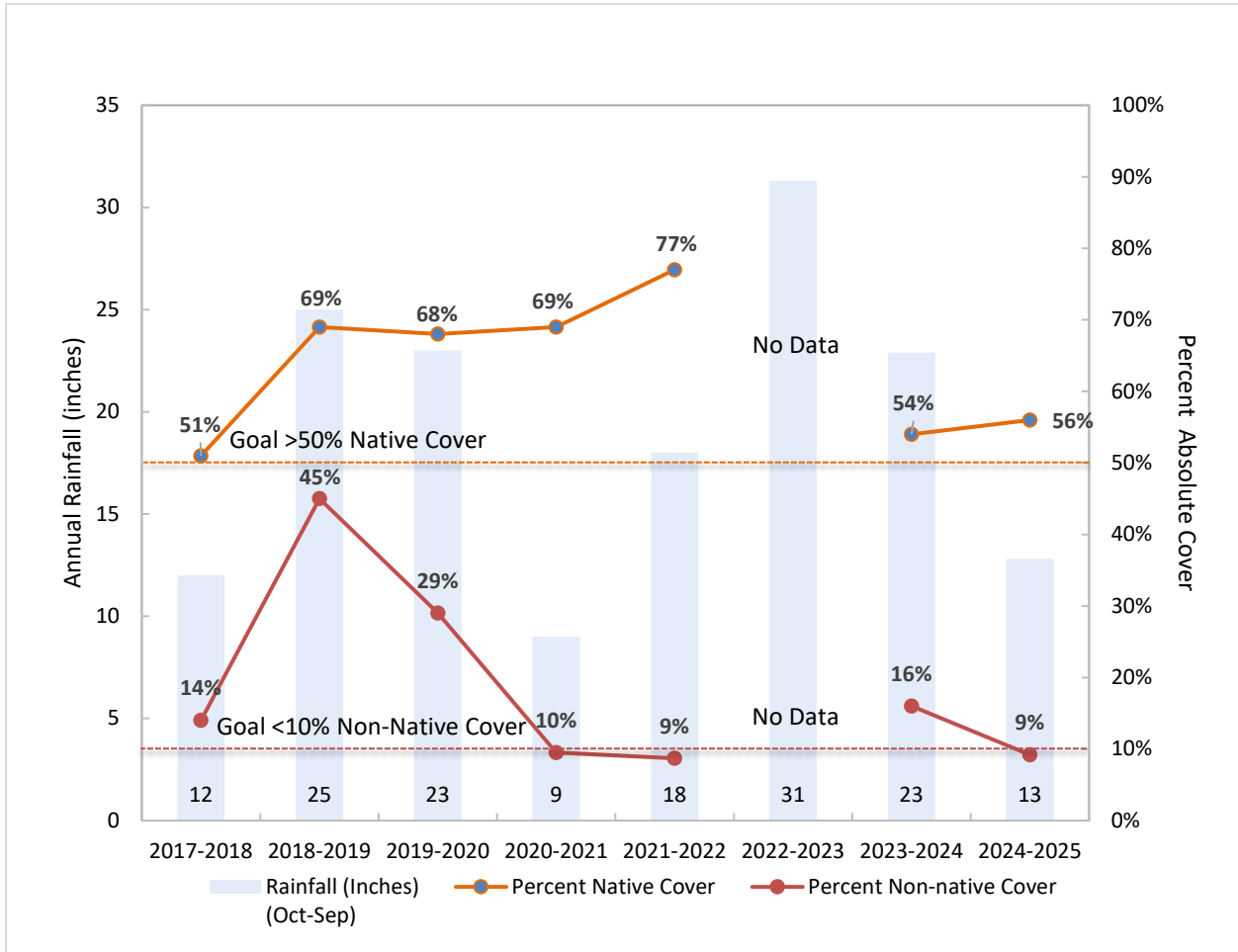
**Boldface** font indicates success criterion achieved.

2016 - 2022 Rainfall data courtesy of Diana Fish.

2023 - 2025 Rainfall data from CIMIS Station 210.

12 transects surveyed Year 1. 18 transects surveyed Years 2-6 and 8-9

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



## 5.2 Species Richness – Native and Non-Native Plants

### Native Plant Species

Prior to restoration of North Dunes, species richness was recorded as 22 native species (Ferreira, 2009). Site observations collected by DD&A during periodic inspections and the Year 9 spring annual monitoring event verified the native species reported previously for a total of 43 native species (**Appendix E**).

### Non-Native Plant Species

Non-native plants documented by Ferreria (2009) prior to restoration implementation included a total of 30 species. Previous monitoring reports documented the presence of 11 highly invasive non-native plant species. During Year 9 DD&A observed a total of 21 non-native plant species, with the same 11 species noted as highly invasive in dune habitats (**Appendix E**).

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

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

Notes:

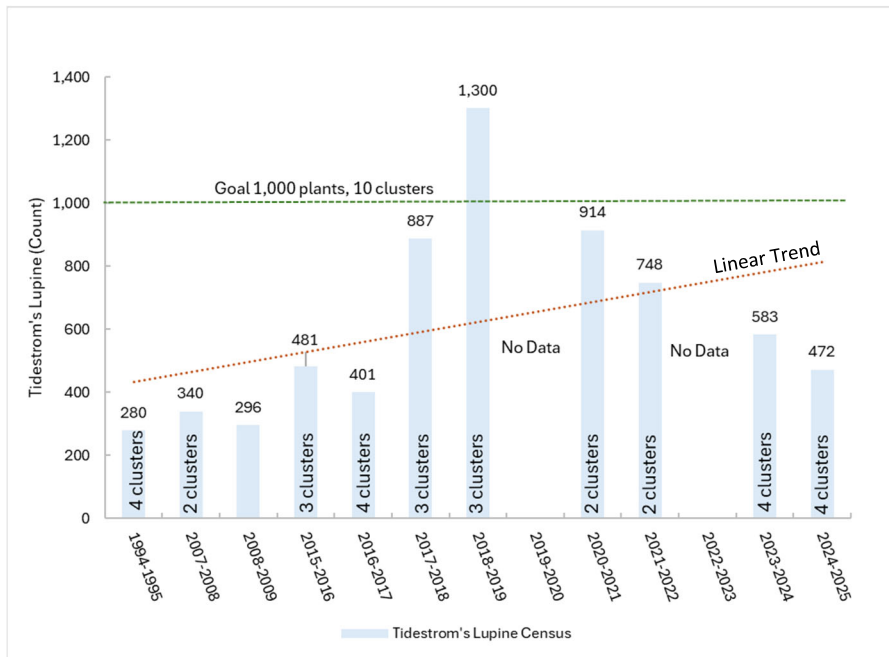
-- No data

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

**Boldface** font indicates success criteria achieved.

### 5.3 Tidestrom’s Lupine

During the Year 9 spring monitoring event, DD&A counted a total of 472 Tidestrom’s lupine individuals on May 16, 2025 (**Table 3**), which is a decrease of 111 plants since Year 8. **Figure 5** depicts the historical and current Tidestrom’s count data and the overall linear trend. Tidestrom’s lupine was present at all four known occurrences with 359 plants at NatW, 93 at NatN, three at NatS, and 16 at NatE. One additional plant was counted at a location adjacent to transect 18



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

NatW occurrence. These plants appeared to have died within the last year or two, were generally all of reproductive size (>8 inches diameter), and were excluded from the count. Many of the

(**Figure 3**). A total of 11 potential hybrid plants were counted at NatN and excluded from the Tidestrom’s lupine count. The timing of the Tidestrom’s lupine census coincided with the end of the peak bloom, as approximately half of the mature plants were in flower and half had already started to produce fruit.

