

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
 3111 CAMINO DEL RIO NORTH, SUITE 200
 SAN DIEGO, CA 92108-1725
 (619) 521-8036

Filed: June 26, 1997
 49th Day: August 14, 1997
 180th Day: December 23, 1997
 Staff: EL-SD
 Staff Report: August 12, 1997
 Hearing Date: September 9-12, 1997



STAFF REPORT: CONSENT CALENDAR

Wed 5b

Application No.: 6-97-80

Applicant: 22nd District Agricultural Association Agent: Patricia A. Butler

Description: Demolition of the existing 21,755 sq.ft. "Z-barn" and adjacent restrooms and construction of a new 23,500 sq.ft. multi-purpose exhibit barn within the same general footprint southeast of the grandstand within the main developed area of the Fairgrounds.

Parking Spaces	14,000 (approximately)
Zoning	Fairgrounds/Racetrack
Plan Designation	Fairgrounds/Racetrack
Ht abv fin grade	29 feet

Site: Del Mar Fairgrounds, Del Mar, San Diego County. APN 299-030-01

Substantive File Documents: 1985 Master Plan Update
 Draft Public Works Plan
 CCC File Nos: 6-83-436; 6-88-201; 6-89-348;
 6-90-299; 6-91-29; 6-95-161

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Landscaping Plan. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, a detailed landscape plan indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Drought tolerant native or naturalizing plant materials shall be utilized to the maximum extent feasible. The number and placement of trees shall be in substantial conformance with those shown conceptually on the site plan dated May 27, 1997, submitted with the permit application. Approved landscaping shall be installed prior to or concurrent with opening the barn for Fairgrounds use. All plants shall be maintained in good growing condition for the life of the development, including removal and replacement of any dead plant materials.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/Visual Impacts. The applicant is proposing to demolish an existing approximately 21,755 sq. ft. exhibit barn, known as "Z-barn," and adjacent detached restrooms and construct a new approximately 23,500 sq. ft. multi-purpose exhibit barn within the same general footprint as the current structure. The old barn has been used for both animal and commercial/hobby exhibits during the annual fair and as a receiving barn during the Thoroughbred Race Meet. The new structure will continue this mix of uses, and will be equipped with restrooms/showers, drinking fountains, storage and office space and a small concession area. The project includes provision of three exterior catch basins, two exterior wash racks, landscaping around the perimeter of the proposed structure and both indoor and outdoor lighting. Demolition of the existing "Z-barn" was previously approved as an amendment to the grandstand replacement permit (Coastal Development Permit #6-90-299) a few years ago, but that part of the prior permit was not completed.

Section 30251 of the Coastal Act provides for the protection of scenic coastal areas and for the compatibility of new and existing development. The Fairgrounds is gradually replacing the older barns, tackrooms and related improvements and the Commission has approved several similar proposals over the past few years. The new structure will be visually compatible with the surrounding buildings, which include the grandstand, other barns and several exhibit halls. Furthermore, the new barn will be located in the interior portion of the developed Fairgrounds, and, although the proposed barn will be twenty-nine-feet tall, it will not be prominent in this location, with the nearby grandstand over 100 feet in height; moreover, the proposed replacement barn will not be noticeable from surrounding public streets (Camino del Mar, Via de la Valle, Jimmy Durante Boulevard and I-5).

Although the development is within the interior portion of the Fairgrounds, and is not readily visible from any public roadway, the quality or extent of

landscaping is still an issue of statewide concern, since the Fairgrounds itself is a visitor destination point and public recreational amenity. Conceptual landscaping improvements are shown on the submitted site plan, but numbers and types of species have not been identified. Thus, Special Condition #1 requires submittal of a landscaping plan with the necessary level of detail to assure protection and enhancement of visual amenities in this area of the Fairgrounds. As conditioned, the Commission finds the proposal will not adversely impact public views or scenic resources and is consistent with Section 30251 of the Act.

