

Appendix A

Notice of Preparation

This page intentionally left blank



City of Del Mar



Del Mar Resort Specific Plan Environmental Impact Report Notice of Preparation

Date: September 29, 2017

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties and Organizations

From: City of Del Mar

Subject: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Proposed Del Mar Resort Specific Plan Project

The City of Del Mar (City) will be the Lead Agency under the California Environmental Quality Act (CEQA) as amended [Public Resources Code, §21000-21178 and California Code of Regulations, Title 14, Chapter 3, §15000-15387] and will initiate preparation of an Environmental Impact Report (EIR) in accordance with CEQA for the proposed Del Mar Resort Specific Plan (proposed project). This Notice of Preparation (NOP) provides information describing the proposed project and its potential environmental effects. The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions within the project study area, and the potential environmental effects associated with implementation of the proposed project.

The City is requesting input from government agencies, other organizations, and private citizens regarding the scope and content of the environmental information that should be included in the Draft EIR. Responsible agencies are requested to indicate their statutory responsibilities in connection with the proposed project. Public agencies receiving this NOP may need to consider the Draft EIR if they need to issue permits or other approvals of the project.

Project Background

The proposed project involves legislative and development components that would be addressed through a Specific Plan process. The Specific Plan process ensures that opportunities for the involvement of citizens, public agencies, public utilities, civic education, and other community groups are provided. The project proponent, Zephyr Partners, has held three public meetings to present preliminary plans to the public and to receive early feedback and community concerns. The first meeting, held on May 6, 2017, was a public outreach meeting, while the second and third meetings on May 13 and August 29 were conducted pursuant to the City's Citizen Participation Program (CPP).

Project Location

The project site includes approximately 16.56 acres and is located south of Border Avenue and west of Camino Del Mar, in the northwestern corner of the City of Del Mar. Assessor's Parcel Numbers (APNs) include 298-241-06, 07, 29, 34, 35, 36 and 299-030-14 and 15. The site comprises eight parcels, seven of which are vacant. The southernmost parcel is currently developed with a one-story, 5,800-square foot

residence (with accessory garage structure and pool cabana building). See Figure 1, *Regional Location*, and Figure 2, *Project Vicinity*, attached to this NOP. Additional areas that may be included in the project and study area would include the City of Del Mar North Bluff Preserve (APN: 299-030-07), Camino del Mar public right-of-way easterly and adjacent to the site, portions of the North Beach, and a City coastal viewing access easement (APN: 298-241-18) located at the northern extent of the project site.

Project Description

The proposed project consists of a Specific Plan for a multiple-building resort complex including approximately 290 hotel rooms and 86 residential units (see Figure 3, *Conceptual Site Plan*). The resort would include a main hotel building on the northeast portion of the project site, as well as individual hotel guestrooms and residential units throughout the center of the project site. Low-cost visitor accommodations and employee housing are also proposed within the resort project.

The project would incorporate a minimum 40-foot setback from the bluff top and an emergency vehicle access road surrounding the development boundary. The proposed project would not exceed four stories in building height and would not exceed 46 feet in height above natural grade. The project includes two restaurants, a ballroom, banquet facilities, public access amenities, a spa and fitness center, and three swimming pools. A total of 656 parking spaces would be provided, including 460 hotel spaces, 172 residential spaces, and 24 visitor spaces, some of which would occur in an underground parking structure. Access to the proposed project would be via Border Avenue to the north of the site at the intersection of Border Ave and S. Sierra Ave.

Resort and public amenities that may also be considered with the development of the Specific Plan project include additional public access and passive recreational improvements, and public/private beach and safety facilities.

Required Approvals

Required legislative and development entitlement approvals include: (1) Specific Plan; (2) Community Plan Amendment; (3) Local Coastal Program Amendment; (4) Rezone; (5) Tentative Subdivision Map; (6) Design Review Permit; (7) Land Conservation Permit; and (8) Coastal Development Permit.

