

2008 MASTER PLAN

DEL MAR FAIRGROUNDS AND HORSEPARK

Submitted to:

Board of Directors
22nd District Agricultural Association
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DEL MAR MASTER PLAN SUMMARY AND UPDATE

INTRODUCTION

This 2008 Master Plan is an outgrowth of the Draft 2000 Master Plan effort. The Draft 2000 Master Plan was never finalized or approved by the 22nd District Agricultural Association (DAA) Board of Directors. In contrast to the Draft 2000 Master Plan, which has 65 recommendations, the 2008 Master Plan is an assemblage of the recommendations that the 22nd DAA Board of Directors, staff, and the Fairgrounds Master Plan Advisory Committee have determined are feasible and will need analysis in the Master Plan EIR. Many recommendations within the Draft 2000 Master Plan reflect existing ongoing activities, including landscaping, utility upgrades, general repair and maintenance, and use of off-site shuttle service during the annual Fair. These will continue to be ongoing activities for the 22nd DAA, but not addressed further in the 2008 Master Plan.

The 2008 Master Plan for the 22nd DAA updates the 1985 Master Plan and is intended to help guide development for the 22nd DAA for a period of 15 years. The Master Plan encompasses the Del Mar Fairgrounds/Racetrack property and Horsepark, an equestrian facility 1.5 miles (mi) east of the fairgrounds.

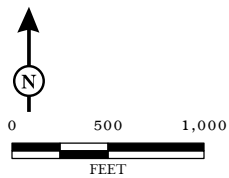
The San Diego County Fair at Del Mar is one the most successful and well-attended fairs in the United States, with attendance of over 1.2 million visitors during its 22-day run. In terms of attendance, it is the sixth-largest fair in the U.S. and the largest fair in the California State Fair system. The 43-day horseracing meet that follows the Fair each year is also recognized as one of the finest race meets in the U.S., with strong attendance and solid economic performance. Horseracing attracts over 700,000 spectators each year to Del Mar. Many more patrons watch and wager on Del Mar races from around California, the U.S., and the world through an extensive simulcast wagering network that includes both off-track wagering and home wagering via the internet. The economic impact of racing at Del Mar on the San Diego economy has been estimated in excess of \$100 million. The annual Fair contributes in excess of \$160 million to the local economy, and interim events bring in \$98 million. The total economic impact of all Fairgrounds activities is over \$358 million. An off-track betting facility operates on the Fairgrounds on a year-round basis to offer the public an opportunity to wager on racing events occurring at horseracing tracks around the U.S. (see Figure 1 for an aerial of the project site).¹

In 2006 over 3 million people attended year-round events occurring at the Fairgrounds and Horsepark. All of these events and activities make the Del Mar Fairgrounds one of the preeminent community event and activity centers in San Diego County, if not all of Southern California.



¹ Source: Rebecca Bartling; 22nd DAA Deputy General Manager, November 22, 2006.



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LEGEND

-  COASTAL ZONE BOUNDARY
-  PROJECT LIMITS

SOURCE: Aerial: NAIP (2005); SanGIS (2006).

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FIGURE 1

Del Mar Fairgrounds and Horsepark
Master Plan
Project Aerial

The Fairgrounds also operates Del Mar Horsepark, a large equestrian boarding and training facility 1.5 mi east of the Fairgrounds. Major horse shows occur at this site, in addition to the Fairgrounds property, many times a year. The Horsepark is also host to numerous other events (e.g., dog shows, Christmas tree sales) and serves as an off-site parking facility during the San Diego County Fair. Many of the Fairgrounds and Horsepark facilities are in need of significant repair and upgrade in order to maintain the existing level of service for its users. Moreover, the increasing interest for utilization of these venues by other entities calls for consideration of the condition of these facilities and the need for additional facilities in order to respond to interests within and outside the San Diego County region.

Hence, the 22nd DAA embarked upon a comprehensive review of the existing facilities, current and potential services, and the potential need for new facilities—in other words, a Master Plan.

History

The Del Mar Fairgrounds and Racetrack was shaped in 1926, encouraged by the State of California's Swamp Reclamation Act, designed to develop swampland for "useful purposes." The site's initial use was as the Del Mar Golf Course, which operated from 1926 to 1930, on a 184-acre (ac) site.¹

In 1936 the Golf Course site, along with an adjacent parcel of 57 ac, was purchased with funds from the State Division of Fairs and Expositions for the development of a permanent site for a Fairground. Fairs had been held in a variety of locations in San Diego County, including National City, Oceanside, Escondido, and San Diego's Balboa Park since the year 1880.

The 22nd DAA, still the sponsor of the Fair today, received a \$500,000 Works Progress Administration (WPA) grant to fund construction of the original facilities. The main exhibit building and auditorium, a combination grandstand and utility building, 10 livestock buildings, an equipment shed, a main entrance building, stables for 600 horses, and a 1 mi long race track were constructed for the initial opening.

Architects Joe Hamill and Sam W. Hamill designed each building to represent one of the missions in California's string along El Camino Real. All of the buildings were made of native adobe, which was mixed and dried on site. Construction employed an average of 380 men daily, many of them locals from the village of Del Mar and Eden Gardens. The project was completed in 9 months.

Construction of the Racetrack was encouraged by the State, which had passed legislation in 1933 legalizing on-track pari-mutuel wagering on horse races at private tracks, district or county fairs, and the State Fair. The State's share of revenue for horseracing was intended to help support county and district Fairground operations and contribute to State institutions for training youth in agricultural and animal husbandry.

¹ The Del Mar Fairgrounds project site, as addressed in the 2008 Master Plan, is a total of approximately 365 ac (combination of the Fairgrounds project site and the Horsepark); however, the 22nd DAA owns additional lands outside of the project site, west of the railroad track and south of the San Dieguito River near the Horsepark.

The race track effort was initially spearheaded by Dr. William Quigley, a La Jolla stockbroker and Horseracing aficionado, who received a verbal agreement from the 22nd DAA for the franchise. Quigley approached a Rancho Santa Fe resident and fellow horse breeder named Bing Crosby for support. Crosby accepted and took the leadership role in founding the Del Mar Turf Club. The horse races became an annual summer event. The first day of the Del Mar races was July 3, 1937.