DD&A noted 21 senesced Tidestrom’s lupine plants in the

senesced plants observed during Year 8 were no longer detectable in Year 9, most likely because they have completely decomposed or have become covered with sand.

**Table 3. Number of Tidestrom's Lupine**

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

Notes:

-- No data

**Boldface** font indicates success criteria achieved.

## 5.4 Legless Lizard Observations

No California legless lizard observations were recorded during Year 9. As noted in previous reports, habitat conditions for this species in the restored habitats are excellent, due to the reduced coverage of invasive non-native plant species and the increase in their preferred habitat conditions of loose sand with native shrubs, especially mock heather (*Ericameria ericoides*), and a well-developed debris layer. The improved habitat conditions are also likely beneficial for their food sources, which consist of a variety of larval insects, beetles, termites, and spiders. California legless lizards were observed more frequently during the earlier stages of the project when more widespread manual weed control and fence installation was occurring as a part of initial restoration (Native Solutions, 2022). California legless lizard observations are summarized in **Table 4**.

**Table 4. California legless lizard occurrences**

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

## 6 Discussion

Average absolute native plant cover was measured at 56% during Year 9 and remains above the success criterion of  $\geq 50\%$ . As described in the Year 8 monitoring report (DD&A, 2024), the drop in average native cover over the past several years is likely due to a decrease in cover of short-lived pioneer species such as branching phacelia (*Phacelia ramossisimum*), bush lupine (*Lupinus arboreus*), and beach sagewort (*Artemisia pycnocephala*). Average cover of longer-lived perennial native plant species remains stable to increasing, indicating that the restored native plant community is healthy and self-sustaining. Many areas of the site have high native cover (i.e.,  $>70\%$ ) while others are dominated by open sand as a result of sun and wind exposure. A mosaic of dense and sparse vegetation is typical of coastal dune environments along the Central Coast of California and is well-represented at North Dunes.

Average non-native cover decreased from 16% in Year 8 to 9% in Year 9, which meets the success criterion of  $\leq 10\%$ . Cover of narrow leaf iceplant decreased by 3% from the previous year, which is likely a result of the focused weed control efforts targeting this species during Year 9. Cover of iceplant increased by 0.6% since the previous year, which may be a result of expansion of this

species in several northern portions of the site (i.e., Transects 12 and 16) where focused follow-up removal has yet to occur. Ripgut brome and other non-native annual grasses decreased by 4.1%. Growth of non-native annual grasses is influenced by annual rainfall and weather patterns, and the relatively dry year likely resulted in less coverage of annual grasses, other annual plants, and certain perennials, such as Bermuda buttercup, that respond to moist conditions.

The Tidestrom's lupine census indicated that this population has declined by 111 plants since the previous year. The decline in the total number of Tidestrom's lupine plants is primarily due to a drop in the number of seedlings observed. The reduction in seedlings is most likely a result of a relatively drier year and weather patterns that included a series of early-season rain events followed by prolonged dry conditions during January 2025. This type of weather pattern can negatively affect seedling survival.

As noted in previous reports, the longer-term decline in Tidestrom's lupine at the North Dunes over the past five years is unknown but may be tied to reduced seed production due to herbivory, poor seedling survival due to trampling impacts, and/or climate-related effects. The success criterion of 1,000 Tidestrom's lupine plants in 10 clusters has proven to be infeasible to achieve at North Dunes. However, restoration activities have improved conditions for this species producing a positive linear trend in population, as shown on **Figure 5**.

## 7 Recommendations

Based on findings from maintenance inspections, annual quantitative monitoring during spring 2025, DD&A recommends the following for the next fiscal year, Year 10 (FY25/26):

- The City should continue to encourage and support the volunteer program, which is an extremely important component of the ongoing invasive non-native plant control and general maintenance of the North Dunes as well as community engagement and environmental education.
- Continue monthly control of annual weeds prior to seed dispersal between approximately January – June.
- Perform follow-up inspections and removal of iceplant and narrow-leaved iceplant seedlings during Year 10 in areas where focused removal of these species occurred east of the volleyball courts in Year 9. Perform focused removal of iceplant in areas surrounding the known Tidestrom's lupine occurrences, especially the NatW area adjacent to the 4<sup>th</sup> Avenue boardwalk. Iceplant removal in these sensitive areas shall be coordinated and supervised by a biologist. In addition, target iceplant removal in the vicinity of Transects 12 and 16 where it is expanding.
- Several large thickets and isolated saplings of Acacia and Albizia are found throughout the central and northern portions of North Dunes and were not treated in Year 9. These species, along with any seedlings, should be cut and removed through coordination with a biologist.
- Perform quarterly inspections and repair damaged sections of split rail fence, cable fencing, boardwalk hazards, signage, and other infrastructure.

- Continue to evaluate and secure funding for replacement of the existing post and cable guideline fencing with a split-rail wooden fence along the northern perimeter of the NatW Tidestrom's lupine occurrence and the southern edge of the wooden boardwalk to reduce the likelihood of off-leash dogs from entering the area and impacting the population.

## **8 References**

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**APPENDIX A**

Completed Tasks Under CDP 16-315 and 16-316

APPENDIX A. Completed Tasks Under CDP 16-315 and 16-316

Restoration Tasks	FY 2016–2017	FY 2017–2018	FY 2018–2019	FY 2019–2020	FY 2020–2021	FY 2021–2022	FY 2022–2023	FY 2023–2024	FY 2024–2025
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
<b>Protective fencing installation</b>									
Cable fencing	1,100 ft	--	1,400 ft	900 ft	300 ft	--	--	--	--
Rope/stake fencing	550 ft	--	200 ft	--	--	--	--	--	--
Wooden split rail fencing	--	--	--	--	--	--	--	642 ft	--
<b>Weed removal—annual/perennial</b>									
<b>Total weed removal (lbs)</b>	<b>9,650</b>	<b>9,815</b>	<b>7,190</b>	<b>5,460</b>	<b>9,480</b>	<b>5440</b>	<b>1,785</b>	<b>1,415</b>	<b>&gt;790</b>
Weed control—Native Solutions	6,200	2,025	2,760	2,160	3,600	2,600	200	160	Unknown weight
Weed control—Hired Contractor	--	2,500	--	--	--	--	--	--	Unknown weight
Weed control—Volunteer total (lbs)	3,450	5,290	4,430	3,300	5,880	2,840	1,585	1,255	1,890
<i>CbtSea Garden Club</i>	--	840	1,320	1,880	1,760	1,320	865	455	460
<i>MEarth Education Program</i>	2,200	880	1,040	620	--	600	600	800	--
<i>MPC Students</i>	--	--	--	--	--	--	120	--	--
<i>Student Interns</i>	--	--	--	--	--	800	--	--	--
<i>Pebble Ridge Vineyard Volunteers</i>	1,250	3,570	2,070	800	4,120	--	--	--	--
<i>Santa Lucia Conservancy</i>	--	--	--	--	--	--	--	--	330
<i>Stevenson School</i>	--	--	--	--	--	--	--	--	--
<i>Volleyball players</i>	--	--	--	--	--	120	--	--	--
Weed control—Volunteer total (hrs)	--	661	670	438	352	68	262	210	117+
<b>Iceplant removal (cubic yards)</b>	<b>40 CY</b>	<b>58 CY</b>	<b>52 CY</b>	<b>5 CY</b>	<b>20 CY</b>	<b>3 CY</b>	<b>--</b>	<b>5 CY</b>	<b>57 CY</b>
<b>Tree removal and pruning</b>									
Dead tree removal	11	1	1	--	1	--	--	--	--