Public Review Period

The City has made this NOP available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The comment period for the NOP begins on September 29, 2017 and ends on October 30, 2017. An Initial Study Checklist is not required as it is known that an EIR will be prepared (CEQA Guidelines Section 15063(a)). All CEQA issues will be evaluated and significant impacts will be identified in the EIR, as applicable; with a focus on the following probable environmental effects: Aesthetics, Air Quality, Biological Resources, Cultural Resources (including Tribal Cultural Resources), Geology and Soils (including bluff erosion/instability), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use (including Coastal Zone requirements), Noise, Public Services, Transportation/Traffic, and Utilities, Service Systems, and Energy. Other environmental effects including Agriculture and Forestry Resources, Mineral Resources, Population and Housing, and Recreation, are not anticipated to result in significant impacts and are expected to be discussed in the EIR as Effects Found Not to be Significant.

Responses and Comments

Please submit your written comments related to the scope and content of the forthcoming Draft EIR no later than October 30, 2017 at 4:30 p.m. You may send your responses and comments to Matt Bator, AICP, Senior Planner – City of Del Mar, 2010 Jimmy Durante Boulevard, Suite 120, Del Mar, California, 92014 (Temporary City Hall address), or by email to mbator@delmar.ca.us.

Public Scoping Meeting

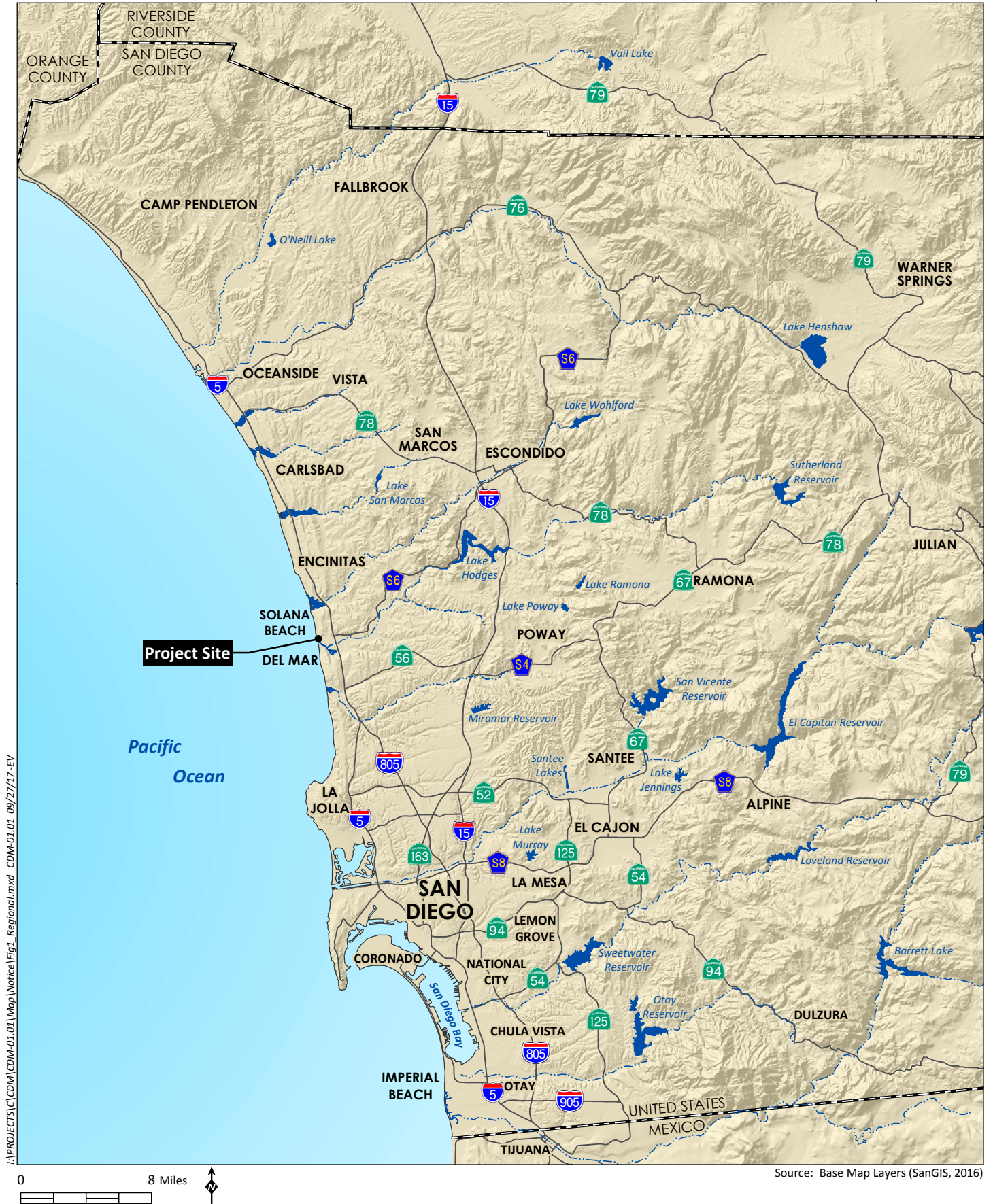
The City will hold a public scoping meeting on Wednesday, October 11, 2017 at 6:30 p.m. at the City's Council Chambers, located at 2010 Jimmy Durante Boulevard, Suite 120, Del Mar, California, 92014. You are welcome to attend and present environmental information that you believe should be considered in the EIR.

