

SANDPIPER

Fast Track for Unnecessary Hotel?

By Jacqueline Winterer

On March 9, the Del Mar Race Track Authority OK'd another \$1.5M for the Environmental Impact Report for the 22d Ag District Master Plan. While most of the projects are in line with the 65 recommendations of the 2000 Master Plan, a new condo-hotel is put on a fast track and a new Fire Station, of great interest to the people of Del Mar, were approved for planning.

\$0.5M was approved for creation of a plan and design of a 300-room condo-hotel. This 40-foot-high hotel would be built west of Jimmy Durante Blvd on the north side of the San Dieguito River with the 100-foot setback from the river required by the Coastal Act. This hotel is planned despite the economic analysis included in the Master Plan that states that a hotel on the Fairgrounds is not crucial to the Fairgrounds' success. The reasons given in this analysis are that the Fairgrounds' activities are mostly for drive-in rather overnight visitors, that the nearby 245-room Hilton Hotel adequately services the overnight needs of Fairgrounds visitors and that, in the year 2000, there already were about 7000 hotel rooms in North County. Several new hotels are planned in the area. Were such a condo-hotel to be built on the fairgrounds, the sales taxes on the condominiums and the hotel transient occupancy taxes could benefit the City of Del Mar.

Because the condo-hotel would occupy the site of the present fire station, \$150,000 was approved for the design and creation of a new fire station. The location on the fairgrounds of this new station has not been determined. The Fire Department uses 15 % of the City's non-enterprise funds. The lease of the fire station from the fairgrounds is \$64,434 a year. Were a new fire station to be built, it would add to these costs.

Jacqueline Winterer is a resident of Del Mar.

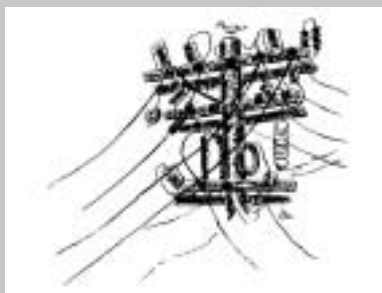


Site of the proposed hotel

Also In This Issue:



Larvae of the root weevil that is threatening our plants. See page 12.



An endangered species? Utility undergrounding continues. See page 9.



Walta and Marshall Ross when they bid farewell to Del Mar in 1999. See page 8.

Understanding the Process

Most citizens generally know that the cities and counties in California, each in their respective territory, bear most of the responsibility and burden for regulating and deciding on land-use and development issues in our State. Long ago, the California Legislature decided that land-use matters and development review are best decided at the local level, closest to the people. That is why today great controversies erupt from time to time and swirl around in Del Mar and our neighboring communities over applications for new development, zoning changes, new regulations, and the like.

During the past months, some unusual community planning events have occurred in our town. On March 12, the Del Mar City Council approved a moratorium on any new office uses within the City's Central Commercial

(CC) zoning district. During hearings before a City Council-appointed steering committee, residents also learned more about "The Cliffs" development proposed for the former gas-station site at 10th Street and Camino Del Mar. The Cliffs project will require preparation of a new specific plan for the site. If approved, it would be only the third specific plan in Del Mar, and the first one in twenty years.

But do residents really understand the processes involved? How a zoning change differs from a variance, or a design review application from a specific plan? And, what exactly is a specific plan, any way? These and other questions will be the topic of an on-going series of articles appearing in the Sandpiper in order to keep our readers up-to-date and aware of the facts behind the headlines in our local newspapers. And to help you make important, informed decisions on questions that will be put to you from time to time, as when you may be asked to vote next year, or the year after, upon current development proposals such as The Cliffs project mentioned above.

Sandpiper Letters & Articles Policy

The Sandpiper welcomes readers' letters and articles on topics of interest to the Del Mar community. We strive to provide a variety of viewpoints represented in a responsible manner. Letters should not exceed 100 words; articles should not exceed 350 words. Writers of letters and articles selected for publication will be notified prior to publication. We regret we cannot return or acknowledge unpublished letters or articles. Letters may be shortened and articles may be edited to satisfy space requirements. Letters and articles submitted must include the writer's name, address and phone number. Readers may also recommend or propose articles. Send to: The Sandpiper, Box 2177, Del Mar, CA 92014; or Sandpiper@inbox.com.



The Sandpiper is published by the Del Mar Community Alliance, a not-for-profit corporation. Its purpose is to advocate the Del Mar Community Plan, to foster informed public and government decision-making regarding issues affecting the community of the City of Del Mar, and to encourage a social and political climate favorable to the protection of the community character of the City of Del Mar and its environs.

Editors: Bud Emerson, Liz Dernetz, Wayne Dernetz, John Graybill, Lee Haydu, Carol Kerridge, Shirley King, Susan Miller, Art Olson, Betty Wheeler, Mark Whitehead

All staff members and writers are unpaid volunteers. This publication depends upon the contributions of readers like you. Make checks payable to **Sandpiper**, Box 2177, Del Mar, CA 92014

Who Are We, Del Mar?

