

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

767-2370

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 Staff Report: 2/13/03
 Hearing Date: 3/4-7/03

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-02-171

Applicant: 22nd District Agricultural Association Agent: BRG Consulting

Description: Remove existing barn and replace with new barn in the same footprint on the Del Mar Fairgrounds site.

Site: 2260 Jimmy Durante Blvd., Del Mar (San Diego County)

Substantive File Documents: 1985 Master Plan Update and draft Public Works Plan;
CCC Files #6-83-436, 6-88-201, 6-89-348, 6-91-29 and 6-95-161, 6-02-11**I. STAFF RECOMMENDATION:**

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. No Future Channelization. By acceptance of this permit, the applicant agrees, on behalf of itself and all successors and assigns, that no channelization or substantial alteration of a river or stream shall ever be constructed for the purpose of protecting the development approved pursuant to Coastal Development Permit No. 6-02-171 from flooding. By acceptance of this permit, the applicant hereby waives, on behalf of itself and all successors and assigns, any rights to construct such channelization or substantial alteration of a river or stream for the purpose of protecting the permitted development that may exist under Public Resources Code Section 30236.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The applicant proposes to remove an existing barn and replace it with a new barn in the same footprint on the Del Mar Fairgrounds site. The new barn will be single story, have 38 stalls and 16 tack rooms (living quarters) comprising 15,552 sq.ft. and have the same architectural design as previously approved barns (CDP #6-02-11).

The Fairgrounds is gradually replacing the older barns, built in the 1930s, and the Commission has approved several similar proposals over the past several years. The proposed replacement barn is designed similarly to the other recent barn replacements, and will blend in with the existing 50+ barns arranged in two rows of parallel buildings.

The existing storm drain system collects all site drainage from the developed portions of the Fairgrounds (i.e., those portions north and west of Jimmy Durante Boulevard, including the existing race track, training track, and horse arena). That drainage passes through existing grease traps in the inlets draining the main parking lot, then discharges into the river channel. The backstretch (stable) area, however, is designed to drain into the City of Del Mar sewer system, rather than into the on-site stormwater facilities. No dry weather discharges from the stable area go into the storm drains. Stormwater flows are only directed to the storm drain outfall after an initial "first flush" of heavy rainfall goes into the sewer system. To avoid unnecessary burdens on the Del Mar system, the District, after it verifies the storm water is clean, discharges it into Stevens Creek, which run along the north and west sides of the Fairgrounds.

In addition, the applicant has a regular program of Best Management Practices (BMPs) in use for the stable area. These include daily removal of manure and stable waste (straw and bedding), regular sweeping of the enclosures, and the placement of berms separating the animal areas from surface waters. These BMPs serve to limit pollutant levels in runoff from the animal enclosures. The Commission finds the existing management of the animal areas satisfactory, and notes that it is consistent with the requirements of the District's Industrial Activities Storm Water General NPDES Permit. Since the proposed development will not change the type or intensity of use of these facilities, nor result in

any increase in impervious surfaces, the Commission finds the development, as conditioned, consistent with the Coastal Act.

Approximately 700 cu.yds. of fill material is proposed to raise the new structure 1-foot above existing grade to direct stormwater away from the buildings and into the on-site drainage facilities. This amount of fill is minor and will not result in significant hydrological changes. However, there is concern that some form of channelization to protect the replacement building from flooding may be proposed in the future. Of particular concern is the potential that such protection would take the form of further channelizing of Stevens Creek or even the San Dieguito River. Special Condition #1 advises the applicant that any rights to construct some form of channelization or substantial alteration of a river or stream for the purpose of protecting the replacement barn that may exist under Public Resources Code Section 30236 is waived.

The project site is within the City of Del Mar, which has an effectively certified LCP and issues its own coastal development permits. However, the Fairgrounds was principally built on filled tidelands. Thus, the site is within the Coastal Commission's area of original jurisdiction, with Chapter 3 of the Coastal Act being the standard of review for permits, and the Del Mar LCP being used for guidance.