Attachments:

Figure 1, *Regional Location*

Figure 2, *Project Vicinity*

Figure 3, *Conceptual Site Plan*



Regional Location

Figure 1



I:\PROJECTS\CDM\CDM-01.01\Map\Notice\Fig2_Vicinity.mxd CDM-01.01 9/28/2017 -EV

I:\PROJECTS\CDM\CDM-01.01\Map\Notice\Fig_3_SitePlan.indd CDM-01.01 09/27/17 -LG



Source: Zephyr Partners, 2017



City of Del Mar



Welcome to the October 11, 2017 Scoping Meeting
For the Del Mar Resort Project Environmental Impact Report (EIR)

Sign-in Sheet

Name

Address

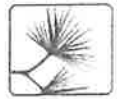
e-mail

SB

Jan Shield	190 Del Mar Shores Ter. #31	JANSHIELD@190E
BERNIE RITA RENISKY	809A BEACHFRONT DR, SB	gmaud.com
Jennie Tomlinson	16460 Shore Drive, SB	bernie.renisky@msn.com jennie.tomlinson.cisc@gmail.com
Carol Bohl & Ben Bohl	842 S. Pedros Ave	bbohl2@roadrunner.com
Linda Maher	157 S Shore Dr SB	
Insook K Kang	265 Ocean Surf Dr.	
Jill Chunn-Heer	9883 Pacific Height Blvd Ste D	S. Diego 92121 Julie surftridersdelmar.org
Brian Guithman	PO BOX 675785 PSF CA 92067	
HUGH CREE	PO BOX 35 1051 FREEDOM	9201X
Whip W. H.	748 Solana Cir E	92075
Bob SEXTON	5123 CHELTERHAM TERR	SP 92130
Joyce Doherty	166 N SHORE DR. SB.	92075
Tony Koprowski	1919 ZAPC ST. DEL MAR CA	
Raymond Koppel	441 S. Solana Ave., Solana Beach CA	
R. John & Gayle Crawford	145 S. Shore Dr SB, CA 92075	
Jason Roney	P.O. Box 675458 Rancho Santa Fe, CA 92067	
THOMAS KORONA	762 OCEAN SURF DR., SOLANA BEACH, CA	TOMKORONA@MAC.COM
	+7660	
Cindy Thompson	156 S. Shore Dr SB	ci.thompson@sdccd.edu
Greg Shannon	7310 Parkway Dr #213, La Mesa CA 91942	gregs.spaceatt.net
Jennifer Singer	190 Del Mar Shores Ter. 49	jnsinger@110
Robert Stack, Esq	4445 Eastgate Mall, Ste 200, SP, CA 92121	mail.com