By Bud Emerson

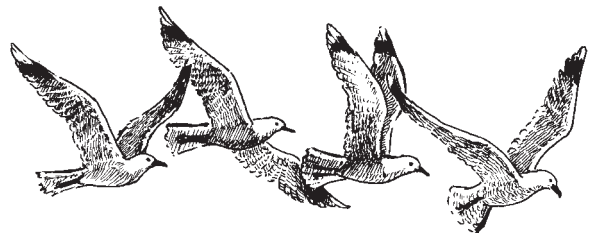
A series of sourced demographic facts:

2000 Census

Single family units	66%
Multi-family units	34%
Single Parents	2.4%
Elderly Persons	19.2%
Disabled Persons	12%
College Students	7%

	Del Mar	S D County
Total population	4524	3,066,820
BA degrees	1267	330,740
MA degrees	651	119,304
PhD degrees	315	27,243
Prof. degrees	338	45,702

Del Mar has 2.5 miles of coast line and extends inland less than one mile at its widest point.



Office Condos to Fill Lagoon

By Art Olson

The U.S. Supreme Court's little-noted but ground-breaking recent ruling, in the case of Citizens for a Positive Cash Flow (CPCF) vs. Southern California Edison has halted the long-awaited and currently underway San Dieguito Lagoon Restoration Project. The ruling, now known as the "Highest and Best Use Doctrine" has shifted the goal of reviving the flora and fauna of the area wetlands to a more economically productive use for the City of Del Mar. "The Lagoon Project was for the birds!" declared a member of the CPCF. "This ruling and the new direction for development will turn bottom land into bottom line." Coy Greenacre, one of the developers proposing a new use for the lagoon agreed, saying, "We see a much greater cash flow in the office-condominium market. We will take an area blighted by nature's decay, and turn it into the coolest-looking project in town"

The proposed project, called "The Swamps at Del Mar" consists of 2048 individual office condo units, creatively broken up into 32 rows of 8 two-story structures, each with 16 office condos. "It took a long time for our



architects to come up with this design, but it pencils out beautifully," enthused Greenacre. "We will have one office unit for each household in the City of Del Mar – a perfect match for community use." The plans call for a "green design" for each of the 128 identical buildings. "We will spare no expense on the green paint – it will be 100% certified organic," he stated. Since the project is not within Del Mar's Central Commercial Zone it is not subject to Proposition B approval by a public vote. In fact, since the development is not within 300 feet of any private property, no public notice regarding the project has been sent out.

The developers are quick to point out that even though not compelled by law to do so, they are providing extraordinary public benefit in the building of the project. "Every time one of these sweet little units changes hands – 'ka-ching!'" Greenacre exclaimed, "the city gets a boost in its property-tax base, not to mention the real-estate commissions to your local businesses. But, it's not just about the money, it's about community." He went on to explain that each of the buildings will be branded with the approved Del Mar Torrey Pine Needle Logo. "It's the least we could do to show how much we care about Del Mar," he said.

Interested citizens were invited to an open house on the property to be held at **midnight on April 1**. They were advised to bring along flashlights and hip-waders.

Art Olson is a resident of Del Mar.

Spring Forward in Your Neighborhood

Don't forget to consider safety in emergencies for your family and your neighborhood! Join other Del Mar residents in the free training program offered by The Del Mar/Solana Beach Fire Dept. This program, the Community Emergency Response Team (CERT) program teaches very effective first-responder training for lay persons. Acting as individuals first, then later as members of teams, trained CERT volunteers can fan out within their assigned areas, extinguishing small fires, turning off natural gas inlets to damaged homes, performing light search and rescue, and rendering basic medical treatment. Trained volunteers also offer an important potential workforce to service organizations in non-hazardous functions such as shelter support, crowd control and evacuation.

The next training session begins **April 10 at 6 pm**. The training sessions are held on Tuesday evenings and Saturdays for one month.

If you are interested, please contact Patrick O'Neil at the Del Mar Fire Dept. 858 755-1522/ PONEIL@delmar.ca.us, or Lorn Cannon 858 720-2410/lcannon@cosb.org

Fayr As Is the Rose in April

By Claire McGreal

The Del Mar Rose Society will hold its annual "Del Mar Rose Show" at the Powerhouse on **Thursday, April 26 at 7 pm**. Hundreds of roses grown by DMRS members will on display and judged by American Rose Society judges. Trophies will be awarded in a wide array of categories. The public is welcome to attend this colorful event.

What's This About Polluted Water?

By Liz Dernetz

Picture this: you arrive at the beach and see signs warning of bacterial levels in the water exceeding health standards or closing the beach due to an immediate health hazard. Do you ignore the postings and continue to the beach? Do you wonder what health risks are caused by exposure to contaminated water, or how the bacteria got there in the first place? If you answered "yes" to any of these questions, the San Dieguito Lagoon Day celebration has a program of interest to you and, what's more, you're invited!

On **Wednesday, April 18, at 7 pm** in the Powerhouse Community Center, Dr. John Izbicki, a U.S. Geological Survey research hydrologist, will speak on water quality concerns facing coastal communities. Dr. Izbicki's topic will be, "How our beaches get contaminated: bacterial water pollution discharge to recreational beaches." He will address mechanisms that transport pollutants, sources of bacterial contamination, results from a Santa Barbara case study and their similarities to our lagoon and beach. The public is encouraged to attend this informative lecture, the latest in a series initiated five years ago highlighting the beauty, complexity, and economic importance of our lagoon ecosystem.

Since receiving a Ph.D. from the University of California at Riverside 25 years ago, Dr. Izbicki has studied a wide range of hydrological issues. In fact, his first professional work involved assessing the hydrology of the San Dieguito ground-water basin. He will address questions after the presentation or via email: jaizbick@usgs.gov.