Restoration Tasks	FY	FY	FY	FY	FY	FY	FY	FY	FY
	2016–2017	2017–2018	2018–2019	2019–2020	2020–2021	2021–2022	2022–2023	2023–2024	2024–2025
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Live tree removal	1	--	21	--	3	--	--	--	--
Stump removal/grinding	X	X	X	--	--	--	--	--	--
Acacia removal	X	1 acre	X	X	central dunes	central dunes	--	central dunes	West dunes
Acacia pruning	--	viewing platform	--	--	foredune bluff	--	--	--	West dunes bluff
Tree pruning (Cypress — Central Drainage, Rear dune)	--	--	--	6 trees	--	--	--	--	--
<b>Native plant installation</b>									
Site- and region-specific, all sizes	1,000	1,900	1,885	1,050	65	125	53	26	0
<b>Other tasks</b>									
Coastal Development Permit (CDP)	Oct 2016	--	--	--	--	Aug 2021	--	--	--
Volleyball court relocation	--	Feb 2018	--	--	--	--	--	--	--

**Note:** Summary from *North Dunes Restoration Project Annual Report* (Native Solutions, 2022) and additional information provided by Joey Dorrell-Canepa. Incomplete Year 9 volunteer weed control data from Native Solutions.

## **APPENDIX B**

Summary of Restoration Tasks & Volunteer/Stewardship Labor Year 6 – Year 9

Table B.1 Summary of Completed Restoration Tasks Year 9 (FY24/25)

Date	Task	Units	Days or hours	Completed by
FY 2024-25	Propagating/planting Native seedlings None			
<b>Total Native plants installed</b>		<b>0</b>		
FY 2024-25	<b>Weed eradication, Acacia trimming</b>			
October 2024	Acacia trimming along bluff, south of 4 <sup>th</sup> Street stairs. Removal of Acacia in dune immediately landward of bluff.	--	2 days	City contractor
April 2025	Hand removal of Conicosia and iceplant, off haul in truck.	Multiple loads, 40 CY (estimate)	4 days	City contractor
<b>Total Contractor/City weed eradication/removal</b>		<b>40 CY</b>		
<b>Volunteer-assisted iceplant/weed removal</b>		<b>1,890 lbs 17 CY</b>		<i>See Table B.2 for detail</i>
<b>Total weed eradication/removal</b>		<b>1,890 lbs 57 CY</b>		

**Table B.2 Summary of Volunteer Workdays/Stewardship Year 9 (FY24/25)**

<b>Date</b>	<b>Task</b>	<b>Units</b>	<b>Days/ hours</b>	<b>Completed by</b>
<b>FY 2024-25</b>	<b>Weed eradication</b>			
September 2024	Hand remove iceplant in northern section	<b>1 CY</b>	<b>48 hrs</b>	<b>Stevenson School</b>
<b>FY 2024-25</b>	<b>Weed eradication</b>			
January 2025	Hand remove non-native grasses, <i>Conicosia (lbs)</i> , native & non-native debris (CY)	<b>450 lbs</b> <b>16 CY</b>	<b>1 day/30 hrs</b>	<b>Santa Lucia Conservancy Staff</b>
<b>FY 2024-25</b>	<b>Weed eradication</b>			
April 2025	Hand remove ripgut brome, veldt grass, <i>Conicosia</i> ,	<b>400 lbs</b>	<b>39 hrs</b>	<b>Monterey Peninsula College</b>
<b>FY 2024-25</b>	<b>Weed eradication</b>			
June 2024	Unknown weed species	<b>1,040 lbs</b>	<b>3 1-hr class fieldtrips</b>	<b>MEarth/Carmel High School</b>
<b>FY 2024-25</b>	<b>Weed eradication</b>			
	Unknown	<b>Unknown</b>	<b>Unknown</b>	<b>Carmel-by-the-Sea Garden Club</b>
<b>Total</b>	<b>Weed/iceplant eradication/removal with volunteer assistance</b>	<b>1,890 lbs/ 17 CY</b>		

**APPENDIX C**

Plants Installed 2017 – 2025

**Appendix C - Plants installed 2017 through 2025**

Scientific name	Common name	2017	2018	2019	2020	2021	2022	2023	2024	2025
<i>Abronia latifolia</i>	yellow sand verbena	5		4	2					
<i>Abronia umbellata</i>	pink sand verbena	8		1	8					
<i>Achillea millefolium</i> <sup>1</sup>	common yarrow		80							
<i>Artemisia pycnocephala</i>	dune sagewort	342	350	541	300		30			
<i>Baccharis pilularis</i>	coyote bush		35							
<i>Camissoniopsis cheiranthifolia</i>	beach primrose	45	290	86	130					
<i>Carex pansa</i> <sup>4</sup>	dune sedge		400	109	40			18		
<i>Carex praegracilis</i> <sup>4</sup>	field sedge				40	20				
<i>Castilleja latifolia</i>	seaside painted cup	50			5					
<i>Ceanothus thrysiflorus</i> <sup>1</sup>	blue blossom		4	5						
<i>Corethrogyne filaginifolia</i>	California beach aster		2		15		5			
<i>Diplacus aurantiacus (Mimulus)</i> <sup>1</sup>	monkeyflower		30	11						
<i>Erythranthe guttata (Mimulus)</i> <sup>1</sup>	seep monkeyflower			2						
<i>Dudleya caespitosa</i>	bluff lettuce							10	6	
<i>Elymus mollis (Leymus)</i>	American dune grass	40	90	51	30	20	25	25	6	
<i>Elymus triticoides (Leymus)</i>	creeping wild rye				40					
<i>Elymus condensatus (Leymus)</i> <sup>1</sup>	giant wild rye									
<i>Ericameria ericoides</i>	mock heather	60	90	160	20					
<i>Erigeron glaucus</i>	seaside daisy	60	100	156	20		5			
<i>Eriogonum parvifolium</i>	dune buckwheat	255	140	282	140					
<i>Eriophyllum staechadifolium</i>	lizardtail	115	100	56	130		20			
<i>Eschscholzia cal. var. maritima</i>	California beach poppy		92	76	40		40		14	
<i>Fragaria chiloensis</i> <sup>1</sup>	beach strawberry			170	40	15				
<i>Frangula californica</i> <sup>1</sup>	coffeeberry			13						
<i>Iris douglasiana</i> <sup>1</sup>	Douglas iris		10	14						
<i>Juncus patens</i> <sup>4</sup>	common rush				20	10				
<i>Lonicera hispidula</i> <sup>1</sup>	California honeysuckle			3						
<i>Lupinus arboreus</i> (lilac/white)	coastal bush lupine	20	85	8						
<i>Lupinus tidestromii</i> <sup>2</sup>	Tidestrom's lupine		2	110	20					
<i>Phacelia ramosissima</i>	branching phacelia									
<i>Poa douglasii</i>	dune bluegrass				10					
<i>Salix lasiolepis</i> <sup>1</sup>	arroyo willow			22						
<i>Sisyrinchium bellum</i> <sup>1</sup>	blue-eyed grass			5						
<b>TOTAL PLANTED/YEAR</b>		<b>1,000</b>	<b>1,900</b>	<b>1,885</b>	<b>1,050</b>	<b>65</b>	<b>125</b>	<b>53</b>	<b>26</b>	<b>0</b>
<b>TOTAL PLANTED 2017–2024</b>										<b>6,104</b>