2. Hydrology/Flood Hazards. The Del Mar Fairgrounds is located within the 100-year floodplain of the San Dieguito River. Section 30253 of the Coastal Act is applicable to the proposed project and requires that new development minimize risks to life and property in areas of high geologic, flood, and fire hazard, assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.

A large number of permanent and temporary structures already exist on the site, many of them pre-dating the Coastal Act. Current floodplain and floodway policies prohibit the placement of fill or permanent structures within such areas, except as allowed for designated developments considered compatible with periodic inundation. In this particular case, the improvements proposed are consistent with the Fairgrounds/Racetrack zoning of the site. The development replaces an existing structure with a new structure of similar size, and the site is within the paved portion of the Fairgrounds, such that the proposed development will not modify the existing hydrology of the river valley. No additional fill is proposed. Furthermore, the entire Fairgrounds complex is comprised of structures which are, and will continue to be, inundated occasionally from severe winter storms. Therefore, no potential for significant adverse effects to flood flows are anticipated, and the Coastal Commission thus finds the subject proposal consistent with Section 30253 of the Act.

3. Local Coastal Planning. Section 30604 (a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. Such a finding can be made for the subject development.

The 22nd District Agricultural Association has an updated Master Plan for overall development of the Fairgrounds. The Master Plan has not been subject to review by either the Coastal Commission or the local jurisdictions involved. The District, a State agency, manages land lying within the purview of the Cities of Del Mar, Solana Beach and San Diego. Portions of the site, although not the specific project location, are included within the Commission-approved San Dieguito Lagoon Enhancement Plan which is a component of the certified Del Mar Land Use Plan. However, the 22nd District Agricultural Association which owns and operates the actual Fairgrounds is a State agency, and, thus is not under the jurisdiction of the City of Del Mar.

The District has completed an updated Master Plan and Draft Public Works Plan. The replacement structure herein proposed is included as a capitol improvement project in both the updated Master Plan and the Draft Public Works Plan. Therefore, the Commission finds that approval of the proposed development will not prejudice the planning abilities of the involved local jurisdictions or the District itself. Furthermore, the proposed development has been found consistent with all applicable Chapter 3 policies of the Coastal Act which are the controlling factors in the Commission's review.

4. California Environmental Quality Act (CEQA). Section 13096 of the California Code of Regulations requires Commission approval of a coastal development permit to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with the provisions of the Updated Master Plan, Draft Public Works Plan and, as conditioned, with the visual resource policies of the Coastal Act. There are no alternatives or mitigation measures required other than submittal of a detailed landscaping plan, since no other significant adverse impacts have been identified. Therefore, the Commission finds the proposed project is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