Following Dr. Izbicki's presentation, David Kay, Environmental Projects Manager, and Samir Tanius, Project Manager, both of the Southern California Edison Company, will answer questions about the on-going San Dieguito Lagoon restoration project. For more information, see: <http://sdlagoon.com>.

Doors will open at 6:30 pm for guests to enjoy displays about the San

Dieguito Lagoon

and River Valley. Other materials will also be available through the Friends of the San Dieguito River Valley, the San Dieguito River Valley Conservancy, and the San Dieguito River Park. The event is free with open seating and refreshments provided.

Lagoon Day is sponsored by the city of Del Mar's San Dieguito Lagoon Committee with the support of the Del Mar Foundation and the Friends of the San Dieguito River Valley.

Liz Dernetz is a resident of Del Mar.



John Izbicki doing "field" work.

Moratorium: Controlling our Future

By Richard Earnest

The recent decision by the City Council to execute an urgency ordinance halting the expansion of non-retail office space on the street front of Camino Del Mar was both complicated and courageous. As the head of the Del Mar Village Association (DMVA), I applaud this action. The DMVA is actively promoting the revitalization of our downtown. Watching our downtown retail activity disappear makes the job of revitalization all the more difficult.

While I am a strong believer in property rights, I also believe that the long-term interest of property owners is served by a vital and interesting downtown where residents and visitors alike can enjoy the best Del Mar has to offer. I grew up in a town similar in size to Del Mar, and today it has fallen victim to strip malls and a lack of efforts by local government, the community and the business people. Many of the buildings are boarded up and, I suspect, not worth much. Let's not let that happen here.

It has become obvious to most that Del Mar is financially constrained and challenged. We must do all we can to keep the city on solid financial ground. Sales taxes from local retail are an important ingredient in that financial footing. Allowing businesses that do not generate sales taxes for the city jeopardize our ability to stay solvent by their very presence. If we can't afford to provide the basic services that our residents and visitors desire, we will cease to be a stand-alone city and will forfeit our ability to control our own future. Del Mar is special today because we DO control our future. We should make every effort to maintain that control over our quality of life.

The urgency ordinance is merely a timeout while the City Council explores the efficacy of creating a retail overlay zone for our downtown. Retail overlay zones have been put in place in many vibrant, successful cities and may well be instrumental in helping Del Mar achieve its revitalization goals. Let's get involved in this critical process and tell our city leaders what we want for a downtown environment. Investing in our downtown is investing in our future.

Richard Earnest is President of the Del Mar Village Association.

A 4% Solution for City's Future

By Jerry Finnell

Del Mar's financial challenges have been the central issue of the last three City Council campaigns. During last year's campaign, while I was sidelined with leukemia, Tom McGreal stepped forward to research Del Mar's financial situation, and then to assist me in formulating a plan to fund its long-term capital improvement requirements. I want to publicly thank Tom for his energy and leadership. The payoff occurred at the 2007 Goal Setting Workshop conducted last month--the Plan was unanimously endorsed by the City Council, thereby launching a new long-term financial strategy for our City. The City Manager has been requested to implement the plan in next year's budget.

The Plan (details of which are available on the City's website www.delmar.ca.us — just click on the City Council Agenda, Item 2, for March 3, 2007) sets forth an expenditure discipline that will provide funding for capital improvements over the next 20 years. The key component is a 4% cap on expenditure growth each year. With revenues forecast to grow at a 5.4% annual rate, the excess of revenues over expenditures over the next 20 years will fund the City's share of capital improvements estimated at \$64 million during last year's planning. The Plan also provides that the 4% expenditure cap must be correspondingly reduced in any year that forecasted revenue growth is less than 5.4%, to ensure that adequate funds are set aside for capital improvements.

While the Plan avoids reductions to the City's current level of expenditures, it will no doubt be challenging to limit expenditure growth to 4% each year. With over 50% of the City's budget being consumed for public safety services (police, fire and lifeguards), opportunities for cost savings are limited. For example, the City has no leverage to control costs for the police and traffic enforcement services (\$1.5 million) being provided under contract by the County of San Diego Sheriff's Department. The Council will be required to work closely with the City Manager and Staff to control expenditures, and it is obvious that some tough choices lie ahead.

As Mayor Hilliard stated in his State of the City address, Del Mar can have whatever it wants, but not everything it wants right now. Residents need to understand that trade-offs will be necessary if the City is to be able to fund normal operating expenditures and these essential capital improvements without imposing new taxes. Some expenditures that we have all taken for granted in the past will need to be pared down, perhaps even eliminated for certain periods, in order to meet the 4% expenditure cap that will drive the Plan over the next two decades. We will all have to work together to finance our City's infrastructure that provides the foundation for our high quality of life.

Councilmember Jerry Finnell lives on Ocean View Avenue.

April Community Calendar

Del Mar Arts Center Gallery: Annual Small Images Show April 1 - May 31, 2007 (images 12" or less, prices \$100 and under), 3rd level of Del Mar Plaza, 1555 Camino Del Mar.

Children's Music Concert: Sunday April 1, 1 pm, Powerhouse Community Center.

City Council Meetings: Monday, April 2 and 16, 6 pm, DMTV Station.

First Thursday: April 5, 6:30 pm Wine and Cheese, 7 pm Program, Powerhouse Community Center; Paul Ponganis, MD, PhD, UCSD biologist: "Emperors of Antarctica".