City of Del Mar



Welcome to the October 11, 2017 Scoping Meeting
For the Del Mar Resort Project Environmental Impact Report (EIR)

Sign-in Sheet

Name	Address	e-mail
Gigi Fenley-Wright	327D Beachfront Dr Solana Beach	gigifenley@gmail.com
Rusty Wright	" "	" "
Dorie Harleman	154 S. Shore Dr. SB	
Amyxx Le	775 Beachfront Dr. S.B.	
Bill Chopyk	City of Solana Beach 1635 S. Hwy 101 SB 92075	bchopyk@cosb.org
Barbara Callen	859A Beachfront Dr. S.B. 92075	
Judy Malody	162 N. Shore Dr Solana Beach CA 92075	
Donald Janssen	754 Ocean Surf Dr	djanssen1@yahoo.com
Brian Cooke	163 S Shore Dr. SB	briancooke99@gmail.com
Jane Coleman	765C Beachfront Sol. Beach	janecl1976@gmail.com
Jennifer Haeckens	" "	" "
Linda Meyerson	13676 Durango Dr. DM	Lindakm136@gmail.com
James F. Smith	752 So Sierra Ave Solana Beach	
MARK BAZZETT	143 South Shore Dr Solana Beach	mbazzett@bazzett.com
Sam Kushtner	561 S. Sierra Ave H40 Solana Beach	
JACK JAEGER	129-10th St Del Mar	
Rick Kuhnle	742 S Sierra Ave Solana Beach CA 92075	RLKUHNLE@GMAIL.COM
Win. and Glickner	137 S. Shore Drive	
ROBERT GREEN	1440 XEROX LN ENGINTEAR CA 92075	ROBERTGREEN@GMAIL.COM



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Joyce Doherty

Address: 166 N. Shore Dr. S.B.

Email: joyce@pacificcoastal.net

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

See attached

Del Mar Resort Proposal

EIR Issues:

Traffic: Border Ave. is a small, narrow, short street leading to approximately 1,000 condos along S. Sierra Ave. In order to accommodate the potential traffic that would occur from the resort, Border Ave. would have to be widened to twice the size of its current width. It would need to have a dedicated lane to accommodate traffic going from the resort to the coast highway, and a dedicated left turn lane to accommodate traffic going into the resort. Traffic definitely should not be directed to S. Sierra Ave.

S. Sierra Ave. cannot be widened and already has heavy traffic flows daily and in the evenings to accommodate the needs of the residents and visitors that come and go into the complexes.

Project building height and size: 4 stories high is not in compliance with the surrounding communities or with the coastal corridor. No other buildings or projects are higher than 3 stories. Ideally a project this size should be 2 stories high. The proposed height would downgrade the esthetics of the area greatly. It would destroy the coastal views from all directions and look like an unbecoming and inappropriate structure for the beautiful Del Mar and Solana Beach communities.

The auditorium sized building right by the front of the project would add to the unattractiveness of the resort and the surrounding area.

Noise pollution: The noise from corporate events, weddings, entertainment and guests will have a very negative effect on the adjacent residential areas. The section of the resort for events should be away from the residential area and further south. Also, any noisy equipment to run utilities, air conditioning, etc. should be well insulated and far from the residential areas.

During construction, the noise pollution will be very heavy and will need serious controls for keeping it to minimum noise levels and hours of operation.

Air quality: During construction it is important to manage the air quality through the highest and best methods to minimize the effects on the surrounding residences.

The number of vehicles coming and going into and out of the resort as well as the sources of energy to run the resort will pollute the air dramatically.

Privacy and light pollution: The buildings adjacent to the Del Mar Beach Club must be set back a far enough distance so as not to block the sunlight and air flow onto the patios and into the homes along the north side of the project. Also, if they are not set back substantially there will be a lack of privacy, as they will be looking directly into the homes and the bedrooms of the homes from the windows of the buildings.

