

ATKINS

# 22<sup>nd</sup> District Agricultural Association

## Del Mar Fairgrounds Coastal Resources Summary Report

*85 pages*

March 2013





# Del Mar Fairgrounds Coastal Resource Summary Report

March 2013

Prepared for:  
22<sup>nd</sup> District Agricultural Association  
2260 Jimmy Durante Boulevard  
Del Mar, California 92104-0700

Prepared by:

**ATKINS**

3570 Carmel Mountain Road, Suite 300  
San Diego, California 92130

# Contents

Chapter 1	<b>Introduction</b> .....	<b>1</b>
	1.1 Background .....	1
	1.2 Purpose.....	1
	1.3 Location and Regional Setting.....	2
Chapter 2	<b>Wetlands and Environmentally Sensitive Habitat Areas</b> .....	<b>11</b>
	2.1 Existing Conditions .....	13
	2.2 Sensitive Biological Resources .....	20
	2.3 Coastal Act Consistency Analysis.....	37
	2.4 Summary.....	54
Chapter 3	<b>Public Access</b> .....	<b>55</b>
	3.1 Existing Conditions .....	55
	3.2 Existing Transportation Plans.....	68
	3.3 Coastal Act Consistency Analysis.....	70
	3.4 Summary.....	78
Chapter 4	<b>Water Quality</b> .....	<b>79</b>
	4.1 Existing Conditions .....	79
	4.2 Existing Water Quality Plans .....	89
	4.3 Existing Structural Water Quality Protections .....	89
	4.4 Existing Water Quality Practices .....	92
	4.5 Coastal Act Consistency Analysis.....	99
	4.6 Summary.....	105
Chapter 5	<b>Visual Resources</b> .....	<b>107</b>
	5.1 Public Viewpoints .....	107
	5.2 Coastal Act Consistency Analysis.....	113
	5.3 Summary.....	121
Chapter 6	<b>Visitor-Serving Facilities</b> .....	<b>123</b>
	6.1 Existing Conditions .....	123
	6.2 Coastal Act Consistency Analysis.....	124
	6.3 Summary.....	128

## Tables

Table 1-1	General and Site Development Standards Required by the Plan .....	5
Table 2-1	Biological Resources Surveys Performed for the Wetlands and ESHA Report .....	12
Table 2-2	Vegetation Communities within the Non-Excluded Plan Area .....	16
Table 2-3	Special-Status Plant and Wildlife Species with Moderate or High Potential to Occur within the Plan Area .....	22
Table 2-4	Potential Jurisdictional Waters and Wetlands within the Non-Excluded Plan Area .....	31
Table 2-5	Vegetation Communities Supporting Potential ESHA within the Non-Excluded Plan Area.....	35
Table 3-1	Existing Intersection Operations (Weekday) .....	60
Table 3-2	Existing Intersection Operations (Saturday) .....	61
Table 3-3	Existing Street Segment Operations (Weekday) .....	62
Table 3-4	Existing Ramp Meter Operations (Weekday) – Fixed Rate Method .....	63
Table 3-5	Existing Ramp Meter Operations (Weekday) – Maximum Delay Method .....	63
Table 3-6	Existing Freeway Segment Operations (Weekday) .....	64
Table 3-7	Existing During Off Season: ILV Intersection Operations (Weekday) .....	64
Table 3-8	Existing During Off Season: ILV Intersection Operations (Saturday).....	64
Table 3-9	Summary of Typical Traffic Control Measures .....	67
Table 4-1	Existing Structural Water Quality Protection.....	90
Table 4-2	Potential LID/Treatment BMPs for Future Development Projects .....	97

## Figures

Figure 1-1	Conceptual Improvement Sites.....	3
Figure 1-2	Habitat Buffer.....	4
Figure 2-1	Vegetation Communities .....	17
Figure 2-2	Potential California Coastal Commission Jurisdictional Wetlands .....	33
Figure 3-1	Key Roadways .....	58
Figure 3-2	Existing Driveways and Connecting Access Roads .....	59
Figure 3-3	Multi Modal Access to the Site .....	65
Figure 3-4	Existing Fairgrounds Parking .....	71
Figure 4-1	Surface Water Map .....	81
Figure 4-2	Existing Hydrologic Basins and BMPs Exhibit.....	83
Figure 4-3	Storm Drain Map.....	87
Figure 4-4	Phase II SWMP Areas.....	93
Figure 5-1	Key Public Viewpoint Map .....	109
Figure 5-2	Public Viewpoint 1, the view of the Del Mar Fairgrounds facing west from northbound I-5 .....	110
Figure 5-3	Public Viewpoint 2, the view of the Del Mar Fairgrounds facing east from Highway 101/Camino Del Mar .....	111
Figure 5-4	Public Viewpoint 3, the view of the Del Mar Fairgrounds facing north from Grand Avenue Bridge/San Dieguito Lagoon Overlook .....	112
Figure 5-5	Public Viewpoint 4, the view of the Del Mar Fairgrounds facing west from the Coast to Crest Trail located adjacent to the San Dieguito River and the dirt EOL .....	113