Gas Station Site Specific Plan Steering Committee: meetings weekly on Tuesdays at 4 pm except 4/10 at 3:30 pm), City Hall Annex; a chance to learn, voice suggestions, comments and concerns.

DMCC Coffee and Conversation: Docent-Led Walking Tour of Quail Botanical Gardens, Monday, April 9. See p. 11.

Del Mar Library: Preschool Spanish and English Bilingual Storytime, Wednesday, April 11, 10:30 am

Lagoon Day Community Presentation: Wednesday, April 18, Powerhouse Community Center, 7 pm. See p. 4.

Del Mar Rose Show: Thursday, April 26, 7 pm, Powerhouse Community Center. See page 9.

Please submit calendar items for the May edition of the Sandpiper to Liz Dernetz (ldernetz@pacbell.net) no later than Friday, April 20.

April Agendas Of Our City Government

These are preliminary agendas, subject to change and additions as the month evolves. Meetings are held at 6 pm in the Del Mar TV studio. They are telecast on cable TV Channel 66.

City Council

(Provided by Mercedes Martin, City Clerk and Information Systems Director)

April 2 Meeting: Review and consideration of the moratorium (see pages 4 and 8); Report from the City Attorney regarding what public vote options the City has regarding the Clean Water fee.

April 16 Meeting: (Tentative) Update regarding the North Torrey Pines Bridge.

Planning Commission

Tuesday April 10: Review of the Community Plan Housing Element Update.

Design Review Board

Wednesday April 25: Agenda not available at press time.

Awakening Teens to Global Warming

By Fana H

We take pride and enjoyment in our Del Mar sandy beaches with steady tides and clear blue skies. But, due to the excess release of greenhouse gases, our steady tides and clear blue sky face the threat of global warming.

Global warming affects everybody, but do teens today really know what's going on and how to stop it? To help steer me towards the answer, I conducted a survey which included questions that would give a better understanding of teen awareness on the topic. Twenty five high school students gave their answers and opinions. The survey supplied information about global warming and the different ways to reduce it. Of the students who responded, 24% said that prior to reading the information that was given before the survey, they were not sure about what global warming was and what exactly were its effects on the environment.

All of the students who took the survey are yet to drive a vehicle. And still, even after reading that pollution from cars is the leading contributor to the release of carbon dioxide gasses, only 28% of students replied that they do not personally contribute to global warming. Of the 72% who said they did, about 78% said that their families were not aware of the various ways to cut down on energy use and lessen their involvement with the damaging of the ozone layer. The data collected shows that the less that people and their families were aware of their actions towards global warming, the more they unknowingly helped to take away from the beauty of the beach and sky

they love so much. This sheds light on the problem: not enough people are aware of the easy ways to help stop global warming.

To stop these effects it is vital to take action rather than continue to take and take from the environment. Taking action doesn't have to mean joining a protest or signing petitions. Taking action can be as simple as giving time to walk to a recycle bin instead of littering. Or it can be taking a bike or joining carpools to work or school. Taking action can be taking notice to switch to energy efficient light bulbs or just giving the small effort to make sure lights and appliances are off when they are not in use.

Many people may have the view that making changes to daily life is an inconvenience and prefer to not deal with the hassle. But making simple changes doesn't have to be a bother. In fact, it can be made an agreeable experience by gathering friends and assembling or joining one of the many existing clubs and groups in our schools and community. This way, by your little actions, you can make a big difference in our local area and in the world. The last question on the survey asked if the students would now take their part in the race against global warming in at least one way since they had now learned more ways to do so. Gladly, 92% of the students responded that they would.

For best results, we need to have as many people involved as possible. Lucky for us the recipe for involvement is not unattainable. We just need to spread awareness evenly, mix in equal parts information and commitment and shake well. Makes one big difference. .

The Dark Night Sky

By Clare B

The day my family and I returned home from Yosemite we sat outside and enjoyed a fire. The stars were just coming out. I looked up into the sky to notice all the same stars I had just seen way out in the wilderness. There was really no difference between our night sky here in Del Mar and the night sky in Yosemite. The stars were just as bright in both places. My Dad and I had fun finding Cassiopeia, the Big and Little Dipper, and Polaris, all the same stars we had just seen on our vacation.

I guess with the dark ocean in front of us and the dark reserves on both sides of us and the fact that we don't have any streetlights help keep our skies dark at night. I feel lucky to live here in Del Mar and to be able to see all the stars. I feel lucky to have our skies dark at night, just as they should be.



Ursa Major ("The Big Dipper"), an engraving from the 17th century Uranographicarum star atlas by Johannis Hevelius. Courtesy of Wikimedia Commons (<http://commons.wikimedia.org>)

Marshall Ross: A Del Mar Original

By Bud Emerson



Del Mar lost a giant last month. Marshall Ross left huge fingerprints on our community. Enjoy our wide expanse of public beach. Enjoy our wonderful people parks. Enjoy our stretches of open space. Enjoy the human scale neighborhoods we live in. Thank Marshall for the quality of life we enjoy that is so rare in today's mindless growth America.

This well-spoken, value-driven man emboldened us to create a community that does not fit the mold. Marshall and his lovely, smart spouse, Walta came to us in the early 70's and inspired us to dare to be different. We created a Community Plan that became our constitution to guide us in our growth for the next three decades.