A possible solution for this would be a beautifully landscaped area surrounding the proposed walking path on the north side of the project.

Bluff erosion: A project of this size and scope will place a very heavy burden on the bluff erosion problem. It should have substantial setbacks from the bluff and be of a size that will not put undue stress on the bluff.



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Winifred M Glockner

Address: 131 S. Shore Drive Solana Beach 92075

Email: WinMgeSB@Glockner.net

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Insook Kang

Address: 765 Ocean Surf Dr. Solana Beach

Email: ikang01@gmail.com

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

The proposal submitted is not the same as the original plans, designs
at the exhibition. The current plan would cause lots of traffic
near DMBC, block the ocean breeze for the community of DMBC,
that doesn't allow airconditioner in the complex. We are proud of
not having airconditioner so that we can contribute to sustainable
environment. Also, 4-story buildings wouldn't blend into the
beautiful present view, that we should keep this area
natural while designing lower and quaint look for the
community and the visitors as well.



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Donald L. Janssen

Address: 754 Ocean Surf Dr

Email: djanssen1@yahoo.com

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

- Traffic flow especially on Sierra
- Aesthetics of buildings
- Density & noise for special guests
- Pedestrian safety at Via De La Valle & Highway 101/ Camino Del Mar
- Bluff safety & integrity



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Whip Walton

Address: 748 Solana Circle E S.B. 92075

Email: Whipwalton@yahoo.com

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

100%



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: BERNIE RITA RENSKY
Address: DMBC - 8091 BEACHFRONT DR, SB 92075
Email: bernierensky@msn.com

Please check the following boxes, as applicable:

- ☒ I would like to be notified of information or events related to the Del Mar Resort Project.
- ☐ I would like to speak at tonight's meeting:
Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

TRAFFIC @ BORDERS
BEACH ACCESS - EXISTING TRAIL AT SOUTH DMBC PROPERTY LINE
IS THERE A GATE KEEPER - 24 HR.



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Linda Maher

Address: 157 S. Shore Dr., Solana Beach 92075

mailing address: 4213 Camellia Ave, Studio City, CA 91604

Email: ~~to~~ lindam Maher@sbcglobal.net

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

My concerns are increased air pollution / greenhouse gasses,
noise pollution, traffic congestion, bluff erosion, building density
and destruction of native trees and bird habitats



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Rick Kuhnla

Address: 742 S Sierra Ave, Solana Beach

Email: RLKUHNLA@GMAIL.COM

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

I am concerned about the effect this project
could have on the local residents on South
Sierra Ave in Solana Beach. Issues which I
think should be addressed include the increases
in traffic and noise in a low key neighborhood.
A development of that size has the potential
to significantly change the area, and that change
should be fully understood before a project is
approved



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: JIM JAFFEE

Address: 738 Seabright Ln Solana Beach

Email: jim.jaffee@gmail.com

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

In addition to the written comments
I already emailed to MATT BAROUR for
incorporation in scoping please also add that
access from Border Ave for the public should
be considered as part of the vertical access.



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Jennie D. Tomlinson } owner: 164 S. Shore Dr
Solana Beach, Ca 92075

Mailing Address: 1640 Queenston Dr., Escondido, Ca 92027

Email: jennie.tomlinson.cls@gmail.com

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

Sent an email but - feel this is a money grab @ Solana Beaches / DMBC cost
erosion concerns - been here 46 years and seen needs
traffic - Border Ave
increased noise -
proposal originally 1/2 size for hotel
height causing concern for the weather/wind etc
40' setback not big enough between DMBC prop line and ocean
Originally - this land would not get developed -
rental's are greater competition
40' setback did not work for DMBC - ended w/ increased sea walls



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Jennifer Singer

Address: 190 Del Mar Shores Ter 49 92075

Email: jingsinger11@gmail.com

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☐ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

The Del Mar Resort, CA



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: BRIAN COOKE

Address: 163 S Shore Dr.