Opening day for the Fair was October 8, 1936, and as opening day grew near, an unexpectedly large number of exhibits began arriving. This resulted in the assembly of many temporary tent structures. Through a combination of permanent buildings and tents, the exhibit area exceeded 200,000 square feet (sf). The Fair ran for 10 days and had an overall attendance of 50,000.

Fair attendance rose steadily through the late 1930s, as did the attendance at The Del Mar Horse Races. The Del Mar Horse Races were attended by many celebrities associated with the film and entertainment industry, and it was considered the place to see and be seen. Bing Crosby recorded the song "When the Surf Meets the Turf" for the Del Mar races. This song is still played today before the beginning of the first race.

During the 1940s, the Fair was closed because of World War II and was used as a temporary headquarters for paratroopers. A Marine Corps detachment from Camp Pendleton also used the facility. The San Diego County Fair resumed in 1946.

In 1989 Del Mar became the leading horseracing track in the country, with an average daily "handle" of \$7.32 million. In 1991 it also topped the nation in average daily attendance, a position it has held for many years, while remaining near the top of the country's tracks in average daily handle. In 1995 simulcast broadcasts were added, increasing the average daily handle to \$11.26 million.

In 1993 the 22nd DAA purchased Del Mar Horsepark, a 65 ac equestrian facility 1.5 mi east of the Fairgrounds. Del Mar Horsepark has two grass outdoor jumping arenas with seating for 1,325, a covered lighted arena, four show rings, a dressage ring, and four training rings. It hosts a growing number of equestrian events each year, including major horse shows.

Many facilities have been added to the Fairgrounds over the years, including additional exhibit halls, livestock and thoroughbred racing barns, a new horse arena, and a satellite wagering facility. The most recent major additions are the two multipurpose livestock barns, completed in 2006, and the addition of the roof over the arena in spring 2009. The Board of Directors also approved an Initial Study/Mitigated Negative Declaration (IS/MND) in September 2008 for replacement of a sewer pipeline with a new forcemain pipeline under the San Dieguito River, and the project was recently completed in May 2009.

EXISTING SETTING

Regional

The Del Mar Fairgrounds is located in North San Diego County, one of the most dynamic areas in the Southwest United States. Direct access is provided by Interstate 5 (I-5) from the metropolitan areas to the north (Orange County and Los Angeles) and the south (San Diego and Mexico). In addition, the expanding inland region of Southern California (e.g., Riverside and Imperial Counties) is able to

access the site from various state routes. Del Mar Fairgrounds, which has an established historic and positive identity, provides entertainment, education, and exhibit facilities for the communities of San Diego County and the surrounding region. During the 2003 San Diego wildfires, the Fairgrounds served as an evacuation center for over 1,000 animals. The Fairgrounds continues to serve as an evacuation and first aid center for animals as well as for residents of San Diego County displaced due to emergency situations. As the population of the area increases, it is anticipated that the demand for additional events and services on the Fairgrounds also will continue to grow.

Local

The 22nd DAA owns two sites in northern San Diego County, the Del Mar Fairgrounds and Horsepark. The 22nd DAA also owns additional lands outside of the project site, west of the railroad track and south of the San Dieguito River near the Horsepark. The 2008 Master Plan addresses both properties; however, the anticipated actions at the Del Mar Horsepark are limited to short-term maintenance and repair effort. An additional project at the Horsepark is a long-term trail concept that has not yet been defined well enough to evaluate and for which the 22nd DAA would not be the project applicant. The maintenance and repair activities include renovation of the older stables, aesthetic upgrade to the covered arena, perimeter landscaping, and improvements to the public restrooms.

The Fairgrounds project site is approximately 300 ac and is located in the Cities of Del Mar and San Diego in northern San Diego County. The City of Solana Beach borders the Fairgrounds site to the north. The site is bound by Highway 101 (US 101) and railroad tracks to the west; the San Dieguito River to the south; I-5, a major transportation corridor connecting the metropolitan areas of San Diego and Orange/Los Angeles Counties to the east; and Via de la Valle, a two-lane, undivided roadway that converts to four lanes as it nears Jimmy Durante Boulevard, to the north. The Fairgrounds project site east of Jimmy Durante Boulevard is located in the City of San Diego; the portion of the Fairgrounds located west of Jimmy Durante Boulevard is located in the City of Del Mar.

The Horsepark site is approximately 65 ac and is located 1.5 miles east of the Fairgrounds site, along Via de la Valle and El Camino Real.

The Fairgrounds and Horsepark sites are located within the San Dieguito Joints Powers Authority (JPA) River Park Focused Planning Area (FPA). The Fairgrounds site is also located north and west of the San Dieguito Lagoon Restoration Project currently underway by Southern California Edison (SCE). A mixed commercial/residential area is located to the north and northwest of the Fairgrounds site. Residential areas and hotels are located to the north of the site. Across the railroad tracks, to the southwest, are residential neighborhoods. Existing land use in the vicinity of the Horsepark includes the San Dieguito River, vacant land, a tack shop, veterinary office, polo grounds, and residential uses.

Existing Operations/Activities

The year-round use of the Fairgrounds is defined by three major operations: The Fair, Horseracing, and Interim Uses.

The Fair. During the Fair, the entire Fairgrounds property is utilized for public and back-of-house activity. The center of this usage is the area south and west of the grandstand, extending east of the grandstand into the livestock area and into the grass area within the racing track. The infield is also utilized for children's carnival, model farm, and other exhibits and activities. Other areas of the site, such as the Racetrack stables in the back side are utilized for parking, storage, temporary lodging, and other activities. Daily attendance at the Fair typically ranges from 40,000 to 60,000 spectators on weekdays, and approximately 60,000 to 90,000 on weekend days. On some peak days attendance has exceeded 100,000. This peak attendance was prior to extending the duration of the Fair to 22 days.

The layout of the Fair is satisfactory, with the carnival located as an anchor on the west end of the site. Pedestrian circulation occurs along an east/west avenue between the pedestrian entry and the carnival, with convenient access to the grandstand and indoor and outdoor commercial and noncommercial exhibits along the way. A northerly extension of the avenue also exists to the livestock area, horse show arena, and track infield, but it is not particularly well defined. In addition to using the first and second floors of the grandstand for home arts exhibits, approximately 190,000 sf of indoor exhibit space is used mostly for commercial exhibits. The Pat O'Brien Hall, Bing Crosby Hall, Exhibit Hall, Mission Tower Hall, Activity Center, Wyland Center, Expo Center, and the Arena are all used extensively during the Fair. The multipurpose exhibit and livestock buildings were renamed the Wyland and Expo Center after their dedication in June 2006.¹

While a few of these exhibit facilities, particularly those within the grandstand structure, are new, the three large exhibit halls are old and antiquated and do not have adequate electrical, communication, and climate control systems. During the Fair the three main exhibit halls are extended with tent structures due to a general shortage of exhibit space for the Fair.