B. Biological Resources /Water Quality. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat and will not create erosion or adverse impacts to water quality, as construction best management practices will be implemented to reduce or eliminate polluted runoff from the site. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. Floodplain Development. Coastal Act Section 30236 addresses development within the flood plain. The proposed barn's replacement will not result in any changes to current flood flows across the site nor result in the need for channelization. The amount of impermeable surfaces will remain the same, and the 1-foot addition in height will not be an increased impediment to surface flows, as the existing building already impedes them. Also, the new barn is designed to improve drainage over what now exists. Therefore, the Commission finds the proposed development, as conditioned, is consistent with Coastal Act policies.

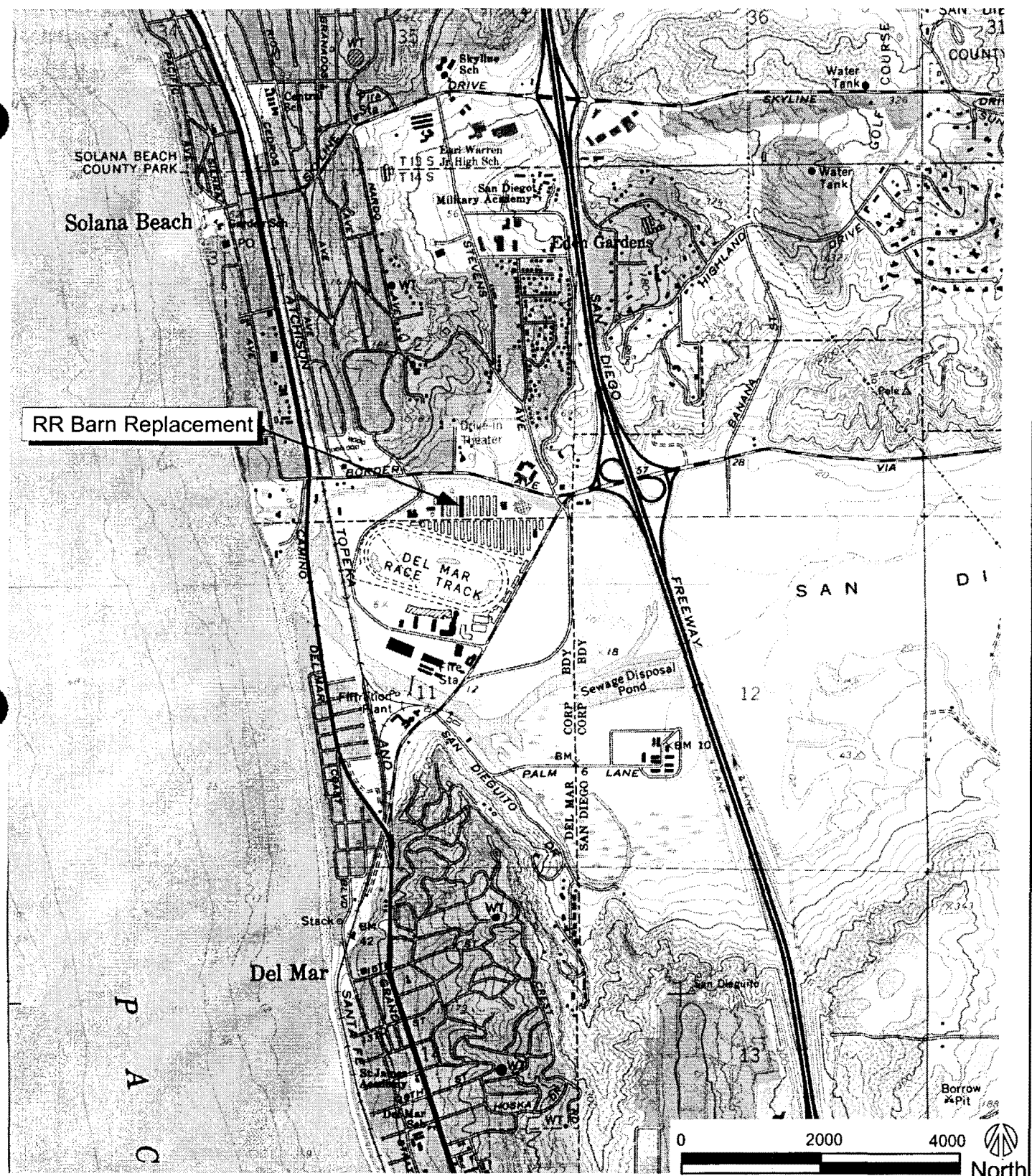
D. Community Character /Visual Quality. The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