A large group gathered at the Powerhouse recently to commemorate Marshall's life and his gifts to our community. Powerful words came out of the mouths of his friends, neighbors, political allies, and family members to characterize this unique human being. He was our "moral rudder" to encourage us to act because it was "the right thing to do". He blended "schmaltzy" with "intellectual" and "courageous" to help us keep "on the line", going "not too far", but "far enough".

"Marshall was a vital, engaged, and intellectually intense guy who contributed greatly to the ethic and ethos of Del Mar, at a singularly critical time in its young life as a city."

"We enjoyed being with him and learning from him, and we feel fortunate to have had him as a friend and fellow citizen."

"He had a passion for what makes Del Mar great."

Marshall Ross ran for City Council, losing by only a few votes. He served on the Planning Commission when we enacted many of the zoning and planning measures to implement our Community Plan. He inspired the beach initiative that enabled us to remove private encroachments that had deprived the public of free use of large expanses of beach front.

Marshall worked tirelessly to support candidates and causes that helped frame the values and processes that helped Del Mar differentiate itself as a citizen-driven, not a developer-controlled community. He encouraged women to take leadership roles well before it was accepted in our society. He believed passionately that the land and the sea belonged to the people of California, and it was our duty to protect these vital interests.

He applied his skills as an attorney to use the California constitution and state law to provide the legal underpinning for local ordinances and regulations that at the time were unheard of in other cities. Council members and citizen leaders were emboldened to make leading-edge decisions because of his well-grounded advice.

Marshall Ross was an inspiration to many as he grew older, continuing a life-long commitment to learning even after he lost his eyesight, "an unquenchable curiosity that kept him young", and continuing to be physically active and politically vital even up to the last days of his life.

He was a Del Mar original.

Bud Emerson is a resident of Del Mar.

Hullabaloo and Becka and...Andy

By Claire McGreal

The Del Mar Foundation presented its March 4 Children's Concert at the Powerhouse to a packed crowd. Del Mar's own Steve Denyes is the organizer of the concert series. The March program featured three distinct acts. First, authors (and brother and sister) Adam Schomer and Gretchen Schomer Wendel read their newest children's book, "Becka and the Big Bubble: All Around Town". Act II featured "Hullabaloo", featuring singers and musicians Steve Denyes and Brendan Kremer. The final act was a dramatic story by story-teller and local first grade teacher Andy Smith.

The Del Mar Foundation's next Children's Concert will be held at the Powerhouse Community Center on **Sunday, April 1, 2007 at 1 pm**. The concert is free to the public. Also, mark your calendars for future concerts on **May 6 and June 3, 2007 at 1 pm**.



Tools for Protecting Our Community

By Wayne Dernetz

The Moratorium: What It Will Do

At its March 12 meeting, the City Council adopted an urgency ordinance imposing a moratorium on all new offices in our Village Commercial zone along Camino Del Mar from 8th to 15th Streets and on portions of 15th Street. The City Council exercised rarely used powers provided under State law to immediately modify the City's zoning ordinances regulating land use and development within the community.

Changes in zoning districts or regulations normally occur after a series of public hearings and review. But if the City Council finds urgent action is needed to protect the community's health, safety or welfare, it can enact a temporary urgency ordinance, the moratorium, to prevent problems occurring while the City works on long term solutions.

In this instance, the City Council perceives a threat from the recent encroachment of office uses within the Central Commercial (CC) zone. While the Community Plan and the CC zone permit office uses, they clearly state that such uses should be incidental to a healthy and vibrant retail base. In recent years, office uses have become the dominant use along portions of Camino Del Mar and that is causing serious problems for the City and nearby residents.

Problems stem from inadequate on-site parking for existing buildings and the loss of vital sales tax revenue for the City. Services provided by office uses generate no sales taxes and little other revenue for the City. The moratorium could last as long as two years while a solution is sought.

One proposed solution is to adopt horizontal zoning in Del Mar. Horizontal zoning is like ordinary zoning, the classification of allowed and prohibited uses in a given area, but with horizontal zoning, different regulations may apply to individual floors or portions of existing buildings. Ground level areas may be restricted to retail sales uses, for example, while upper levels may allow office or residential uses. Over the coming months, City planners will study the problem and present recommendations for public review and comment before the Planning Commission and City Council.

The Specific Plan: Its Purpose and Process

The specific plan is a relatively new concept in local land use and development regulation. The Legislature added specific planning to the Local Planning Law in 1984. According to the Office of Planning Research (www.opr.ca.gov), a specific plan is a tool for the systematic implementation of the general plan. Its purpose is to effectively link the policies of the general plan and development proposals within a defined area. In other words, specific planning is a way of fine-tuning an adopted general plan and adding additional features, standards, programs and regulations to help ensure that

new development is carried out according to the general plan and addresses any community impacts.

In overall importance, an adopted specific plan falls just below the general plan and it supersedes any conflicting general zoning regulations. Like the general plan, a specific plan is simply a set of written descriptions, policies and standards and a map or diagram of the area covered.



Del Mar's first specific plan led to creation of the Plaza.

State law requires every specific plan to include four elements. These include: (1) the distribution, location and extent of all land uses allowed within the plan area; (2) the distribution, location, extent and intensity of public and private transportation, sewage, water, drainage and other utility services needed to support the land uses; (3) standards and criteria by which development will be allowed to proceed, and standards for the conservation, development and use of natural resources within the planning area; and (4) a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the specific plan. A specific plan must also be consistent with the adopted general plan, and it may address any other subjects the City Council finds necessary.