At Fair time the grandstand is used for concerts and other performances, with additional entertainment events and horse events utilizing the outdoor Arena.

Transportation to the Fair is constrained on peak days, and at such times traffic on I-5, US 101, and roadways adjacent to the Fairgrounds is particularly congested. Although parking on site is maximized by staff during the Fair, remote shuttle lots supplement the capacity of the Fairgrounds property. On site, many of the overflow parking areas are unpaved, frequently creating dust problems and the inability to maximize parking space.

Horseracing. The approximately 300 ac Fairgrounds also contains approximately 100 ac devoted to horseracing and the remainder to parking and support areas. The horseracing area contains a relatively new 15,000-seat grandstand and a 1 mi synthetic surface (PolyTrack) horseracing track enclosing a turf track and a horse stable area known as the backstretch. Some minor improvements are needed in the grandstand and the turf track, but the serious deficiencies are in the backstretch area. This area contains the horse stables, horseman's village, and track maintenance facility. Of the approximately 75 buildings in the Del Mar stable area, a number of buildings date back to the opening of the track in 1937; approximately half are in poor condition and need to be completely replaced. In addition, stable area housing is insufficient to accommodate the demand for living quarters in the summer and must be supplemented with portable trailers. Employee housing in certain areas of the stable area is quite

¹ Source: Rebecca Bartling; 22nd DAA Deputy General Manager, November 22, 2006.

old and needs constant attention to maintain adequate living standards. However, seven barns on the north side of the barn area have been rebuilt entirely or substantially renovated in approximately the last 5 years, while all of the stabling on the south side of the barn area has been completely upgraded in new multipurpose buildings that accommodate both horses and various Fair activities. The Racetrack Authority (RTA), a JPA formed in 1990 by two state agencies (22nd DAA and State Racetrack Leasing Commission), finances the improvements at the Del Mar Racetrack. The State Racetrack Leasing Commission also oversees the leasing of the track to the Del Mar Thoroughbred Club. In addition, a Backstretch Master Plan prepared in 2003 calls for the construction of new “split barns” in order to increase the numbered stalls and provide additional living quarters.

In addition to the need for significant physical upgrading of the Backstretch Area, for many years there has been a serious problem with horse crowding, particularly in the early morning training periods. However, the new synthetic track surface will help to mitigate some of this crowding. There is also a need to improve the track maintenance yard and create a new Horseman’s Village with facilities for horse owners to watch the training process on the track. Additional paved parking as well as utility upgrading is needed in the Backstretch Area.

Interim Uses. The third core use of the Del Mar Fairgrounds is for interim activities that start at the end of the horseracing meet in September and continue until the first of June, prior to the annual Fair. The grounds are very busy during that time, with attendance of 500,000 to 800,000 and approximately 300 events. These events utilize almost all of the facilities on the grounds, particularly the exhibit buildings and the outdoor space around those buildings. However, the substandard condition of the exhibit buildings is a constraint to bringing higher-quality events to the grounds. Moreover, the amount of paved parking that is available for interim uses is only about 3,600 spaces. This is a constraint to parking operations during rainy months, particularly when the current paved parking areas are being utilized for outdoor shows such as RV and car shows.

Horsepark. Del Mar Horsepark is a 65 ac equestrian facility located approximately 1.5 mi east of the Del Mar Fairgrounds in the San Dieguito River Valley. 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. Invitational horse events at the facility are sometimes quite large, with up to 800 temporary stalls added to its existing 400-stall horse show barns.

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 Fair.

Aesthetics at the facility could benefit through a program of upgrades to its older stables and most public areas, such as the covered arena, dirt parking lot, perimeter landscaping, and public restrooms. Shade structures over seating areas in the main outdoor arena, as well as bleachers within the covered arena, are greatly needed.

Existing Facilities

The Fairgrounds project site consists of approximately 300 ac. Table A provides a list of the existing on-site recreational facilities and the associated square footage, user groups, and activities.

Table A: Existing On-Site Recreational Facilities

Facility	Approximate Square Footage/ Seats/Stalls	User Groups	Activities
Indoor/Outdoor Exhibit Hall Space	254,780 sf	Trade groups, other organizations	Convention, tradeshow/consumer shows, community events, large meetings, concerts
Activity Center	19,800 sf	Groups and organizations	Convention, tradeshow/consumer shows, community events, large meetings, concerts
Expo Center	40,000 sf	Groups and organizations	Soccer, basketball, baseball, tumbling, volleyball, batting cages, pitching, bull pens, league and sports camp activities, group and private instruction
Wyland Center	30,800 sf	Groups and organizations	Convention, tradeshow/consumer shows, community events, large meetings, concerts
Training Track	620,730 sf	DMTC	
Racetrack and Grandstands Complex Facility¹			
Grandstands	15,000 seats	Ground Public	Racetrack viewing and support, concerts, sporting events
Racetrack	264,000 sf	DMTC	Live horseracing
Turf Club	6,200 sf	Open to the public to rent	Weddings, private parties
Paddock Lounge	3,200 sf	Open to the public to rent	Racetrack viewing, private parties
Paddock Green	9,350 sf	Open to the public to rent	Outdoor weddings and private parties
Plaza de Mexico	32,000 sf	Open to the public to rent	Outdoor weddings and private parties
Skyboxes	18,845 sf	Open to the public to rent	Racetrack viewing, private parties
West Grandstands Concourses I & II	48,700 sf	Open to the public to rent	
Hacienda Room	2,960 sf	Open to the public to rent	
Surfside Race Place Complex	8,700 sf	Open to the public to rent	Open to the public, off-track wagering, restaurant, and special events
Surf and Turf Complex			
Driving Range	650,000 sf	Open to the public	65 teeing stations & golf lessons
Mini Golf Course	63,000 sf	Open to the public	Miniature golf courses, short game area, golf lessons
Tennis Courts	70,000 sf	Open to the public	League/sports
RV Lot	115,000 sf	Open to the public	
Volleyball Tent	20,000 sf	Open to the public	League/sports