<sup>1</sup> Species present < 3 mi away, but not onsite

<sup>2</sup> State- and federally-listed endangered species

<sup>3</sup> Totals in 2019–20 include 100 plants grown by MEarth

<sup>4</sup> No plant budget

**APPENDIX D**

Year 9 Absolute Percent Cover Transect Summary

APPENDIX D - YEAR 9 ABSOLUTE PERCENT COVER TRANSECT SUMMARY																				2025		
SUCCESS CRITERIA YEAR 9	Transect #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	SUM	# TRN	AVG Percent Cover 18 Transects
Percent cover NATIVE species GOAL >50%	% NATIVE	52	72	49	86	63	56	46	71	60	88	17	91	35	36	22	70	11	78	1003	18	56%
Percent cover NON-NATIVE spp. GOAL <10%	% WEEDS	0	3	0	0	0	52	1	8	15	1	6	30	3	0	0	48	1	0	165	18	9.2%
Acacia, Albizia(ft)		0.0	0.0	0.0	0.0	0.0	4.5	0.0	8.0	0.0	0.0	1.0	1.5	0.0	0.0	0.0	9.0	0.0	0.0	24	18	1.3%
Ehrharta erecta (ft)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	18	0.0%
Bromus diandrus (ft)		0.0	2.0	0.0	0.1	0.0	37.2	0.3	0.0	3.4	0.5	0.0	0.0	2.8	0.0	0.0	5.5	0.1	0.0	52	18	2.9%
Other annual grasses, herbs (ft)		0.0	0.5	0.0	0.0	0.0	6.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7	18	0.4%
Conicosia pugioniformis (ft)		0.1	0.0	0.0	0.1	0.0	3.2	0.2	0.0	11.1	0.0	0.0	3.5	0.0	0.0	0.0	1.0	0.0	0.0	19	18	1.1%
Live Carpobrotus (ft)		0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.3	0.0	0.0	5.0	24.5	0.0	0.0	0.0	32.5	0.6	0.0	63	18	3.5%
NATIVE Litter layer - shrubs Pine/cypress needles, cones	NATIVE DEBRIS (ft)	71	78	62	98	74	59	19	90	61	100	0	54	53	77	14	65	0	81	1055	18	59%
NON-NATIVE DEBRIS & Litter Iceplant, Acacia & Eucalyptus	WEED DEBRIS (ft)	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	7	18	0.4%
TOTAL PLANT COVER and LITTER LAYER		123	153	111	184	137	167	66	169	136	189	23	181	91	113	36	183	12	159	2230	18	124%
Clean, bare sand		24	4	23	0	96	11	44	3	0	0	100	0	24	7	86	0	40	0	462	18	26%
Dirty sand (diffuse carpo debris)		4	14	15	2	26	30	81	10	39	0	0	40	23	16	0	35	57	17	409	18	23%
SUCCESS CRITERIA YEAR 9		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Y	# TR	% of transects that met success criteria
% NATIVE COVER >50%	5 yr goal met?	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	N	N	N	Y	N	Y	11	18	61%
% NON-NATIVE COVER <10%	5 yr goal met?	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	15	18	83%
																						AVG # Species/TR
# NATIVE SPECIES/Transect		9	6	7	6	7	6	4	6	6	10	3	5	6	5	6	3	2	6	103	18	6
≥30 NATIVE SPECIES	5 yr goal met?																				Yes	43 NATIVE SPECIES
# NON-NATIVE SPECIES/Transect		1	2	0	2	0	7	3	2	3	1	2	2	1	0	0	4	2	0	32	18	2
<15 NON-NATIVE SPECIES	5 yr goal met?																				No	21 NON-NATIVE SPECIES

## **APPENDIX E**

### Native and Non-native Plant Species List

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

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

Updated Surveys May – 2016, 2017, 2018, 2019, 2020, 2021, 2022 (Joey Dorrell-Canepa)  
2024-2025 (DD&A)

