

# SANDPIPER

## PULLING TEETH

Ann Gardner | Via Latina

**T**here seems to be a whole lot of moaning and groaning going on over the construction of our new Downtown Streetscape. We bet when all is said and done we are going to love the results and wonder why we had been so impatient. In the meantime we decided to shine some light on the issue now, sharing the complaints we have heard and asking City Manager Scott Huth how come, for instance, construction is taking so long; why are we doing this in the middle of summer when there are many more visitors coming to Del Mar? Or "what's the big deal anyway; looks like it is just a bunch of new curbs and some cross walks.

Scott feels your pain and is doing his share of moaning and groaning. Based on his experience as City Manager in Coronado during that city's Streetscape project and, as a



New crosswalk at 10th St provides a "safe haven" for pedestrians.  
Photo City of Del Mar.



New sidewalks on the 1100 block of West Camino del Mar included brick accents.  
Photo City of Del Mar.

resident of La Mesa during that city's project, he declares "I hate the process but love the outcome." He explains that Streetscape projects are among the most complex, difficult and worst projects to manage. "There are so many construction variables while at the same time keeping the traffic

moving and the businesses open." The construction variables include weather, unforeseen corroded infrastructure ("the roadway is 40 to 50 years old riddled with challenges that we couldn't not fix"), working with private property

owners and businesses making changes "in the field" that were simply the "better thing to do." And given the road is expected to last for the next 50-100 years.

Bids for the project went out last November, and work started in January, purposefully after the Christmas season, and was expected to be finished by Memorial Day. Then came the "wettest winter" with more than 40 rain days that required "cover up" preparation before and "clean up" after, the unforeseen such as 18-20inch concrete from the original road in the medians planned for new trees, two storm drains with "paper" bottoms, sink holes...things we couldn't not fix. And the project added amenities such as more pedestrian ramps and access that "we were not so rigid" to bypass. This has pushed the completion date to the end of August and, as Scott commented, "there is no upside during the project, it's like being in the dentist chair but happy with the results." □



With voices from City leaders and the project team, Del Mar TV tells the story of the Downtown Streetscape Project in a video rich with images and information.

Watch on the Sandpiper website or at:  
<https://vimeo.com/354764399>

## Commentary

### COMMENTARY

#### Sedona Short Woes

Bud Emerson | Klish Way

**W**hat can Del Mar learn from a recent story about the small town of Sedona believing short term rentals “killed our city”? Investors are turning houses into short term rental businesses; “instead of a community it is now an investment.” Prices are going up, squeezing out young families, forcing new teachers to resign, unable to find housing. Their new superintendent bid on four houses, each time outbid by short term rental investors. Only 29 houses are long term rentals, while short term rentals are now more than 20% of their housing inventory and growing rapidly. Neighborhoods are being overwhelmed by “party-time” tourist behavior. Citizens are up in arms.

I recently did an informal survey of my own neighborhood here and counted more than six short term rentals and several more homes owned by out of town people who use them only occasionally for their own vacations. This means we have no opportunities for neighborhood or civic

involvement from those inhabitants. On the other hand, I am pleased to see several homes nearby being purchased by new full-time neighbors who I fully intend to encourage to engage in the many volunteer opportunities in our small town.

These two trend lines illustrate my concern about “critical mass” in our neighborhoods and in the entire community. Our Community Plan vision clearly intends that we remain a small community with high levels of neighborhood and civic involvement. Our size dictates that we need to encourage full-time residency. Short term rental increases run counter to that vision. That is why we need to be firm about outlawing business activities in our residential zones. In addition to all of the other complaints about mini hotels in our neighborhoods, it is not good for our civic health and vitality.

I had a phone call recently from a friend that frames the concern. He had to move to another state but wanted to keep his nearby house here so he listed it for lease. He was approached by a short term rental business operator with a proposition that would enable him to increase his rental earnings by a multiple of 3 to 5, even after a 40% commission. All he had to do was turn over the complete management of the house for whatever rentals they could get: one night, a weekend, a week or two, whatever the market would yield.

Happily, he turned them down. But the point is made. If we open our residential zones to business development, we risk losing our identity. I guess we should have realized in working so diligently to preserve this wonderful town, we made ourselves a target for some to exploit.

