

DEL MAR MASTER PLAN

A. INTRODUCTION

Carmel Beach is owned and maintained by the City of Carmel-by-the-Sea and includes over 22 acres of white sand beach. At the foot of Ocean Avenue is the Del Mar parking area. The parking area is "L" shaped in design and extends from San Antonio Avenue on the east to Del Mar Avenue on the west and includes approximately 120 parking spaces.

The North Dunes and Del Mar Dunes are the last remaining undeveloped dunes within the City limits. The North Dunes are located on the north end of the beach adjacent to the Del Mar parking lot at the foot of Ocean Avenue. This is a 4 to 5 acre tract of substantially disturbed dunes. The Del Mar Dunes are a thin stretch of disturbed dunes extending from the Del Mar parking area to approximately Eighth Avenue.

While the North Dunes and Del Mar dunes are host to several exotic and invasive species, a small amount of native dune scrub still occurs. Species observed in the dunes habitat in past field surveys include mock heather, bush lupine, beach sagewort, California blackberry, Tidestrom's lupine and others.

Special status species found in the area include the Tidestrom's lupine, which is listed by the State of California and the Federal Government as endangered, the central dune scrub, which the State of California considers a sensitive habitat, and the black legless lizard, which the State of California considers a species of special concern.

(For more information on the habitat and species in the North Dunes and Del Mar Dunes please see Local Coastal Implementation Plan Appendix "A" Shoreline Management Plan, Local Coastal Land Use Plan Appendix "F" Environmentally Sensitive Habitat Area Study, and the attachments to this plan.)

B. MASTER PLAN

Goal 4-2 of the General Plan/Coastal Land Use Plan encourages the development of a Master Plan for the Del Mar and North Dunes area. Several objectives and policies are identified in the General Plan/Coastal Land Use Plan addressing the content of the Master Plan. The purpose of this Master Plan is:

- 1) To provide a framework for improving parking, circulation, pedestrian flow, handicap accessibility, aesthetics and environmental resources in the Master Plan area.
- 2) To establish and maintain long-range goals for preservation and use of the Del Mar and North Dunes.

The identification number order of goals, objectives and policies in the Del Mar 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. Some of the goals, policies and objectives listed are not fully implemented in this plan. A section at the end of the plan identifies future implementation measures.

C. PARKING AREA

Policies and Objectives:

- P4-42** Develop a design plan for the Del Mar parking area that improves circulation, reduces congestion, enhances visual quality, and enhances community character. The redesign shall avoid or minimize any loss of parking spaces.
- P4-15:** Address circulation and parking problems.
- P4-17:** Consider reallocating parking so it will flow in a more efficient manner. Consider a regular shuttle from downtown or from a designated parking area.
- P4-18:** Improve the pedestrian experience through the Del Mar parking area for those arriving on foot and from parked vehicles to the beach.
- P4-19:** Provide disabled access consistent with ADA requirements.
- P4-21:** Provide secure bicycle racks.
- O5-16** Remove or reduce unnecessary or excessive hardscape and other nonconforming encroachments on City parklands and within street rights-of-way to provide for and promote planting of trees and native vegetation.
- O5-22** Maximize retention of surface water on each site through site design and use of best management practices.
- P5-109** Where feasible, direct street runoff to open space areas on public or private property for percolation into the soil.

Implementation

Implementation will be in general conformance with the site plan prepared by RBF Consulting (see figure 1) and will include the following improvements:

Circulation: The existing handicap parking spaces will be relocated to accommodate a turn-around at the bottom of Ocean Avenue. This will allow vehicles to avoid proceeding on Del Mar Avenue and will improve circulation.

Parking: Several spaces in the Del Mar Avenue portion of the parking area will be reoriented and/or removed to accommodate the new turnaround. Three new angled spaces are proposed at the intersection of Ocean Avenue and Scenic Drive. Four new motorcycle spaces are proposed at the southwest corner of Scenic Drive and Ocean Avenue. Parking of vehicles 20 feet in length and/or exceeding seven and one-half feet in height are prohibited from parking the Del Mar parking area and on the west side of San Antonio Avenue between Ocean and Fourth Avenues. The plan will maintain 120 parking spaces along with four new motorcycle spaces.