Family	Botanical Name	Common Name	Previously observed	# of species (2025)	Notes
Asteraceae	<i>Achillea millefolium</i>	common yarrow	x	1	
Asteraceae	<i>Ambrosia chamissonis</i>	beach bur	x	2	
Asteraceae	<i>Artemisia pycnocephala</i>	beach sagewort	x	3	
Asteraceae	<i>Baccharis pilularis</i> ssp. <i>consanguinea</i>	coyote bush	x	4	
Asteraceae	<i>Baccharis salicifolia</i>	mule fat	x		Not observed in 2024-2025
Asteraceae	<i>Corethrogyne filanginifolia</i>	sand aster	x	5	
Asteraceae	<i>Ericameria ericoides</i>	mock heather	x	6	
Asteraceae	<i>Erigeron canadensis</i>	horseweed	x	7	
Asteraceae	<i>Erigeron glaucus</i>	seaside daisy	x	8	
Asteraceae	<i>Eriophyllum staechadifolium</i>	lizard tail	x	9	
Asteraceae	<i>Pseudognaphalium californicum</i>	Ladies' tobacco	x	10	
Asteraceae	<i>Pseudognaphalium stramineum</i>	cotton batting plant	x	11	
Anacardiaceae	<i>Toxicodendron diversilobum</i>	poison oak	x	12	
Chenopodiaceae	<i>Atriplex leucophylla</i>	saltbush	x	13	
Crassulaceae	<i>Dudleya caespitosa</i>	liveforever	x	14	
Cucurbitaceae	<i>Marah fabaceus</i>	wild cucumber	x	15	
Cupressaceae	<i>Hesperacyparis macrocarpa</i>	Monterey cypress	x	16	
Cyperaceae	<i>Carex barbarae</i>	Santa Barbara sedge	x		Not observed in 2024-2025
Cyperaceae	<i>Carex pansa</i>	sand dune sedge	x	17	
Cyperaceae	<i>Carex praegracilis</i>	clustered field sedge	x	18	
Dennstaedtiaceae	<i>Pteridium aquilinum</i>	bracken fern	x	19	
Fabaceae	<i>Acmispon glaber</i>	deerweed	x	20	
Fabaceae	<i>Acmispon heermanii</i> var. <i>orbicularis</i>	wooly lotus	x	21	
Fabaceae	<i>Lupinus arboreus</i>	bush lupine	x	22	
Fabaceae	<i>L. chamissonis</i> x <i>L. tidestromii</i>	HYBRID	x	--	Undesireable native hybrid is not counted
Fabaceae	<i>Lupinus tidestromii</i>	Tidestrom's lupine	x	23	Federal and State endangered
Fagaceae	<i>Quercus agrifolia</i>	coast live oak	x	24	
Hydrophyllaceae	<i>Phacelia ramosissima</i>	branching phacelia	x	25	
Juncaceae	<i>Juncus mexicanus</i>	Mexican rush	x	26	Previously identified as <i>Juncus patens</i>
Lamiaceae	<i>Stachys bullata</i>	wood mint	x	27	
Nyctaginaceae	<i>Abronia latifolia</i>	yellow sand verbena	x	28	
Nyctaginaceae	<i>Abronia latifolia</i> X <i>umbellata</i>	white sand verbena	x	--	Hybrid species not counted
Nyctaginaceae	<i>Abronia umbellata</i>	pink sand verbena	x	29	
Orobanchaceae	<i>Castilleja latifolia</i>	seaside painted cup	x	30	
Onagraceae	<i>Camissoniopsis cheiranthifolia</i>	beach evening primrose	x	31	
Papaveraceae	<i>Eschscholzia californica</i> var. <i>maritima</i>	beach poppy	x	32	
Pinaceae	<i>Pinus radiata</i>	Monterey pine	x	33	
Poaceae	<i>Distichlis spicata</i>	salt grass	x	34	
Poaceae	<i>Elymus mollis</i>	American dune grass	x	35	
Poaceae	<i>Elymus pacificus</i>	Pacific wild rye		36	
Poaceae	<i>Elymus triticoides</i>	creeping wild rye	x	37	
Poaceae	<i>Poa douglasii</i>	dune bluegrass	x	38	
Polygonaceae	<i>Eriogonum parvifolium</i>	dune buckwheat	x	39	
Rosaceae	<i>Rubus ursinus</i>	California blackberry	x	40	
Scrophulariaceae	<i>Diplacus aurantiacus</i>	sticky monkey flower		41	Planted as part of restoration
Solanaceae	<i>Solanum americanum</i>	American black nightshade	x	42	
Solanaceae	<i>Solanum douglasii</i>	greenspot nightshade	x	43	

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

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

Updated Surveys - May-June 2016, 2017, 2018, 2019, 2020, 2021, 2022 (Joey Dorrell-Canepa)  
2024-2025 (DD&A)

Family	Botanical Name	Common Name	Previously Observed	# of species (2025)	Notes
Aizoaceae	Carpobrotus edulis, chilensis	iceplant	x	1	Highly invasive in dunes
Aizoaceae	Conicosia pugioniformis	narrowleaf iceplant	x	2	Highly invasive in dunes
Apiaceae	Conium maculatum	poison hemlock		3	Invasive in moist environments (i.e. 4th street swale)
Asteraceae	Delairea odorata	Cape ivy	x	4	Invasive in moist environments (i.e. 4th street swale)
Asteraceae	Sonchus oleraceus	sow thistle	x	5	
Caryophyllaceae	Stellaria media	chickweed	x	6	
Fabaceae	Paraserianthes (Albizia) lophantha	Cape wattle, Plume albizia	x	7	Highly invasive in dunes
Fabaceae	Acacia longifolia	Sydney golden wattle	x	8	Highly invasive in dunes
Fabaceae	Genista monspessulana	French broom	x	9	Highly invasive in dunes
Malvaceae	Malva parviflora	cheeseweed	x	10	
Myrsinaceae	Lysimachia arvensis	scarlet pimpernel	x	11	
Oxalidaceae	Oxalis pes-caprae	Bermuda buttercup	x	12	Highly invasive in dunes
Poaceae	Avena fatua	wild oat	x	13	
Poaceae	Briza major	rattlesnake grass	x	14	
Poaceae	Bromus diandrus	ripgut brome	x	15	Highly invasive in dunes
Poaceae	Ehrharta erecta	panic veldt grass	x	16	Highly invasive in dunes
Poaceae	Festuca myuros	rattail fescue	x	17	
Poaceae	Hordeum murinum	hare barley	x	18	Highly invasive in dunes
Poaceae	Phalaris sp.	canary grass	x	19	
Poaceae	Poa annua	annual bluegrass	x	20	
Rosaceae	Rubus armeniacus	Himalayan blackberry	x		
Solanaceae	Solanum nigrum	black nightshade	x	21	



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

**October 9, 2025  
ORDERS OF BUSINESS**

**TO:** Forest and Beach Commission

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

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

**SUBJECT:** Present the Tree Fine Ad-Hoc Committee Scope of Work

**RECOMMENDATION:**

Receive the Forest and Beach Commission Tree Fine Ad-Hoc Committee Scope of Work

**BACKGROUND / SUMMARY:**

**FISCAL IMPACT:**

None at this time

**ATTACHMENTS:**

1. Tree Protection Fine Ad-Hoc Scope of Work

## Forest and Beach Commission Ad-Hoc Committee Scope of Work:

### 1. Tree Protection Fines

**Purpose:** Tree Fine Schedule Review and Revision

Create an updated and enforceable Tree Protection Fine Schedule

- Update tree-related codes and fine structures to support proactive forest management and accountability
- Review existing tree removal and damage fines
- Compare with regional best practices
- Propose updated fine structures for:
  - Unauthorized tree removal, pruning or topping
  - Construction tree damage or death
  - Failure to comply with replanting requirements
  - Residential and City owned tree violations
- Include escalation for repeat offender

Deliverables:

- Revised Tree Violation Fine Schedule
- Tree Protection Enforcement Codes

### Timeline (4 Months Estimated)

Month	Activities
1	Task 1: Fine Review
2–3	Task 2: Research best practices
3–4	Task 3 & 4: Draft Fine Amendments and
4	Present to Forest and Beach Commission

**Tree Protection Fine Ad-Hoc Committee:**

Justin Ono – Forester  
Tamara Michie – Chair Forest and Beach  
Neal Rutta - Commissioner Forest and Beach



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

**October 9, 2025  
ORDERS OF BUSINESS**

**TO:** Forest and Beach Commission

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

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

**SUBJECT:** August and September 2025 Forester's Report

**RECOMMENDATION:**

Receive a Presentation of the August and September 2025 Forester's Report

**BACKGROUND / SUMMARY:**

**FISCAL IMPACT:**

None at this time

**ATTACHMENTS:**

1. August and September Foresters Report



# CITY OF CARMEL-BY-THE-SEA

## Monthly Report

### City Forester's Report

**TO:** Forest and Beach Commissioners  
**FROM:** Justin Ono, City Forester  
**SUBJECT:** August and September 2025 Forester's Report

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

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

- The first draft of the plan was distributed to the Steering Committee in advance of the public meeting scheduled for the 3<sup>rd</sup> week of October.