So, how should we proceed? Even though our residential zones clearly forbid business activity, our very inventive City Council has come up with a 7/28 compromise. We can rent our homes short-term (under 30 days) for seven days up to four times a year. Predictably, the short term rental industry is objecting and suing—we shall see how the courts rule.

In the meantime, I suggest some of our local short term renters consider a new business plan based on the 7/28

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### LETTERS TO THE EDITOR

- The Sandpiper welcomes readers’ letters and articles.
- Material submitted must include the writer’s name, street address, and phone number, and should not exceed 400 words.
- Material selected to be published may be edited or shortened.

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## LETTER TO THE EDITOR

### Trench Troubles

Greg Beckham | Stratford Court

Once again Del Mar is at the center of an existential infrastructure crisis. The bluffs are in danger of failing and our representatives at Sandag and NCTD are way behind in addressing the issue. In our short history we have been at the mercy of transportation projects time and time again; in so many ways it has defined our community. We have been through it all. Highway 101 cut through the middle of town, the rail bed and train station, the Grayhound bus station, an airport, and even a boating pier with a paved parking lot where our Tot Lot is now. We have always supported the region's transportation needs, but now more than ever we need to balance transportation and recreational needs.

Ever since we succeeded in having Interstate 5 moved to the east we have worked continuously to restore Del Mar's environment step by step. Removing all the gas stations and coastal billboards, calming traffic on the Coast Hwy, cleaning up the remains of the Del Mar airport, closing the bus and train stations. We didn't stop there: we vigorously obtained open space and reclaimed Crest Canyon and the adjacent Lagoon. We established the North Torrey Pines Reserve along with the open space at the south end bluffs with the adjacent Anderson canyon. To the north we preserved the Bluffs facing South and we reestablished the river's entrance to the sea that was completely blocked by the dredging of the Oceanside Harbor. One of our most important accomplishments that set the tone for the Village is what I think is the most beautiful Park in the world, Seagrove Park and then the creation of its sister Powerhouse Park. I just have to say thank you to all the amazing, creative, and intelligent people who worked together to create this gorgeous city. It is a testament to uncompromising quality that will endure as a legacy for future generations.

I've spent my adult life enjoying all the Del Mar Bluffs have to offer and I can attest to the soul satisfying life you can have when you commune with nature above and →

### FROM SEDONA SHORT WOES *page 2*

model which fits very nicely into our long term rental patterns: summer vacation, racing season, and university schedules. The four 7-day rentals can be scheduled in the beginning of the summer, June and early July. Thirty day rentals would be booked during the racing season, July-September. Long term 9- month rentals can be timed to coincide with academic needs of students and faculty members.

Bottom line is that we could very easily become Sedona. We need to stay vigilant to preserve our residential character. □

## SERIOUS SELECTION

Ellie Haviland | Deputy Mayor

August is a time when we all get a break from city meetings, but there still is a lot of work being done on our Council Priorities and working hard on the recruitment process for our new City Manager, is one of them.

Our current City Manager, Scott Huth, shared some of his thoughts on the role. He felt it was important to find a manager who is skilled at working with our staff, the City Council and our community in a way that is productive and not political; someone who understands the importance of grass-roots solutions to big problems like housing and commercial development and someone who has the ability to get a lot of work done while keeping a presence in the community.

I'd also like to hear from you. Community engagement is a key step in the recruitment process and at the September 9th City Council meeting, Del Mar citizens will have their first opportunity to get involved. A draft candidate profile will be included in the agenda packet. Please review this document and give feedback on the qualifications you think are most important. The recruiter is also proposing to conduct an online community survey. The information received from citizen input at the City Council meeting and the survey will be used by the Council throughout the overall recruitment process. The candidate profile will be a guide for the recruiter in screening potential applicants and a guide to the council as we make the final selection. It will also be part of the information packet that is provided to each applicant.

City Manager is an important position and I am fully engaged in the recruitment process. I need your input as well as your eventual support of Council's selection. □

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below the Bluffs. This is where our founding father built his landmark hotel in the 1880s. There is an energy here that inspires conscious people to be in awe of the intimate vastness of living life here on Earth.