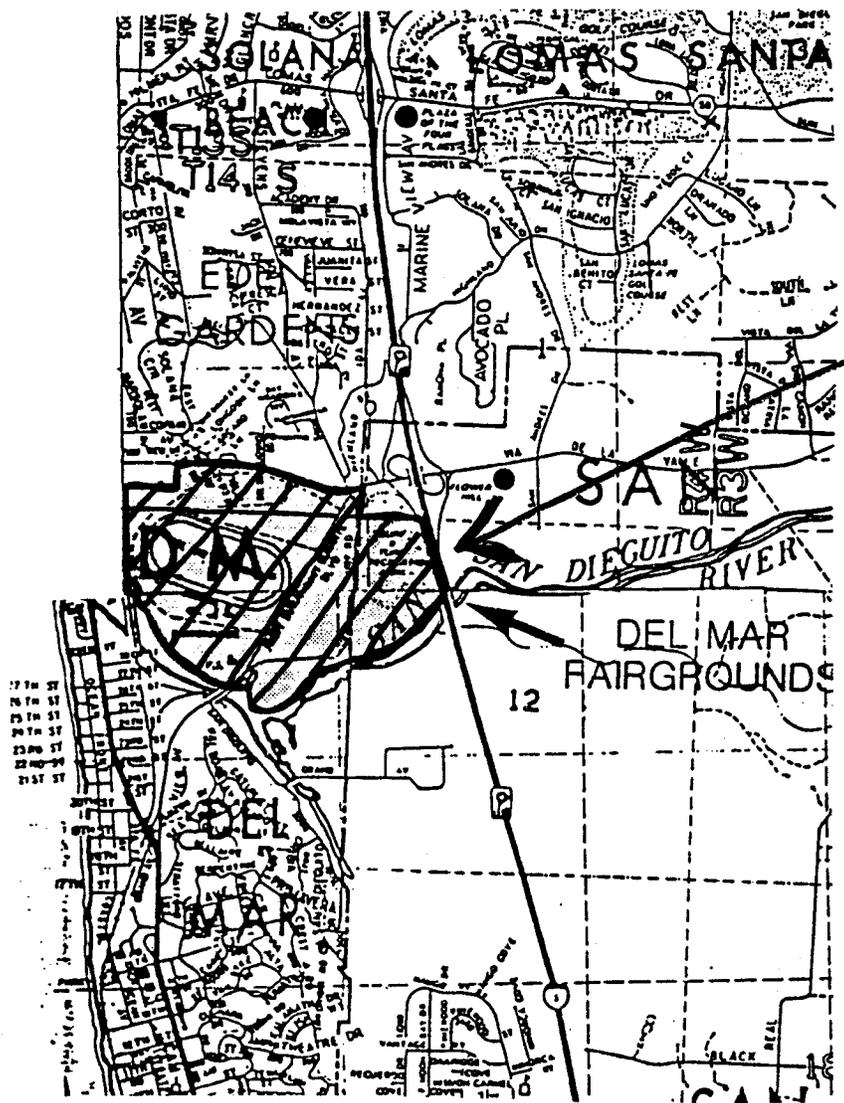
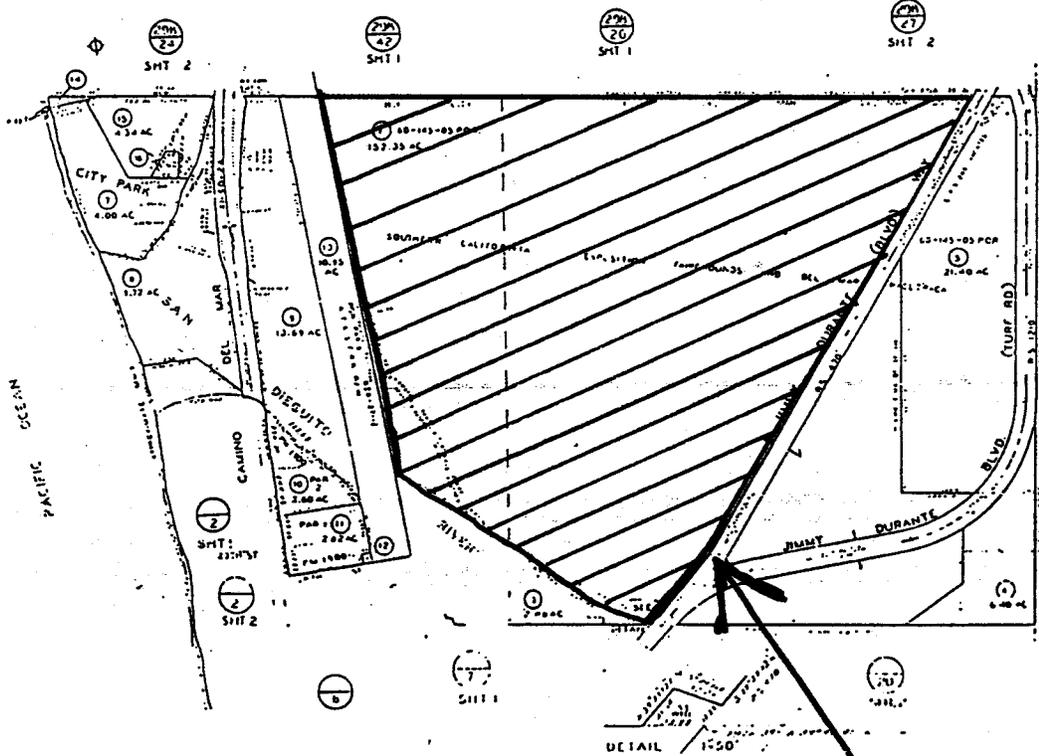
STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