Table A: Existing On-Site Recreational Facilities

Facility	Approximate Square Footage/ Seats/Stalls	User Groups	Activities
Arena Complex			
Arena	67,500 sf	Equestrian organizations, other groups	Equestrian events, sporting events, concerts
Arena Room	3,240 sf	Equestrian organizations, other groups	Equestrian and sporting events
San Diego Arena	31,250 sf	Equestrian organizations, other groups	Equestrian and sporting events
Durante Arena	31,250 sf	Equestrian organizations, other groups	Equestrian and sporting events
Backstretch			
Horsemen Center	10,000 sf	Jockeys, grooms, owners, and trainers	Food service and gathering space
Permanent and Portable Horse Stalls	1930 stalls	Equestrian groups	Stabling of horses for thoroughbred racing, horse shows, and Rodeo's Halloween "Scream Zone"

¹ The Racetrack and Grandstands complex provides support facilities to live Horseracing Meets. The complex is also utilized during the Fair. Other uses occur during the Interim Season.

DMTC = Del Mar Thoroughbred Club

RV = recreational vehicle

sf = square feet

MASTER PLAN

Need

The Fairgrounds property 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 for multiple activities over the course of each year.

The 22-day San Diego County Fair is one of the most successful fairs in the U.S., ranking sixth in the country in attendance and first in revenue in the State of California. Despite the growth of San Diego County, attendance has reached a plateau in recent years; public perceptions about sluggish traffic, access, and congestion are typically cited as reasons for this trend.

The 43-day Del Mar Thoroughbred Race Meet is one of the leading horseracing meets in the country, at or near the top in the nation in attendance and handle for 16 straight years. The interim season is filled with a variety of activities, including large consumer shows, exhibitions, meetings, music and entertainment shows, equestrian events, satellite wagering, a golf driving range, and other events. There is a continuing interest from a wide variety of entities in using the Fairgrounds for different events. However, the existing conditions often limit the opportunities for additional or expanded events.

The existing facilities vary in quality—from the grandstand, Activity Center, new multiuse exhibit/livestock halls, and satellite wagering facility on the high end to antiquated and aging facilities such as the exhibition halls, and thoroughbred horse barns on the other. Many facilities at the Fairgrounds are in poor condition, due mostly to age.

The poor quality and functionality of the existing exhibition halls are significant impediments to their ability to attract high-quality interim-use bookings.

The thoroughbred stabling area is seriously overcrowded during the race season. The barns themselves are mostly antiquated structures and are being replaced as the 22nd DAA's budget allows. The Backstretch Area also contains substandard lodging for grooms and stable hands, and these may face mandatory upgrades in the near future due to new regulatory agency standards.

Del Mar Horsepark functions year-round as a successful public equestrian facility. It hosts competitive events and training from beginning levels to Olympic-caliber and provides many local residents with horse stabling. As the facilities age and 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.

Project History

The 22nd DAA has continued to maintain and renovate existing improvements, as needed, in the time since the preparation of the Draft 2000 Master Plan. This 2008 Master Plan presumes continued maintenance of existing facilities, routine maintenance, and renovation projects that do not expand the building "footprint" or location of existing structures and are therefore not considered to be components of the Master Plan. Concepts identified in the Draft 2000 Master Plan that represent future coordination and communication activities (but not commitments to physical improvements) are likewise not included since they do not represent specific improvement projects that would need to be implemented as part of a Facilities Master Plan.

Projects that have been implemented since the preparation of the Draft 2000 Master Plan include construction of two new 40,000 sf livestock building and the current implementation of the proposed "Polytrack" surfacing of the racetrack. In 2005, the Del Mar Thoroughbred Club prepared a plan for the backstretch stable area, and its recommendations have been reflected in this update. In addition, the roofing of the existing arena, a project identified in the 1985 Master Plan, was completed in spring 2009. The Board of Directors also approved an Initial Study/Mitigated Negative Declaration in September 2008 for replacement of a pipeline with a new forcemain pipeline under the San Dieguito River, and this project was completed in May 2009.

Anticipated Projects

The 22nd DAA anticipates implementing several projects at the Fairgrounds (Figure 2). The first is the Salt Marsh Restoration Plan along the northern bank of the San Dieguito River in the South Parking Lot of the Fairgrounds. A total of 3.12 ac are being restored in accordance with a Restoration Order issued by the United States Army Corps of Engineers (ACOE).



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SOURCE: Aerial: AirphotoUSA (2006); SanGIS (2006)

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LEGEND



-  PROJECT LIMITS
-  PROJECT CURRENTLY UNDER WAY

FIGURE 2

Del Mar Fairgrounds and Horsepark Master Plan
PROJECTS CURRENTLY UNDER WAY

The second project is the replacement of existing Barns F and G with new “split barns,” with barns on the first level and dormitories on the second level. A Coastal Development Permit (CDP) (Permit Application No. 6-04-067, issued February 18, 2005) has been issued for this project, and construction is expected to be initiated once funds are available. Existing Barns F and G have a total of 148 stalls and 16 dormitory units. The new barns are proposed to have 74 stalls and 76 dormitory units.

Master Plan History

The Draft 2000 Master Plan was created during an 18-month period beginning in March 2000. Its process included research and planning recommendations from consultant team members in economic, environmental, transportation, architectural, and landscape planning disciplines. Additional consultants provided analysis of geotechnical/soils issues, electrical, water, plumbing, hydrology, cost estimating, and financial implementation strategies. The process solicited input from the public through a series of bimonthly presentations to an advisory Ad Hoc Master Plan Committee. The Ad Hoc Committee was comprised of representatives from the city governments of San Diego County, including the City’s of Del Mar and Solana Beach, State Legislature representatives, state regulatory agencies, community groups, environmental planning agencies, the County Board of Supervisors, the directors and staff of the 22nd DAA and Del Mar Thoroughbred Club, and the Master Plan consultants. Committee members included representatives from governmental groups and public agencies throughout San Diego County. Committee meetings were well attended by the public.

The Draft 2000 Master Plan Process included the following tasks:

- Assess current and future conditions, identifying needs, opportunities, and constraints.
- Recommend general proposals to address current needs and opportunities.
- Recommend general proposals to address future needs and opportunities.
- Investigate methods of mitigating the impact of Fairground activities on the local communities and surroundings within the constraints of existing conditions and economic feasibility.
- Carry forward relevant elements of the 1985 Master Plan.
- Estimate approximate costs of proposed improvements.
- Outline potential financial implementation approaches.

