

**Additional Project Information –  
2008 Master Plan, Del Mar Fairgrounds and Horsepark**

A request was received by the 22<sup>nd</sup> District Agricultural Association to include additional detail on the various components of the proposed project. Included within the attached materials are additional figures depicting locations of the proposed “Near Term Projects” and “Long Term Projects” as well as the most current architectural rendering of the proposed Condo-Hotel Complex (including exhibit buildings). The Condo-Hotel Complex (including exhibit halls and structures associated with the new entrance) will have a height of approximately 66.5 feet above grade (four-story) for the hotel, approximately 51.5 feet above grade (three story) for the exhibit halls, and 51.5 feet above grade (three-story) for the entrance structure. The maximum height of architectural features would reach approximately 86.5 feet above grade and would be associated with the hotel structure’s tower. Lighting elements are proposed to be placed on top of the exhibit halls in association with the proposed rooftop playing fields. While the precise size and location of the lighting has not yet been determined, all lighting would directed downward and would employ state of the art design to ensure that spill light is substantially reduced or avoided.

With regard to the other buildings proposed in the near-term; Building A is proposed to be approximately 34 feet above grade (two-story), with the maximum height of architectural features reaching approximately 56 feet. Building B is proposed to be approximately 24 feet above grade. Building B is proposed to include approximately 103 rooftop parking spaces. Building D is proposed to be an open air steel structure with a height of approximately 30 feet above grade. The Health Club is proposed to be approximately 48 feet in height (three-story), with the maximum height of architectural features reaching approximately 75 feet. Lighting elements are proposed to be placed on top of the Health Club in association with the proposed rooftop playing fields. While the precise size and location of the lighting has not yet been determined, all lighting would directed downward and would employ state of the art design to ensure that spill light is substantially reduced or avoided.

In addition, a request was made to clarify the type of EIR being prepared. The EIR will address short-term activities on a project level. The long-term projects will require additional planning to define precise building parameters and will be addressed at a programmatic level in the EIR. The long-term projects may require additional environmental analysis when more specific information is available, in accordance with Section 15168 of the CEQA Guidelines.