I hope as a community we can come together with one voice and once again reclaim another piece of spectacular, dynamic real estate for ourselves and countless generations to come.

We have always been aware of our moral responsibility to fulfill Del Mar's potential for the future. We are only at the beginning of this city's history. We simply can't afford to make stupid choices. I pray for responsible leadership to manifest only the best results that enrich everyone's lives. Let's not trench and double track, destroying our parks and armouring the coastline is not an option anyone should support. There are better options available and the future requires us to preserve this unique asset for the enjoyment of all mankind. □



## SEPTEMBER 2019

### Time for a Picnic!

Bill Morris / Jenny Galan / Sandra Hoyle - Del Mar Foundation Board

The track is winding down, the beach is again uncrowded due to the start of school and it's feeling like the end of summer in Del Mar. Let's celebrate with our annual Picnic at Powerhouse Park on **Sunday, September 22 from noon to 4 pm.**

There will be live music by "SoCal Beach Band" Shaka, along with traditional lawn games, Face Painting, Bubbles, a Beer Garden sponsored by Viewpoint Brewing Company and non-stop chess games. Our newest addition this year will be San Diego Sandcastles instruction and a fun competition. As always, the focus of the picnic will be a showcase of many of Del Mar's fantastic non-profits, many of whom do some of their magic with grants from the Del Mar Foundation.

This year's list includes Del Mar Community Connection, Del Mar Art Center, Friends of the Powerhouse, the Del Mar Historical Society, Del Mar Rotary, Del Mar TV, CERT, the Winston School, San Dieguito River Valley Conservancy, Free Flight and more.

Organizing the Picnic this year is new DMF board member Jenny Galan. "I'm excited to bring some energy to this community event! All the picnic needs to be a roaring success is for you and your family to come and join in the fun with your friends and neighbors at Powerhouse Park."

More details regarding the picnic will be coming out as the date approaches, so be sure to check out our website ([delmarfoundation.org](http://delmarfoundation.org)), and follow us on Facebook or Instagram (@delmarfoundation) for more information.

We're looking forward to seeing everyone on September 22.

## ROVING TEEN REPORTER

### Up in Smoke

Dhathry Doppalapudi | Torrey Pines High School Senior



*Dhathry Doppalapudi.*

In early August, the story of college freshman Chance Ammirata's lung collapsing as a result of vaping swept over social media. The 18-year-old Florida International University student had been vaping regularly for a year and a half, which led to a hole and a smattering of black spots on the inside of his lung.

After undergoing surgery to reinflate his lung, he partnered with the Parents Against Vaping and E-Cigarettes and started a social media campaign to put "an end to vaping."

Hearing this story, Brad, a senior at Torrey Pines High School, took it upon himself to quit his own nicotine addiction. "I saw a post [about Chance] on Instagram and it really scared me and I just threw my Juul away in the trash," he said. "I had tried to quit or take breaks from nicotine in the past and I was never really able to do it, but this was it for me and a few other friends who also vaped."

It wasn't easy for Brad to quit, though. He had been vaping for over two years, the first time being when he was in ninth grade when another student offered it to him. Within a matter of weeks, Brad bought his own vape and was using it regularly. "I didn't think it was harmful at all," he said. "So many of my friends had them and were doing it so much more than I was, so I felt like if anything bad were to happen, it would have happened to them already, so there was no risk for me. It doesn't make sense, but that's how I, and I think how most other teenagers rationalized it."

Lailee, another senior at TP HS, agrees. "I think that everyone understands how unhealthy it is for them, but they do it anyway," she said. "A lot of my friends use Juuls or other devices and are really addicted. And basically every teenager that I know has at least tried it once."

The sudden and widespread use of e-cigarettes and vapes among teenagers, Canyon Crest Academy senior Smriti says, is a real problem. "So many kids [vape] or have done it, and some do it because they think it's cool or trendy, and honestly it's not," Smriti, a senior at Canyon Crest Academy, said. "Teenagers are Juul-ing literally all the time and getting extremely addicted to nicotine and it's disgusting and not okay."

