

NOTICE OF PREPARATION

To: Notice of Preparation Recipients (see attached distribution list)

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency

Agency Name 22nd District Agricultural Association
Street Address 2260 Jimmy Durante Boulevard
City/State/Zip Del Mar, CA 92106-2216
Contact Rebecca Bartling

Consulting Firm

Firm Name LSA Associates, Inc.
Street Address 20 Executive Park, Suite 200
City/State/Zip Irvine, CA 92614
Contact Mona DeLeon, AICP

Project Title: 2008 Master Plan, Del Mar Fairgrounds and Horsepark

Project Location: The project site is located in North San Diego County in the Cities of Del Mar and San Diego and includes an approximately 340-acre Fairgrounds and Racetrack facility (Fairgrounds) and a 65-acre equestrian facility (Horsepark). The Fairgrounds is bound by Highway 101 and railroad tracks to the west; the San Dieguito River to the south; Interstate 5 (I-5), a major transportation corridor connecting the metropolitan areas of San Diego and Orange/Los Angeles Counties to the east; and Villa del la Valle, a two-lane undivided roadway that converts to four lanes as it nears Jimmy Durante Boulevard, to the north. The project also includes an off-site property, not owned by the 22nd District Agricultural Association (22nd DAA) located at the corner of Jimmy Durante Boulevard and San Dieguito Drive. The Horsepark is located approximately 1.5 miles east of the Fairgrounds in the San Dieguito River Valley at Via de la Valle and El Camino Real.

Project Description: The 2008 Master Plan for Del Mar Fairgrounds and Horsepark, was prepared by the 22nd DAA to plan immediate, near-term projects as well as conceptual, long-term projects for a period of 15 years. The near-term projects are intended to provide maintenance and improvement to the current Fairgrounds facilities, including renovation and modernization of several structures and parking areas, construction of new structures, demolition of structures, and relocation of a maintenance yard and fire station. The long-term projects are conceptual and will provide for maintenance of existing facilities as well as construction of new structures and trails. The long-term projects will require additional planning in the future to define precise building parameters and may require additional environmental analysis. Future projects for the Horsepark remain conceptual in nature and therefore will be subject to CEQA evaluation at a later date and will not be addressed in the 2008 Master Plan EIR.

The 22nd DAA will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed project. Two previous Notices of Preparation (NOPs) were distributed in March 2003 and December 2004. Since then, the 22nd DAA has refined the project, and this NOP is being sent to obtain input from your agency on the scope and content of environmental analyses to be contained in the Draft EIR. Specifically, the 22nd DAA requests input on the environmental information that is germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the Draft EIR prepared by the 22nd DAA when considering permits or other approvals for the project.

The project description, location, and potential environmental effects, based on the information known to date, are contained in the attached materials. Through the receipt of comments on this NOP and the process of preparing the Draft EIR, additions, deletions, and/or modifications of these potential environmental impacts may occur. A scoping meeting will be held on April 16, 2008, at 1:00 p.m. at the Del Mar Fairgrounds, Mission Tower, 2260 Jimmy Durante Blvd., Del Mar, CA 92014. The public comment period will close on April 25, 2008; therefore, it is recommended that reviewers initiate review and comments prior to the Scoping Meeting.

Please provide your response at the earliest possible date but ***no later than April 25, 2008 (an approximately 45-day public review period)***. Please send your response to Rebecca Bartling, Deputy General Manager, at the address shown above. Please provide the name of a contact person at your agency in case there are questions related to your response to this NOP.

Date _____

Signature _____

Title Rebecca Bartling, Deputy General Manager

Telephone (858) 792-4202

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
2008 MASTER PLAN, DEL MAR FAIRGROUNDS AND HORSEPARK
22ND DISTRICT AGRICULTURAL ASSOCIATION**

SUMMARY

The 22nd District Agriculture Association (22nd DAA) proposes to adopt and implement the 2008 Master Plan for Del Mar Fairgrounds and Horsepark (2008 Master Plan). Founded in 1926, the Fairgrounds property, located in North San Diego County, is a multiuse facility that hosts two major events, the San Diego County Fair and the Del Mar Thoroughbred Race Meet, in addition to 300 other events in the interim season. Almost all of the on-site facilities are used throughout the year for multiple activities; however, primarily due to old age, some of these existing facilities are in poor condition. As the facilities continue to age, demand for facilities and events rise, and new environmental regulations require additional site improvements (e.g. water quality treatment improvements), there is an increasing need to renovate and improve existing infrastructure and facilities at both the Fairgrounds and Horsepark.

The 2008 Master Plan is being prepared to update the 1985 Master Plan. It identifies near-term and long-term projects to respond to interests of the visitors, participants/patrons, and the rest of the community over a 15-year period. More specifically, the 2008 Master Plan proposes the renovation and modernization of several structures and parking areas, construction of new structures, demolition of old structures, and relocation of a maintenance yard and fire station.

Under the requirements of the California Environmental Quality Act (CEQA) and its Guidelines, the 22nd DAA is the Lead Agency for the environmental review process and must evaluate the potentially significant environmental effects of the proposed project. The 22nd DAA has determined that an Environmental Impact Report (EIR) will be prepared to assess the proposed project's effects on the environment, identify significant impacts, and identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts. An analysis of alternatives to the proposed project will also be included in the Draft EIR, including the No Project Alternative.