As discussed below, the 2000 Master Plan went through an extending planning process and several iterations of a Master Plan for the site resulting in the current, 2008 Master Plan. This 2008 Master Plan document is the fourth Master Plan completed for the 22nd DAA property at the Del Mar Fairgrounds.

The first Master Plan for the Fairgrounds site was completed in 1968 by the State Architect’s Office, Department of General Services, and primarily concerned the grandstand area. That year, the State Race Track Leasing Commission was established and given the authority to oversee expenditures from the racing revenues for the purpose of implementing a long-range Master Plan for the facilities. The six-member Race Track Leasing Commission consisted of the directors of the State Department of Food and Agriculture, General Services and Finance, and three directors from the 22nd DAA

Board of Directors. The 22nd DAA is preparing the updated Master Plan in order to guide future improvements and development of the site to best meet the 22nd DAA's mission statement and project objectives and to comply with Food and Agriculture Code Section 4156. The State Department of Food and Agriculture, Division of Fairs and Expos, recommends that individual DAAs adopt Master Plans in order to qualify for certain types of funding for capital projects and to assist the DAAs in coordinating facilities planning with anticipated revenues consistent with the trend toward greater self-sufficiency of Fairgrounds statewide. The Del Mar Fairgrounds is a self-sufficient facility.

The primary purpose of the 1968 Master Plan was to investigate alternatives for a new or remodeled grandstand and various complementary improvements to Fairgrounds facilities. Implementation of the remodeling was phased. Phase I was completed in 1974 and Phase II in 1977. These additional phases were proposed upon completion, which led to the second Master Plan.

The scope of the 1980 Master Plan was expanded to include the entire Fairgrounds property and included planning work for both the 22nd DAA and the Del Mar Thoroughbred Club. Three years later, the 22nd DAA updated the 1980 Master Plan in order to create a long-range planning period from 1985 to 2000. This became known as the 1985 Master Plan.

In 2000, the 22nd DAA spent 18 months updating the 1985 Master Plan. The results of the planning effort became known as the 2000 Master Plan. It should be noted that the 2000 Master Plan was never adopted by the 22nd DAA Board of Directors. Upon receiving additional input from a consultant team, the directors and staff of the 22nd DAA and Del Mar Thoroughbred Club, staff from the Cities of Del Mar, San Diego, Solana Beach and the County of San Diego, and members of the public, the document was further revised and has become known as the Draft 2008 Master Plan.

Mission Statement

The 22nd DAA Mission Statement provided overall guidance for the Draft 2008 Master Plan process and recommendations. The 22nd DAA Mission Statement states:

To manage and promote a world-class, multi-use, public assembly facility with an emphasis on agriculture, education, entertainment, and recreation in a fiscally sound and environmentally conscientious manner for the benefit of all.

In order to successfully fulfill its mission, the 22nd DAA must upgrade existing, relevant facilities; remove limiting and currently irrelevant facilities; and construct new facilities that respond to the needs of the residents of San Diego County.

Goals

Several long-range goals were established to guide the Master Plan process and subsequent implementation. Although it is a public entity, the 22nd DAA is entirely self supporting. Operations, maintenance, reconstruction of aging facilities, and new construction are funded almost exclusively from the proceeds of income-producing events on the property. Major facility construction projects such as the 1993 building of the Grandstands and the new livestock barns were funded by the sale of

tax-exempt bonds. Therefore, the goal of the Master Plan is to identify key physical improvements that will promote the mission of the Del Mar Fairgrounds as a regional entertainment, recreational, cultural, and community asset, while continuing the financially responsible practice of maintaining economic self-sustainability. The Master Plan also establishes a long-range vision for the Del Mar Fairgrounds to guide future land use decisions in an environmentally responsible manner.

Objectives

The Master Plan process seeks to integrate and balance a multitude of factors relating to land utilization of the 22nd DAA at the Fairgrounds and Horsepark properties. Financial, operational, environmental, and community factors all have played substantial roles in the Master Plan process.

The following are near-term objectives of the Master Plan:

1. Develop facilities and operational programs that have a synergistic economic benefit for the Fairgrounds and for adjacent communities.
2. Enhance the visitor experience at the Fairgrounds by providing safe and efficient circulation and parking, modern and functional facilities, clear informational signage, and an attractive built and natural environment. Provide visitor-serving uses on the Fairgrounds site that address the needs of participants and patrons to enable the successful operation of major events
3. Enhance the Fairground's attractiveness to conference planners by providing modern exhibit hall space to support multiday conference/convention events.
4. Implement improvements that will enhance the economic self-sustainability of the Fairgrounds and Horsepark by attracting a variety of events and users.
5. Implement improvements at the Fairgrounds that represent a balance of permanent facilities and open, flexible-use areas that will support a wide range of activities relating to agriculture, education, entertainment, and recreation consistent with the 22nd DAA Mission Statement.
6. Support the continued success of Horseracing at the Fairgrounds by providing additional amenities for Racehorse owners and racing.
7. Implement appropriate best management practices (BMPs) to meet National Pollutant Discharge Elimination System (NPDES) standards for storm water runoff for existing and planned activities and uses.
8. Provide adequate infrastructure to support existing and planned uses.
9. Support the actions by other public and quasipublic agencies to implement an open space system along the San Dieguito River in a manner that does not impede day-to-day operations at the Fairgrounds.
10. Enhance the participant/patron experience of the Fairgrounds by providing safe, modern, and efficient facilities for Fair vendors as well as equestrians, horse owners, jockeys, horses, and other facility users.
11. Develop uses at the Fairgrounds that recognize the intent of the City of Del Mar General Plan and City of San Diego Torrey Pines Community Plan and seek to be consistent with the existing General Plan and Community Plan designations for surrounding uses.