##### Contractors:

- The first two task orders were issued to Community Tree Service and Topes Tree Service for the removal and pruning of 71 trees.
- Work began on the City's Fire Defense Plan and West Coast Arborists performed fire clearance work along Santa Lucia between Rio and San Antonio.
- Also for fire defense, Topes Tree Service pruned Mission trails for vehicle clearance, and removed multiple dead and hazardous trees.
- Topes, also cleaned up poor pruning cuts from a Comcast subcontractor, at various locations Mission, Dolores, Monte Verde 10th and 11th Ave, the costs will be billed to Comcast.
- Landscape Contractor Town & Country began watering of young newly planted trees.
- In Devendorf Park, Town and Country installed two new irrigation valves and replaced the irrigation control box with a more modern model.

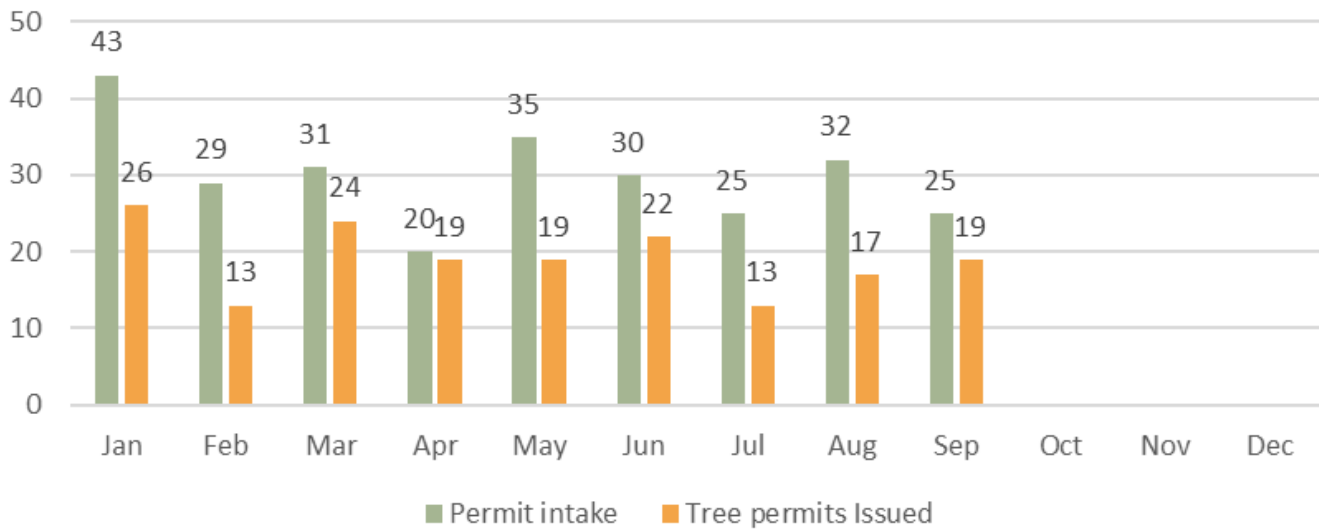
##### City Staff and Crews:

- Maintenance Worker Rene Aldama was officially given the role of Acting Assistant City Forester and has been helping administrate the division for the past month.
- City Forestry Crew removed 19 dead, dying, or invasive trees, planted 17 trees, and pruned 76 trees, providing clearance for roads and stop signs, as well as maintaining tree health.
- City Tree Crew continued to pick up logs in the right of way that were left from several large PG&E tree removals.

## Permit Information

2025 Permitted removals, pruning, and required planting												
	Tree permits received	Tree permits Issued	Site Inspections Performed	Total Prunings	Total Removals	Removal of Upper	Removal of Lower	Required to Plant Upper	Required to Plant Lower	No room for new tree	Meets Density Rec.	Total Number of Trees Required
January	43	26	9	10	18	12	6	7	9	0	2	16
February	29	13	8	15	15	9	6	6	8	0	0	14
March	31	24	8	21	9	3	6	0	2	0	7	2
April	20	19	3	21	17	10	7	8	6	1	1	14
May	35	19	7	17	19	8	11	11	11	0	0	22
June	24	22	6	15	22	9	13	14	18	0	0	32
July	25	13	6	4	15	8	7	15	10	0	0	25
August	32	17	10	19	21	9	12	2	1	1	3	3
September	25	19	3	22	28	14	14	4	5	0	2	9
October												
November												
December												
<b>2024 Totals</b>	<b>264</b>	<b>172</b>	<b>60</b>	<b>144</b>	<b>164</b>	<b>82</b>	<b>82</b>	<b>67</b>	<b>70</b>	<b>2</b>	<b>15</b>	<b>137</b>

### 2025 Permits Intake vs. Issued



### Historic permitted removals and required planting

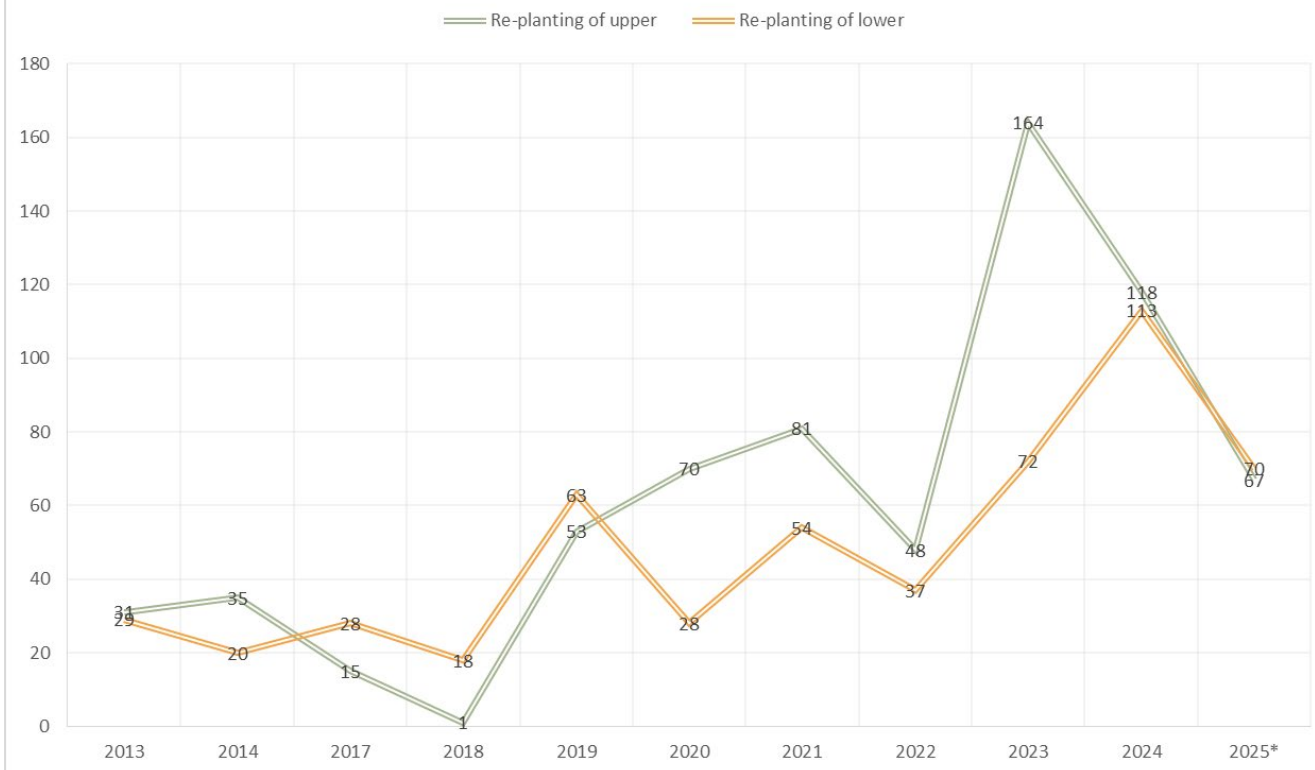
	Re-planting of upper	Re-planting of lower
2013	31	29
2014	35	20
2017	15	28
2018	1	18
2019	53	63
2020	70	28
2021	81	54
2022	48	37
2023	164	72
2024	118	113
2025*	67	70