This Notice of Preparation (NOP) is being circulated pursuant to California Public Resources Code Section 21153(a) and State CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. A 30-day period is provided to return written comments to the 22nd DAA. Comments should be directed to Rebecca Bartling at the 22nd DAA, 2260 Jimmy Durante Boulevard, Del Mar, California 92106-2216. A scoping meeting will be held on April 16, 2008, at 1:00 p.m. at the Del Mar Fairgrounds, Mission Tower, 2260 Jimmy Durante Blvd., Del Mar, CA 92014.

ENVIRONMENTAL SETTING

Project Site and Surrounding Uses

The project site is located in North San Diego County in the Cities of Del Mar and San Diego and includes an approximately 340-acre Fairgrounds and Racetrack facility (Fairgrounds) and a 65-acre equestrian facility (Horsepark). The Fairgrounds is bound by Pacific Coast Highway and railroad tracks to the west; the San Dieguito River to the south; Interstate 5 (I-5), a major transportation corridor connecting the metropolitan areas of San Diego and Orange/Los Angeles Counties to the east; and Villa del la Valle, a two-lane undivided roadway that converts to four lanes as it nears Jimmy Durante Boulevard, to the north. The project also includes an off-site property located at the corner of Jimmy Durante Boulevard and San Dieguito Drive, not owned by the 22nd DAA. The Horsepark is located approximately 1.5 miles east of the Fairgrounds in the San Dieguito River Valley at Via de la Valle and El Camino Real. See Figure 1, Del Mar Fairgrounds Project Aerial, included at the end of this document.

A mixed commercial/residential area is located to the north, northwest, and south of the Fairgrounds site. Across the railroad tracks, to the west and southwest, are residential neighborhoods. I-5 is to the east of the site. Existing land uses in the vicinity of the Horsepark include the San Dieguito River, vacant land, a tack shop, veterinary office, polo grounds, and residential uses.

PROJECT DESCRIPTION

The 2008 Master Plan is being prepared by the 22nd DAA to plan immediate, near-term projects as well as conceptual, long-term projects for a period of 15 years. The near-term projects are intended to provide maintenance and improvement to the current service condition of the Fairgrounds facilities, including renovation and modernization of several structures and parking areas, construction of new structures, demolition of structures, and relocation of a maintenance yard and fire station. Near-term projects will be evaluated at a project level in the EIR. The long-term projects are conceptual and will provide for maintenance of existing facilities as well as construction of new structures and trails. Refer to Table A, included at the end of this document, for a complete list of near-term and long-term projects. The long-term projects will require additional planning to define precise building parameters and will be addressed at a programmatic level in the EIR. These projects may require additional environmental analysis when more specific information is available, in accordance with Section 15168 of the CEQA Guidelines.

The planned improvements to the Horsepark include a combination of short-term maintenance improvements and a long-term trail concept that has not yet been defined. Therefore, the scope of the 2008 Master Plan EIR will be limited to the evaluation of the short-term projects and the long-term programmatic concepts planned for the Fairgrounds property as identified in the 2008 Master Plan. It will not include future Horsepark plans. The project area on the Fairgrounds site includes approximately 300 acres located east of the railroad tracks.

Near-term Projects

The near-term projects are needed to maintain and improve the current level of service at the Fairgrounds. Projects that would enhance visitor experience include paving the existing dirt East

Parking Lot (East Lot) to provide approximately 3,200 all-weather parking spaces and incorporate water quality best management practices (BMPs). The Solana Gate will be realigned and provide three lanes, a sidewalk for pedestrians, an equestrian tunnel, and efficient use of backstretch facilities. A two-sided, 192 square-foot (sf) electronic reader board will be constructed along I-5, approximately 40 feet (ft) high. Sewer hook-up facilities will also be provided at the existing 62 Recreational Vehicle (RV) parking spaces in the east Fairgrounds location, where water and electricity hook-ups are currently in place.

Projects that will promote the economic self-sustainability of the Fairgrounds include construction of a 60,000 sf health club and sports training facility adjacent to I-5 on the Surf and Turf property, a 330-room condominium hotel with an 18,000 sf ballroom, and underground parking. The condominium hotel will be connected to a 200,000 sf exhibit hall with breakout rooms (to replace the Pat O'Brien Exhibit Hall, Bing Crosby Exhibit Hall, Exhibit Hall, and tent structure), parking below the structure, and three rooftop sports fields. The hotel will require the relocation of the existing fire station off site; will incorporate a new official gate/administration office facility and ticket box office (58,065 sf); and will accommodate 58 RV parking spaces (with water, sewer, and electrical hook-ups), the same number of parking spaces and hook-ups currently in this area.

Near-term projects that will make needed improvements for facility users include widening the existing turf track by 25 percent to enhance track operations and maintenance and relocating the existing Fairgrounds maintenance buildings/yard to provide storage and workshop areas closer to the areas of the Fairgrounds that they are serving. Several existing structures will be demolished to allow for new development, including: the grooms' dormitory (known as "Motel 6") (48 rooms); the existing maintenance facilities; the Pat O'Brien Exhibit Hall, Bing Crosby Exhibit Hall, Exhibit Hall, and tent structure; the 22nd DAA marketing/human resources buildings and exhibit offices; the 22nd DAA operations building; the existing Fire Station; the Don Diego clocktower; and the removal of the production and operations and purchasing trailers.

