



CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

July 8, 2026
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Anna Ginette, Community Planning & Building Director
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **CDP 26236 (City of Carmel-by-the-Sea):** Consideration of a CDP to allow vegetation management for fire fuel reduction within 100 feet of structures, on the four City owned parcels along 2nd Ave, directly above and adjacent to Pescadero Canyon.

Proposed CEQA Action: Find the project exempt from environmental review pursuant to CEQA Guidelines Section 15304.i (Minor Alterations to Land) and none of the exceptions to the exemptions contained in Section 15300.2 apply in this case.

Application :	Coastal Development Permit	Applicant: City of Carmel-by-the-Sea
APN:	010-233-004-000; 010-233-009-000; 010-233-010-000; 010-233-011-000; and 010-233-012-000	Owner: City of Carmel-by-the-Sea
Block & Lot:	UNNUMBERED BLOCK NORTH OF 2ND AVE SUB 5B	
Location:	Along the northern boundary of 2 nd Avenue between the intersections of North Camino Real and North Casanova Street in the Natural Parklands and Preserves (P-1) zoning district and Archaeological Significance (AS) and Appeal Jurisdiction/Beach (BR) overlay districts.	

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (**Attachment 1**):

- A. Finding the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15304(i) (Class 4 – Minor Alterations to Land) and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and
- B. Approving a Coastal Development Permit, CDP 26236 (Carmel-by-the-Sea), to

allow vegetation management within 100 feet of structures for fuel mitigation. The properties are located along the northern boundary of 2nd Avenue between the intersections of North Camino Real and North Casanova Street in the Natural Parklands and Preserves (P-1) zoning district and Archaeological Significance (AS) and Appeal Jurisdiction/Beach (BR) overlay districts, APNs: 010-233-004-000; 010-233-009-000; 010-233-010-000; 010-233-011-000; and 010-233-012-000.

Summary, Background, and Project Description:

On June 22, 2026, the City Administrator, on behalf of the City of Carmel-by-the-Sea, submitted a request for approval of Coastal Development Permit application (“PERMIT NO. CDP 26236 [City of Carmel-by-the-Sea Pescadero Vegetation/Fuel Management]”) to allow fuel management activities within the City-owned lots in Pescadero Canyon.

In accordance with Carmel-by-the-Sea Municipal Code, the project requires a Coastal Development Permit to be approved by the Planning Commission. As summarized in Staff Analysis below, and as demonstrated in the draft resolution, the required findings for approval can be made in this case.

Staff Analysis:

The project is for vegetation management for fuel mitigation within the City-owned lots in Pescadero Canyon. The scope of the project is limited to conducting fuel management reduction activities within 100 feet of structures. Vegetation will not be clear-cut, and no trees will be removed. Vegetation management will occur through the use of hand crews and light machinery. A certified arborist and qualified biologist will work with the fuel management crew to ensure protection of sensitive species and protected trees.

The project is consistent with Coastal Resource Management Element goals, objectives and policies calling for the protection and enhancement of the natural beauty of open space, sensitive habitats and hillside areas. Implementation of the project would provide fire protection to nearby properties by reducing fuel loads.

Standard conditions of approval have been incorporated to ensure project implementation controls erosion/sediment, protects existing trees as well as nesting birds.

Other Project Components:

Environmental Review

The proposed project is exempt from environmental review. The vegetation management and fuel mitigation qualifies as categorically exempt pursuant to CEQA Guidelines Section 15304(i) - Minor Alterations to Land, where fuel management activities are within 100 feet of a structure and the public agency having fire protection responsibility for the area has determined that 100 feet of fuel clearance is required due

to extra hazardous fire conditions.

The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case. The proposed work is permitted upon approval of a Coastal Development Permit and implementation of the project would enhance and continue to preserve the Pescadero Canyon open space areas. The subject properties are not located on or adjacent to a scenic highway, identified as a hazardous waste site and do not contain historic resources. The Mission Trail Nature Preserve long-term vegetation management project is of the same type and is implemented throughout the year. Due to lack of proximity and the Project's limited scope, there is no evidence on the record that the two projects will result in a cumulative impact.

Attachments:

1. Attachment 1_Reso_CDP 26236_070226
2. Project Plans - Carmel FDP Appendix H PBCSD Pescadero CYN