# Chapter 1 INTRODUCTION

## 1.1 Background

This Coastal Resource Summary Report (“Report”) is submitted with the Consent Order Compliance and Physical Development Plan (“Plan”), prepared in response to California Coastal Commission (“CCC”) Consent Cease and Desist Order No. CCC-12-CD-02 and Restoration Order No. CCC-12-CD-RO-02 (herein “Consent Orders”). The Consent Orders detail a variety of actions to be undertaken by the 22<sup>nd</sup> District Agricultural Association (“22<sup>nd</sup> DAA”) including submittal of a coastal development permit (“CDP”) application for permanent authorization of typical short-term temporary events to be held within the Del Mar Fairgrounds (“Fairgrounds” or “Plan Area”), with measures to avoid and minimize impacts to habitat, and to accommodate and mitigate for associated traffic and parking impacts (hereinafter “Comprehensive CDP”).

Additionally, the Plan, which includes a full description of the typical short-term temporary events to be conducted within the Fairgrounds along with mitigation measures to reduce associated impacts, is part of the Comprehensive CDP application required by the Consent Orders. The Plan also describes new facilities planned for the Fairgrounds, which will accommodate or support short-term temporary events. The Plan ensures that future development within the Fairgrounds will be guided by general and site development standards that are protective of coastal resources. This Report evaluates the environmental effects of the Plan on coastal resources, and summarizes its consistency with applicable policies from Chapter 3 of the California Coastal Act (“CCA”).

Figure 1-1 illustrates the conceptual physical improvement sites within the Fairgrounds. Figure 1-2 depicts the incorporated environmentally sensitive habitat buffer required by the Consent Orders. Table 1-1, presented at the end of this chapter, provides a summary of the General and Site Development Standards required by the Plan.

## 1.2 Purpose

The intent of this Report is to provide a comprehensive analysis of the Plan’s potential effects on coastal resources on the Fairgrounds. It describes the coastal resources on the Fairgrounds that are subject to regulation by the CCA, and sets forth CCA policies that are applicable to the Plan. It divides applicable CCA policies into the following five categories:

1. Wetlands and Environmentally Sensitive Habitat Areas (ESHA) (Chapter 2)
2. Public Access (Chapter 3)

3. Water Quality (Chapter 4)
4. Visual Resources (Chapter 5)
5. Visitor Serving Facilities (Chapter 6)

Chapters 2 through 6 of this Report analyze the environmental effects resulting from implementation of the Plan and summarize the consistency of the Plan with the applicable policies from Chapter 3 of the CCA.

## 1.3 Location and Regional Setting

The Plan Area is approximately 340 acres and is located in the cities of Del Mar and San Diego in northern San Diego County. The Plan Area is surrounded by open water bodies, preserved open space, roadways, a railroad line, and urban land uses. Via de la Valle defines the northerly boundary, while the Interstate 5 (I-5) freeway defines the easterly boundary. Jimmy Durante Boulevard and the San Dieguito River define the southerly boundary. Rail tracks and Stevens Creek define the westerly boundary of the Fairgrounds.

Jimmy Durante Boulevard runs through the Plan Area and separates the main Fairgrounds area from the overflow parking areas and commercial recreation area to the east and south. These areas include the South Overflow Lot (SOL)/Phase I and II Salt Marsh Restoration areas south of Jimmy Durante Boulevard, the East Overflow Lot (EOL) east of Jimmy Durante Boulevard, and the Surf & Turf recreational facilities between the EOL and I-5. The Surf & Turf Golf Driving Range (GDR) also serves as an overflow parking lot.





Source: Google Earth and The 22nd DAA  
 Approximate Scale: 1 inch = 450 feet



CONCEPTUAL IMPROVEMENT SITES  
 FIGURE 1-1





Source: Google Earth and The 22nd DAA  
 Approximate Scale: 1 inch = 450 feet



CONCEPTUAL IMPROVEMENT SITES  
 FIGURE 1-1