Long-Term Conceptual Projects

The 2008 Master Plan also includes long-term projects to serve in the implementation of the 2008 Master Plan Goals and Objectives. Long-term projects include enhancement of the visitor experience through improved transit access to the Fairgrounds site either by construction of a seasonal train platform to the Fairgrounds, or alternatively, reusing the existing spur to the south side of the river and rebuilding the pedestrian bridge or by implementing an NCTD temporary seasonal train platform south of the river in Del Mar. Long-term projects also include construction of a multilevel structure accommodating 1,300 vehicles on a portion of the East Lot between Jimmy Durante Boulevard and I-5; improvements to the existing backstretch area by continued rebuilding of the stables and living quarters; construction of a new horseman's/groom's village with a cafe consisting of 25,000 sf, including a viewing platform adjacent to the track to replace the existing structure; and a new truck tunnel under the racetrack. The 2008 Master Plan also provides for the 22nd DAA to coordinate with the San Dieguito River Park Joint Powers Authority (JPA) to assist in the creation of a multiuse trail along the San Dieguito River in the Horsepark area.

The long-term projects are conceptual and will require additional refinement after the 2008 Master Plan is completed in order to define the precise parameters of each project.

Horsepark

Del Mar Horsepark is a 65-acre equestrian facility located approximately one-and-a-half miles east of the Del Mar Fairgrounds in the San Dieguito River Valley. It has been owned and operated by the 22nd DAA since 1993. It is a highly valued facility for the region's horse owners and is used for many horse events, beginning and advanced horse training, and long-term boarding. The Horsepark has a world-class grass jumping arena with seating for 1,325; a covered, lighted arena; four show rings; a dressage ring; and four training rings. Although devoted to year-round equestrian use, its parking area also serves as a satellite shuttle parking lot during the operation of the San Diego County Fair.

As the facilities age, the demand for facilities and events increases, and new environmental regulations are implemented, there will be the need to renovate and improve the existing infrastructure and facilities at the Horsepark, including the older stables and most public areas such as the covered arena, perimeter landscaping, and public restrooms. These improvements are viewed as facility maintenance and upgrade efforts rather than new development of the site. The needed repair and maintenance improvements will be pursued as funds are available and will be subject to CEQA and California Coastal Commission (CCC) review as appropriate. Since these improvements are not projects as defined in the 2008 Master Plan, they will not be addressed in the EIR.

The only long-term project being contemplated for the Horsepark at this time is a coordinated effort with the JPA to locate a multiuse trail along or in the vicinity of the San Dieguito River area. The 22nd DAA intends to explore alternative river trail alignment options with the JPA in the future. The trail concept for the Horsepark is only partially defined and will require additional involvement and coordination with the JPA. Therefore, it is proposed that the trail concept be addressed in accordance with CEQA at such time as a plan has been developed and made public. Therefore, the trail concept will not be addressed in the 2008 Master Plan EIR. Any trail plans that are developed will also be subject to CCC review and approval.

In short, the planned improvements to the Horsepark include a combination of maintenance improvements and a long-term trail concept that has yet to be completely defined. Therefore, the scope of the 2008 Master Plan EIR will be limited to the evaluation of the short-term projects and the long-term programmatic concepts planned for the Fairgrounds property as identified in the 2008 Master Plan. It will not include future Horsepark plans.

TOPICS TO BE ANALYZED IN THE DRAFT EIR

The Draft EIR will include a section for each of the environmental topics for which there may be significant environmental effects. Each of the environmental sections will discuss the potential short-term environmental impacts of project construction, as well as the long-term effects of project operation. Mitigation measures will be proposed to address identified significant impacts. Cumulative impacts will also be addressed.

Land Use and Planning

The Draft EIR will include a description of the project site and nearby areas, including existing and planned land uses. The Draft EIR will also document compatibility of the proposed project with existing uses adjacent to the project, compatibility of on-site land uses, and secondary environmental effects on surrounding properties. The Land Use section will include a discussion of local and State land use policies that pertain to the Fairgrounds. While the Land Use section will contain a complete analysis of the project's compliance with the applicable policies from the City of Del Mar and City of San Diego Zoning Code and General Plan, it should be noted that the property is owned by the State of California, and the State is not required to comply with local zoning or general plans. While coordination and consistency between the 22nd DAA and City plans are desired, the 22nd DAA retains jurisdiction over land uses on site. The Land Use section will include recognition that it is the goal of the 22nd DAA to work closely with the Cities of Del Mar, Solana Beach, and San Diego to ensure that impacts associated with the development and use of the site are appropriately addressed and mitigated. The Land Use section will also contain a complete analysis of the discretionary and ministerial actions required for project implementation. Consistency of the proposed project with the applicable policies of the California Coastal Act will be evaluated. If necessary, mitigation measures will be identified to avoid or reduce potentially significant impacts.

Transportation and Circulation

The Draft EIR will include the findings of a Traffic Impact Analysis focused on the following four primary areas: (1) potential increases in vehicle traffic volumes resulting from the proposed project; (2) pedestrian safety, both on site and within the vicinity of the project site; (3) modifications in adjacent roadways and access driveway interface with the local circulation network; and (4) on-site circulation for vehicles.