Specific plans are approved in the same manner in which a general plan is amended. Once a draft plan is prepared, it is forwarded to the Planning Commission for a report and recommendation to the City Council. The environmental review must be conducted along with the specific plan review. Because specific planning is part of the general planning process, Del Mar's design review process will still be necessary, but a specific plan may set new parameters for design review.

As a relatively new tool, specific planning offers opportunity for improved land use planning and development regulation for our community. With specific planning, we can begin to address problems and issues that have frustrated City officials, businesses and residents alike. Let's get on board with this new concept and start thinking of ways we can put it to good use.

Wayne Dernetz is a resident of Del Mar.

An Over-View of Under-Grounding

By Harold Feder

At the March 19 City Council meeting, a public hearing was held regarding the undergrounding of utility lines for the North Hills section of town. The preliminary issue before the Council involved whether the process of forming an assessment district and evaluating each affected homeowner's potential cost would go forward.

Initially, presentations from the City and the group's steering committee revealed that about 80% of the district's homeowners approved of the project continuing. Additionally, sufficient monies had been raised by the residents to help defray the costs of the evaluation. The level of financial commitment had been mandated by the Council at prior meetings.

As the hearing continued, two conflicting themes were raised by the public speakers. The proponents of the project spoke to the benefits of undergrounding which included enhanced safety, increased property values and aesthetics. Speakers contended that undergrounding would lessen the threat of downed utility lines from storms, fire or earthquake. Advocates indicated that property values increased up to \$100,000 per home by removal of the lines. A slide show demonstrated the aesthetic effect of line removal.

Those opposed to the project called the anticipated assessment a "vanity tax" and a "luxury tax" and contended that the project ignored the disparity of

income levels of the district's residents. In essence, this group believes that those residents who have lived in Del Mar the longest would be the most adversely affected. In addition, the opponents stated that the most elderly of our population would be disproportionately punished.

The Council voted 3-0 (Council members Abarbanel and Hilliard recused themselves) to proceed with the engineering analysis including the computation of the individual assessments and the specific boundaries of the district. However, the Council also clearly indicated its concern with the need for the project to take into account the plight of those most adversely affected by the assessment. The possibility of creating an "angel fund" for these residents was discussed as one such approach.

The engineering analysis is expected to take about a year. Questions concerning the project can be directed to the group's web site at www.dmnhup.com.

Harold Feder is a resident of Del Mar.



The Greening of Court Street

By Rosanne Holliday

The ribbon cutting on Saturday morning at the median between Court Street and Camino Del Mar was the end result of a wonderful collaboration between the neighbors on 22nd Street, the Del Mar Garden Club and the City of Del Mar.

About a year and a half ago, the neighbors on 22nd



Bill Teague oversees the planting at Court Street

Street, led by Doug Simpson and Lucy Jackson, decided to plant a hedge for greening the median and a buffer for the traffic. They collected \$500 from each neighbor and planted myoporum and New Zealand Xmas Trees which they have been watering by hand by dragging their hoses across the street.

At the same time, the Del Mar Garden Club made that open space plus an area on Crest Road their two priorities for beautification, funding these projects with the proceeds of last spring's garden tour and Sunset Garden Party at Lynne and Vernon Blackman's.

The Court Street project evolved into one great low-maintenance and drought-tolerant landscape, designed by Bill Teague. Plants included natal plum, Carissa Grand Flora and Carissa Boxwood Beauty. All plants are drought tolerant, gophers are not fond of their roots.

The Garden Club thanks the City's Public Works Department who put in the irrigation. For making it all work, the Garden Club and the neighborhood are very grateful to the City Council, which approved the request to maintain the area and supply the water.

Plans for the Crest Road Restoration project are nearing completion and should be approved within the next two months.

Rosanne Holliday is a resident of Del Mar.

How Many Light Bulbs Does it Take...?

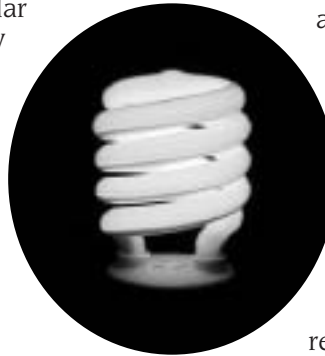
By Wayne Dernetz

Betty Wheeler's article on Dave Keeling and global warming (March 2007 Sandpiper) made me think about the need to start reducing our carbon footprint. While solutions at the national and global level depend on our elected leaders, we need not wait on them to begin making changes at home. But what can ordinary folks like us do to reduce our carbon footprint at home without some Herculean effort, and at what cost?

At one extreme, re-roofing our home with solar panels captures clean renewable solar energy but requires a major capital investment and takes many years to recover the initial cost. For many of us that may not be practical. Recalling Lao-Tse's proverb that a journey of 1,000 miles begins with a single step, I searched for easy first steps anyone could undertake now, break even quickly and still make a real difference.

Aha, I thought as the light bulb came on, compact fluorescent lighting! I had read an article about this new lighting, CFLs for short, to replace our old energy-wasting incandescent bulbs. I web-surfed for more information. The SDG&E website was not helpful; the U.S. Department of Energy (DOE) website (www.eere.energy.gov/consumer) provided a treasure trove of data. I learned how CFLs work, the big energy savings they produce and their wide range of applications.

CFLs require only one-fourth the amount of energy to produce the same amount of light as incandescent bulbs. CFLs offer additional advantages: they stay cool when illuminated, come in a range of color "temperatures" (warm, bright or daylight), and can work in any existing fixture for most lighting applications. Best of all, replacing



incandescent lighting with CFLs is as easy as changing a light bulb.