E. Local Coastal Planning. The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the City of Del Mar to continue to implement its certified LCP.

F. Consistency with the California Environmental Quality Act (CEQA). As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, as conditioned, the project has been found consistent with the hydrology, water quality and visual resource policies of the Coastal Act. As conditioned, there are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** 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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.
5. **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.



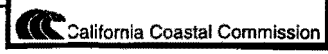
SOURCE: BRG Consulting, Inc., 2002. BASEMAP: USGS 7.5 Minute Quadrangle, Del Mar.

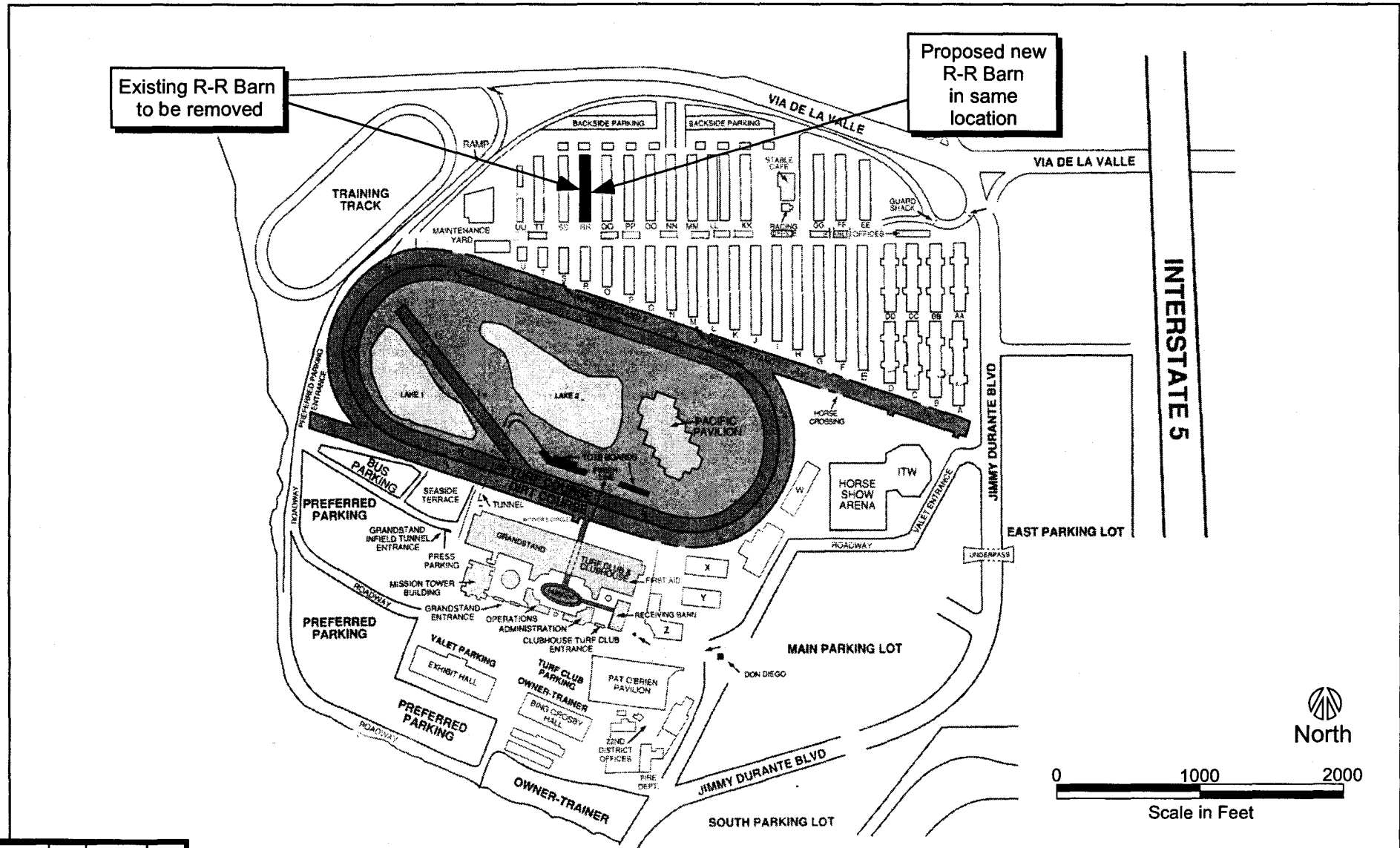
12/11/02



Del Mar Fairgrounds
Vicinity Map

EXHIBIT NO. 1
APPLICATION NO.
6-02-171
Location Map





Existing R-R Barn
to be removed

Proposed new
R-R Barn
in same
location

California Coastal Commission
 Site Plan
 APPLICATION NO.
 6-02-171
 EXHIBIT NO. 2

Fairgrounds. SOURCE: BRG Consulting, Inc., 2002.

