

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

**MEETING AGENDA
Thursday, 6 February 2014
Regular Meeting – 5:30 p.m.**

City Hall, Council Chambers
East side of Monte Verde St. between Ocean & 7th Avenues
Carmel, California

I. CALL TO ORDER AND ROLL CALL

COMMISSION MEMBERS: KAREN FERLITO
 LISA BOARDMAN – CHAIR
 DAVID REFUERZO
 KATHY BANG
 MICHAEL CARTER

II. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

V. APPEARANCES

Thank you for attending the meeting. Anyone wishing to address the Commission on matters within the jurisdiction of the Commission may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission's agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as established by the Commission. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

VI. CONSENT AGENDA

1. Consideration of the minutes for the 9 January 2014 special and regular meetings. Page 1.

VII. ORDERS OF BUSINESS

1. Review, prioritize and recommend capital improvement projects for possible inclusion in the City's FY 2014-19 Capital Improvement Plan. Page 9.
2. Review of the Mission Trail Nature Preserve Master Plan scorecard. Page 32.

VIII. REPORTS FROM STAFF AND COMMISSIONERS

1. Receive verbal report from the Ad Hoc Beach Committee. Page 51.
2. Forester's report. x
 - a. January tree data. Page 60.

- b. Project updates.
- c. Parks activities.
- d. Beach activities.

3. Public Services Director comments.

No page.

IX. ADJOURNMENT

Any writings or documents provided to a majority of the Forest and Beach Commission regarding any item on this agenda will be made available for public inspection in the Planning and Building Department located at City Hall, on Monte Verde between Ocean and 7th Avenues during normal business hours.

If there is not a special meeting, the next regular meeting of the Forest and Beach Commission will be:

6 March 2014

Tour of Inspection 2:30 p.m. – as required

3:30 p.m. - Regular Agenda

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. The City of Carmel-by-the-Sea Telecommunication's Device for the Deaf /Speech Impaired (TDD) number is 1-800-735-2929.

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

SPECIAL MEETING MINUTES

Thursday, 9 January 2014

1:30 p.m. – 2:25 p.m.

**Mission Trail Nature Preserve
Mountain View Entrance
Mountain View Ave. and Forest Rd.
Carmel, California**

I. CALL TO ORDER AND ROLL CALL

The special meeting of the Forest and Beach Commission of the City of Carmel-by-the-Sea, California was held on the above date at the hour of 1:30 p.m. Chairperson Boardman called the meeting to order.

PRESENT: Lisa Boardman - Chairperson
Karen Ferlito
Kathy Bang
David Refuerzo
Michael Carter

ABSENT: None.

STAFF PRESENT: Mike Branson, City Forester
Sharon Friedrichsen, Public Services Director

II. ORDERS OF BUSINESS

The Commission walked along the Serra Trail from Mt. View Ave. to Rio Rd. and observed and received verbal reports on several ongoing and proposed projects within Mission Trail Nature Preserve.

III. ADJOURN

Chairperson Boardman adjourned the special meeting at 2:25 p.m.

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

REGULAR MEETING MINUTES

Thursday, January 9, 2014
Tour of Inspection 2:30 p.m.
Regular Meeting 3:30 p.m.

I. CALL TO ORDER AND ROLL CALL FOR TOUR OF INSPECTION

PRESENT: Commission Members Ferlito, Refuerzo, Boardman, Bang, Carter.
ABSENT: None.
STAFF PRESENT: Mike Branson, City Forester
Sharon Friedrichsen, Public Services Director.

II. TOUR OF INSPECTION

The Commission toured the following site:

1. North Dunes area of Carmel Beach

III. INTRODUCTION OF NEW COMMISSIONER

Commissioner Carter introduced himself to the Commission audience.

IV. ROLL CALL FOR THE REGULAR MEETING

The meeting was called to order at 3:37 p.m.

PRESENT: Lisa Boardman – Chairperson
Karen Ferlito
David Refuerzo
Kathy Bang
Michael Carter

ABSENT: None

STAFF PRESENT: Mike Branson, City Forester
Sharon Friedrichsen, Public Services Director
Daryl Betancur, Acting Secretary to the Forest and Beach
Commission

V. PLEDGE OF ALLEGIANCE

Members of the audience joined the Commission in the Pledge of Allegiance.

VI. ELECTION OF CHAIR AND VICE CHAIR

Commissioner REFUERZO nominated Commissioner Boardman to be chairperson; Seconded by Commissioner BANG. With no further nominations, by consensus Commissioner Boardman was declared the new chair of the Commission.

Commissioner BOARDMAN nominated Commissioner Refuerzo to be vice-chairperson; Seconded by Commissioner FERLITO. With no further nominations, by consensus Commissioner Refuerzo was declared the new vice-chair of the Commission.

V. APPEARANCES

Barbara Livingston commented on the Planning Commission's discussion of the Shoreline and Forest Management Plans. She recommended the Forest and Beach Commission provide the City Council a list of short and long-term needs for budget consideration.

Steve Brooks, representing the Friends of Carmel Forest, announced the completion of the data collection for the 2013 tree inventory and the FOCF annual tree giveaway on Saturday, January, 11th from 10:00 a.m. to 2:00 p.m. at the Post Office plaza on 5th Ave.

John Dyson, spoke about the trees in the North Dunes and that he agreed that more money is needed to go toward the beach.

Niels Reimers asked a question on the agenda process.

Barbara Livingston, representing the Carmel Residents Association, informed the Commission of an e-waste collection event on Saturday, January 25th from 10:00 a.m. to 2:00 p.m. at Vista Lobos.

No other appearances.

VI. CONSENT AGENDA

1. Consideration of the minutes for the 5 December 2013 regular meeting.

It was moved by REFUERZO and seconded by FERLITO to approve the minutes. The motion carried by the following roll call vote:

AYES: Boardman, Ferlito, Refuerzo, Bang
NOES: None
ABSENT: None
ABSTAIN: Carter

VIII. ORDERS OF BUSINESS

1. Review and discuss the status of the North Dunes and Del Mar Dunes Habitat Restoration Plan.

Chairperson Boardman was recused since she lives within 500 feet of the North Dunes. Vice-Chair Refuerzo took over as chairperson but announced he would have to leave at 4:30 p.m.

City Forester Branson provided a quick review of the history of the City plans that effect the management of the North Dunes and presented a PowerPoint presentation on the many elements of the North Dunes Habitat Restoration Plan, the status of projects to date, and answered questions from the Commission.

Vice-chair Refuerzo excused himself from the meeting and senior member Ferlito assumed the position as chairperson.

Public appearances opened at 4:43 p.m..

Niels Reimers, representing SANDS, reported that the current Plan was not the original document that the Forest and Beach and Planning Commissions approved in 2008 and 2009. The section regarding trees in the dunes had been altered after the Planning Commission review and before going to the City Council for approval. Mr. Reimers also presented photos of the dune areas from the early 1900's, announced possible federal and state historic registry of the North Dunes, and presented several letters in support of dune restoration and tree removal.

Jonathan Sapp addressed the Commission and spoke to his submitted letter that he was a member of the Del Mar Task Force that commissioned the Habitat Restoration Plan and the Plan had been altered to remove language about removing trees in the North Dunes. He thought the plan should be returned to the earlier version.

John Lambert spoke of his safety and security concerns about dead limbs and people camping in the North Dunes area. He thought beautification is needed in the dunes area and things appear to be getting worse. He offered to donate \$20,000 for dune restoration that included removing the trees.

Greg D'Ambrosio read a prepared statement that addressed support of open space, the forest, and park areas. A common ground can be found on many issues. He is concerned if the SANDS proposal is followed, many of the City documents will need to be revised. He supports starting restoration with removal of the iceplant and acacias and the cypress trees can be managed and maintained by the city.

Lillian Hazdovac, a 90 year resident, thought the plan is good, but was disturbed by planting of trees in the North Dunes. The dunes were a place to go in her youth and the tree are discoloring the white sand. She said trees belong in the forest and dunes belong near the ocean.

Bill Scarse (sp), thought the town has plenty of cypress trees and the North Dunes trees do a disservice to the new benches put in by the Carmel-by-the-Sea Garden Club; planting trees in this area will create a green curtain.

Nancy Porteus Thomas submitted a letter on the dune issues. She expressed the idea that there should not be an 'us against them' attitude, but cooperation to achieve a common ground on the issues.

Barbara Livingston spoke in support of Greg D'Ambrsio's letter and suggested that the alteration of the draft Habitat Restoration Plan were made by the former Planning Director in order to keep the Plan consistent with existing city policies. She also stressed that cypress trees are part of the waterfront viewshed.

Barbara Brooks noted that nothing in the report says to remove all of the trees and the General Plan has protection of the trees. She recommended removal of all of the invasive plants then to look at the trees in the dunes.

Roberta Miller said that removing the trees was not part of the Del Mar Master Plan development and trees are a valuable asset to the village. She suggested small steps to implement the Plan.

Steve Brooks suggested that there is room for both trees and dune plants. He said that trees are not weeds and that pines and cypress are not invasive or aggressive like the acacia. He reported that the planting of the young cypress was done under city direction to replace the old cypress trees that had died and did not increase the number of trees in the dune area. He also noted that Asilomar considers pines as part of their dune inventory and increase enjoyment of the dune area.

Public appearances closed at 5:24 p.m.

City Forester Branson addressed questions raised during public appearances and answered additional questions from the Commission.

Commissioner Bang recommended that staff bring a detailed plan with a timetable, staffing needs, and budget for implementation and operational needs.

Commissioner Ferlito commented on the City Council support for implementation of the various plans and that a workshop is planned for February 3rd. She also noted that there needs to be agreement on what dune restoration looks like.

Commissioner BANG made a motion to have staff bring back to the Commission an action plan that identifies priorities, costs, staffing and timeframes for implementation of the Habitat Restoration Plan. Seconded by Commissioner CARTER, the motion carried by the following roll call vote:

AYES: Ferlito, Carter, Bang
NOES: None
ABSENT: Refuerzo
ABSTAIN: Boardman

IX. REPORTS FROM STAFF AND COMMISSIONERS

1. Receive verbal report from the Ad Hoc Beach Committee.

Commissioner Bang reported the committee did not meet.

No public appearances.

(5)

2. Forester's Report

a. December tree data reports.

City Forester Branson reviewed the December tree data.

Commissioner Ferlito commented on the few trees being planted in relation to trees being removed and the City Council needs to be aware that more trees need to be planted.

Public appearances opened at 5:49 p.m.

Greg D'Ambrosio noted his appreciation of the recent pruning of the cypress trees along Scenic Rd.

Barbara Livingston asked the Commission to tell the City Council to get more trees planted and asked when stumps would be removed.

Steve Brooks commented on the tree planting and the current staffing level for watering trees and asked how many trees are being tended to.

Public appearances closed at 5:54 p.m.

b. Arbor Day 2013 report

City Forester Branson reported on the Arbor Day event on December 7, 2013.

c. Project updates.

City Forester Branson reported on current city projects and addressed, along with Director Friedrichsen, Commission questions.

Public appearances opened at 6:02 p.m.

Greg D'Ambrosio asked why the Coastal Commission was involved in approving tree tagging.