The Traffic Impact Analysis prepared in support of the Draft EIR for the proposed project will examine the following development scenarios: (1) existing conditions, (2) existing plus proposed project conditions, (3) future conditions, and (4) future plus project build out conditions.

Levels of service will be calculated using the intersection capacity utilization (ICU) methodology for signalized intersections and the Highway Capacity Manual (HCM) methodology for unsignalized intersections. Deficient intersections will be identified as a result of these levels of service calculations. Future forecast baseline volumes (without the 2008 Master Plan) will be developed based on discussions with City of Del Mar and City of San Diego staff. Forecast peak-hour turn volumes will be analyzed to determine peak-hour intersection levels of service within the study area. The Traffic Impact Analysis will reference the latest Institute of Transportation Engineers (ITE) Trip Generation Manual for trip generation rates. Local and regional trip distribution patterns for the proposed project will be based on logical travel corridors and minimum time paths. The project trip generation will be assigned to the arterial street system based on the trip distribution.

If necessary, mitigation measures will be identified to avoid or reduce the effects of project trip generation on the local circulation system, to ensure pedestrian safety in the area, and to minimize potential conflicts with vehicular access points for the project site.

Air Quality

The Draft EIR will contain an air quality analysis conducted in accordance with the requirements of the San Diego County Air Pollution Control District (SDAPCD). The information contained in the air quality technical report will include data from the SDAPCD, relevant monitoring stations, and the California Air Resources Board (ARB) to define the physical air quality context of the project site and its immediate environs. Applicable air quality improvement strategies of the Regional Air Quality Strategy will also be summarized.

The Draft EIR will define the short-term impacts during project construction and quantify particulate matter less than 10 microns in diameter (PM_{10}) and less than 2.5 microns in diameter ($PM_{2.5}$), emissions from excavation and material movement activities, and gaseous pollutant emissions from construction equipment and worker vehicle exhaust. This analysis will use the latest emission rates developed by the United States Environmental Protection Agency (EPA) and construction phasing/equipment use data envisioned over the project construction period. The ambient effects of such emissions on proximate sensitive receptors will be assessed.

Motor vehicle pollutant emissions associated with the project will be estimated for future conditions (project conditions) utilizing traffic data contained in the Traffic Impact Analysis. The ARB's regional motor source emissions model, URBEMIS 2007, will be utilized to calculate the emissions associated with vehicle trips from the project site with regional vehicle miles traveled. Emissions associated with long-term stationary sources from on-site combustion of natural gas and off-site electricity generation, if any, by the project will be quantified using URBEMIS 2007. The emissions of each component identified above will be tabulated. The total project net increase in operational emissions will be compared to the suggested South Coast Air Quality Management District (SCAQMD) threshold criteria, and a determination of significance will be made.

The Draft EIR will also provide a carbon monoxide hot-spot analysis as well as the effects of greenhouse gas emissions on global climate change.

If necessary, mitigation measures will be identified to ensure that each short-term and long-term air quality impact will be avoided or reduced.

Noise

The Draft EIR will incorporate the findings of a technical noise analysis that will identify impacts on sensitive land uses surrounding the project site. The short-term noise impacts of project-related construction activities will be assessed. Calculated noise levels at adjacent noise-sensitive uses from project-related stationary and mobile sources will be compared to all applicable noise criteria.

The Draft EIR will include a discussion of applicable State of California and City of Del Mar noise and land use compatibility criteria for the project site and adjacent area. Standards for regulating noise impacts in the Noise Element of the City General Plan and Noise Control Ordinance will be discussed. While coordination and consistency between the 22nd DAA and City plans are described, the 22nd DAA is not required to comply with local zoning or general plans.

The areas where there is the potential for present and/or future noise impacts will be identified using land use information, aerial photographs, and field reconnaissance. A discussion of existing residences and other noise-sensitive uses adjacent to the project site would be included. Information from any available recent noise studies prepared for projects in the vicinity of the project site will be utilized. Existing roadway traffic noise will be calculated based on traffic data provided by the Traffic Impact Analysis.

Construction would occur during implementation of the proposed project. Equipment used during construction activities may include scrapers, loaders, graders, excavators, backhoes, generators, drilling equipment, light-duty trucks, and heavy-duty trucks. Noise impacts from these activities will be analyzed based on the equipment used, length of a specific construction task, equipment power type (gasoline or diesel engine), horsepower, load factor, and percentage of time in use. Noise emission levels recommended by the EPA will be used for the construction equipment. The construction noise impact will be evaluated in terms of composite maximum levels (L_{max}), hourly equivalent continuous noise levels (L_{eq}), and frequency of occurrence at adjacent sensitive locations. Analysis requirements will be based on the sensitivity of the area and local noise regulations.

Noise model input data will include average daily traffic levels; day/night percentages of autos, medium trucks, and heavy trucks; vehicle speeds; ground attenuation factors; and roadway widths. Future Community Noise Equivalent Level (CNEL) contours along selected roadway segments will be provided. Traffic parameters such as peak-hour traffic rates; average daily traffic rates; construction traffic; traffic distribution during the day, evening, and nighttime periods; and associated vehicle speeds will be required from the Traffic Impact Analysis in order to conduct the analysis. The noise level increment from project-generated traffic will be calculated and evaluated using the above traffic noise model.

If necessary, mitigation measures will be identified to ensure that both short-term and long-term noise impacts will be avoided or reduced.