\*Year to date

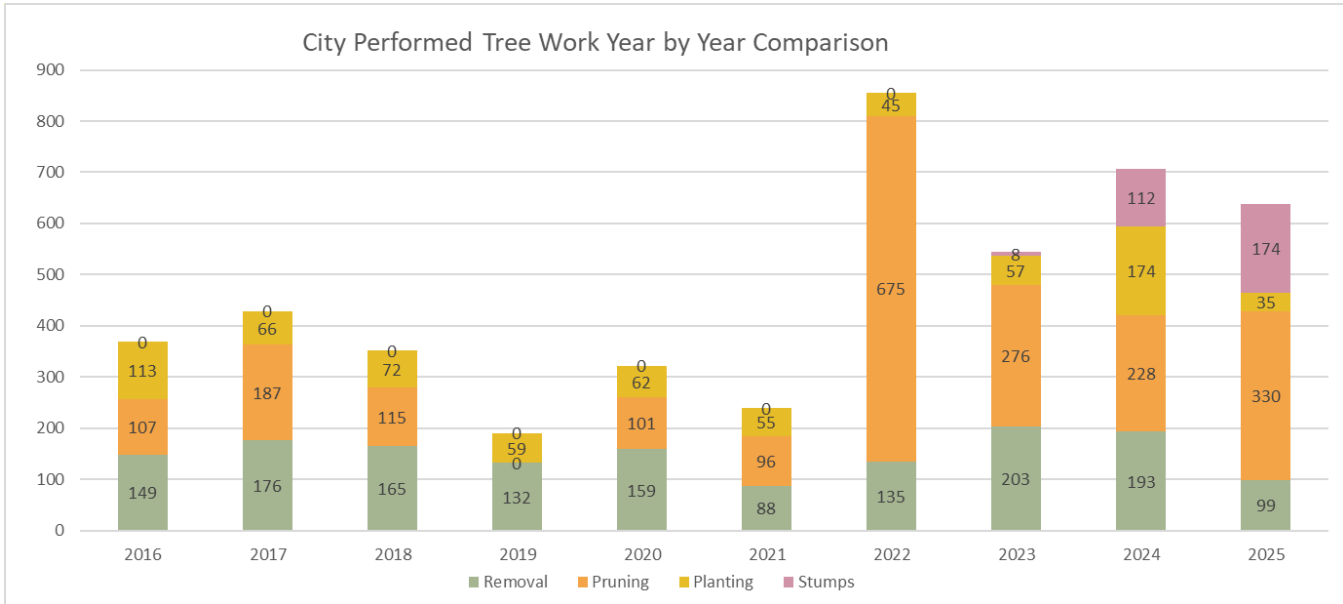
### Historic permitted removals and required planting

Year	Permitted removals	Removal of upper	Removal of lower	Replanting Required	Replanting of upper	Replanting of lower	Replanting %	Applications processed
2021	204	81	123	135	81	54	66.18%	213
2022	149	82	67	85	48	37	57.05%	155
2023	324	211	113	223	164	72	68.83%	336
2024	231	110	121	231	118	113	100.00%	391
2025	164	82	82	137	67	70	83.54%	264

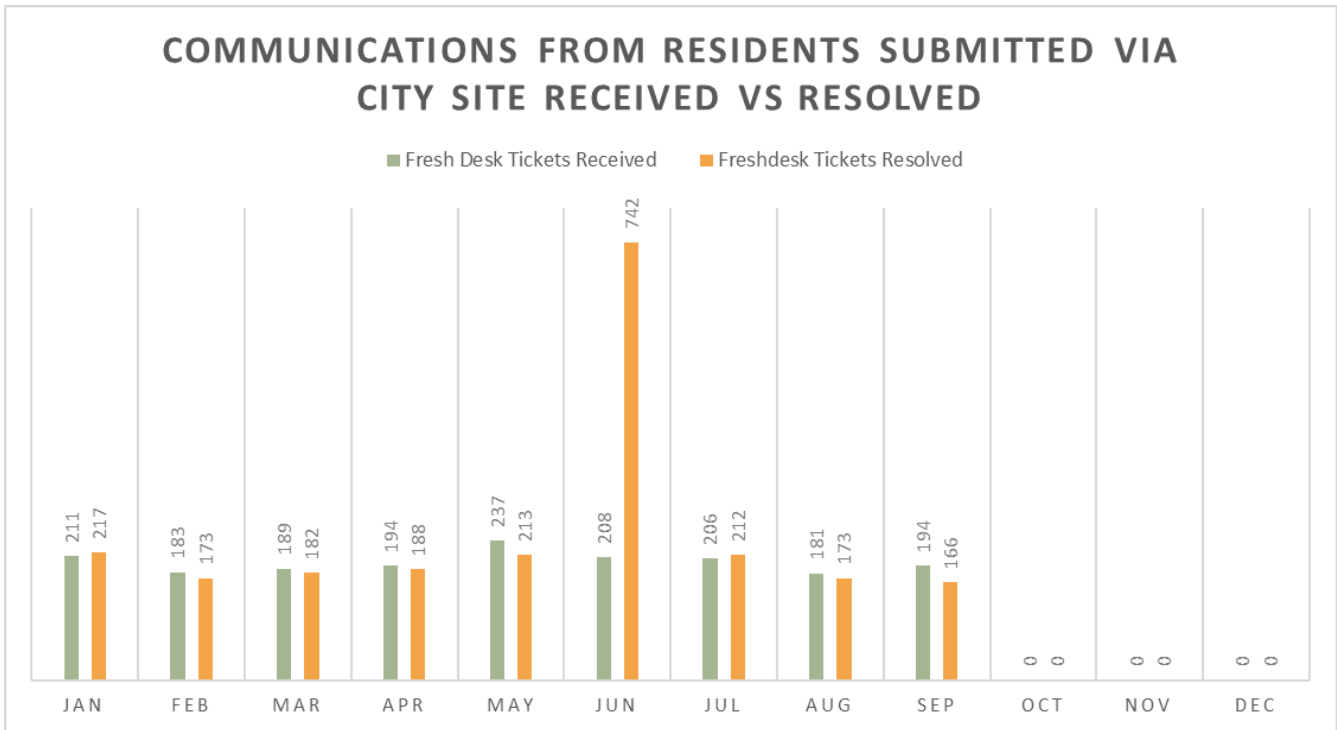
### HISTORIC REQUIRED REPLANTING



## City Forestry, Parks, and Beach Activities



Calendar year to date – Includes stumps removed by City crew as well as on call tree contractors.