Steve Brooks also asked why the Coastal Commission was involved with the tree tagging program.

Public appearances closed at 6:04 p.m.

City Forester Branson answered the questions from public appearances.

d. Parks activities.

City Forester Branson reported on current park activities.

e. Beach activities.

City Forester Branson reported on current beach activities.

Commissioner Bang expressed concern about a potential fire hazard from fires being started beneath vegetation growing over the seawalls.

Commissioner Ferlito mentioned the City Council wants a beach fire plan by May 1st which includes the possibility of a fire ban or moratorium. Commissioner Ferlito also asked if the temporary beach fire signs could be put up.

Commissioner FERLITO made a motion that staff in stall the temporary beach fire signs at each beach access point. Seconded by Commissioner BANG, the motion carried by the following roll call vote:

| | |
|----------|---------------------------------|
| AYES: | Ferlito, Carter, Bang, Boardman |
| NOES: | None |
| ABSENT: | Refuerzo |
| ABSTAIN: | None |

2. Public Services Director comments.

Sharon Friedrichsen, Public Services Director, presented her report on current and upcoming projects, meetings and other items of interest, and addressed questions from the Commission. She noted the City Council will have a workshop on February 3rd to discuss the Shoreline, and Forest Management Plans and has requested a beach fire plan by May 1st. Director Friedrichsen also reported on the City Council Key Initiatives for 2014.

Public appearances opened at 6:18 p.m.

Greg D' Ambrosio commented on the facility report given to the City Council and recommended the City search for a materials storage area for the Public Services Department.

Barbara Livingston commented that perhaps a drought emergency would lead to prohibiting beach fires for the short term and perhaps lead to a permanent ban.

Public appearances closed at 6:22 p.m.

Commissioner Bang suggested the best way to clean the beach is to ban fires and let the natural seasonal sand cycle clean the sand.

Director Friedrichsen informed the Commission that upcoming agenda items will address the City 5-year Capital Improvement Plan.

Commissioner Ferlito thanked staff for the depth and completeness of recent staff reports and thanked Director Friedrichsen for giving a heads-up on the recent hearings by the

City Council and Planning Commission. She also appreciated the two walking tours and thought there should be more tours of City parks and open spaces.

Acting Secretary Betancur reminded the Commissioners to complete, and return to him, the form with their updated contact information.

X. ADJOURNMENT

There being no further business, Chairperson BOARDMAN adjourned the meeting at 6:27 p.m.

Approved,

Respectfully submitted,

Lisa Boardman, Chairperson

Mike Branson, City Forester

MEMORANDUM

TO: Lisa Boardman, Chairperson
Members of the Forest and Beach Commission

FROM: Sharon Friedrichsen, Public Services Director
Mike Branson, City Forester

DATE: 31 January 2014

SUBJECT: Review and discussion of 2014-2019 Proposed Capital Improvement Projects

City staff is currently in the process of developing the fiscal year 2014-2015 budget, which becomes effective on July 1, 2014. As part of the budget process, the City develops a five year Capital Improvement Plan (CIP). The CIP includes a variety of projects including building of new facilities, rehabilitation or replacement of equipment and facilities and deferred maintenance. As such, it serves as both a budget and strategic planning tool to plan for capital needs citywide.

Working within this budget process, Public Services staff has compiled a list of various capital improvement projects, based upon the various plans (Shoreline, Forest Management, MTNP, Del Mar Master Plan) and other identified operational needs. These proposed capital projects will be proposed for the new 5-year CIP, which will include a description of the project, an estimate of the proposed cost of the project, possible funding sources and proposed timeline for the project. The document (CIP) will be presented to Council on March 18 for review and approval. However, the allocation of funding to projects contained within the CIP for the upcoming fiscal year (2014-15) will occur in June (10th and 17th) as part of the budget hearings.

Attached for the Commission's review and discussion, is a list of the existing 2013-2018 projects as well as proposed projects for the 2014-2019 CIP. The purpose of the Commission's review is to: (1) identify any other projects that should be included within the CIP and (2) assist in prioritizing and identifying the timing for the possible funding of the projects.

Current 2013-2018 CIP Projects of interest to the Commission are listed below for reference. Detailed pages are also attached for reference.

1. Forest Hill Park Tennis Court Renovation (2013-14 project)
2. Beach Stair Maintenance (2013-14 project)
3. Mission Trail Park Water Tank
4. Beach Fire Baskets
5. Rio Park Improvements

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6. Scenic Road Restroom (2013-14 project)
7. Waterfront Area Signage
8. 4th Ave. Irrigation Meter (2013-14 project)
9. Dunes Habitat Restoration (2013-14 project)
10. City Hall Cistern
11. Shoreline Assessment and Implementation (2013-14 project)
12. Mission Trail Nature Preserve – Mt. View Entrance (2013-14 project)
13. Trash Can Refurbishment and Replacement (2013-14 project)
14. Vehicle Replacement (2013-14 project)
15. ASBS Dry Weather Diversion Project (2013-14 project)
16. Water Conservation Projects
17. Street and Road Projects (2013-14 project)
18. 4th Avenue Storm Drain Replacement (2013-14 project)

Projects identified for the possible inclusion in the CIP update are listed below for discussion.

1. Lower Forest Hill Park and Playground Improvements
 - This proposal is to: (1) replace the entire existing wood chip play surface with new fill material to the appropriate level for each apparatus in the playground area, (2) replace the wood border around the playground, (3) install a new wood border around the outer edge of the decomposed granite pathway and park benches to better define the pathway and keep soil from eroding onto the pathway and beneath the benches, and (4) redress, level, and compact all of the decomposed paths in the lower park. \$28,000

2. Scenic Pathway and Landscape Renovation
 - The Scenic Pathway is over 25 years old and is in dire need of an overhaul. Many of the original plantings along the path are gone and have not been replaced or the plants are suffering from low levels of maintenance and infrastructure deficiencies. The pathway surface has been worn down from heavy use and is in need of redefinition and resurfacing. \$150,000

3. Lower Ocean Ave. Landscape
 - Additional landscaping and irrigation along the north and south sides of Ocean Ave. between Camino Real St. and San Antonio Ave. \$35,000

4. Upper Ocean Ave. Landscape Renovation
 - Renovation of the landscape areas along the south side of Ocean Ave. between Forest Rd. and Junipero Ave. \$100,000

5. Shoreline items
 - Continuation of repairs and improvements that are identified in shoreline assessments and inspection reports.

6. Dolores & Third Stairway Renovation
 - Repairs to the wood stairway, called Martha's Way, which lies in the 3rd Ave. right-of-way between San Carlos St. and Dolores St. Though not heavily used, the stairway provides a significant trail connection in this section of town and may experience more use if repaired and perhaps a little signage on San Carlos and Dolores to let people know of its existence. \$30,000

7. Del Mar Plan Sidewalk Replacement
 - Replacement of the existing asphalt sidewalks on the north and south sides of Ocean Ave. between San Antonio Ave. and Del Mar Ave. with permeable pavers. This sidewalk project is an implementation element of the parking policies and objectives in the Del Mar Master Plan. The City has a \$32,000 grant for this project and up to an additional \$30,000 from under expended projects under the same grant that can be used to complete the sidewalk replacement. \$120,000

8. Digital Tree Inventory Database
 - Develop an electronic tree inventory and map of the Carmel urban forest using GPS and tree database software. \$25,000 or \$6250/yr for 4 yr

9. Sadsa Various Sidewalk Repairs
10. MTNP Projects – refer to the FOMTNP work plan for more details.
 - a) Alternate Parking (part of Flanders lease/sale EIR mitigation) \$35,000
 - b) Vegetation Management \$10,000
 - c) Tree Management \$15,000/yr
 - d) Rowntree Garden
 - e) Trail Realignment
 - f) Rio Rd. Entry \$100,000
 - g) Martin Meadow Trails and Entry
 - h) Wet Season Link – Serra Trail to Willow Trail
 - i) Benches, Signage, Brochures and Outreach \$10,000



11. Street and Road Projects (include funding for right of way improvements)

12. Storm Drain Projects

13. Vehicle Equipment

14. Various Sidewalk Repairs

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FY 2013-2014 Projects

Data in Year '13/'14

Department Srvs: Forest, Parks, & Beach

City of Carmel-by-the-Sea, CA

Contact Public Srvs Dir.

Project # FPB-1112-03
Project Name Tennis Court Renovation

Type Equipment

Useful Life 15 years

Category Park: Forest Hills

Account # 13-89626

Urgency 1 Critical

Description

Total Project Cost: \$55,000

Renovation of the tennis courts in Forest Hill Park with a new 2-3 inches asphalt overlay to level the courts, new net posts, and a new playing surface.

Justification

Surface cracks are present in both courts particularly in the doubles lane of the western court. Several areas of depression are scattered around both courts, which cause inconsistent play and increase the risk of player injury. While play still occurs on the courts, disruptions in consistent play occur due to the uneven surface conditions. Continued deterioration of playing surface will eventually render it unsuitable for safe tennis play and increase liability exposure to the City.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Construction/Maintenance | 55,000 | | | | | 55,000 |
| Total | 55,000 | | | | | 55,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Measure D | 55,000 | | | | | 55,000 |
| Total | 55,000 | | | | | 55,000 |

Budget Impact/Other

Increase of 8% from last estimate for cost of asphalt materialThe playing surface of the courts was last resurfaced in 1995.

FY 2013-2014 Projects

Data in Year '13/'14

Department Srvs: Forest, Parks, & Beach

City of Carmel-by-the-Sea, CA

Contact Public Srvs Dir.

Project # FPB-1213-01
Project Name Beach Stair Maintenance

Type Maintenance

Useful Life 10 years

Category Beach

Account # 13-89627

Urgency 1 Critical

Description

Total Project Cost: \$120,000

Many of the hardware and wood elements of the stairs along the waterfront are showing significant degradation due to salt exposure, oxidation and age. Perioic inspections by a structural engineer will also be included to assure the soundness and safety of the beach stairs.

Justification

Replacement is necessary to maintain safe public access to Carmel Beach. Continued degradation of the hardware and stair materials will lead to the increased risk of failure to key components resulting in closure of beach access and possible injury to the public.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Construction/Maintenance | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | 120,000 |
| Total | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | 120,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Measure D | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | 120,000 |
| Total | 24,000 | 24,000 | 24,000 | 24,000 | 24,000 | 120,000 |

Budget Impact/Other

Minor repairs to stairs are performed as needed and absorbed as part of the operational budget with repairs made by staff or outside labor as warranted.

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FY 2013-2014 Projects

'13/'14 thru '17/'18

City of Carmel-by-the-Sea, CA

Project # FPB-1213-02
Project Name Mission Trail Park Water Tank



Type Maintenance **Department** Srvs: Forest, Parks, & Beach
Useful Life 25 years **Contact** Public Srvs Dir.
Category Park: Mission Trail **Priority** 3 Important
Account #

Description Total Project Cost: \$35,000

Replacement of the old metal tank and upgrades to pump system to facilitate use by emergency equipment and for other city purposes.