(7080R)

6-97-80



Site

EXHIBIT NO.	1
APPLICATION NO.	6-97-80
Vicinity Maps	
California Coastal Commission	

6-97-80

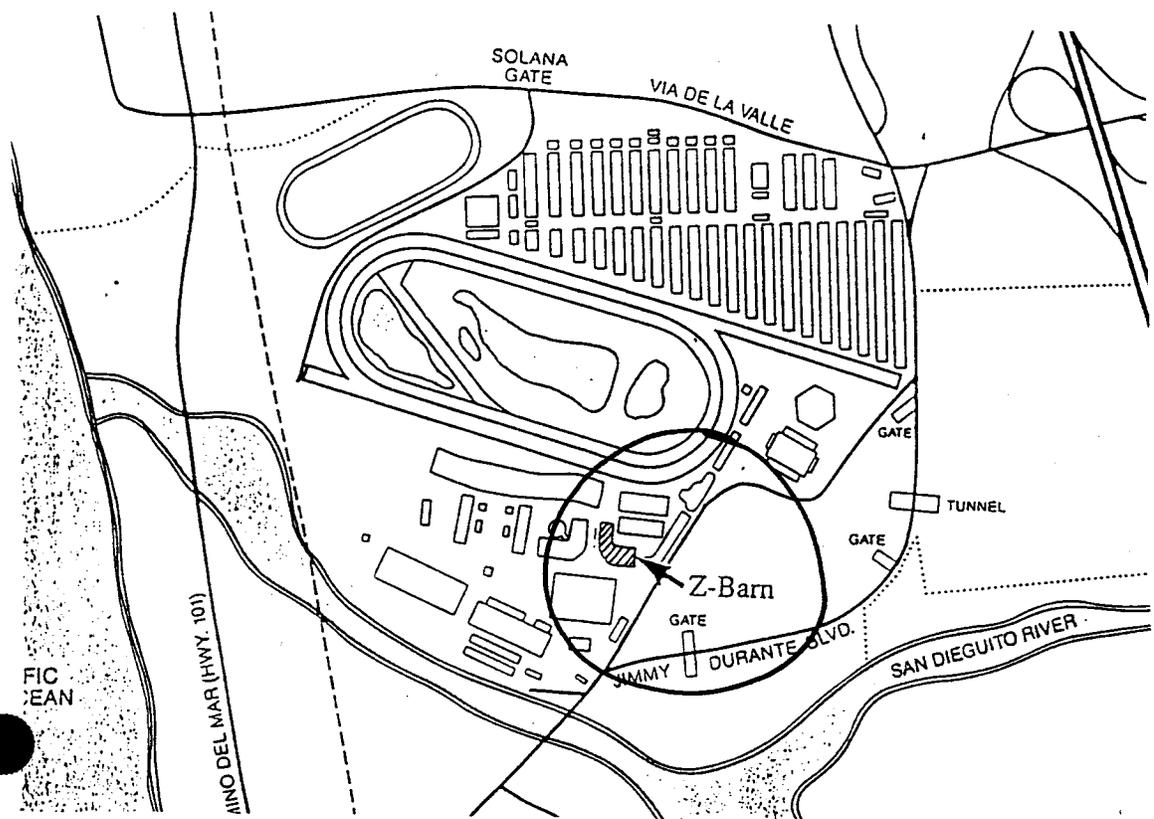