11/19/02

Del Mar Fairgrounds

Site Map, Barn R-R Replacement

FIGURE

2

6-02-171

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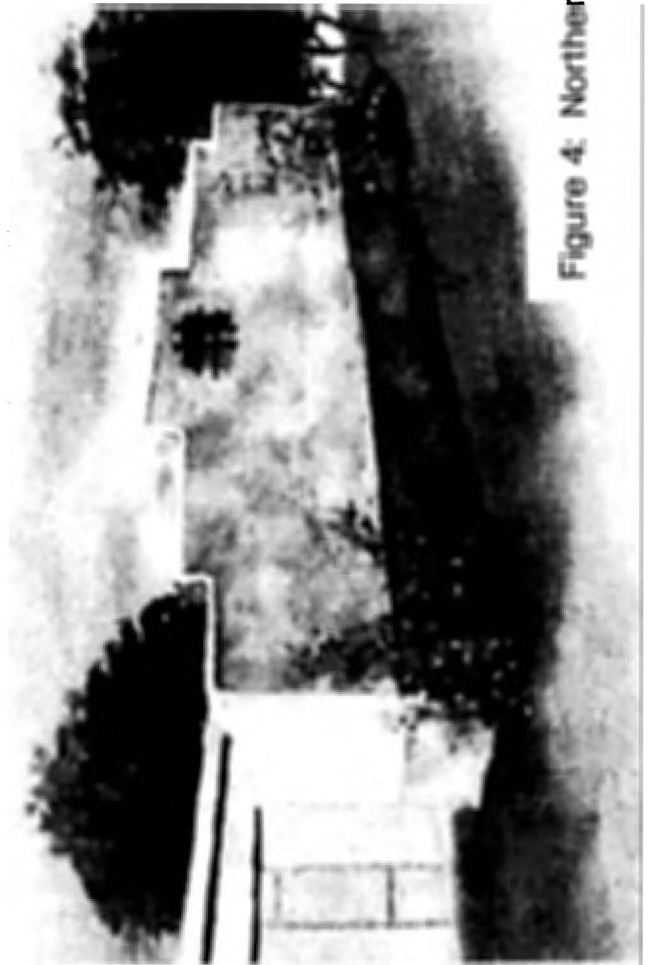