The following are long-term Master Plan objectives:

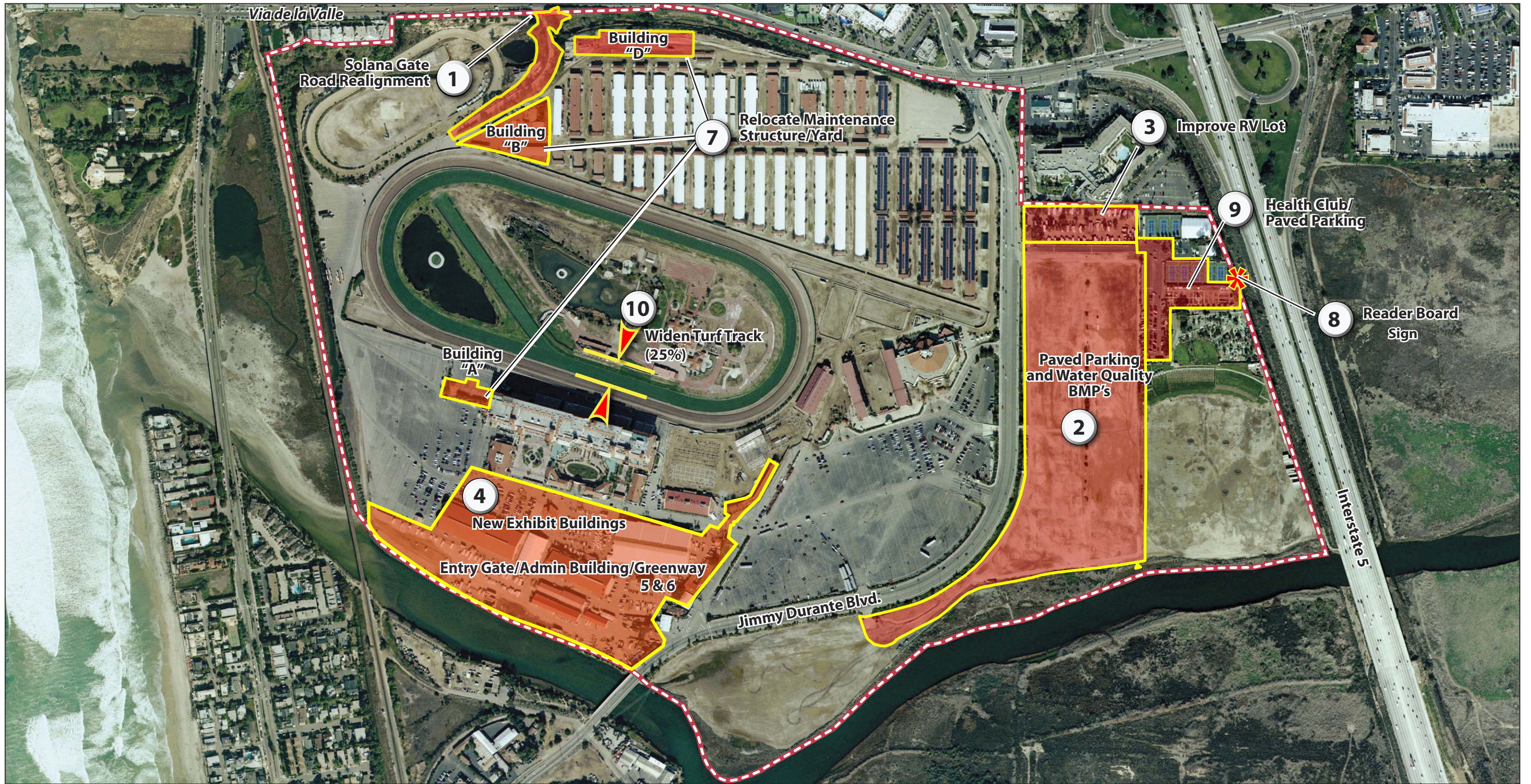
1. Coordinate with other public and quasi-public agencies to improve transit service to the Fairgrounds.
2. Ensure the continued availability of adequate on-site parking at the Fairgrounds.
3. Implement improvements to the Backstretch Area to enhance the living and working environment for equestrians, horse owners, jockeys, horses, and other facility users.
4. Strategically plan and implement strategies to help sustain the financial security of the Del Mar Fairgrounds for present and future generations.

Plan

The Master Plan process considered a wide range of improvements and new facilities consistent with the Master Plan objectives and in order to fulfill the Mission Statement of the 22nd DAA. Essentially, two general categories of improvements and facilities emerged: (1) project-level, near-term projects, and (2) programmatic, long-term projects warranting additional definition, refinement, or implementation by another Lead Agency. The project-level improvements/facilities are anticipated to be completed in the near term, addressing current needs. The programmatic projects also serve to implement the Master Plan Goals and Objectives, and the DAA is committed to their implementation. Additional planning is required to define the precise parameters of the long-term projects.

Near-Term Projects. The near-term projects are currently needed for the Fairgrounds to maintain and improve its current level of service to its constituency. The proposed near-term projects are listed below and identified on Figure 3.

1. 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.
2. Pave the East Parking Lot to improve an existing dirt parking area with approximately 3,200 all-weather parking spaces and incorporate water quality BMPs.
3. Provide sewer hook-up facilities at 62 recreational vehicle (RV) parking spaces in the east Fairgrounds location near I-5. Water and electricity hook-ups are currently in place.
4. Construct a new exhibit building with breakout rooms (to replace the Pat O'Brien Exhibit Hall, Bing Crosby Exhibit Hall, Exhibit Hall, and tent structure), with semisubterranean parking and three rooftop sports fields and elements of the Clock Tower retained for the proposed structure. See Figure 4 for the general location, exact location and design of the exhibit hall will be completed through public workshops.
5. Concurrent with construction of the new exhibit building, develop a 100-foot greenway along the northern bank of the San Dieguito River from Jimmy Durante to the western edge of the property. Details of the greenway including vegetation, trail width, etc., will be defined in public workshops.
6. Construct a new official gate/administration office facility and ticket box office consisting of a three-story, 58,065 sf structure.