Aesthetics

The Draft EIR will describe the proposed changes in views of the site and evaluate the impact of the proposed changes. In addition, protected views from sensitive areas (if any) will be identified and any changes to those views will be described. If necessary, mitigation measures will be identified to reduce potentially significant impacts.

Biological Resources

The Draft EIR will include findings from biological surveys (including vegetation mapping, habitat mapping, a jurisdictional delineation, and sensitive species surveys) of the proposed project area conducted by qualified biologists. The Draft EIR will include a discussion of the field methods used and the results of the biological assessments, including a list of plant and animal species present on site and a general description of the plant communities occurring on site. The potential for the proposed project to adversely affect these resources will be evaluated.

If necessary, mitigation measures will be identified to ensure that potentially significant impacts to biological resources on the project site will be avoided or reduced.

Cultural Resources

Historic Resources. The Draft EIR will summarize the findings of a historic-period assessment of the project site; it will include a project description and a location map, as well as methods, setting, results, discussion, and recommendations sections. If necessary, mitigation measures will be identified to avoid or reduce potentially significant impacts to historic resources.

Archaeological Resources. The Draft EIR will summarize the findings of a Cultural Resources Report. The report will be consistent with the Guidelines of the State Office of Historic Preservation's *Archaeological Resource Management Report (ARMR): Recommended Contents and Format*. The report will include an abstract, project description, and location map, as well as management considerations, methods, results, discussion, and recommendations sections. Any cultural resources encountered will be recorded on California Department of Parks and Recreation (DPR) 523 Series forms and will be attached to the report. Because there are seven previously recorded sites adjacent to the property, it is assumed that the report will be positive and will include a prehistoric and historic setting section, discussion, and interpretation of the resource. If necessary, mitigation measures will be identified to avoid or reduce potentially significant impacts of the proposed project.

Paleontological Resources. The Draft EIR will summarize the results of a paleontological resources report. A review of available paleontological literature will be conducted to determine whether resources are known to be present on site. This review will also provide information about fossiliferous formations that might be encountered during the field survey.

The purpose of the field survey is to locate previously unidentified fossil localities and to revisit and redocument known localities if they exist on the parcel. Any fossils and/or fossiliferous sediments that are identified during the records search or the survey will be documented on fossil locality forms and attached to the report.

If necessary, the Draft EIR will identify mitigation measures to avoid or reduce any potentially significant impacts of the proposed project.

Geology and Soils

The Draft EIR will incorporate the conclusions of a Geotechnical Evaluation. Geological and soil conditions will be evaluated in terms of how they will affect or be affected by project implementation. The analysis will include the location of known faults and the potential for earthquake-induced ground shaking capable of causing rupture, liquefaction, settlement, or surface cracks. The potential exposure of people or structures to geologic hazards such as seismic-related ground failure or substantial erosion and to soil conditions such as instability, subsidence, compressibility, expansiveness, or other conditions that might affect project improvements will also be evaluated. If necessary, mitigation measures will be identified to avoid or reduce potentially significant impacts.

Hazards and Hazardous Materials

The Draft EIR will incorporate and address the conclusions of a Hazardous Materials Technical Study (HMTS). The HMTS will evaluate potential environmental impacts to the project area and identify general mitigation measures that can be implemented to reduce any potentially significant impacts. The HMTS will include a review of regulatory databases and a Reconnaissance Survey of the Fairgrounds. If necessary, mitigation measures will be identified to avoid or reduce potentially significant impacts.

Hydrology and Water Quality

The Draft EIR will incorporate the findings of a Hydrologic Study and Water Quality Technical Report (WQTR). The Draft EIR will include analysis of changes to surface drainage patterns and BMPs such as the collection and/or containment of storm water runoff and the filtering of the water to minimize the potential for surface water pollution. The Draft EIR will also address soil erosion on and adjacent to the project site.

The methodologies used in the hydrologic analysis will be in substantial compliance with San Diego County standards as specified in the County of San Diego Hydrology Manual (2003) and with the CCC requirements for redevelopment projects in the Coastal Zone.

The Draft EIR will include an evaluation of the need for project mitigation measures and BMPs to ensure adequate conveyance of storm flows, compliance with a site-specific Storm Water Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES) permit requirements, and compliance with the San Diego Municipal Storm Water Permit, RWQCB Order No. R9-2007-0001.

In addition, the EIR will determine whether the project will result in changes to flood levels that would result in placing housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map. The EIR analyses will also determine whether the project would place structures within a 100-year flood hazard area that would impede or redirect flood flows. Also to be addressed is whether or not the project will expose people or structures to a significant risk of loss, injury, or death involving flooding. If necessary, mitigation measures will be identified to avoid or reduce potentially significant impacts.

Population and Housing

The majority of the project components will be developed within the existing Fairgrounds. The proposed project will not displace any existing residences. The Draft EIR will evaluate potential impacts to population and housing and, if appropriate, identify mitigation measures to avoid or reduce potentially significant impacts.

Public Services and Utilities

The Draft EIR will evaluate the location of infrastructure and public services to serve the project and the ability of these services and/or infrastructure to serve the project when implemented. Potential impacts to fire safety, police protection, and emergency services will be addressed. The Draft EIR will also identify service providers' expansion plans and will provide information regarding the purveyor's capacity to provide services and meet demand created by the proposed project. The Draft EIR will address the need to comply with SWRCB Order No. 2006-003 pertaining to waste discharge requirements for sanitary sewer requirements. If necessary, mitigation measures will be identified to avoid or reduce potentially significant impacts.