During the two years that Brad was regularly vaping, he would use his vape any chance he could, whether it was while he was driving, hanging out with his friends,



## Plaza Plus

Del Mar Plaza rejuvenation plans are underway, after getting a green light from a unanimous City Council vote. Local owners, Patty and Marc Brutten, will have more flexibility in utilization of their private and public spaces than before. They intend to attract new businesses with new signage, new parking arrangements, new square footage for restaurants, and more flexibility in use of quasi-public spaces.

Owners report that sales at the Plaza have decreased 24% in the last two years. However, two new tenants, Sea Biscuit and Kim Kelly Fit studio, have been added recently. Patty says, "We do have two new very exciting restaurant tenants: Monarch Ocean Pub and Tamarindo Del Mar Latin Kitchen. Monarch is a gastro pub lounge and Tamarindo is fresh street tacos with craft cocktails! Both are proven operators who know our community and are very thrilled to be adding Del Mar to their collection of restaurants."

The Sandpiper will be profiling these new restaurants in future issues.

The Bruttens are receptive to any ideas that locals may offer. They can be reached at 858-201-0956.

## Weeding and Watering

Volunteers wanted for September 21 to help weed and water along River Path Del Mar from 9-12. If interested, please contact the San Dieguito River Valley Conservancy on their website [sdrvvc.org/](http://sdrvvc.org/)

## Cop Curriculum

Citizens interested in learning more about law enforcement and criminal justice can sign up for six evening programs in October and November. Apply online at [sdsheriff.net/citizensacademy/](http://sdsheriff.net/citizensacademy/)

or any time he was alone. "It became a part of my everyday routine to the point where when I tried to quit, I started having withdrawals," he said. "It was the number one thing on my mind."

Even at school, people are constantly talking about or using their nicotine devices, according to Lailee. "Kids will leave class to go hit their Juuls in the bathroom or go to their cars during breaks to use them. I've even seen people do it in class. It's so normalized at this point that nobody cares or is scared of them."

Some teenagers are already feeling the negative effects of Juul-ing on their health, Lailee says. "Kids I know are already having issues with their lungs because of this and I just know that the other thousands and thousands of kids using this are going to have major issues in the future. I really wish it wasn't this way." □



## September 2019

Ashley Simpkins, Program Director

### New Members of the DMCC Board of Directors

Linda Chisari has joined our board for the first time and Gordon Clanton has returned to the board after a short hiatus.

A resident of Del Mar since 1973, Linda had a 35-year career as a Landscape Designer, designing more than 800 residential and commercial landscapes in San Diego County, including more than 150 in Del Mar. Linda has been a member of the Del Mar Garden Club and the City's Parks and Rec Committee for many years. She has led and accompanied DMCC's "Singing Together" program since 2003.

A resident of Del Mar since 1974, Gordon teaches Sociology at San Diego State University and writes a column on politics and the environment for the Del Mar Times and four sister papers. He has served on the boards of the Foundation for Change and the California Sociological Association.



### New Assistant Program Director

As of last month, we have a new staff member on our team! Kara Adams grew up in Cedar Rapids, Iowa, and has a degree in photography. A San Diego county resident since 2014, Kara has most recently worked for the Coronado Historical Association, and is working on her Master's degree in Nonprofit Administration. As DMCC's Assistant Program Director, she is the friendly face of DMCC when clients and community members visit the Del Mar Community Building. She also coordinates volunteers, provides administrative support to the Board of Directors, and does everything she can to serve the seniors of the community. Kara lives in Spring Valley with her husband Matt and their two dogs, a Belgian Malinois named Bane and a little mutt named Harley. When Kara isn't studying or working she loves to go on hikes with her dogs, read a good book, or spend time in the kitchen baking. Join us in welcoming Kara to Del Mar when you call or visit our office!

### For more information... or to join our email list:

Please visit our website at [dmcc.cc](http://dmcc.cc), or contact the DMCC office at (858) 792-7565 or [dmcc@dmcc.cc](mailto:dmcc@dmcc.cc).

