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22nd District Agricultural Association

Del Mar Fairgrounds Coastal Resources Summary Report

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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 22nd District Agricultural Association (“22nd 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