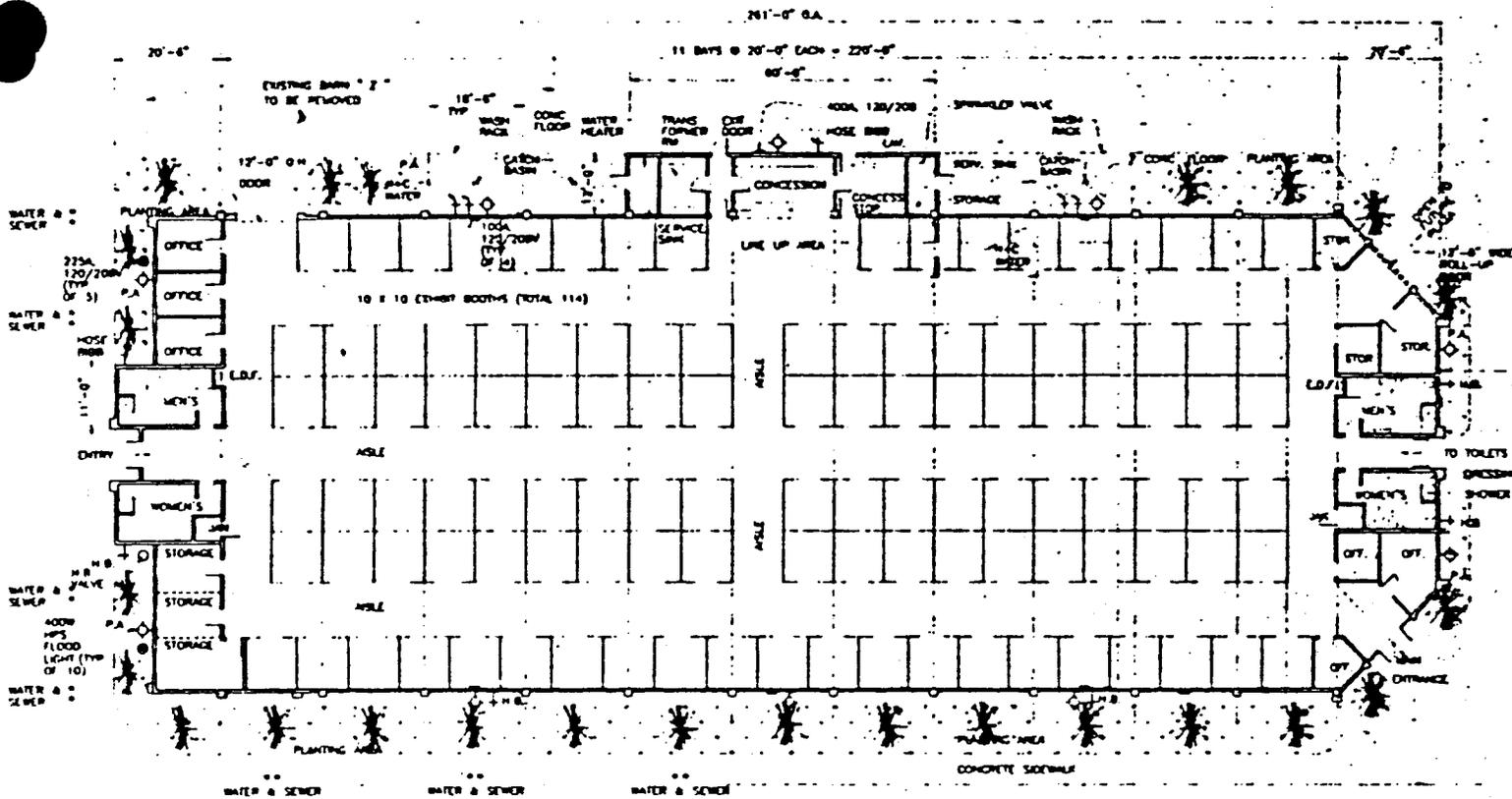


EXHIBIT NO. 2
 APPLICATION NO.
 6-97-80
 Site Plan
 & Location
 California Coastal Commission