Pedestrians: Sand-set pavers or similar material sidewalks are proposed along the north and south sides of the parking area to replace the aggregate walkways. This will improve the appearance and safety of the walkways. The cross walk at the foot of Ocean Avenue will include alternate materials or new painting to clearly identify the crosswalk. Improved bike racks are proposed near the restrooms.

Aesthetics: The parking area will be repaved to improve its appearance, durability and safety. The parking area will be made more level to reduce the height of the curbs. During the repaving process, conduit will be installed in preparation of under-grounding the utility lines. Several planters will be expanded, decreasing hardscape areas and increasing potential landscaped areas of the parking area.

Vegetation: All new landscaping in the parking area shall be native, drought tolerant species. A planting plan shall be reviewed and approved by the Forest and Beach Commission prior to installation.

E. DUNE RESTORATION

Policies and Objectives:

P5-103 Identify and protect environmentally sensitive habitat areas against any significant disruption of habitat values. Only uses dependant upon those resources shall be allowed. For private lots of record within ESHA, establish a transfer of development rights program using credits of water, floor area, density or some other development parameter to relocate development to less sensitive areas.

- P4-48** Discourage any further incursion of recreational activities into the North Dunes habitat. Sensitive resources in the North Dunes habitat area shall be protected.
- P5-28** Restore dune areas to improve habitat for Tidestrom's lupine and other native dune plants.
- O5-7** Protect the fragile dunes and sensitive plants in the Del Mar Dunes and North Dunes against any significant disruption of habitat values.
- P5-27** Maintain an attractive mix of plant material that favors native species and other, drought-tolerant, noninvasive species.
- P5-29** Prohibit planting and control the spread of invasive non-native plants.
- P5-30** Improve habitat values for the preservation of the California black legless lizard.
- O5-40** Ensure that long-term management activities maintain the natural dune ecology of Carmel Beach in a manner consistent with public safety. Protect areas of the beach from the loss of habitat, where special status plant species are growing.
- P5-173** Retain a qualified botanist to monitor the population of Tidestrom's lupine and other special status species on the North Dunes of Carmel Beach. The population should be assessed annually (or based upon a schedule agreed upon by the Department of Fish and Game, Coastal Commission and U.S. Fish and Wildlife Service) to determine if the population is stable and if measures to protect the population should be instituted. If the population appears heavily affected by public use, the City should consider fencing or placing barriers around the lupine habitat on the beach.
- P5-174** Prevent further planting and spread of invasive horticultural species within the dunes at Carmel Beach.
- P5-175** Remove any non-native invasive vegetation from special status habitat to eliminate competition and implement a dune restoration plan.
- P5-176** Implement a Dune Restoration Plan.
- P5-178** Conduct black legless lizard surveys and manage appropriately.

P4-34 Post educational/interpretive signs where appropriate along Scenic Road and in the North Dunes area.

Implementation

Implementation of the dune restoration efforts will be in general conformance with the Habitat Restoration Plan prepared by Botanical Consulting Services (see Appendix “A”). This Plan is designed to recreate a self-sustaining native dune habitat with thriving populations of the special status species, while providing safe visitor access and enjoyment of the dunes.

The restoration program will take a phased approach. The restoration area has been divided into three manageable phases for implementation (see figure 2). In each phase, aggressive non-native species will be eliminated, native dune scrub will be restored, populations of Tidestrom’s lupine will be propagated and the habitat for the black legless lizard will be improved and expanded.

Monitoring

The City shall take the following steps to monitor the dune restoration efforts after completion of the project (see page 23 of Appendix “A” for more information):

- Monitor the Tidestrom’s lupine populations on an annual basis.
- Prepare a survey once every five years to evaluate the population of Black Legless Lizards.

F. DUNE AND BEACH ACCESS

Policies and Objectives:

P4-3 Improve and sign the vertical access at Fourth Avenue. Consider development of a pedestrian path from the foot of Jane Powers walkway to the Fourth Avenue beach access through Sand and Sea. Investigate and implement opportunities to establish or reestablish additional vertical access from North San Antonio to the beach to the extent feasible.

P4-15 Make the area more pedestrian/people friendly and protect the environment.