Justification

This currently an under utilized facility with a low level of use. Improvements will make this facility suitable for multiple users and retain its function as an alternate source of non-potable water within the city.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|---------|---------|---------------|---------|---------|---------------|
| Construction/Maintenance | | | 35,000 | | | 35,000 |
| Total | | | 35,000 | | | 35,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|-----------------|---------|---------|---------------|---------|---------|---------------|
| Measure D | | | 35,000 | | | 35,000 |
| Total | | | 35,000 | | | 35,000 |

Budget Impact/Other

Continued degradation or lack of maintenance will result in an increased risk of failure to key components and total loss of use.

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City of Carmel-by-the-Sea, CA

Project # FPB-1213-05
Project Name Rio Park Improvements



Type Improvement
Useful Life 25 years
Category Park Improvements
Account #
Department Srvs: Forest, Parks, & Beach
Contact Public Srvs Dir.
Priority 4 Less Important

Description **Total Project Cost: \$140,000**
 Development of a plan for public use of Rio Park. The 6.24 acre Rio Park property was purchased in 1990 and is outside the city limits on the southern edge of Carmel-by-the-Sea near the Carmel Mission. Part of the property is currently used for material storage, project staging, and parking for city contractors. The remaining area is open space, willow groves, and riparian habitat; The parcel extends south across the Carmel River and borders the wastewater treatment plant. The property was paid off in 2008 and there is a deposit account with approximately \$140,000 specifically for future development of the park.

Justification
 This property is an under used city facility with the potential for a variety of active and passive uses by the public. A survey conducted for the 2009 General Plan update had the following results for Rio Park:
 25% - Restored to provide habitat for native plants and animals and then preserved as open space
 9% - Developed into an active recreational park (trails, sports field, activities).
 35% - Both of the above (part restored to habitat and part developed for active use).
 1% - Developed as housing.
 20% - Sold.
 8% - Don't know.
 With the availability of funding, a plan should be developed to open this area for public use in line with the goals of the community.

| Prior | Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|--------------------------|----------------|---------|---------|---------|---------|----------------|
| 40,000 | Construction/Maintenance | 100,000 | | | | | 100,000 |
| Total | Total | 100,000 | | | | | 100,000 |

| Prior | Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|-----------------|----------------|---------|---------|---------|---------|----------------|
| 40,000 | Measure D | 100,000 | | | | | 100,000 |
| Total | Total | 100,000 | | | | | 100,000 |

Budget Impact/Other
 No operating budget impact from the project design but future park improvements, if any, may have ongoing maintenance costs. Partial or full development of Rio Park will require additional staffing and/or additional maintenance contracts with their associated costs. Additional equipment and vehicle may also be required. Estimate 0.5 to 1.5 full time equivalent staff or \$50- 130,000 for a contractor (no restrooms vs. restrooms).

FY 2013-2014 Projects
City of Carmel-by-the-Sea, CA

Data in Year '13/'14

Department Srvs: Forest, Parks, & Beach
Contact Public Srvs Dir.
Type Improvement
Useful Life 25 years
Category Beach
Urgency 3 Important

Project # FPB-1213-06
Project Name Scenic Rd. Restrooms

Account # 13-89430

Description

Total Project Cost: \$379,182

This project includes the removal of the existing temporary restroom facility and the construction of a new facility. The project was approved by the Planning Commission in November 2012 and the City Council authorized \$48,500 to be spent on construction drawings. The funding will come from Measure D. The City has applied for a grant from the Coastal Conservancy and expects to receive a minimum of \$100,000 to assist with the estimated \$200,000-300,000 construction cost.

Justification

Carmel Beach is a highly popular visitor destination and is world renowned for its scenic beauty. The Scenic Pathway offers a unique pedestrian experience as it meanders along the beach bluffs. The pathway is heavily used, providing a complementary experience to the sandy beach. The City's General Plan contains numerous policies regarding maintaining and enhancing access and recreational opportunities in this area.

Goal G4-3 of the General Plan encourages the City to provide adequate facilities to serve the needs of the public along the beach. Policy P4-41 states, "Retain the current second restroom facility at Santa Lucia Avenue until it can be replaced by a permanent site." Temporary restrooms were installed near the intersection of Scenic Road and Santa Lucia Avenue.

| Prior | Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|--------------------------|----------------|---------|---------|---------|---------|----------------|
| 104,182 | Construction/Maintenance | 275,000 | | | | | 275,000 |
| Total | Total | 275,000 | | | | | 275,000 |

| Prior | Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|--------------------------|----------------|---------|---------|---------|---------|----------------|
| 104,182 | GF: Capital Improvements | 125,000 | | | | | 125,000 |
| | Grants | 150,000 | | | | | 150,000 |
| Total | Total | 275,000 | | | | | 275,000 |

Budget Impact/Other

Cleaning crew is estimated to cost \$13,300 annually for service three times per day, paper product supplies, and minor maintenance.

| Budget Items | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total | Future |
|--------------|---------|---------------|---------------|---------------|---------------|---------------|--------------|
| Maintenance | | 13,300 | 13,300 | 13,300 | 13,300 | 53,200 | 13,300 |
| Total | | 13,300 | 13,300 | 13,300 | 13,300 | 53,200 | Total |

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City of Carmel-by-the-Sea, CA

Project # **FPB-1213-08**
 Project Name **Waterfront Area Signs**



Type Improvement Department Srvs: Forest, Parks, & Beach
 Useful Life 10 years Contact Public Srvs Dir.
 Category Beach Priority 3 Important
 Account #

Description Total Project Cost: \$32,000
 Design, construction, and installation of new signs along the waterfront area in order to consolidate and clarify the rules and regulations that apply to waterfront visitors and to develop a new sign program for the waterfront that is an attractive, functional, durable and a legible method of presenting the beach rules and regulations. The goal is to improve awareness and compliance with the rules. This project would include a design process and review by the Forest and Beach and the Planning Commisisions before implementation.

Justification
 Current signage along the waterfront from 4th Ave. to Martin Way is a mix of sizes, materials and styles that try to convey the rules and information for beach visitors. Some of the signs are not obvious and are placed in odd places that make them easy to miss. The General Plan directs the City to "Establish a uniform signage program for the beach and bluffs to better inform beach users of regulations governing activities on the beach." (O4-5) Other parks such as Mission Trail Nature Preserve could also use new signage that provides a map and information on the park habitat and history. This item is requested by the Forest and Beach Commission.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|---------|---------------|---------|---------|---------|---------------|
| Construction/Maintenance | | 32,000 | | | | 32,000 |
| Total | | 32,000 | | | | 32,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|-----------------|---------|---------------|---------|---------|---------|---------------|
| Measure D | | 32,000 | | | | 32,000 |
| Total | | 32,000 | | | | 32,000 |

Budget Impact/Other
 Existign signs are replaced on an as needed basis depending on the condition of the sign.

FY 2013-2014 Projects

Data in Year '13/'14

Department Srvs: Forest, Parks, & Beach

City of Carmel-by-the-Sea, CA

Contact Public Srvs Dir.

Project # FPB-1314-01
Project Name 4th Avenue Irrigation Meter

Type Equipment

Useful Life 25 years

Category Equipment: Miscellaneous

Account # 13-89636

Urgency 3 Important

Description

Total Project Cost: \$20,000

This project involves installing a water meter and other equipment costs necessary to utilize the water line on Carmelo Avenue to irrigate the landscaping on the 4th Avenue Walkway with non-potable surplus recycled water. The scope of work includes approximately 70 linear feet of new water service, meter, backflow, pressure reducer, connections at the vault and to the irrigation main, and repaving the pavement area adjacent to the vault box.

Justification

The project will allow the City to use an irrigation system and recycled water rather than hand watering the walkway, thereby increasing water conservation and efficiency in maintaining the landscaping.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|----------------------------|---------------|---------|---------|---------|---------|---------------|
| Equip/Vehicles/Furnishings | 20,000 | | | | | 20,000 |
| Total | 20,000 | | | | | 20,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|---------------|---------|---------|---------|---------|---------------|
| GF: Capital Improvements | 20,000 | | | | | 20,000 |
| Total | 20,000 | | | | | 20,000 |

Budget Impact/Other

There will be a one-time cost of installing the meter and an ongoing operational cost associated with purchasing the recycled water, estimated to be \$2,000 annually.

| Prior | Budget Items | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|--------------|--------------|--------------|--------------|--------------|---------|---------------|
| 1,865 | Maintenance | 2,500 | 2,500 | 2,500 | 2,500 | | 10,000 |
| Total | Total | 2,500 | 2,500 | 2,500 | 2,500 | | 10,000 |

(20)

FY 2013-2014 Projects

Data in Year '13/'14

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach

Contact Public Srvs Dir.

Type Maintenance

Useful Life 5 years

Category Park Improvements

Urgency 3 Important

Project # FPB-1314-02

Project Name Dunes Habitat Restoration

Account # 13-87602

Description

Total Project Cost: \$91,500

This project involves the removal of non-native species at the Dunes including ice plant, acacia and invasive grasses and the planting of native species, including 100 Tidestrom lupine plants at ten locations at North Dunes. The North Dunes restoration plan outlines a phased approach to the restoration process.

Justification

The Del Mar Master Plan and the North Dunes and Del Mar Dunes Habitat Restoration Plan addresses management policies and practices related to the Dunes including ensuring that long-term management activities maintain the natural dune ecology of Carmel Beach in a manner consistent with public safety; protection and enhancement of the fragile plants and fauna in the Dunes against any significant disruption of habitat values; and identify, protect and manage Environmentally Sensitive Habitat Areas to ensure their long-term integrity and the biological productivity of these habitats.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Construction/Maintenance | 24,500 | 16,000 | 16,000 | 16,000 | 19,000 | 91,500 |
| Total | 24,500 | 16,000 | 16,000 | 16,000 | 19,000 | 91,500 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Grants | | 16,000 | 16,000 | 16,000 | 19,000 | 67,000 |
| Measure D | 24,500 | | | | | 24,500 |
| Total | 24,500 | 16,000 | 16,000 | 16,000 | 19,000 | 91,500 |

Budget Impact/Other

Minor maintenance costs are currently included within the operating budget, including grant funding. Volunteer efforts also contribute to the removal of invasive plants. However, additional funding would pay for improvements as fencing, propagation and planting, removal of invasive plants and annual required monitoring.

FY 2013-2014 Projects
City of Carmel-by-the-Sea, CA

Data in Year '13/'14

Department Srvs: Forest, Parks, & Beach
Contact Public Srvs Dir.
Type Improvement
Useful Life 15 years
Category Equipment: Miscellaneous
Urgency 3 Important

Project # FPB-1314-03
Project Name City Hall Cistern

Account # 13-89428

Description

Total Project Cost: \$25,000

This project involves the installation of a cistern beneath the parking lot at City Hall for irrigation of the recently installed landscape, completed in fiscal year 2012-13.