Recreation

The 22nd DAA manages the Del Mar Fairgrounds, the Horsepark, and the Del Mar Golf Center on behalf of the State. The Recreation section will provide the recreational setting of the project site, including surrounding recreation facilities and an analysis of potential impacts that project implementation may have on existing on- and-off-site recreation facilities. If necessary, mitigation measures will be identified to avoid or reduce potentially significant impacts.

Agricultural Resources

Based on farmland maps prepared by the California Department of Conservation, the project is not located in an area designated a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2000). Although the project site is currently mapped by the California Department of Conservation as "urban/built-up," potential impacts to agricultural resources, if any, will be addressed in the Draft EIR, and, if necessary, mitigation measures will be identified to avoid or reduce potentially significant impacts.

Mineral Resources

The Draft EIR will identify and evaluate the potential for the project to adversely affect the availability of known mineral resources. The mineral resources of concern include metals, industrial minerals (e.g., aggregate, sand, and gravel), oil and gas, and geothermal resources that would be of value to the region and residents of the State. If necessary, the Draft EIR will identify mitigation measures to address any potentially significant impacts of the proposed project.

ENVIRONMENTAL PROCEDURES

This NOP will be submitted to the State Clearinghouse, Responsible Agencies, Trustee Agencies, and other interested parties that will be included in approving or funding the project or that have specifically requested a copy of the NOP.

After the 30-day review period for the NOP, a Draft EIR will be prepared in accordance with CEQA, as amended (Public Resources Code, Section 21000 et seq.), and the State Guidelines for Implementation of CEQA (California Code of Regulations, Section 15000 et seq.).

Detailed analyses will be conducted in order to ascertain the proposed project's effects on the environment and the relative degree of impact prior to implementation of mitigation measures. Where impacts are determined to be significant, mitigation measures will be prescribed with the purpose of reducing the project's effects on those impacts either completely or to the maximum degree feasible.

Once the Draft EIR is completed, it will be made available for public review and comment. Copies of the Draft EIR will be mailed directly to those agencies commenting on the NOP.

Table A: Project Components

<p>Near-Term Projects</p> <ul style="list-style-type: none"> • Realign Solana Gate Road to provide three lanes and a sidewalk in order to afford better pedestrian access and efficient use of the backstretch facilities, and construct an equestrian tunnel. • Pave the existing dirt East Lot to provide approximately 3,200 all-weather parking spaces and incorporate water quality BMPs. • Provide sewer hook-up facilities at 62 RV parking spaces in the east Fairgrounds location near I-5. Water and electricity hook-ups are currently in place. • Construct a new 200,000 sf exhibit building with breakout rooms (to replace the Pat O’Brien Exhibit Hall, Bing Crosby Exhibit Hall, Exhibit Hall, and tent structure), with parking below the structure and three rooftop sports fields. • Construct a 330-room condominium hotel and accompanying conference facilities in the southern portion of the Fairgrounds. The hotel would be connected to the new exhibit building described above and include an 18,000 sf ballroom and underground parking. The hotel complex area will accommodate parking for 58 RVs (with water, electrical, and sewer hook-ups), the same number of RVs and hook-ups currently in this area. • Construct a new official gate/administration office facility and ticket box office as part of the hotel complex consisting of a three-story, 58,065 sf structure. • Relocate the existing Fairgrounds maintenance buildings/yard to provide storage and workshop areas closer to the areas of the Fairgrounds that they are serving. • Relocate the existing Fire Station off site. • Construct a two-sided, 192 sf electronic reader board along I-5. It will be approximately 48’ 10” high. • Construct a 60,000 sf health club and sports training facility adjacent to I-5 in the Surf and Turf area of the site. • Widen the turf track by 25 percent to enhance track operations and maintenance. • Demolish the existing structures to allow for new development, including: the grooms’ dormitory (known as “Motel 6”) (48 rooms); the existing maintenance facilities; the Pat O’Brien Exhibit Hall, Bing Crosby Exhibit Hall, Exhibit Hall, and tent structure; the 22nd DAA marketing/human resources buildings and exhibit offices; the 22nd DAA operations building; the existing Fire Station; the Don Diego clocktower. Also, allow for removal of the production and operations and purchasing trailers.
<p>Long-Term Projects</p> <ul style="list-style-type: none"> • Enhance transit access to the Fairgrounds site by constructing a seasonal train platform to the Fairgrounds. Other transit alternatives include reusing the existing spur to the south side of the river and rebuilding the pedestrian bridge to the Fairgrounds, or implementing a North County Transit District (NCTD) platform off site. • Construct a multilevel parking structure accommodating approximately 1,300 vehicles on a portion of the East Lot between Jimmy Durante Boulevard and I-5. • Improve the existing backstretch area by continuing to rebuild stables and living quarters in accordance with the Backstretch Master Plan. • Build a new Horseman’s Village with a 25,000 sf cafe with a viewing platform adjacent to the track; demolish the existing facility. • Construct a new truck tunnel under the racetrack.