P4-18 Consider construction of boardwalks or other improvements to aid beach circulation, protect tree roots and protect the sensitive vegetation in the North Dunes area.

P4-19 Provide disabled access consistent with ADA requirements. Provide access that blends with the beach and allows disabled individuals the opportunity to enjoy a more natural beach experience.

P4-11 Improve pedestrian circulation between the north end of the Beach Bluff Pathway at Eighth Avenue and the beach facilities at Ocean Avenue and the Del Mar Avenue parking lot as part of the Del Mar and North Dunes Master Plan.

O4-2 Establish a local segment of the California Coastal Trail through Carmel-by-the-Sea by connecting existing pedestrian paths and developing new pedestrian paths or routes as required to create a continuous trail through the City.

Implementation

Implementation of dune and beach access improvements will be in general conformance with figures 3 and 4 and will include the following improvements:

Boardwalk: An ADA accessible boardwalk is proposed at the south end of the Del Mar parking area that leads to a bluff-top viewing platform. This will provide expansive views of the ocean and coastline and enhance the opportunities for disabled individuals to enjoy a more natural beach experience.

Sand Trails: A trail is proposed on the west side of San Antonio Avenue connecting Ocean Avenue with the Pebble Beach Gate to the north. This will also allow a pedestrian connection with the Fourth Avenue Pathway and the Jane Powers Walkway. Reconstruction of a staircase is proposed at the north end of the beach providing direct access to the beach from the existing pathway on the north side of the Sand and Sea Development (see Figure 3).

~~A defined sand trail is proposed connecting the Del Mar parking area with the Beach Bluff Walkway at Eighth Avenue. Cable fencing is not required along this pathway~~

G. BEACH/DUNE USE

Policies and Objectives:

P4-22 Continue to support passive beach activities that are consistent with maintaining the natural beach setting. Active recreational opportunities need not be enhanced.

P4-23 Do not install formal picnic tables or benches. Rather, provide driftwood logs for seating. Picnicking on the beach should be conducted in a traditional manner with blankets, etc.

P4-24 Retain the informal atmosphere of the volleyball courts.

P4-48 Discourage any further incursion of recreational activities into the North Dunes habitat. Sensitive resources in the North Dunes habitat area shall be protected.

H. SIGNAGE

Policies and Objectives:

- O4-5** Establish a uniform signage program for the beach and bluffs to better inform beach users of regulations governing activities on the beach.
- P4-29** Post "beach access/pedestrians only" signs at the top of pedestrian easements to help visitors locate these access routes including North Dunes access routes and the easement from San Antonio through Sand and Sea.
- P4-31** Use as few signs as possible to accomplish the desired purpose. Rely on design features and/or public education to influence behavior first. Establish standards for the total number of informational signs along the shoreline.
- P4-32** Consider locating signs at the bottom of the bluff if appropriate.
- P4-33** Use signs that are aesthetically pleasing, easily seen, minimal in size, brief in content, of muted color and uniform in design.
- P4-34** Post educational/interpretive signs where appropriate along Scenic Road and in the North Dunes area.
- P4-35** Post signs warning beach users about dangerous ocean conditions.
- P4-36** Use international symbols whenever possible, along with a brief explanation of prohibitions and Municipal Code Section citations.
- P4-37** Maintain all signs to ensure that they are legible. Signs that are vandalized or defective shall be replaced or repaired as soon as possible.
- P4-38** Maintain signs at each stairway indicating fires must be at least twenty-five feet from the base of the bluffs and that they are not allowed north of Tenth Avenue.
- P4-39** Use trash containers as a location for educational and regulatory signs.