Justification

Water conservation is a Council adopted goal for fiscal year 2013 and the use of the cistern would allow for efficient irrigation of the City Hall landscaping. A design component of the landscape renovation at City Hall included the installation of a cistern beneath the parking lot to capture rainwater from the roof gutters for irrigation of the plants. The water is currently being captured to a central point adjacent to the parking lot. Electrical conduit is also in place to support the electric needs of the pump system

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|----------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Equip/Vehicles/Furnishings | 25,000 | | | | | 25,000 |
| Total | 25,000 | | | | | 25,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Grants | 25,000 | | | | | 25,000 |
| Total | 25,000 | | | | | 25,000 |

Budget Impact/Other

Bi-annual cleaning of the cistern and pump service would be required. Rebates by water purveyors would be sought for this project.

| Budget Items | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|---------------------|----------------|----------------|----------------|----------------|----------------|--------------|
| Maintenance | | 1,500 | 1,500 | | | 3,000 |
| Total | | 1,500 | 1,500 | | | 3,000 |

FY 2013-2014 Projects

Data in Year '13/'14

Department Srvs: Forest, Parks, & Beach

City of Carmel-by-the-Sea, CA

Contact Public Srvs Dir.

Project # FPB-1314-04
Project Name Shoreline Assessment and Implementation

Type Improvement

Useful Life 10 years

Category Beach

Account # 13-89649

Urgency 2 Very Important

Description

Total Project Cost: \$70,000

Based on a new shoreline assessment, various site improvements will be addressed along the Carmel Beach waterfront. These improvements will entail purchasing and planting of new plant material, irrigation improvements, mulching, replacement of rails, removal of old and overgrown plants, iceplant removal, pathway repairs and improvements, and a variety of other maintenance needs. 2013 marks the 25th anniversary of the Scenic Pathway.

Justification

The implementation of the Shoreline Management Plan is a Council goal for 2013. An assessment will identify any aesthetic and safety improvements that need to be made to the beach and pathway. Once improvements are identified and prioritized, annual maintenance efforts will be included as part of the operational budget.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Construction/Maintenance | 20,000 | 15,000 | 15,000 | 10,000 | 10,000 | 70,000 |
| Total | 20,000 | 15,000 | 15,000 | 10,000 | 10,000 | 70,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Grants | | 15,000 | 15,000 | 10,000 | 10,000 | 50,000 |
| Measure D | 20,000 | | | | | 20,000 |
| Total | 20,000 | 15,000 | 15,000 | 10,000 | 10,000 | 70,000 |

Budget Impact/Other

Once improvements are identified and prioritized, annual maintenance efforts will be included as part of the operational budget to address repairs and improvements that may arise throughout the year as well as to maintain any improvements made in the prior year.

| Budget Items | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|---------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Maintenance | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 25,000 |
| Total | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 25,000 |

FY 2013-2014 Projects
City of Carmel-by-the-Sea, CA

Data in Year '13/'14

Department Srvs: Forest, Parks, & Beach
Contact Public Srvs Dir.
Type Improvement
Useful Life 25 years
Category Park: Mission Trail
Urgency 2 Very Important

Project # FPB-1314-05
Project Name Mission Trail Entrance

Account # 13-89650

Description **Total Project Cost: \$48,000**
 Construction of a new stairway and a properly graded ramp for pedestrian access at the Mt. View entrance into Mission Trail Nature Preserve.

Justification
 Currently, access into MTNP at the Mt. View entrance is via a slippery slope of decomposed granite or a 20 year old, worn and failing landscape timber stairway. A new properly constructed stair system and a properly graded ramp will allow visitors to safely negotiate this difficult section of trail.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Construction/Maintenance | 48,000 | | | | | 48,000 |
| Total | 48,000 | | | | | 48,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| Measure D | 48,000 | | | | | 48,000 |
| Total | 48,000 | | | | | 48,000 |

Budget Impact/Other
 Anticipate a bi-annual maintenance cost between \$500 -\$800 to maintain the new stairs and ramp.

| Budget Items | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|---------------------|----------------|----------------|----------------|----------------|----------------|--------------|
| Maintenance | | | 800 | | 800 | 1,600 |
| Total | | | 800 | | 800 | 1,600 |

(24)

FY 2013-2014 Projects

Data in Year '13/'14

Department Srvs: Forest, Parks, & Beach

City of Carmel-by-the-Sea, CA

Contact Public Srvs Dir.

Project # FPB-1314-06
Project Name Trash Can Refurbishment and Replacement

Type Maintenance

Useful Life 10 years

Category Unassigned

Account # 13-89655

Urgency 4 Less Important

Description

Total Project Cost: \$62,500

This project involves the refurbishment of existing trash cans that are damaged or in need of repair as well as the addition of new trash cans designed to encourage recycling.

Justification

There are about trash cans through the City, many of which are in need of repair or replacement due to age and use. Many of these trash cans do not encourage recycling as all materials are comingled together. Various models of trash cans are being researched and locations are beign identified for a pilot program to test various trash can models to increase recycling citywide.

| Prior | Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|----------------------------|---------------|---------------|---------|---------|---------|---------------|
| 15,000 | Equip/Vehicles/Furnishings | 32,500 | 15,000 | | | | 47,500 |
| Total | Total | 32,500 | 15,000 | | | | 47,500 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|-----------------|---------------|---------------|---------------|---------|---------|---------------|
| Grants | 2,500 | 7,500 | | | | 10,000 |
| Measure D | 30,000 | | | | | 30,000 |
| Unfunded | | 7,500 | 15,000 | | | 22,500 |
| Total | 32,500 | 15,000 | 15,000 | | | 62,500 |

Budget Impact/Other

The replacement of a current trash can costs about \$300 in materials and staff labor. New trash cans can cost \$3,000. Sources of funding include the franchise agreement, grants and donor opportunities.

City of Carmel-by-the-Sea, CA

Project # CPB-1213-03
 Project Name ASBS Dry Weather Diversion

Type Improvement Department Services: Public Works
 Useful Life n/a Contact Public Srvs Dir.
 Category Unassigned Priority 1 Critical
 Account #



Description **Total Project Cost: \$538,000**
 In 2010, the City received a \$2.5 million grant to analyze the City's dry weather flows to the beach and to develop a project that would eliminate those flows. The City's match is approximately 10%. The Monitoring phase has been completed and it has been determined that the flows to the beach are minimal. A project consisting of minor improvements and retrofits to the existing storm drain catch basins and outfalls will bring the City into compliance. Construction is anticipated to occur in summer 2013.

Justification
 Carmel Bay is considered an Area of Special Biological Significance (ASBS) by the State Water Resources Control Board. The regulation prohibits dry weather flows into an ASBS. Therefore, the proposed project will allow the City to comply with State standards and avoid any fines or other penalties for not doing so.

| Prior | Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|--------------------------|---------|--------------|---------|---------|---------|---------|
| 383,000 | Planning/Design | 30,000 | | | | | 30,000 |
| | Construction/Maintenance | 125,000 | | | | | 125,000 |
| Total | | | Total | 155,000 | | | 155,000 |

| Prior | Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|--------------------------|---------|--------------|---------|---------|---------|---------|
| 383,000 | GF: Capital Improvements | 35,000 | | | | | 35,000 |
| | Intergovernmental | 120,000 | | | | | 120,000 |
| Total | | | Total | 155,000 | | | 155,000 |

Budget Impact/Other
 In addition to the required match funding, the project will require annual maintenance and additional storm drain cleaning. Although the project will be under the budget of \$2.5 million, it is recommended that the match funding for the total construction portion of the grant be set aside in advance.

| Prior | Budget Items | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|--------------|--------------|---------|---------|---------|---------|--------|
| 1,000 | Maintenance | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 50,000 |
| Total | | Total | 10,000 | 10,000 | 10,000 | 10,000 | 50,000 |

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City of Carmel-by-the-Sea, CA

Project # CPB-1314-01
 Project Name Water Conservation Projects



Type Improvement Department Community Planning & Bldg
 Useful Life 25 years Contact Comm. Planning & Bldg Dir
 Category Unassigned Priority 5 Future Consideration
 Account #

Description Total Project Cost: \$30,000
 In 2011 the City Council adopted a Water Conservation Plan. The purpose of the plan is to assess the City's current water usage and identify opportunities for water conservation projects. Projects may include retrofitting City facilities and irrigation systems, public outreach and the construction of rain harvesting systems. The City would first seek out grants as a potential source of funding.

Justification
 In October, 2009 the State Water Control Resources Board issued a Cease and Desist Order requiring that Cal-Am cease its unauthorized diversions by December 31, 2016. With the unresolved issues related to finding a regional water solution, it is important that the City of Carmel-by-the-Sea be proactive in determining how to prepare for a restricted water supply in the future.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|---------------|---------------|---------------|---------|---------|---------------|
| Construction/Maintenance | 10,000 | 10,000 | 10,000 | | | 30,000 |
| Total | 10,000 | 10,000 | 10,000 | | | 30,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|-----------------|---------------|---------------|---------------|---------|---------|---------------|
| Grants | 10,000 | 10,000 | 10,000 | | | 30,000 |
| Total | 10,000 | 10,000 | 10,000 | | | 30,000 |

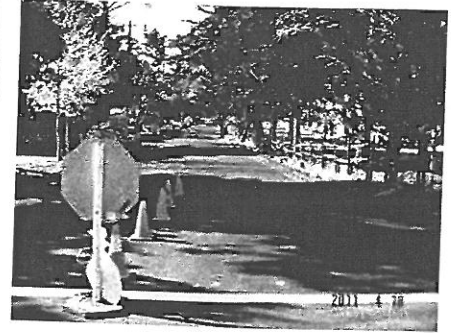
Budget Impact/Other
 New water projects would require regular maintenance and repair.

| Budget Items | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|----------|---------|---------|---------|---------|----------|
| Maintenance | 0 | | | | | 0 |
| Total | 0 | | | | | 0 |

City of Carmel-by-the-Sea, CA

Project # PW-1112-01
 Project Name Street and Road Projects

Type Improvement Department Services: Public Works
 Useful Life 25 years Contact Public Svcs Dir.
 Category Street Reconstruction Priority 1 Critical
 Account # 01-89585



Description Total Project Cost: \$3,475,700

This project involves the patching and overlay of various street projects and miscellaneous sidewalk repairs. The overlay priorities identified for fiscal year 2013-14 are listed below:
 Jane Powers Walkway (\$6,000)
 Santa Fe North of Ocean cul de sac (\$3,000)
 Junipero to 9th and 10th (\$9,000)
 Lobos to 1st and 2nd (\$34,000)
 Guadalupe 6th to Ocean (\$12,000)
 Guadalupe 7th to Mountain View (\$48,600)
 Dolores 5th to Ocean (\$75,800)
 Dolores 7th to 8th (\$142,300)
 San Carlos Ocean to 8th (\$175,500)
 Lincoln to 4th and 5th (\$44,300)
 12th to Junipero to San Carlos (\$36,600)
 Sidewalk Repair (\$50,000)

Justification

The street improvement priorities represent data from the Nichols Pavement Study, analysis and observation from Neill Engineers and recommendations from Public Works staff. Cost estimates range from \$3.00 per square foot for a two-inch thick asphalt overlay to \$22.00 per square foot for a seven-inch thick concrete pavement repair section plus 20% for engineering and contingencies. In addition, funding for sidewalk projects will allow the City to respond to needed sidewalk repairs and replacements by using in-house staff and contractors as needed. The projected annual expenditure is \$584,000 for roads and \$50,000 for sidewalks, or \$634,000.

| Prior | Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|--------------------------|----------------|----------------|----------------|----------------|----------------|------------------|
| 305,600 | Planning/Design | 126,800 | 95,350 | 95,350 | 95,350 | 63,400 | 476,250 |
| | Construction/Maintenance | 507,300 | 538,650 | 538,650 | 538,650 | 570,600 | 2,693,850 |
| Total | Total | 634,100 | 634,000 | 634,000 | 634,000 | 634,000 | 3,170,100 |

| Prior | Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------|------------------|----------------|----------------|----------------|----------------|----------------|------------------|
| 305,600 | Measure D | 291,900 | 307,800 | 359,700 | 426,500 | 426,500 | 1,812,400 |
| | Road Impact Fund | 202,200 | 176,200 | 124,300 | 57,500 | 57,500 | 617,700 |
| | Traffic Safety | 140,000 | 150,000 | 150,000 | 150,000 | 150,000 | 740,000 |
| Total | Total | 634,100 | 634,000 | 634,000 | 634,000 | 634,000 | 3,170,100 |

Budget Impact/Other

Additional patching and sweeping costs ongoing. Further community involvement should be sought regarding streetscaping aspects (at additional cost).