Sounds perfect, I thought, but just how much energy do they save and at what cost? Today, the price of CFLs is two to four times that of incandescent bulbs. Would that investment be justified economically? How long before we would break even? Could we really profit from this investment?

From the DOE website, I learned that the average U.S. home expends 20 percent of its total electrical consumption on lighting. Because CFLs require only one-fourth the energy of incandescent bulbs, a complete conversion to CFLs could reduce total average electrical consumption by as much as 15 percent. Considering our own recent electric bill, we calculated our monthly lighting cost at \$24.12. A complete conversion to CFLs would produce monthly savings of \$18.09. Calculating the present value (PV) of this savings over the average two-year life expectancy for incandescent bulbs, discounted at 6 percent, we could invest up to \$408 in CFLs, recover our cost within 24 months and reduce our total electric usage by 15 percent.

Now for the best news – CFLs have an average life expectancy of five to seven years. After recovering our costs in two years, our monthly savings over the remaining three to five years of CFL life would yield net savings of \$651 or more. That would represent 160 percent return on our investment in five years. Similar results should be available to anyone investing in CFLs to replace incandescent lighting while making a substantial reduction in their carbon footprint. We have begun our CFL conversion program. Next month, we'll report on how we went about it and the results we achieved.

Wayne and Liz Dernetz are residents of Del Mar.

Talya Ferro Haunts the Powerhouse

The Cultural Arts Committee of the Del Mar Foundation presented its First Thursday program on March 1 at the Powerhouse Community Center. Talya Ferro, Los Angeles-based singer and actress, wowed the crowd with her "Harlem Haunts My Mind" show featuring songs from the Harlem Renaissance popularized at the Cotton Club in the 1920's and 30's. Ms. Ferro was accompanied by John Rodby on a grand piano which was brought to the Powerhouse for the occasion.

Photo: Chanteuse Talya Ferro enjoys an intimate moment with Del Mar's Michael Vickers.





Del Mar Community Connections: a 501(c)(3) Nonprofit Corporation

Neighbors Helping Neighbors to Create
a Web of Safety, Service and Support

DMCC Special Events and Activities

Monday, April 9: DMCC Coffee and Conversation presents a bus trip to Quail Botanical Gardens in Encinitas and a docent-led tour. Attendees may choose between a fast-paced tour and one for slower walkers. Entry fee: \$7. Bus departs City Hall parking lot at 9:30 am. Must reserve a ride on the bus or in a carpool! Light snacks provided. Call (858) 792-7565.

Monday, April 23: DMCC Coffee and Conversation presents "Avoid Investment Fraud" (financial scams, home repair

fraud and Medicare fraud) featuring Sandra Laurensen, from AIS' Special Services Against Investment Fraud group. Learn how to resist fraudulent sales tactics and where to report these crimes. Free booklet available. At City Hall Annex, 10 am. Call 792-7565 to let us know you're attending.

Future events: Monday, May 14, 10 am: Reading from our Lives; Friday, May 11, 10 am to 2 pm: Free bus trip on the Breeze to UTC; Tuesday, June 5: Annual pot-luck salad luncheon.

DMCC Ongoing Events

Senior Fitness Classes: Three classes offered: One-hour stretch and tone classes at Powerhouse Park Community Center at 8, 9 and 10 am on Tuesdays and Thursdays; 10 am class is with chair. Fee \$15 for 10 weeks. Colleen Soto teacher. Registration for classes beginning April 16 now underway; contact San Dieguito Adult School, (760) 753-7073 ext. 3418 or www.sdadulted.com These classes fill early!

Life Story Writing: Two classes offered: Thursday, 9 am to 11:30 or Friday, 9:30 am -12 pm for 10 weeks at St. Peter's Episcopal Church library, Del Mar. Fee \$10. M. Gitttelsohn, teacher. Registration for classes beginning April 16 now underway; contact San Dieguito Adult School, (760) 753-7073 or www.sdadulted.com These classes fill early!

Knit & Stitch: New place, date & time: Tuesday, April 3 and 17, from 1:30 to 3:30 pm at 704 Kalamath Drive, Del Mar. Call Regina Horner, 858-755-1931 for more information. Free. Newcomers welcome.

Bridge and Mah Jongg Games: Wednesdays at Powerhouse Community Center. Mah Jongg players meet upstairs 10 am - 2 pm; Bridge meets downstairs 11 am - 2 pm. No partner necessary. Call 858-792-7565.

Singing Together Connection: Tuesday, April 10, 2007 at 1010 Crest Road, Del Mar from 3:30 to 5 pm. All voices are welcome. Come and enjoy! Parking available on Amphitheatre Drive. Call Regina Horner for information at 858-755-1931.

Warm Water Aerobics Class for Del Mar Seniors (92014 zip code area): Mondays, 12 to 1 pm, at Noonan Family Swim School, Jimmy Durante Blvd. Fee: \$6/class or \$30 for 6 classes. Register in class. For more information call DMCC - 792-7565 or Eleanor Conlon - 792-8167. NEW!!! A second class for seniors with arthritis, which is not exclusive to seniors in the 92014 area, meets on Thursdays, at the same time and for the same price. This class is taught by an Arthritis Foundation certified teacher.