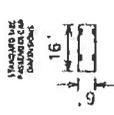
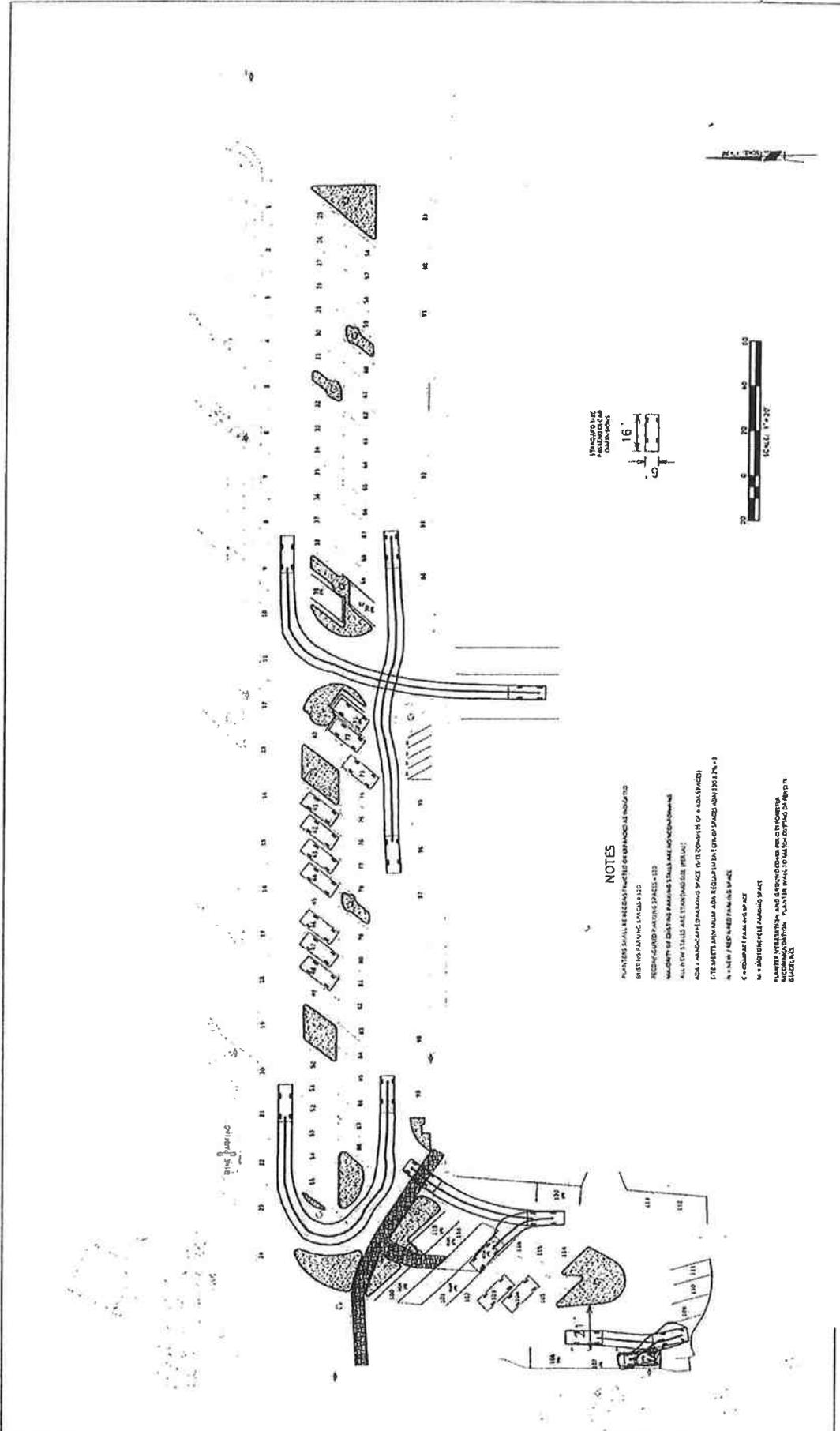
P5-40 Provide signage prohibiting fires in the dunes area. Consider using doors on restroom stalls for posting beach rules and regulations.

I. FUTURE IMPLEMENTATION

Del Mar Dunes: Based on the experience gained from dune restoration efforts in the North Dunes, the City shall evaluate whether restoration efforts in the Del Mar Dunes are appropriate.

Signs: The Forest and Beach Commission shall be tasked with developing recommendations on a signage plan for the interpretive signs throughout the dunes and an overall uniform signage program for the area based on the policies and objectives of this plan.