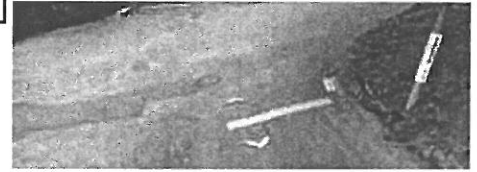
| Budget Items | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total | Future |
|--------------------|---------|---------|--------------|--------------|--------------|--------------|--------------|
| Staff Cost | | | 2,000 | 2,000 | 2,000 | 6,000 | 2,200 |
| Supplies/Materials | | | 200 | 200 | 200 | 600 | |
| Total | | | 2,200 | 2,200 | 2,200 | 6,600 | Total |

City of Carmel-by-the-Sea, CA

Project # PW-1213-08
 Project Name Santa Fe & 4th Storm Drain

Type Improvement
 Useful Life 25 years
 Category Storm Drainage
 Account #

Department Services: Public Works
 Contact Public Svcs Dir.
 Priority 1 Critical



Description Total Project Cost: \$300,000

Reroute storm drain from Santa Fe and 4th to Torres and 5th.

Justification

Currently the storm water runs between and under houses with a potential flooding risk. It is impossible to check or maintain.

| Expenditures | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|--------------------------|----------------|---------|---------|---------|---------|----------------|
| Construction/Maintenance | 300,000 | | | | | 300,000 |
| Total | 300,000 | | | | | 300,000 |

| Funding Sources | '13/'14 | '14/'15 | '15/'16 | '16/'17 | '17/'18 | Total |
|-----------------|----------------|---------|---------|---------|---------|----------------|
| Unfunded | 300,000 | | | | | 300,000 |
| Total | 300,000 | | | | | 300,000 |

Budget Impact/Other

Friends of Mission Trail Nature Preserve

Recommended Capital Improvement Projects - FY 2014-2015

1. *Rio Road Entry Redesign:

Redesign and relocate the pedestrian entry to improve pedestrian safety and enhance preserve amenities.

Ideally this proposal should coincide with the Rio Road Paving Project scheduled for next fiscal year. The project could fit seamlessly with the scheduled road resurfacing extending from the city limits to Santa Lucia Avenue.

Improvements might include new landscaping for the road's two center islands, relocating a new pedestrian raised boardwalk entry from Serra Trail through the wetlands integrating with the existing pedestrian crosswalk and nearby bus stop. Relocating the preserve's main pedestrian entry will dramatically improve public safety along Rio Road.

The project scope could also include installation of a pathway connector from Mission Trail Nature Preserve to Rio Park.

At the same time this project is scheduled, a collaboration between Friends, the City and Carmel Innkeepers Association developing a "Visitors, Hikers and Runners Guide to Carmel's Trails and Pathways" could set in motion a renaissance investing in public open space improvements.

Projected cost: \$85,000 to \$100,000 +/-

* This project will require formal design and planning review

Reference: #8 Modify Design of Rio Road Entry - page 7

2. Goat grazing:

Initiate use of goats to control invasive plants on four test sites.

Projected cost: \$10,000

Reference: # 2 Vegetation Management - page 3 & attachment B

3. Trails restoration:

Renovate Flanders, Doolittle and Mesa foot trails using Cal Fire work crews.

Relocate and add new Flanders Trail extension to circumvent Flanders mansion.

Projected cost: \$3,500

Reference: #6 Flanders Surroundings - page 6 & attachment A-1/A-2

4. Trail barriers:

Replace old trail barriers with rustic split-rail fencing barriers.

Projected cost: \$2,500

Reference: #5 Other Projects - page 5

5. Eucalyptus trees:

Remove all eucalyptus trees competing with cottonwood grove. Selectively remove small and medium size trees in grove near Rowntree Garden and five trees located near the southern garden entry.

Projected cost: \$15,000

Reference: # 3 Tree Management - page 4 & attachments C1 and C2

6. Redwood trees:

Remove all dead redwoods near Liaola memorial benches.

Projected cost: \$2,000

Reference: # 3 Tree Management - page 4 & attachment C2

7. Trash containers:

Add more trash receptacles throughout preserve, including one at each of the five preserve entries. Total (10) fifty-five gallon barrels with lids.

Projected cost: \$2,200

Reference: #2 Vegetation Management-General Improvement Projects - p. 3

8. Trail signs:

Add two preserve entry signs, one each at Martin Way and Flanders driveway. Create four new trail signs for Rowntree garden, Flanders Trail, Mesa Trail and Willow Trail.

Projected cost: \$3,100

Reference: # 12. Preserve Signage - page 9

Grand total all projects: \$123,300 to \$138,300

MEMORANDUM

TO: Lisa Boardman, Chairperson
Members of the Forest and Beach Commission

FROM: Sharon Friedrichsen, Public Services Director
Mike Branson, City Forester

DATE: 30 January 2014

SUBJECT: Mission Trail Nature Preserve Master Plan Assessment

Purpose:

The City Council made the review of the implementation of the Shoreline Management Plan and Forest Management Plan a key initiative for 2013. Continuing the implementation of the SMP and FMP, and including the Mission Trail Nature Preserve Master Plan is a key initiative for 2014. A copy of the MTNPMP is attached

Background:

As stated in the City's Introduction to the General Plan and Local Coastal Plan (http://ci.carmel.ca.us/tasks/sites/carmel/assets/File/general_plan/introduction.pdf), the General Plan is a comprehensive statement of the planning goals and policies for the City of Carmel-by-the-Sea and its surrounding Sphere of Influence. State law requires each community to adopt, and periodically update its General Plan, which contains seven specific elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Carmel's General Plan has been combined with its Local Coastal Land Use Plan to ensure coordination of these two policy documents. The Coastal Land Use Plan sets forth goals, objectives, and policies that govern the use of land and water in Carmel-by-the-Sea consistent with Chapter 3 of the California Coastal Act of 1976 (as amended through January 2003). Chapter 3 of the California Coastal Act contains coastal resources planning and management policies that address public access, recreation, marine environment, land resources, development, and industrial development within four required elements of community character and development, circulation, coastal access and recreation and coastal resource management. Appendices to the General Plan include the Forest Management Plan, Mission Nature Preserve and the Del Mar Master Plan, among others. *Therefore, any changes to the Mission Trail Nature Preserve Management Plan will constitute a change in the General Plan and Coastal Plan and require approve by the Planning Commission, City Council and Coastal Commission.*

The Mission Trail Nature Preserve Master Plan contains four goals listed below. Under these four goals are 12 objectives and 38 policies.

1. Preserve the forested tranquil atmosphere of the Mission Trail Nature Preserve.
2. Protect, maintain and enhance the rare coastal habitats and associated plants and animals within Mission Trail Nature Preserve.

3. To preserve the natural drainage of Mission Trail Nature Preserve and enhance wetlands.
4. Maintain Mission Trail Nature Preserve using great care to avoid the degradation of resources.

Assessment:

The attached scorecard assesses the current implementation status of the objectives and policies, whereby green means the objective /policy has been fully implemented; yellow is partially implemented and red indicates it has not been implemented. The majority of the objectives and policies has been implemented and are considered ongoing functions of the department. Items in yellow have largely not been fully implemented due to limited resources.

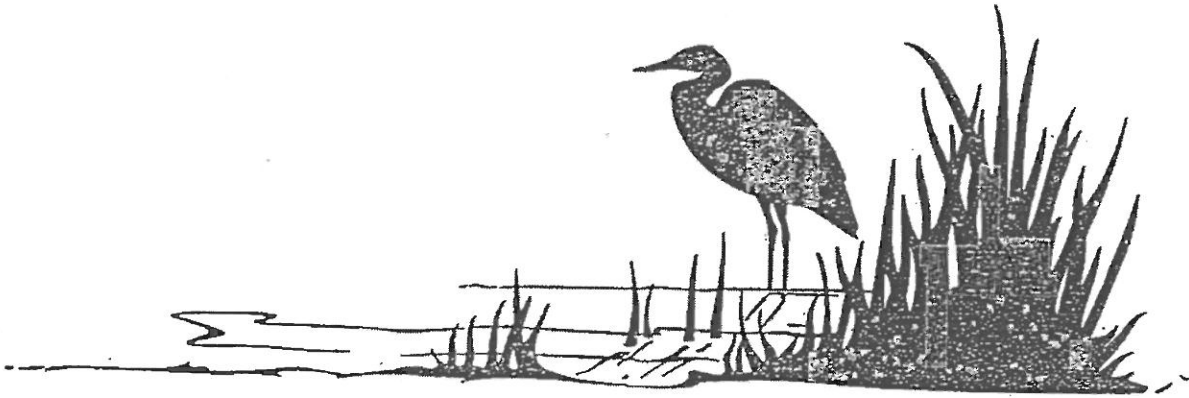
Recommendations:

Staff does not find any of the existing goals, objectives or policies to be problematic from an implementation viewpoint. Rather, the lag in implementation has largely been based upon limited resources. Consequently staff recommends the following options to the Commission:

1. Commence with a review of the existing goals, objectives and policies to determine if any changes should be made and with an emphasis on prioritizing existing objectives and policies that may be accomplished with existing resources.
2. Based upon prioritization, provide direction to staff on an annual work plan that includes implementation strategies.
3. Continue to review existing ordinances and policies for consistency and possible amendments.