Email: briancooke99@gmail.com

Please check the following boxes, as applicable:

☐ I would like to be notified of information or events related to the Del Mar Resort Project.

☒ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Raymond Korgel

Address: 4411 South Sierra Avenue, #102

Email: ray@raypk@me.com

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☒ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

Involvement of City of Solana Beach



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: TERRY KOPAUSKI

Address: ZAPO ST.

Email: DEL MAR CA 92014

Please check the following boxes, as applicable:

☐ I would like to be notified of information or events related to the Del Mar Resort Project.

☒ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name:

Julia Chunn Heer

Address:

9883 Pacific Heights Blvd Apt 1 San Diego CA 92121

Email:

julia@firstfider.org

Please check the following boxes, as applicable:



I would like to be notified of information or events related to the Del Mar Resort Project.



I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Carol & Ben Bohl
Address: 842 S. Cedros Ave, Solana Beach CA 92075
Email: bbohl2@roadrunner.com

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☒ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any-speaker.

Donation of time from Ben Bohl

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

Scope of Project is too large
Height of Project is too ~~high~~ high
Traffic / public safety & Parking is major issue
Noise to Trash Issues -
Slope Stability -
Tribal Cultural Resources - No Casino
Keep it Zoned ~~as~~ as 8 parcels w/ luxury Del Mar Homes
Do Not Rezone this property for commercial
290 Hotel rooms, 89 resident, Banquet Facility, Ballroom
2 Restaurants



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: _____

JACK JAEGER

Address: _____

129 10th St

Email: _____

Jack@JaegerVineyards.com

Please check the following boxes, as applicable:

☐ I would like to be notified of information or events related to the Del Mar Resort Project.

☒ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

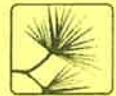
or submit my letter to be Read!

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

TAX



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: JAN Shields
Address: 190 Del Mar Shores Terrace #31
Email: JAN Shields 190 @ S.B Ca
Please check the following boxes, as applicable: Gmail.com 92075

- ☒ I would like to be notified of information or events related to the Del Mar Resort Project.
- ☒ I would like to speak at tonight's meeting:
Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

Entrance off Border
LACK of Amenities for Locals



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: _____

Rusty Wright

22075

Address: _____

827 D Beachfront Dr, Solana Beach

Email: _____

gigifeneq@gmail.com

Please check the following boxes, as applicable:



I would like to be notified of information or events related to the Del Mar Resort Project.



I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:



City of Del Mar



Welcome to the Scoping Meeting for the Del Mar Resort Project Environmental Impact Report (EIR)

Please use this form to:

1. Sign up to speak at tonight's meeting and/or
2. Provide a written comment(s)

As a reminder, the purpose of an EIR scoping meeting is not to register support or opposition to a project, but to help identify the issues that should be analyzed as part of the EIR process. At the beginning of tonight's meeting, staff and the City's environmental consultant will provide an overview of those issues and topics that have already identified for inclusion in the EIR. This is an opportunity to identify other environmental topics that should be studied, or to note particular areas of analysis for an identified topic. **Please note: If you choose to submit this form with your comments to the City of Del Mar Planning Department at a later date, the comment period for the Notice of Preparation (NOP) ends October 30, 2017.**

Name: Bob Gorton

Address: 5123 CHELSEA TERR SD 92130

Email: Bob@ASTHREEsixty.com

Please check the following boxes, as applicable:

☒ I would like to be notified of information or events related to the Del Mar Resort Project.

☒ I would like to speak at tonight's meeting:

Please note that speakers will be allotted three minutes to provide oral comment. Donations of time may be allotted for a maximum time of nine minutes of comment by any speaker.

Comment(s) on issues/topics that should be addressed in the Del Mar Resort EIR:

PROJECTS
HERE IN SUPPORT OF THIS POSITIVE IMPACT FOR OUR NORTH COUNTY
COASTAL REGION. LET'S GO THROUGH THE PUBLIC PROCESS AND
PROPERLY VET THE PROJECT.