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SOURCE: Aerial: AirphotoUSA (2006); SanGIS (2006)

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LEGEND

 PROJECT LIMITS

 NEAR TERM PROJECT

FIGURE 3

Del Mar Fairgrounds and Horsepark Master Plan

Near Term Projects

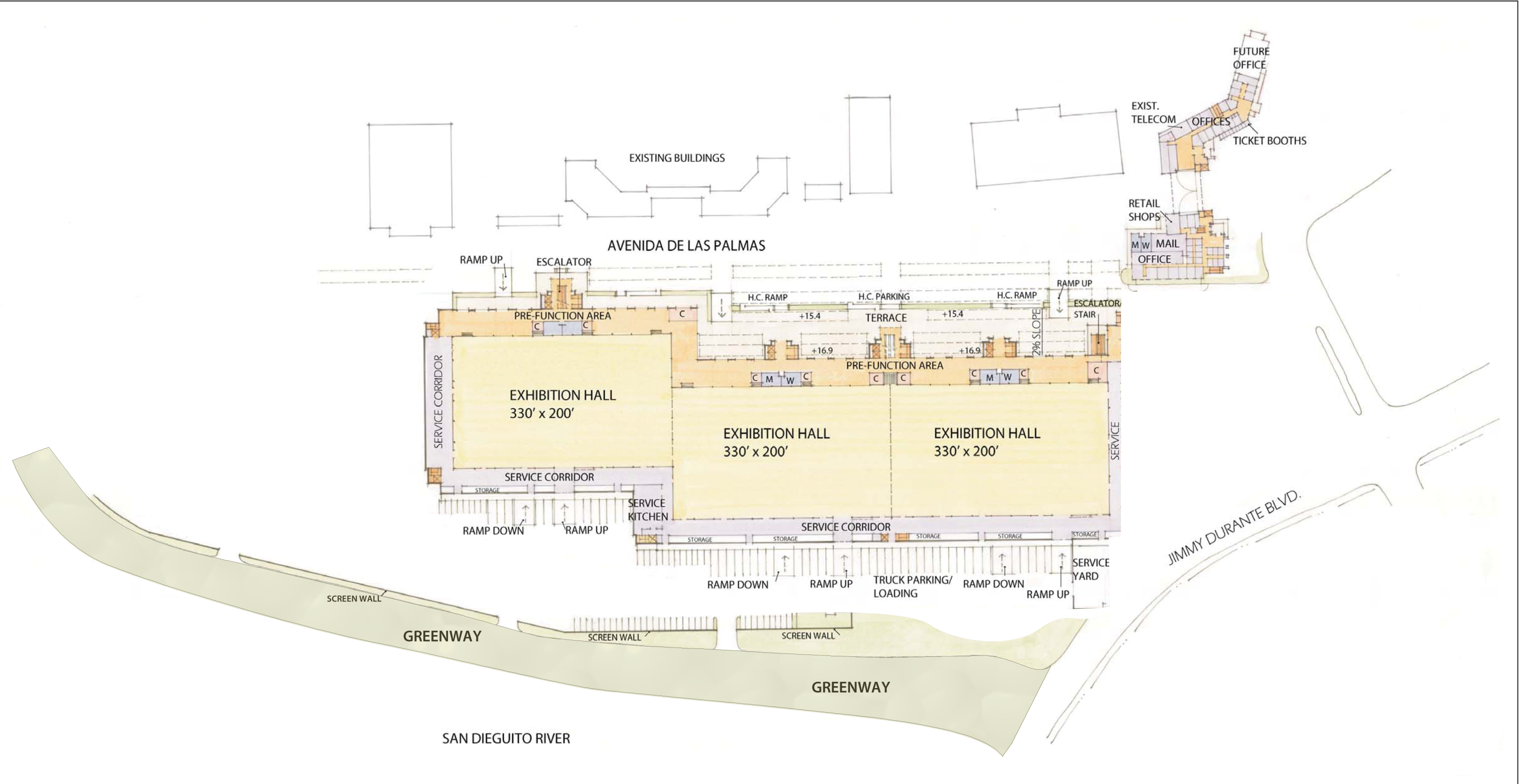
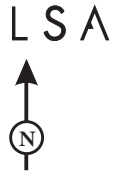


FIGURE 4



7. Relocate the existing Fairgrounds maintenance buildings/yard to provide storage and workshop areas closer to the areas of the Fairgrounds that they are serving.
8. Construct a two-sided electronic reader board sign along I-5. See Figure 4 for the general location. The exact location and design of the reader board will be completed through public workshops.
9. Construct a 60,000 sf Health Club/Sports Training Facility adjacent to I-5 in the Surf and Turf area of the site. See Figure 4 for the general location. The exact location and design of the Sports Training Facility will be completed through public workshops.
10. Widen the turf track by 25 percent to enhance track operations and maintenance.
11. Demolish the existing structures to allow for new development, including: the grooms' dormitory (known informally 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 buildings; the Don Diego Clock Tower (although elements of the Clock Tower [i.e., decorative tiles] will be retained and used on site); and removal of the production and operations and purchasing trailers. Figure 5 identifies areas where demolition of existing facilities will occur.

Long-Term Projects. The following long-term projects are currently in the conceptual phase. These projects are separated from the near-term projects due to the level of detailed plans and analysis available. Also, these projects are separated from the near-term projects because another Lead Agency may be responsible for the project's implementation (e.g. seasonal train platform). Funding sources for these projects have not yet been identified. As additional planning detail and funding information becomes available, these projects will move forward to the design stage and project-level California Environmental Quality Act (CEQA) clearance. In some instances an identified "long-term" project could be proposed for development on a more accelerated timeline than the near-term projects previously identified in this Master Plan, depending on the availability of funding and completion of any additional CEQA review required.

1. Enhance transit access to the Fairgrounds site by assisting San Diego Association of Governments (SANDAG) with implementation of a seasonal train platform on site at the Fairgrounds.
2. Construct a multilevel parking structure accommodating approximately 1,300 vehicles on a portion of the existing dirt lot (East Parking Lot) between Jimmy Durante Boulevard and I-5.
3. Improve the existing Backstretch Area by continuing to rebuild stables and living quarters in accordance with the Backstretch Master Plan.
4. Build a new Horseman's Village with a 25,000 sf cafe with a viewing platform adjacent to the track; demolish the existing facility.
5. Construct a new truck tunnel under the Racetrack.
6. Construct a new vehicle wash rack in the area west of the Racetrack.
7. Work with JPA in its efforts to locate a multiuse trail along the Horsepark area. Explore alternative river trail alignment options with JPA.

Figure 6 depicts the location of long-term projects at the Fairgrounds.