| Management Policy | | |
|-------------------|------|---|
| Number | Page | Description |
| O5-25 | 4 | Preserve and enhance vegetative diversity |
| P5-270 | 4 | Continue annual Monterey pine seedling planting during the winter each year |
| P5-271 | 4 | Enhance efforts to replant and maintain native tree species |
| P5-118 | 4 | Avoid removal or pruning of native riparian vegetation except drainage channels, road/trail clearance and new native tree establishment |
| O5-26 | 4 | Enhance coastal terrace prairie |
| P5-119 | 4 | Remove by hand nonnative shrubs during late spring |
| P5-120 | 5 | Avoid further erosion and loss of native vegetation |
| O5-27 | 5 | Reduce introduction of invasive species |
| P5-129 | 5 | Provide residents of adjacent properties with list of plants to use/to avoid |
| P5-122 | 5 | Organize volunteer work groups to remove nonnative plants |
| O5-29 | 5 | Monitor and protect Hickman onion |
| P5-126 | 5 | Consider retaining volunteer botanist to monitor onion |
| P5-127 | 5 | Limit access in coastal terrace prairie during winter and spring months |
| O5-30 | 5 | Maintain and enhance habitat for wood rat |
| P5-128 | 5 | Consider retaining volunteer biologist to monitor wood rat |
| O5-31 | 6 | Maintain natural drainage patterns/Maintain creek beds/allow ditch to revert to natural channel |
| P5-131 | 6 | Remove fallen trees/limns from channels/ Boulders to prevent erosion |
| O5-28 | 6 | Prepare annual maintenance habitat plans |
| P5-123 | 6 | Allow willows to grow in riparian corridor and wet meadow |
| P5-124 | 6 | Consider removal of introduced and invasive thru annual program (contract workers and volunteers) |
| P5-125 | 7 | Research the most appropriate time for mowing grasses to encourage native plants and discourage exotics |
| P5-130 | 7 | Prohibit cleaning of City Maintenance equipment in the Preserve |
| P5-132 | 7 | Repair stream bank deterioration and remove debris |
| P5-133 | 7 | Maintain box culvert inlet adjacent to Rio Road |
| P5-134 | 7 | Consult with agencies on wetland management |
| P5-135 | 8 | Preclude manmade objects from inhibiting drainage along the road in MTNP |
| P5-136 | 8 | Maintain shoulders and cross flows of beds |
| P5-137 | 8 | Clean and grate road shoulders and maintain culverts at least 2 times a year |
| P5-138 | 8 | Maintain and make available up to date printed brochures |
| O5-38 | 8 | Manage habitat to enhance integrity/ preserve and protect native plant, wild animal and birds |
| O5-33 | 9 | Maintain the Rowntree Native Plant Garden in MTNP as an area where the public can see native plants |
| P5-144 | 9 | Create and maintain demonstration garden for native flowers |
| P5-145 | 9 | Label native plants with info |
| O5-34 | 9 | Consider establishing volunteer committee for garden |
| P5-146 | 9 | Maintain communication between FB Commission and Monterey Bay Chapter of CA Native Plant Society |
| P5-147 | 9 | Recruit and train volunteers to care for garden |
| P5-148 | 9 | Schedule and advertise volunteer work days as needed |
| P5-141 | 10 | Preserve Outlands property and grounds with historic status (Flanders) |
| P5-142 | 10 | Utilize Outlands in manner beneficial to residents |
| P5-143 | 10 | Support compatible uses at Outlands property |
| P5-140 | 11 | Formalize trail thru Martin Meadows |
| O5-35 | 11 | Implement maintenance |
| P5-149 | 11 | Repair stream banks and remove debris annually Sept-Oct |
| P5-150 | 11 | Clean and grade road shoulders, maintain culverts and trim vegetation annually Sept-Oct |
| P5-151 | 11 | Remove fallen trees and limbs |
| P5-152 | 11 | Place rip rap to prevent erosion |
| P5-153 | 11 | Mow meadow of grade in June |
| P5-154 | 11 | Maintain Serra trail to allow emergency access semi-annually |
| P5-155 | 11 | Remove dead/hazardous trees as needed |
| P5-156 | 12 | Conduct trail maintenance and clearance in June-August |

**MISSION TRAIL
NATURE PRESERVE
MASTER PLAN**



**MISSION TRAIL NATURE PRESERVE
MASTER PLAN**

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- H. Flanders Mansion
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MISSION TRAIL NATURE PRESERVE MASTER PLAN

A. INTRODUCTION

HISTORY OF THE PARK

Mission Trail Nature Preserve, designated a nature park in 1979, approved by the Carmel-by-the-Sea Forest and Beach Commission and adopted by the City Council, has been established as a natural parkland for passive recreational use. The park boundaries encompass 35 acres of unspoiled native vegetation and includes the Flanders Mansion, the Lester Rowntree Native Plant Garden and the meadow off Martin Road.

The Preserve affords the user the opportunity to enjoy the natural beauty of seasonal growth and change of flora and fauna, to walk the trails, and to take in the grandeur of the expansive vistas, particularly those of the Fish Ranch, Point Lobos, Carmel Mission, and Carmel Bay.

Stately pines, oaks and a pure stand of toyon dominate the northern reaches of the Preserve, while a dense stand of willow shrouds the low-lying flood plain to the south.

During any season of the year various birds (more than 50 species) can be seen, and displays of native grasses, trees, shrubs, and wildflowers can be viewed as one hikes along the three miles of trails within the Nature Preserve boundaries. Each new season announces the subtle alterations in the character of the Preserve vegetation and provides new color displays for the avid occasional hiker.

B. MASTER PLAN

Most of Mission Trail Nature Preserve is designated as an Environmentally Sensitive Habitat Area (ESHA). ESHA's are defined in Section 30107.5 of the California Coastal Act of 1976 as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and

developments.” In a natural setting, ESHA’s would be fully self-sustaining and would not need active management. Mission Trail Nature Preserve an isolated remnant of a larger environmentally sensitive area, is now surrounded by urban development. Active management is essential if resource values of this habitat are to be protected and preserved.

The purpose of the Master Plan is twofold:

1. To establish and maintain long-range goals for preservation and use of the Mission Trail Nature Preserve.
2. To guide the City in its decision making process concerning the management of the Mission Trail Nature Preserve.

The Master plan has evolved over a period of years through data gathered from a report prepared by Jones and Stokes Associates, staff analysis, and public input. It consists of both written policies and a physical map of the park. Throughout the process, citizen input evaluating past City actions and suggesting further directions has been actively encouraged. The Mission Trail Park Advisory Committee was assigned the task of preparing the Master Plan by the City Council. Its members are: Russell Gifford, Roberta Bialek, Tim Zorach, Steve Brooks, and Wayne Earls (non-voting members are Gary Olsen, representative from the Rowntree Native Plant Garden and Maxine Jennings, representative from the Recreation Commission).

The Format of the Master Plan is similar to the City’s General Plan. It is divided into sections relating to specific areas of the Nature Preserves, physical features, fire suppression, vegetation, trails and public use. Within each of these sections, goals are established, objectives identified, followed by policies supporting the objectives. It is intended that all policies under each objective have equal weight. Naturally, when making decisions based on the policies in this Master Plan, some policies will have greater bearing on the matter at hand than do other policies under the same objective.

The identification number of goals, objectives, and policies in the Mission Trail Nature Preserve Master Plan is correlated to the numbering order in the adopted Local Coastal Program of Carmel-by-the-Sea and thus may not appear in sequential order in this Plan.

C. VEGETATION

Mission Trail Nature Preserve supports a mosaic of vegetation consisting of a Monterey pine forest on inland granitic bedrock and old dunes, central coast arroyo willow riparian forest, box elder and cottonwood trees, wetland drainage, wet meadow, coast live oak woodland, coastal terrace prairie, and horticultural plantings.

G5-8 Preserve the forested tranquil atmosphere of the Mission Trail Nature Preserve.

- O5-25 Preserve and enhance the vegetative diversity in Mission Trail Nature Preserve consisting of Monterey pine forest, central coast willow riparian forest, wet meadow, coast live oak woodland, redwood, box elder, cottonwood, coastal terrace prairie, and horticultural plantings.

- P5-270 Continue the annual Monterey pine seedling planting during the winter of each year (using the seed collecting guidelines of the Genetic Resources Conservation Program of the University of California at Davis, in order to maintain appropriate genetic diversity). Enhance efforts to replant and maintain native tree species similar to nearby native riparian vegetation.

- P5-118 Avoid removal or pruning of native riparian vegetation except for drainage channel and road/trail clearance and/or for the purpose of new native indigenous tree/shrub establishment.

- O5-26 Enhance coastal terrace prairie on the west and south facing slopes in the Martin Road parcel and between the Outlet meadow and Ladera Drive.

- P5-119 Remove by hand nonnative shrubs and their roots invading these areas during late spring when soils are moist and before seed/seed pods become viable.

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- P5-120 Avoid further erosion and loss of native coastal and terrace vegetation.
- O5-27 Reduce the introduction and population of invasive horticultural species in the Preserve.
- P5-129 Provide residents of adjacent properties with a list of plants that are compatible with the native vegetation of the Preserve. Encourage use of this list as a guide for planting private landscapes. Additionally, provide a list of invasive plants to avoid.
- P5-122 Organize volunteer work groups to remove nonnative plants from the Preserve. The California Department of Forestry and Fire Protection crews from Gabilan Camp could be used to assist this effort.
- O5-29 Monitor and protect the Hickman's onion population found in the Preserve.
- P5-126 Consider retaining a qualified volunteer botanist to monitor the population of Hickman's onion to determine if current management practices and public use of the coastal terrace prairie are affecting the viability of the population.
- P5-127 Limit access in the coastal terrace prairie during winter and spring months when the soil disturbance could affect the species.
- O5-30 Maintain and enhance habitat for Monterey Dusky-Footed Woodrat (a special status wildlife species), in accordance with recommendations of a qualified wildlife biologist.
- P5-128 Consider retaining a volunteer biologist to monitor the rat's population and develop a management plan to help ensure its survival.

D. WETLANDS AND RIPARIAN HABITATS

Central coast arroyo willow riparian forest occurs as a dense, multi-layered forest along the western boundary of the park. Riparian forest also occurs along a perennial drainage near the western boundary of the Mission Trail Nature Preserve. The riparian forest is characterized by a canopy layer of black cottonwood and arroyo willow and a sub-canopy of shrub-size arroyo willow and dogwood.

Wet meadow dominates the southern end of the Preserve. The wet meadow is characterized by a mix of wet meadow species, grassland species, and introduced grasses.

G5-9 Protect, maintain and enhance the rare coastal habitats and associated plants and animals within Mission Trail Nature Preserve.

- O5-31 Maintain natural drainage patterns except where erosion or human safety problems may be created. Maintain the existing creek bed and preclude it from becoming debris clogged. Encourage/allow the channelized ditch to revert to a more natural channel in order to enhance the park's wetlands (riparian forest, wet meadow) and natural character.

- P5-131 Remove fallen trees and limbs from the stream channels as needed. Place natural boulders and creek cobbles to prevent erosion only in situations where private property or public safety is at risk.

- O5-28 Prepare annual maintenance plans for habitats within the Preserve. Encourage native vegetation to re-establish on sites previously mowed, cut, or invaded by exotic species.

- P5-123 Allow willows to grow in the riparian corridor and the wet meadow.

- P5-124 Consider removal of both intentionally introduced plants and invasives by instituting an annual program

through joint efforts of contract workers and volunteers.

- P5-125 Research the most appropriate time for mowing grasses to encourage the growth of native plants and discourage exotics and schedule accordingly.
- P5-130 Prohibit cleaning of City maintenance equipment in the Preserve.