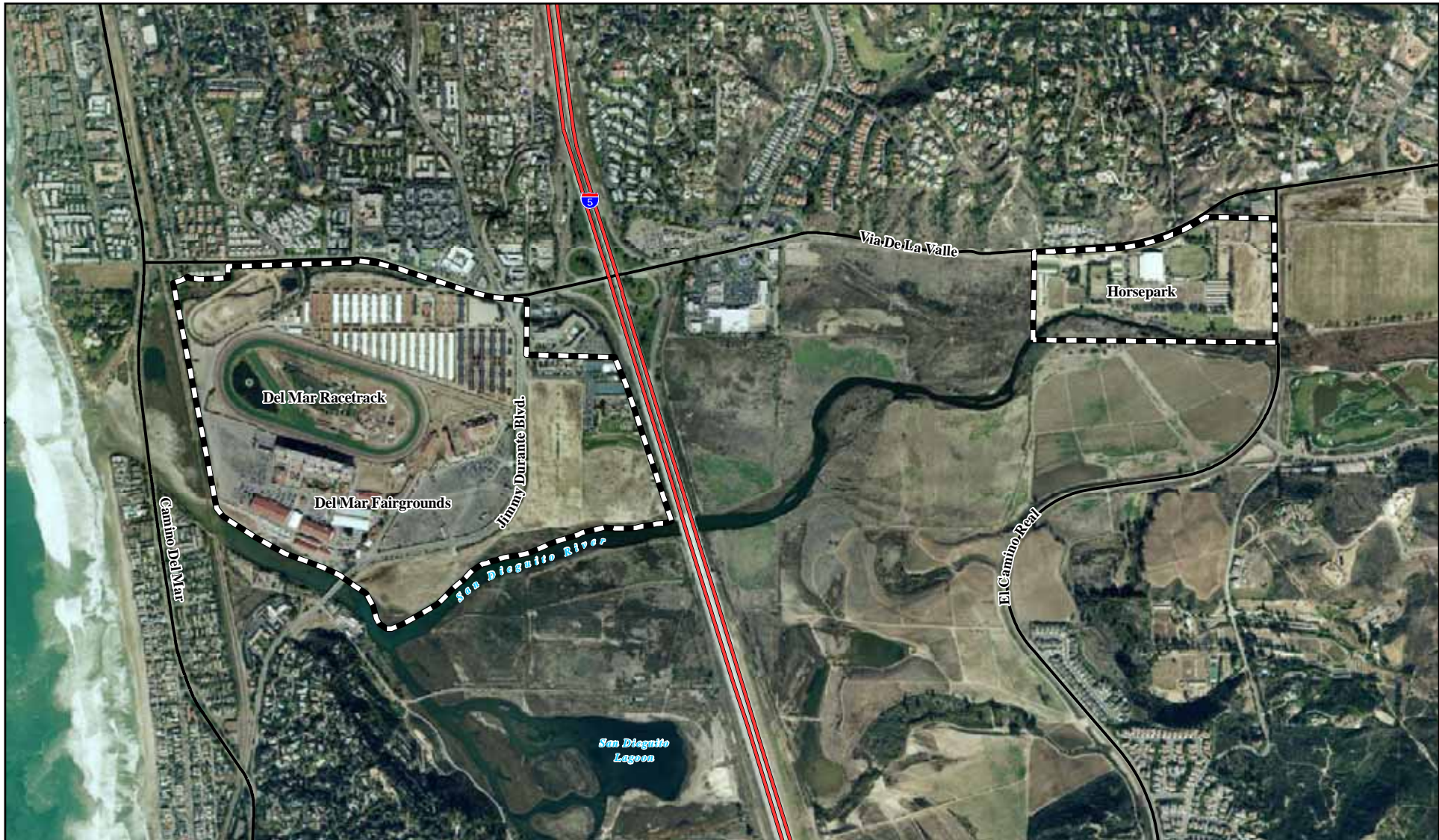
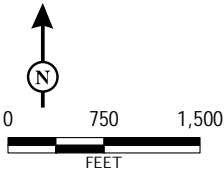


FIGURE 1

LSA



LEGEND
 Project Limits

*Del Mar Fairgrounds and Horsepark
 Project Aerial*

SOURCE: AERIAL: AirPhoto USA (02/06)
 I:\DLM0601\GIS\Aerial_8x11_NOP.mxd (3/5/2008)