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SOURCE: Aerial: AirphotoUSA (2006); SanGIS (2006)

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LEGEND



-  PROJECT LIMITS
-  DEMOLITION

FIGURE 5

*Del Mar Fairgrounds and Horsepark Master Plan
Facilities to be Demolished or Relocated*






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LEGEND

-  PROJECT LIMITS
-  LONG TERM PROJECT
-  LOCATION TO BE DETERMINED

SOURCE: Aerial: AirphotoUSA (2006); SanGIS (2006)

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FIGURE 6

Sustainability Commitments. In addition to the near-term and long-term project components, the 22nd DAA has incorporated the following Sustainability Commitments in the 2008 Master Plan:

1. The 22nd DAA is committed to evaluating and implementing energy efficiency programs and procedures, including the use of solar photovoltaic panels on new structures in the Backstretch Area, use of energy-efficient light fixtures, implementation of energy-saving devices and equipment, and energy-efficient design of new facilities.
2. The 22nd DAA will continue to implement existing “zero waste” waste reduction programs, including office recycling, source reduction, waste reduction and reuse, purchase of recycled content products, and source separation and recycling of materials, including composting of biodegradable materials.
3. The 22nd DAA is committed to achieving Leadership in Energy and Environmental Design-New Construction (LEED-NC) Silver certification for new buildings.
4. The 22nd DAA will conduct regular energy audits and retrocommissioning for existing buildings, and commissioning during new construction and renovation, as appropriate, with implementation of follow-up improvements to reduce energy consumption for its building facilities.
5. The 22nd DAA will require contractors to use zero- or low-emission vehicles and equipment when possible to find alternative uses for deconstruction materials and to participate in the Fairgrounds recycling program to the fullest extent feasible.
6. The 22nd DAA will evaluate the removal of nonessential, fast-growing, and major maintenance-requiring landscaped materials (which generate large amounts of plant waste), and where appropriate, replant with appropriate low-water-use plants.
7. The 22nd DAA will continue to use reclaimed water for grounds irrigation and implement a comprehensive water conservation strategy for potable water.
8. The 22nd DAA will continue to recycle horse manure from Fairgrounds events and continue to work with the Del Mar Thoroughbred Club to recycle manure from the Race Meet.
9. The 22nd DAA will support and promote public education and information regarding global climate change at appropriate events held at the Fairgrounds, including the Annual Enviro Fair and San Diego County Fair.
10. The 22nd DAA will identify and evaluate possible BMPs for animal operations to reduce emissions, conserve energy and water, and utilize alternate energy sources, and will include Practical and Efficacious BMPs in the contracts for the Race Meet operator.
11. The 22nd DAA will continue to seek new opportunities to promote commuter carpooling and transit use, as well as alternative transportation for Fairgrounds and Racetrack events.
12. The 22nd DAA will evaluate and phase in effective replacement of its existing fleet (as vehicles age) with low- and zero-emission vehicles and will require comparable efforts by the Race Meet operator.
13. The 22nd DAA will evaluate, promote, and provide amenities for alternative transportation modes by providing bicycle racks, accommodating bus stops on site, providing shuttle service, coordinating with transit providers to provide bus connections from the Solana Beach Train Station during the Fair and Race seasons, and working with transit agencies to locate a seasonal train platform on the Fairgrounds site (identified as one of the long-term Master Plan projects).

14. The 22nd DAA will evaluate, develop, and implement an on-site tree planting program that locates trees adjacent to buildings in order to reduce energy consumption and will provide assistance to community groups that promote planting of trees in the communities adjacent to the Fairgrounds.
15. The 22nd DAA will continue to evaluate and implement BMPs for storm water pollution prevention, including compliance with the new Storm Water Management Plan (SWMP), once approved by the Regional Water Quality Control Board.
16. The 22nd DAA is committed to increased use of renewable energy sources, including the incorporation of solar panels on proposed Maintenance Building Complex B.
17. The 22nd DAA will update the Board of Directors on the progress toward each of these sustainability goals on an annual basis.

Implementation/Phasing. The 22nd DAA has developed a phasing plan to implement the Master Plan near-term projects based on anticipated funding and time constraints from other events held on site. The long-term projects proposed in the Master Plan require additional environmental analysis and/or will be implemented by another Lead Agency (i.e., SANDAG is the Lead Agency for the seasonal train platform) and therefore have not been included in the proposed phasing plan.

The phasing plan consists of two phases for a total of 38 months of construction, including demolition, site work, and structural completion of each near-term project. Construction activities will be minimized during the San Diego Fair and Race Meet events for projects implemented on the Fairgrounds project site; therefore, the 22nd DAA has planned for a 9-month construction schedule for each year. The exact year for the start of construction has not yet been identified; however, the sequencing of projects identified in the phasing plan will be followed.

Under the first phase, the following projects would be implemented: construction of new official gate/administration office facility and ticket box office (10 months); relocation of the existing Fairgrounds maintenance buildings/yard (6 months); realignment of the Solana Gate (4 months); pavement of the East Parking Lot and BMPs (5 months); construction of the Health Club/Sports Training Facility (12 months); sewer hook-up facilities added to the RV lot at Surf and Turf (2 months); widening of the turf track (6 months); and construction of the electronic reader board sign (2 months). The second phase consists of construction of the exhibit building (13 months). Demolition will occur as projects are implemented. Refer to Figure 7 for a timeline of these proposed improvements and phases.

Mitigation Monitoring and Reporting Program (MMRP). The MMRP adopted by the Board of Directors of the 22nd DAA at its April 18, 2011, meeting, is incorporated by reference into the 2008 Master Plan, as approved by the Board. The DAA will implement all mitigation measures in the MMRP as a condition of carrying out each of the relevant projects. The mitigation measures will be included as part of the more detailed construction and operation plans as they are developed, and will be carried out during construction and operation of the individual projects.

22nd DAA Master Plan
 Construction Phasing Plan
 Near Term Projects

Project	Year One			Year Two			Year Three			Year Four			Year Five																										
	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M						
Official Gate/Admin Office/Ticket Box Office																																							
Relocated Fire Station																																							
Maintenance Buildings/Yards (A, B and D)																																							
Realigned Solana Gate																																							
East Parking Lot																																							
Health Club and Sports Training Facility																																							
RV Sewer Hook-up																																							
Widen the Turf Track																																							
Electronic Reader Board																																							
Exhibit Bldg.																																							

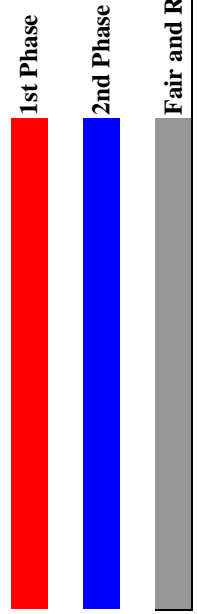


Figure 7