DMCC's Senior Legal Services: Friday, April 27, 11 am - 3 pm. Attorney provides advanced healthcare directive, power of attorney, wills, and more. FREE for seniors 60 and older in the 92014 zip code area. Must call DMCC at 858-792-7565 for appointment.

Shuttle Bus Service: DMCC shuttle bus provides pick-up at City of Del Mar residents' homes and takes them on Wednesdays to Henry's: April 11 & 25; to Trader Joe's (Encinitas) April 4 & 18; on Thursdays to Vons on Mango and Ralphs shopping center in DM Highlands. See www.dmcc.cc or call DMCC at 792-7565. Suggested donation for each trip: \$3. Call 792-7565 to arrange pick-up.

Rides to medical appointments: DMCC volunteers, using their own cars, drive City of Del Mar residents to medical appointments. Call 858-792-7565 a week in advance to reserve a ride. To become a volunteer driver, call Chris Engelbrecht at 858-792-6612.

Friends of the San Dieguito River Valley will use the DMCC bus on Saturday, April 14, to tour the San Dieguito Lagoon wetlands and restoration project. Free. Call 858-674-2275, ext. 14 to reserve.

Shared Housing and Rental Assistance

Del Mar Community Connections administers Shared Housing and Rental Assistance Programs and is always looking for new Home Providers to provide affordable housing in Del Mar! If you are a Del Mar homeowner with an extra room or separate unit to exchange for rent &/or services, please fill out a Home Provider Application at <http://www.dmcc.cc/shared-homeprovider.shtml> or call DMCC, 858-792-7565 to learn more about the program. Becoming a Home Provider offers many benefits: a bit of extra income from rent, help with chores, companionship or preventing loneliness, practice in seeing what it's like to share your home. All prospective tenants are prescreened and background checks conducted. All efforts are

made to find a compatible match for you. No one is placed with you until you have met and fully approved the individual.

Home seekers earning \$38,650/yr or less and looking for affordable housing in Del Mar, may apply to be matched with a home provider in exchange for rent and/or services. Call 858-233-9105 for a recorded message listing current Shared Housing opportunities in Del Mar, or complete a Home Seeker Application at <http://www.dmcc.cc/shared-homeseecker.shtml>. Home seeker income limits apply; references are required, and background checks conducted.

Applicants for rental assistance may call the DMCC office (858-792-7565) for information on qualifications and to obtain an application.

Getting to the Root of the Weevil

By John Graybill

Pesticide treatments for the Diaprepes root weevil started in Del Mar during the week of March 19th. Properties treated were south of Del Mar Heights Road within a radius of 50 meters of where the pest has been found. The affected area was generally between Nogales and Recuerdo Drives along the Cordero Road corridor. "Properties north of Del Mar Heights Road are not in the quarantine area and will not be treated at this time," according to Jay Van Rein, a spokesman for the California Department of Food and Agriculture.

The pesticides used were AdmirePRO and Telstar, brand names for Inidacloprid and Bifenthrin. Both chemicals have been approved by the EPA and are available over-the-counter at home improvement stores. The pesticides were applied to the soil because the root weevil is generally found in the larvae stage on the roots of host plants at this time of the year. As the weather warms, the adults emerge from the soil to feed on leaves. Then, pesticides will be sprayed directly onto the affected plants during this stage of the Root Weevil's life cycle.

"The adult Diaprepes root weevil is particularly good at hiding in leaves," according to Dawn Nielsen, Deputy Agriculture Commissioner of the Dept. of Agriculture, Weights and Measures for the County of San Diego. It spends most of its life in the ground. While it is in the adult

stage, it hides under leaves during the day and feeds in the early mornings and late evenings. As a result, the Department of Agriculture, Weights and Measures expects the eradication of the root weevil to be a multi-year task.

The California Dept. of Food and Agriculture and the County of San Diego Dept. of Agriculture, Weights and Measures are taking the arrival of the root weevil very seriously. It is a new pest in California, and it has the potential to be very destructive. It was first detected in Florida in 1964. The current estimate of damage caused by the root weevil in Florida is \$70 million per year. It has spread to 30,000 acres of citrus trees in 23 counties and 1,000 acres of ornamental plants, root crops and tropical fruit trees in two counties. It feeds on more than 270 species of plants, but citrus and avocado trees along with ornamental plants and root crops are particularly vulnerable. The scientific community is working very hard to determine how it will respond to California's



climates, soil temperatures, etc. and how best to get a jump on it before widespread infestations occur.

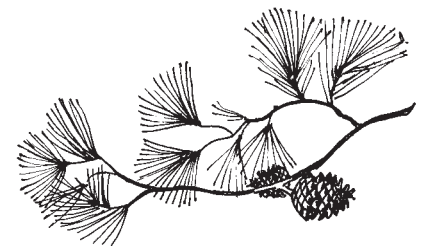
Quarantines have been established locally for portions of Encinitas, University City, La Jolla, Carmel Valley, Fairbanks Ranch, Rancho Santa Fe, Del Mar, Carlsbad, and Oceanside. Elsewhere in California, quarantines have been established in the Long Beach area in Los Angeles County; and the Newport Beach, Huntington Beach, and Yorba Linda areas of Orange County.

More information can be found on the following websites:

www.cdffa.ca.gov/phpps/pdfs/Diaprepes.pdf

www.cdffa.ca.gov/phpps/ppd/Entomology/Coleoptera/Diaprepes.htm

John Graybill is a resident of Del Mar.



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