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

## Tree Inventory and Deferred Maintenance 'Catch Up' Status

### The 3-Year "Catch Up Plan":

Year 1 of the anticipated 3-year plan to catch up on deferred maintenance was a resounding success. The following chart provided at the previous month's Foresters Report reflects outcomes relative to goals for Fiscal Year 2024/25. Staff is currently updating our goals for this new Fiscal Year 2025-26 in light of our newly approved FY 25-26 budget of \$981,500, as well as cleaning data in our software to ensure we start out with the most accurate information possible. We will continue to provide monthly updates to our plans in each subsequent Forester's Report.

#### Year 1 of Forestry 3-Year Catch-Up Plan

	Trees in Dead or Very Poor condition	Stumps
2024 Inventory	321	664
FY 24/25 Goal	128	221
<b>FY 24/25 YTD</b>	<b>147</b>	<b>386</b>



# CITY OF CARMEL-BY-THE-SEA

## Public Works Department September 2025 Report

<b>TO:</b>	Honorable Mayor and City Council Members
<b>SUBMITTED BY:</b>	Ken Wysocki, Public Works Director
<b>SUBMITTED ON:</b>	September 2025

### Public Works Director

- The selected candidate for the Project Manager position has cleared background and will start Oct 1st
- Javier Hernandez, our current Project Manager, last day in office is October 3<sup>rd</sup>. Javier has been offered an opportunity to serve the City of Hollister as their City Engineer.
- Tom Ford selected to serve as Acting Project Manager Position. Working with HR to advertise the newly vacant Project Management position.

### Environmental Programs

- North Dunes Project:
  - Ice Plant Removal Ongoing
  - North Dunes Annual Monitoring Report (Year 9): Presenting at Forest & Beach Commission in October 2025
  - Renewing 5-year Coastal Development Permit (CDP 16-315); Planning Commission approval expected September 2026
- Carmel Beach Sea Level Rise/Adaptation Project:
  - Presenting the Socio-Economic Report to Forest & Beach Commission in November 2025.
  - Will present the Adaptation Pathway Report to Planning Commission and Forest & Beach Commission (joint meeting) in January 2026
  - Received positive response from the Coastal Commission regarding: Community Engagement Plan, Outreach Strategy Table, Draft Adaptation Feasibility Table, Community Workshop Summary.
- Stormwater:
  - Applied Marine Science will sample stormwater during 1<sup>st</sup> two storms of winter season for ASBS sampling/report.
  - Monterey Sanctuary Foundation performed dry weather sampling at stormwater outfalls in September.
  - RWQCB Annual Report due October 15, 2025
  - Val Giano attended the Annual California Stormwater Quality Association CASQA conference.
- Waste Management:
  - Franchise Agreement MOU (ReGen +Member Agencies) presentation to City Council on October 7th.
- Copper Gutter Policy
  - Copper Gutter Policy review to the City Council in November 2025.

## **Facility Maintenance**

- Public Works administrative office security counter has been installed.
- PD Repair work continues on lot gate security and evidence room.
- Fire Station Repair Work:
  - Internal painting work completed, working on new flooring.
  - To accommodate a new Fire Truck; we received the design and will be requesting approval from Council on October 7<sup>th</sup> for a Construction Contract.
- Soon to release the Request for Proposals for Janitorial Services Contract. Current contract ends December 31, 2025.
- ADA: Working on quotes to install a handrail on the steps along Ocean Ave.

## **Street Maintenance**

- Working on annual storm drain inspection and cleanout.
- Cleared large piles of fire fuel in MTNP.
- Repaired leaning street name post along Scenic & 11<sup>th</sup>.
- Completed repair work on uneven pavement near the storm drain along San Carlos & 6<sup>th</sup>.
- Cleared large bags of weeds from North Dunes.
- Contracted with Precision Concrete Cutting for a sidewalk assessment and mapping (online database). Staff is reviewing the online report.

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

- Requesting Council approval on October 7<sup>th</sup> for a Professional Service Contract for Project Management & Construction Management for various CIP facilities projects.

### Moffit & Nichols:

- Received like-for-like design documents for the 10<sup>th</sup> Ave & 12<sup>th</sup> Ave Stairs. Reviewing design and anticipate going out to bid shortly after.

### Wallace Group Projects:

- Shoreline Infrastructure Repair Project: PW team working with contractor on the scope.
- City-Wide Paving Project: Will request council approval of a contract for Construction Management services, and possible Project Management.

### Additional Capital Improvement Projects:

- City-wide Drainage Improvement Projects: Paving along Ocean Ave to be completed the week of September 22<sup>nd</sup>.
- Vista Lobos Panel Upgrade & EV: Project process on hold until new Project Manager arrives.
- Dolores Street Main Replacement (8<sup>th</sup> to Ocean): CalAM to install water main. Permit in final process, work to begin in October.
- CAWD (Santa Rita Guadalupe): currently installing new infrastructure in the Santa Rita region.
- CAWD (Scenic): will be installing new infrastructure. Work will begin in October in the County, and work in Carmel is scheduled for December/January to minimize impact to City.

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

- Forest Master Plan: current draft submitted to the steering committee. Working on scheduling a subcommittee meeting in October.
- Reminder:
- Refer to City Forester's Report.

The latest Defensible Space Inspection statistics. Monterey Fire made significant progress and continue to do exceptional work in their mission to build resilient, fire-safe communities. This information is for awareness only.

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### Defensible Space Inspection Statistics

#### Monterey, Carmel & Pacific Grove – 2024 & 2025:

##### Monterey

- 2024: 491 inspections
- 2025: 1,278 inspections
- **Total: 1,769**

##### Carmel-by-the-Sea

- 2024: 195 inspections
- 2025: 1,065 inspections
- **Total: 1,260**

##### Pacific Grove

- 2024: 189 inspections
- 2025: 1,116 inspections
- **Total: 1,305**

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#### Combined Totals:

- **2024 (All Cities): 875 inspections**
  - **2025 (All Cities): 3,459 inspections**
  - **Total (2024 & 2025): 4,334 inspections**
-