2008 Master Plan, Del Mar Fairgrounds and Horsepark - NOP Distribution List

Last	First	Title	Agency/Department
Alpert	Michael	22nd DAA Director	22nd District Agricultural Association
Barrales	Ruben	22nd DAA Director	22nd District Agricultural Association
Davies	Ann	22nd DAA Director	22nd District Agricultural Association
Fletcher	Charles	22nd DAA Director	22nd District Agricultural Association
Hardage	Vivian	22nd DAA Director	22nd District Agricultural Association
Penniman	Russ	22nd DAA Director	22nd District Agricultural Association
Burt	Kelly	22nd DAA President	22nd District Agricultural Association
Barnhart	Doug	22nd DAA Vice-President	22nd District Agricultural Association
Nussbaum	Barry	22nd DAA Director	22nd District Agricultural Association
Asher	Walter		Boca Del Mar Hometown Association
Lirley	Ellen		California Coastal Commission
Brust	Karen	City Manager	City of Del Mar
Druker	Dave	Mayor	City of Del Mar
Niles	Linda	Planning Director	City of Del Mar
Peters	Scott	District 1 Councilmember	City of San Diego
Sanders	Jerry	Mayor	City of San Diego
Ahmadi , P.E.	Afsaneh	Chief Deputy Director	City of San Diego Development Services Department
Broughton	Kelly	Director	City of San Diego Development Services Department
Anderson	Bill	Director	City of San Diego Planning Department
Wright	Mary	Deputy Director	City of San Diego Planning Department
Christiansen	Tina	Community Development Director	City of Solana Beach
Collure	Chandra	City Engineer	City of Solana Beach
Kellejian	Joe	Mayor	City of Solana Beach
Ott	David	City Manager/Public Safety Director	City of Solana Beach
Slater-Price	Pam	Third District Supervisor	County of San Diego
Gibson	Eric	Director	County of San Diego/Department of Planning and Land Uses
Murphy	Jeff	Deputy Director	County of San Diego/Department of Planning and Land Uses
Crompton	Richard	Assistant Director	County of San Diego/Department of Public Works
Shick	Lee	DPW Project Manager	County of San Diego/Department of Public Works
Synder	John	Director	County of San Diego/Department of Public Works
			County of San Diego-Office of Sheriff
			County of San Diego, Assessor/Recorder/Clerk
Harper	Joe	President/GM	Del Mar Thoroughbred Club
Fravel	Craig	Exec. V.P.	Del Mar Thoroughbred Club
			Del Mar Union School District
Treacy	Mike	Director	Division of Fairs & Expositions
Abrams	David		Fairbanks Ranch Association
Eisenberg-Pike	Brooke	Committee Member	Fairgrounds Master Plan AD HOC Advisory Committee
Emerson	Bud	Committee Member	Fairgrounds Master Plan AD HOC Advisory Committee
Halenza	Judd	Committee Member	Fairgrounds Master Plan AD HOC Advisory Committee
Kulongoski	Justin	Committee Member	Fairgrounds Master Plan AD HOC Advisory Committee
McLoughlin	Mike	Committee Member	Fairgrounds Master Plan AD HOC Advisory Committee
McMillian	Jan	Committee Member	Fairgrounds Master Plan AD HOC Advisory Committee
Stegman	Barbara	Committee Member	Fairgrounds Master Plan AD HOC Advisory Committee
Whitehead	Mark	Committee Member	Fairgrounds Master Plan AD HOC Advisory Committee
Winterer	Jacqueline		Friends of San Dieguito River Valley
			Native American Heritage Commission
Thomas	Kristin	Environmental Planner	North County Transit District Board

Last	First	Title	Agency/Department
Clemente	Chiara	Sr. Environmental Scientist	Regional Water Quality Control-San Diego Region (Region 9)
Robertus	John	Executive Director	Regional Water Quality Control-San Diego Region (Region 9)
Alport	Eliot M.		Resident
Fernandez	Raymond	Acting Director	San Diego Air Pollution Control District
Hinton	Mel	President	San Diego Audobon Society
			San Diego Co. Public Library- Del Mar Branch
Royle	James	Chairperson	San Diego County Archaeological Society/ Environmental Review Committee
Larson	Eric	Executive Director	San Diego County Farm Bureau
			San Diego County Regional Airport Authority
			San Diego Local Agency Formation Commission
			San Diego Unified School District
Rawls	Dawn	Chair	San Dieguito Lagoon Committee
			San Dieguito River Valley Conservancy
Anderson	Shawna	Principal Environmental Planner	San Dieguito River Park JPA
Bobertz	Dick	Executive Director	San Dieguito River Park JPA
Gallegos	Gary	Executive Director	SANDAG
Mattson	Cami	Executive Director	SD No. County Con Vis Bureau
Armi-Wolf	Osa L.		Shute, Mihaly & Weinberger LLP
			State of California, Office of Planning and Research - State Clearinghouse
Dillingham	Tim		State of California Department of Fish and Game
Spear	Tamara		State of California Department of Fish and Game
Tippets	Willian E.	Environmental Program Manager	State of California Department of Fish and Game
Moe	Marian	Deputy Attorney General	State of California Department of Justice
Genest	Mike	Director	State of California Dept. of Finance
Kawamura	A.G.	Secretary	State of California Dept. of Food & Agriculture
Joseph	Ron	Director	State of California Dept. of General Services
Dugal	Barbara	Chief, Division of Land Management	State of California Lands Commission
Kehoe	Christine		State of California Senate- District 39
Figgee	Bill	Chief	State of California, Department of Transportation, District 11
Orso-Delgado	Pedro	District Director	State of California, Department of Transportation, District 11
			Summit Homeowners Association
Telser	Phoebe	Ad Hoc Master Plan Committee	The League of Women Voters of San Diego County
Damashek	Norma	President	The League of Women Voters of San Diego County
Smith	Robert		U.S. Army Corps of Engineers
Bartel	Jim		U.S. Fish and Wildlife Service
Marquez	Sandy		U.S. Fish and Wildlife Service
Arballo	Bill	Public	
Gerst, Ph.D	Marvin S.	Public	
Lemontre	Sue	Public	
Liegler	Tom	Public	
Moe	Patti	Public	
Scott	Steve	Public	
			National Marines Fisheries Service-SW Regional Office
Garrick	Martin	Assemblyman	California State Assembly
Sheehan	Anne	Chief Deputy Director	State of California Dept. of Finance
Killerman	Janie		Torrey Pines Community Planning Group