

CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION

RESOLUTION NO. 2025-007-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA RECOMMENDING CITY COUNCIL ADOPTION OF POLICY 2025-(TBD) PROHIBITING THE INSTALLATION OF ARTIFICIAL TURF CITYWIDE**

WHEREAS, in 2016, the State of California enacted Government Code Section 53087.7, which required jurisdictions to approve proposed installations of drought tolerant landscaping, including synthetic grass/artificial turf, on residential property; and

WHEREAS, in 2017, the City Planning Division developed Permitting Standards for Artificial Turf to comply with State law; and

WHEREAS, the City reviewed and approved approximately forty applications for artificial turf on residential properties between 2017 and 2014; and

WHEREAS, on October 8, 2023, Governor Newsom signed Senate Bill 676, restoring the authority of local agencies to regulate or prohibit synthetic grass and artificial turf installations, effective January 1, 2024; and

WHEREAS, additional scientific study is needed to conclusively determine the safety – or safety risks of – exposure to artificial turf, the product contains carcinogens, neurotoxins, mutagens, and endocrine disruptors that may pose a risk to public health; and

WHEREAS, artificial turf provides inferior water percolation rates as compared to natural plant material, hindering water absorption into soil and increasing runoff; and

WHEREAS, micro and nanoplastics, nylon, and “crumb rubber” materials in artificial turf deteriorate over time and leach into the air, water, and soil, endangering Carmel Bay, a protected watershed and a designated Area of Special Biological Significance (ASBS); and

WHEREAS, the application of artificial turf limits the supply of air, water and organic material to soil beneath, affecting living organisms necessary for healthy soil; and

WHEREAS, the average longevity of artificial turf is ten years, and because of its complex makeup of petroleum and plastics, aged turf is typically landfilled or incinerated rather than recycled; and

WHEREAS, the City’s Design Guidelines speak extensively to the importance of natural settings, natural forest character, and natural materials; and

WHEREAS, because artificial turf is a plastic petroleum product that may cause adverse effects on public health, stormwater management, pollutant discharge, soil health, and neighborhood character, the use of artificial turf/synthetic grass in all zoning districts is inappropriate; and

WHEREAS, City staff has prepared an Artificial Turf Policy prohibiting the installation of artificial turf citywide; and

**NOW THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY** recommend City Council adoption of Policy 2025-(TBD) prohibiting the installation of artificial turf citywide.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA** this 11<sup>th</sup> day of February, 2025, by the following vote:

AYES: Ahlborn, Allen, Karapetkov, Locke

NOES: None


ABSENT: LePage

ABSTAIN: None

APPROVED:

ATTEST:

Signed by:  
  
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Michael LePage  
Chair

Signed by:  
  
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Shelby Gorman  
Planning Commission Secretary