## BULLETS BOUNCE BACK

Rose Ann Sharp | Crest Road

**O**n September 28-29, a court-ordered Del Mar gun show will be held at the Fairgrounds. On Saturday, September 28, between 10am and noon, NeverAgainCA will lead a community protest against gun shows on state-owned property and the harm they cause. The protest will be under the billboard at the southwest corner of Via de la Valle and Jimmie Durante; there is plenty of parking available along Via de la Valle for anyone wishing to join us.

Intuitively Del Mar residents knew that the gun show was a danger to their community. Research and investigative reporting have established that What Happens at One Gun Show Does not Stay at that Gun Show. Dr. Garen Wintemute, founding director of the Violence Prevention Research project at UC Davis, in his book "Inside Gun Shows" writes: "Gun sellers at Crossroads shows follow the shows from state to state, which can also facilitate criminal activity in California. At a Crossroads show (in Del Mar), I listened as a customer sought to buy multiple assault-type weapons, which would have been illegal on several grounds. The seller declined, but said that he would make the sale a few weeks later at a Crossroads show in Phoenix." Ten years later, Del Mar resident Sheila Sharpe heard almost the exact same conversation when she toured the Del Mar gun show in May 2018.

As the suicide rate climbs to over 100 per day, mass shootings occur almost daily, urban violence advances into other cities, we see patterns emerging. The Del Mar pattern started with Crossroads, owned by a convicted felon who illegally sold guns to white South Africans during apartheid, and continues today to a San Diego gun store reportedly illegally selling a semi-automatic rifle to a young white male manifesting a dogma of white nationalism against a Poway Chabad. The Southern Poverty Law Center has documented that a number of White Nationalists live in San Diego and make the threat real (SPLC Hate Map). The NRA says the Del Mar show is legal. NeverAgainCA has documented that guns are stolen, numerous misfires have occurred at Crossroads shows, straw party sales of guns and ammunition occur and convicted felons appear as vendors. This can only get more dangerous for Del Mar, Solana Beach, Encinitas and everywhere else, now that the California Bureau of Firearms has stopped monitoring gun shows to prevent the above and many more types of crimes.

Todd Gloria's bill AB 893 seeks to end the sale of firearms and ammunition at the Del Mar Fairgrounds. The Crossroads show at the Cow Palace is in abeyance; the Ventura and Oxnard city councils and Board of Supervisors have passed resolutions to ask the Ventura Fair board to end the gun shows. In Costa Mesa, the Democratic candidate for state senate, Dave Min, is asking for the end of gun shows.

Del Mar has been the leader in the state on many issues. It's clear our efforts in Del Mar are ringing true throughout the state. Show up on September 28 from 10 to noon to make sure everyone hears you and sees you, as the arc of history bends toward ending gun violence. □

## BUDGET FACTS

### Parking Enforcement Pays

Tom McGreal | Stratford Court



**W**hat are the budgetary facts related to the parking enforcement efforts, parking meters and the related staffing in the City of Del Mar?

Del Mar's Community Service Department is responsible for parking enforcement and oversight of the parking meter operation. The City now has three full-time employees budgeted and up to ten seasonal / part-time employees, who are covering the City using electric bikes and one vehicle. This Staff is dedicated to issuing tickets for parking violations, ensuring that the parking meters are functioning properly and reporting or addressing a range of issues including traffic snags, parking at construction sites, visibility of signage and responding to calls for blocked driveways and red curb violations, to name just a few. The Parking staff coordinates with the Lifeguards, the Park Rangers and the Fire Department on any incidents in town.

The City has 70 individual parking meters with locations at the lot at 17th Street, the 1500 and 1600 blocks of Coast Blvd. and Maiden Lane, and 22 multi-meters or "park, pay and display" type meters with locations in the L'Auberge public lot, the South end of CDM, along North Beach from 29th Street and along the south side of Via De La Valle and Border Ave.