E. DRAINAGE

Two main perennial drains and smaller drainages transect Mission Trail Nature Preserve. The main perennial drainage begins at the northern end of the Preserve, runs along the western boundary, and forks near the center. At the northern end, the drainage bottom is generally un-vegetated. The canyon sides are vegetated with Monterey pine and coast live oak with a dense understory of French broom, German ivy, English ivy, and California blackberry. French broom dominates the banks along the northern portion of the drainage, grading into a dense central coast arroyo willow riparian forest (near 11th Street entrance to the Preserve at Willow Trail.) Redwood, bay tree (*Umbellularia californica*), and bamboo (*Bambusa sp.*) also occur in localized portions of the drainage.

G5-10 To preserve the natural drainage of Mission Trail Nature Preserve and enhance wetlands.

- P5-132 Repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. Projects of this nature shall be reviewed by the Forest and Beach Commission, similar to its review of street projects.
- P5-133 Maintain a box culvert inlet adjacent to Rio Road to prevent flooding.
- P5-134 Consult with appropriate agencies regarding wetland management.

P5-135 Preclude manmade objects from inhibiting drainage along the road in Mission Trail Nature Preserve.

P5-136 Maintain the shoulders and cross flows on the Preserve bed to insure surface water can easily enter the creek.

P5-137 Clean and grade road shoulders and maintain culverts at least twice yearly, to insure continuous drainage. Trimming by the Forest, Parks, and Beach Department will be conducted to the extent necessary to allow access by the City maintenance equipment and fire apparatus.

F. PUBLIC USES

Mission Trail Nature Preserve is open to the public for passive recreational use. Primary uses include hiking, jogging, birding, and relaxation in a quiet natural setting. There are five Preserve entrances: Mountain View Avenue, Rio road, 11th Avenue, Martin Road, and Hatton Road. These entrances lead to a series of trails meandering throughout the Preserve. This series of trails exceeds three miles in length and is intended for foot traffic only.

O5-32 Provide reasonable low-impact uses of Mission Trails Nature Preserve for the enjoyment of its natural surroundings and plant and wildlife inhabitants.

P5-138 Maintain and make available an up-to-date printed brochure that offers Preserve users helpful information. The brochure would also offer appropriate explanations for Preserve use restrictions.

O5-38 Manage environmentally sensitive habitats in Mission Trail Nature Preserve to maintain and enhance their natural integrity. Preserve and protect the Mission Trail Nature Preserve native plant, wild animal and bird population.

G. LESTER ROWNTREE NATIVE PLANT GARDEN

The Lester Rowntree Native Plant Garden was created to provide a quiet nature study area where native California trees, shrubs and plants are grown for exhibition and study and displayed to enhance the natural beauty of the area. It is located just off Hatton Road and is approximately one acre in size.

O5-33 Maintain the Rowntree Native Plant Garden, within Mission Trail Nature Preserve as an area where the general public can view and study native California plants and trees. The goal is that the knowledge gained will lead to an expanded use of California native plants in private landscapes.

P5-144 Create and maintain a demonstration garden for native flowers in Mission Trail Nature Preserve.

P5-145 Label native plants and areas in the garden at Mission Trail Preserve with identifying and explanatory information.

O5-34 Consider establishing a Volunteer Committee to assist the Forest, Parks, and Beach Director and staff in the responsibility for the garden at Mission Trail Nature Preserve.

P5-146 Maintain communication between Forest and Beach Commission and Monterey Bay Chapter of the California Native Plant Society.

P5-147 Recruit and train volunteers to plant, weed, water and care for the garden in Mission Trail Nature Preserve under the direction of the Forest, Parks, and Beach Department staff.

P5-148 Schedule and advertise volunteer work days as needed to maintain the garden in Mission Trail Nature Preserve.

H. FLANDERS MANSION

The Flanders' Mansion, called "Outlands" by Mrs. Grace Flanders, was completed in May of 1925. At that time the Flanders family moved in and the mansion remained in private hands until 1971 when the City of Carmel purchased it for \$275,000. The Mansion is an intrinsic part of Mission Trail Nature Preserve and the surrounding area. Any use found for the Mansion should satisfy the following goals.

P5-141 If retained by the City, preserve the Outlands property and grounds at Mission Trail Nature Preserve consistent with its status as a nationally registered historical resource.

P5-142 If retained by the City, utilize the Outlands property at Mission Trail Nature Preserve in a manner beneficial to the residents of Carmel-by-the-Sea while minimizing its expense to the City.

P5-143 If retained by the City, support uses at the Outlands property that are compatible with its location in Mission Trail Nature Preserve and adjacent to the Rowntree Native Plant Garden and Hatton Road neighborhood.

I. STEWARDSHIP PROGRAM

The ESHA boundaries could not be extended beyond the Preserve boundaries to include adjacent private land. Habitats do not follow man made area designations. Stewardship policies for ESHA and other areas within the City in included in the ESHA section of the adopted Local Use Plan of the Local Coastal Program.

J. PARKING AND ACCESS

There is no private vehicle access to the Preserve proper. Vehicles may enter from Hatton Road via a driveway that leads to the Flanders' Mansion. Space is available for parking near the Mansion for a limited number of vehicles. The City has considered several parking alternatives

around the Mansion. However, a consensus as to the most appropriate location(s) has not been achieved.

P5-140 **Formalize a trail through Martin Meadows.**

K. USE OF MECHANIZED EQUIPMENT

G5-11 **Maintain Mission Trail Nature Preserve using great care to avoid the degradation of resources.**

O5-35 Implement the Mission Trail Nature Preserve maintenance provisions.

P5-149 Repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. (Annually: September – October.)

P5-150 Clean and grade road shoulders and maintain culverts to ensure continuous drainage. Trim vegetation to the extent necessary to allow access of equipment. (Annually: September – October.)

P5-151 Removal of fallen limbs and trees from the stream channels. (As needed.)

P5-152 Place rip-rap to prevent erosion only in situations where private property or public safety is at risk. (As needed.)

P5-153 Mow of meadow grasses to reduce the risk of fire (June.) if consistent with special status plant management needs.

P5-154 Maintain Serra trail to allow access of emergency vehicles. (Semi-annually.)

P5-155 Removal of dead/hazardous trees only as needed. Leave dead trunks in place when not hazardous to provide habitat for woodpeckers and other fauna.

P5-156 Conduct trail maintenance and clearance. (June – August.)

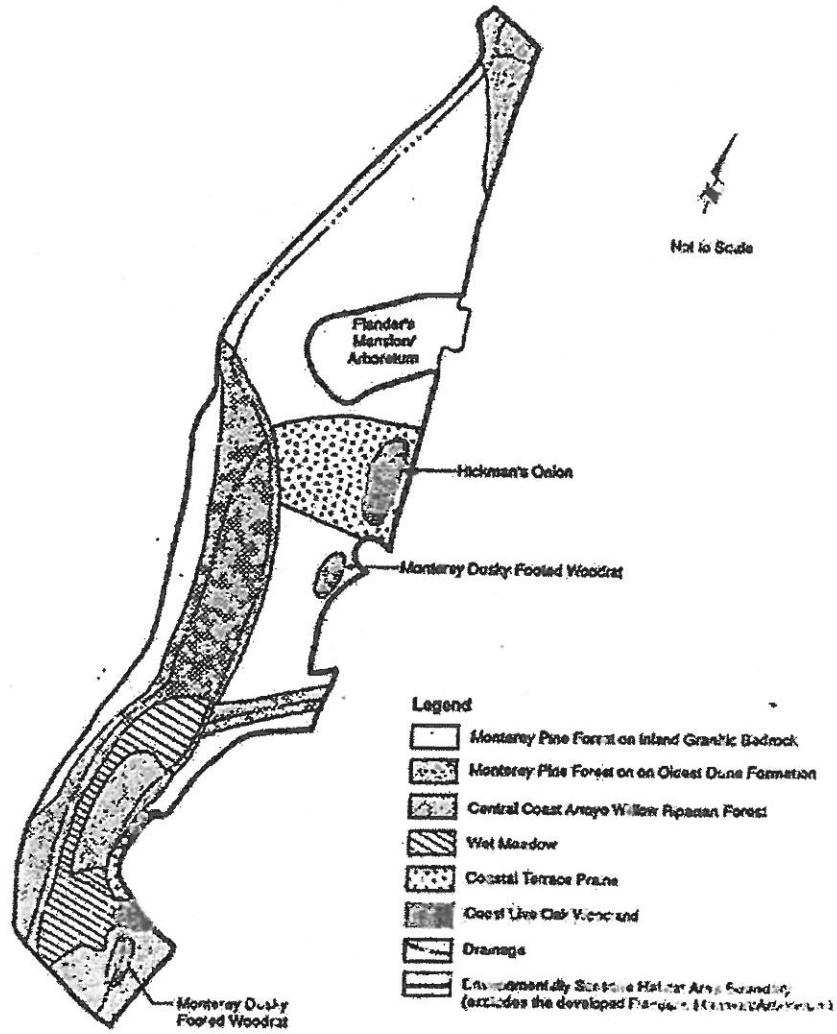
The Forest, Parks, and Beach Director is responsible for monitoring these activities and reporting to the Forest and Beach Commission scheduled tasks and their results. An annual report will be prepared for the Forest and Beach Commission review before submittal to the Coastal Commission.

L. MAPS

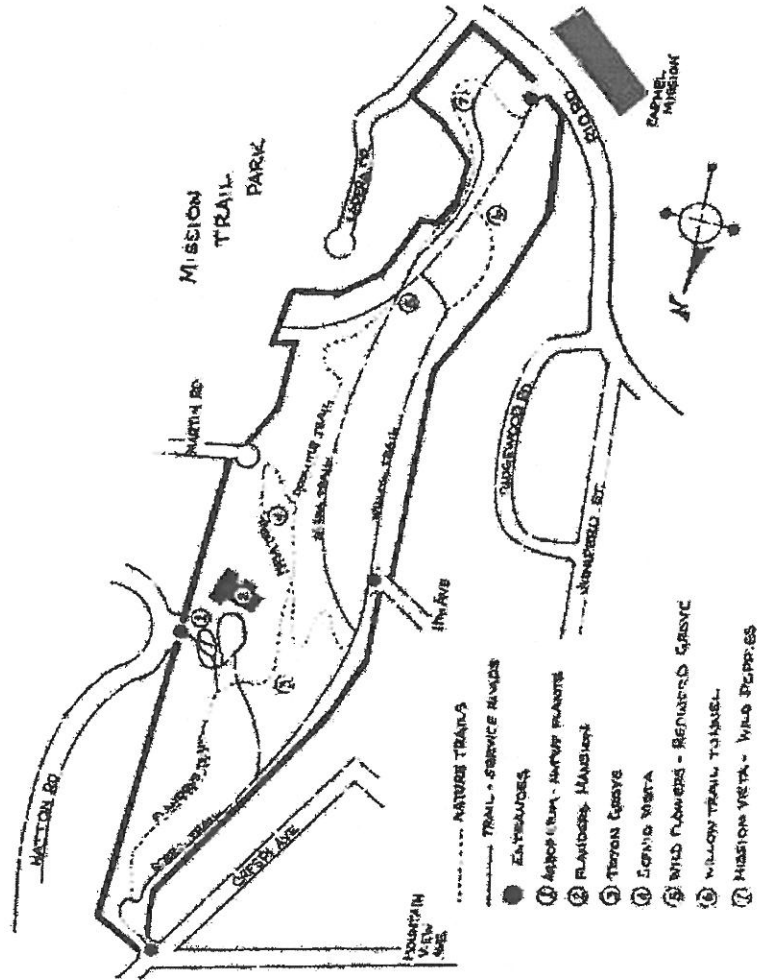
1. Jones and Stokes Associates, Inc. map: Location of Special –Status Species, Vegetation Types, and ESHA Boundary at Mission Trail Nature Preserve.
2. Map showing nature trail, service roads, and entrances to Mission Trail Nature Preserve.
3. Map of Park Overlay District adjacent to Mission Trail Nature Preserve.