Figure 1

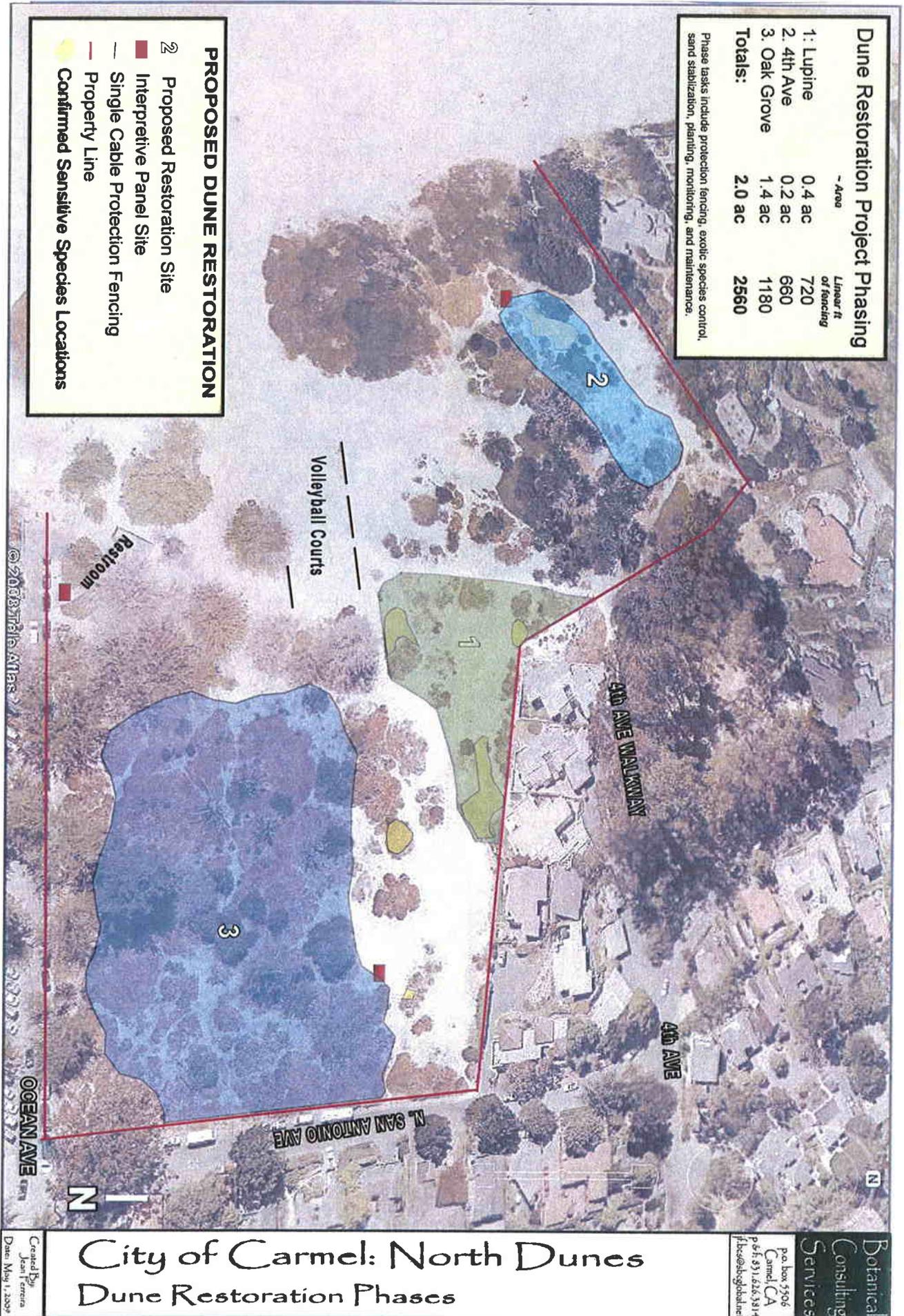


NOTES

- 1. PLANTING SHALL BE NECESSARY TO BE OBTAINED AS INDICATED BY THIS PLANING SPECIFICATION.
- 2. RECOMMENDED PARKING SPACES = 122.
- 3. DIMENSIONS OF BUILDING FOOTPRINTS SHALL BE AS SHOWN ON THIS PLAN.
- 4. ALL UTILITIES SHALL BE SHOWN ON THIS PLAN.
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STANDARD CAR TURNING TEMPLATE
DEL MAR BEACH PARKING LOT - CARMEI, CA
EXHIBIT 2 1/2