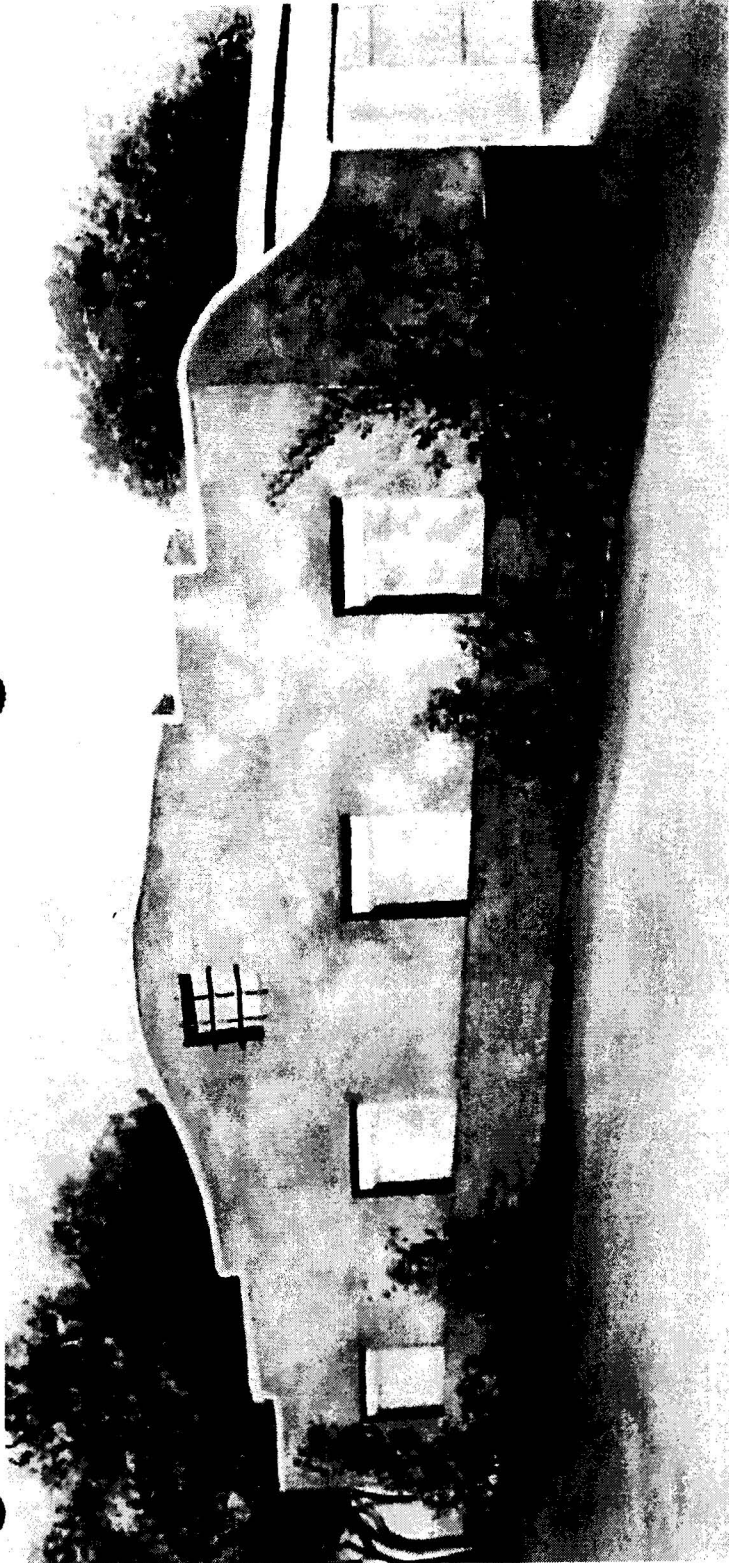


Figure 4: Northern and Southern Adobe Facade

EXHIBIT NO. 3
APPLICATION NO. 6-02-171
Elevation
 California Coastal Commission