Map 1

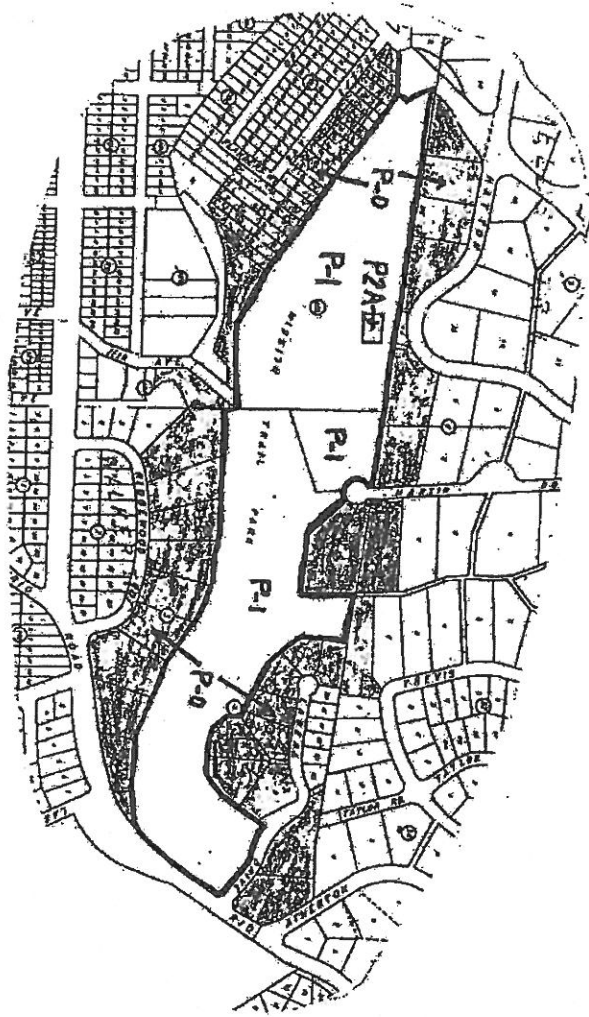
Map 1



Map 2



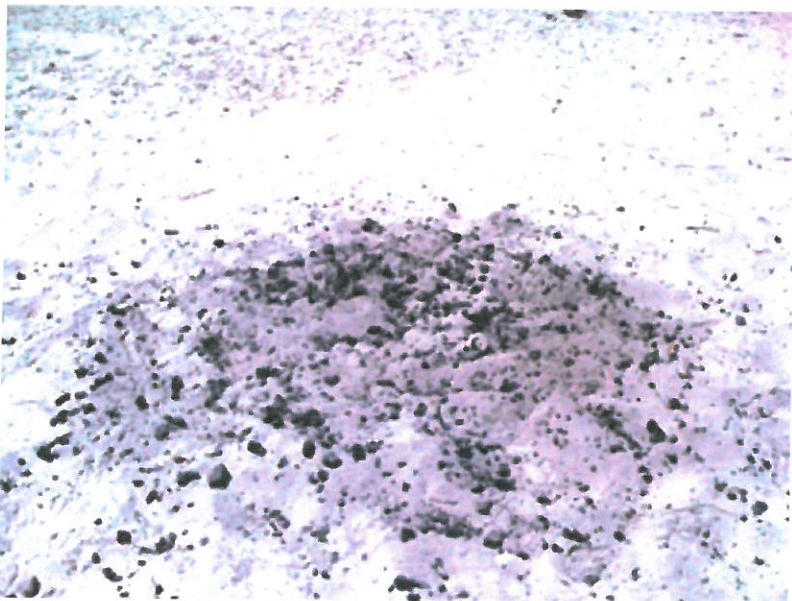
Map 3



50

Carmel Ad Hoc Beach Committee Report

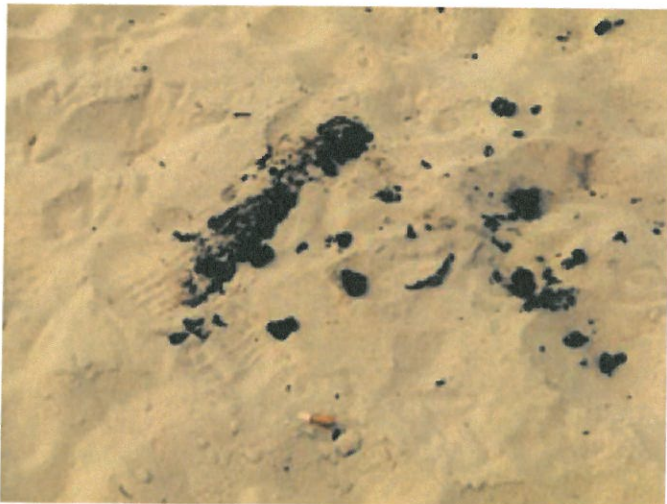
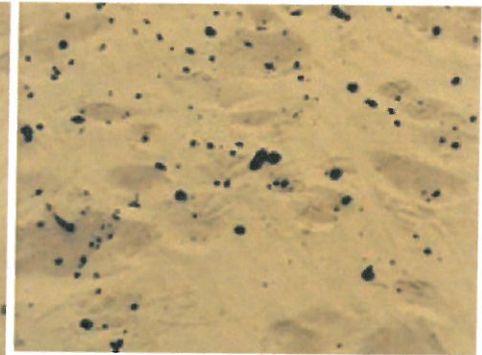
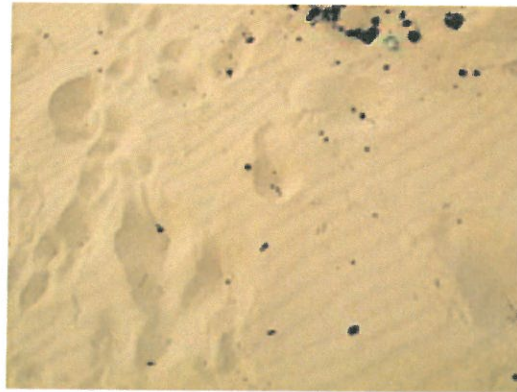
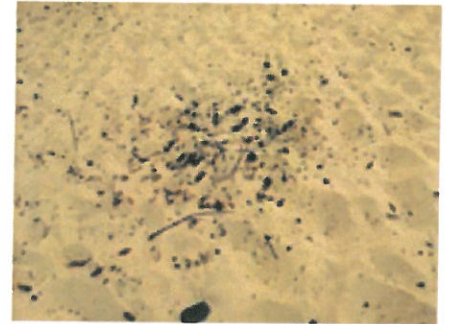
February 2014



I. General Condition of the Beach: Late January 2014



2. Fires North of 10th: (one weekday, one block, Jan. 26, 2014)



53

3. Fires near the banks: Jan. 2014

On Jan. 31, Commissioner Refuerzo noted that 3 of 4 fires built were within 25 feet of the bank.



54

4. Kelp from the Bay embedded with charcoal and logs. (Jan. 31)



55

5. Special Issues:

Fire built under the "No Fires" sign and on rocks.



Large logs attempted to burn



Railing at 9th needing repair and stairs need sand at bottom, as there is over a 1 foot drop onto rocks.

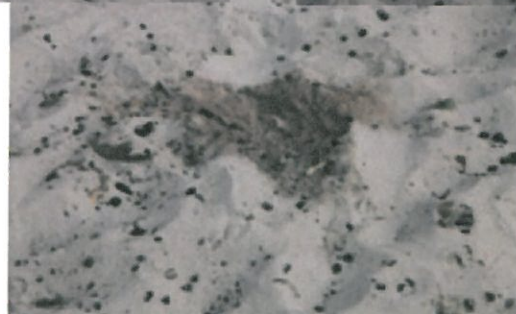
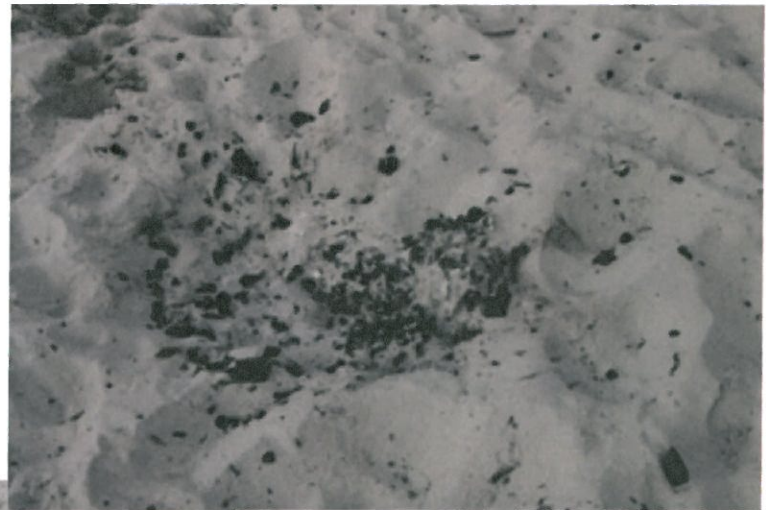
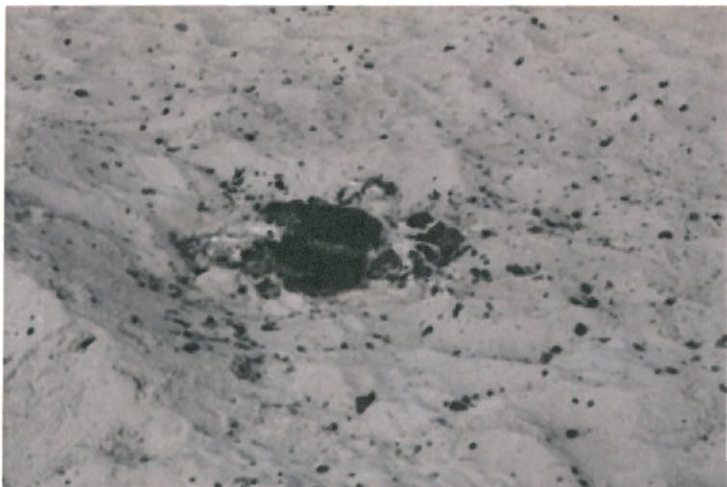


56

6. Trash (Small sampling)



7. Fires put out with sand, many still smoldering next day.(Jan-Feb)



8. Three campsites (& assoc. fire pits) in Acacia, North Dunes.