Figure 2



City of Carmel: North Dunes
Dune Restoration Phases

Botanical
Consulting
Services
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Carmel, CA
P.O. Box 831, 856, 3814
fbcs@botobcal.net

Created By:
Jeani Ferreira
Date: May 1, 2009

Figure 3

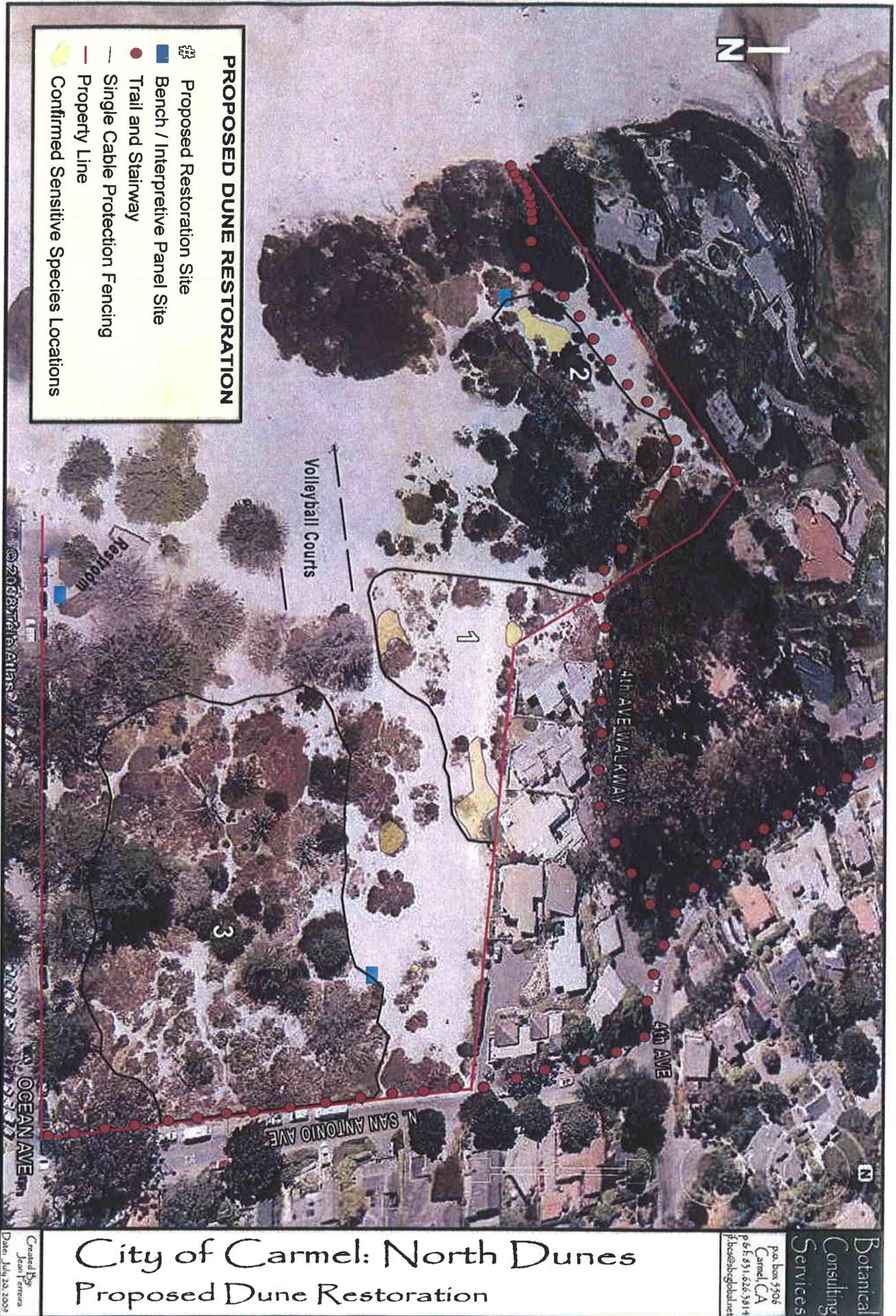
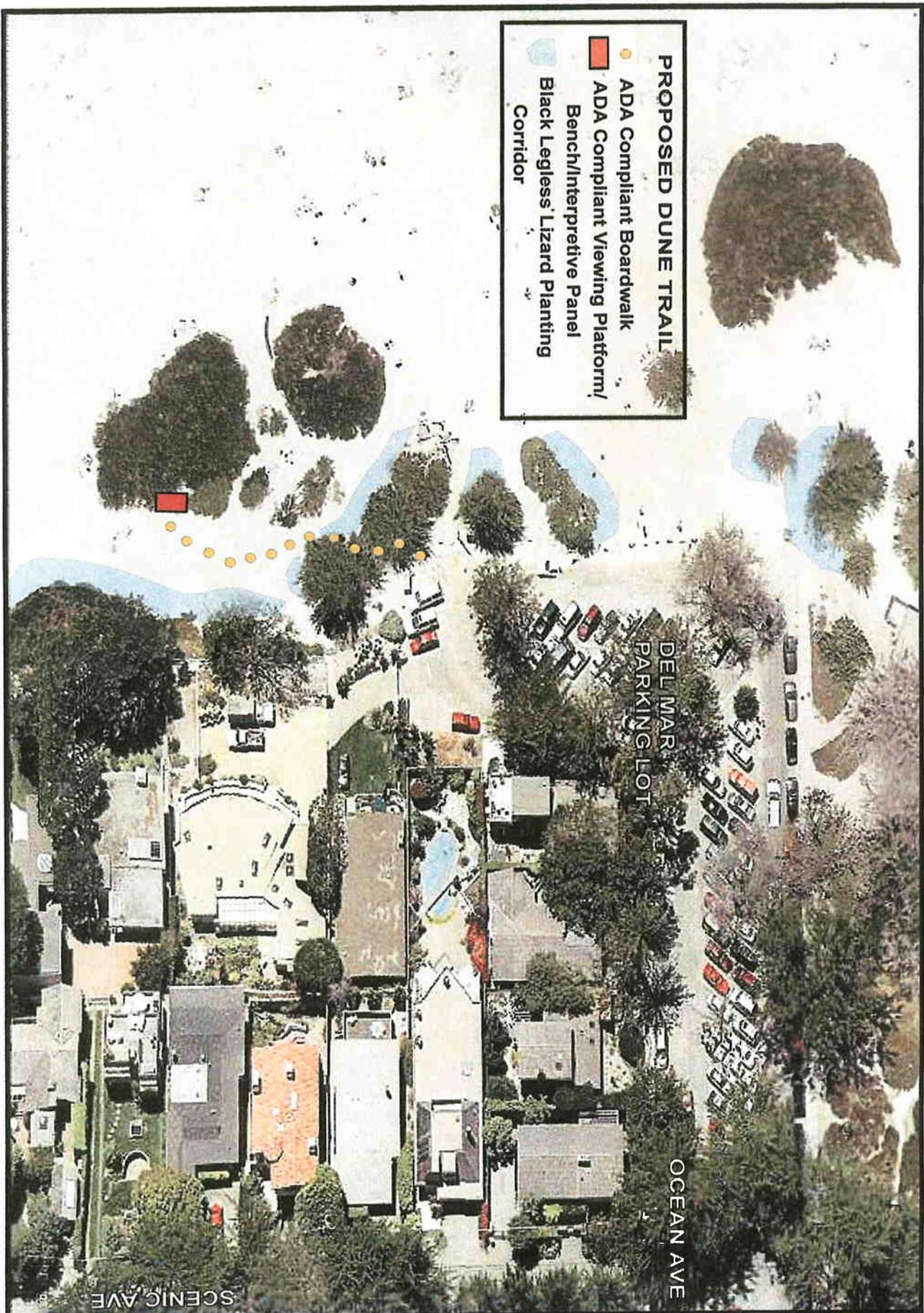


Figure 4



PROPOSED DUNE TRAIL

- ADA Compliant Boardwalk
- ADA Compliant Viewing Platform/
Bench/Interpretive Panel
- Black Legless Lizard Planting
Corridor

Created By: Joan Ferrera Date: Mar 31, 2009	City of Carmel: Del Mar Dunes Proposed Trail	P.O. box 3506 Carmel, CA P 651.831.626-3814 f: 651.831.626-3814 j.ferrera@cityofcarmel.net
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