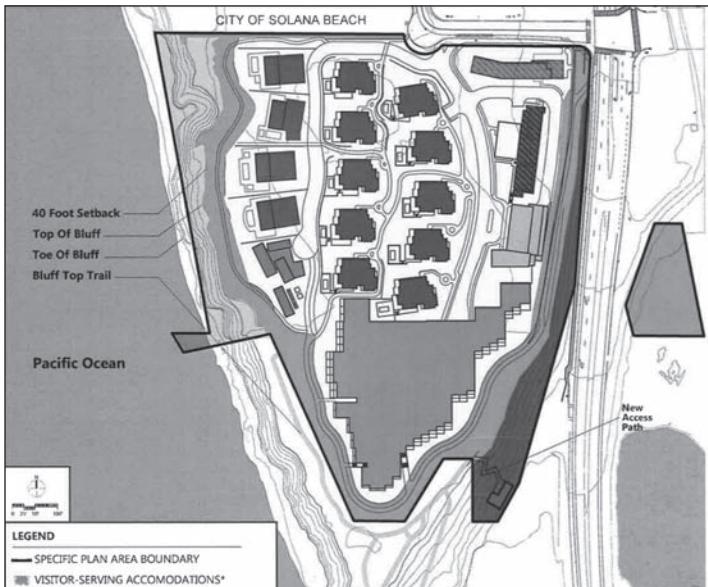
Parking meter income for Fiscal 2019 is expected to be \$1,125,000. Parking citations are expected to total approximately \$500,000 over Fiscal 2019 for a total of \$1,625,000 in parking related revenues. The shift in recent years from parking citation revenues to meter revenues reflects the increase in the number of meters installed over the past few years.

The cost of conducting this enforcement totals

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# RESORT REDUCTION

Ann Gardner | Via Latina

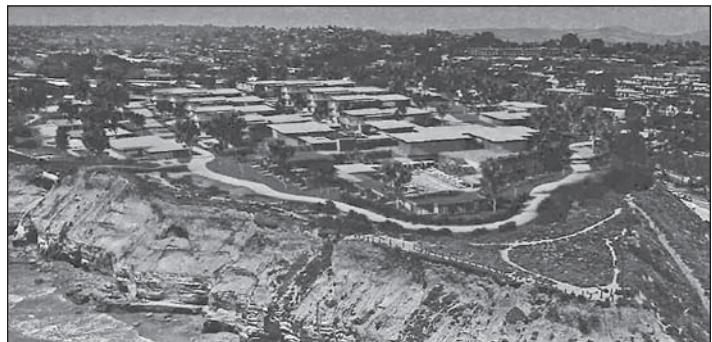


Conceptual site plan. Source: Marisol Specific Plan Initiative.

A new proposal from Zephyr and Robert Green Company for a resort complex on the bluff above Dog Beach significantly changes the size and scale of the original project and is renamed Marisol Resort. And in a surprise move the developers are sponsoring an initiative to put the new Marisol Specific Plan before voters perhaps as early as the March 2020 Primary Election. If the required number of signatures, 10% of Del Mar's registered voters (or 372) is certified, the City has the option to either accept the Plan or set a public vote.

The application for a Citizen's Initiative to collect signatures was filed with the City on August 5. If the required number of signatures is certified, Council has directed staff to come back with a report on the related impacts and issues of the resort development. The California Elections Code states that the report must be completed within 30 days of the signature certification.

The new Marisol Plan is 40% smaller than the original, the number of hotel rooms reduced from 251 to 65, the private villas from 76 to 31, and now includes 22 units of low income housing, meeting the City's required housing allocation for 2021. The plan still includes public



Conceptual rendering Marisol. Source: Specific Plan Initiative.

access to the whole property with a 1 ½ mile trail around the perimeter dedicated to the City, a sand replenishment endowment and public bathrooms on the beach. Most of the villas would become privately owned short term rentals nine months out of the year, managed by the resort. According to the Initiative all four-story elements will be eliminated in the Specific Plan although the initiative allows heights of up to 46 feet .

Public comments at the August 5 Council meeting on the "surprise move" split over the merits of the new design versus what others saw as the Petition asking residents to call for a vote on the Marisol Specific Plan before the Draft EIR is completed, before story poles are set up and before Design Review Board and Planning Commission members have a chance to review.

Proponents noted the time developers had spent listening to the community and making "dramatic" changes based on that input, i.e. a smaller footprint and a public vote; along with public access and increased tax revenues. Staff assured the Council that the EIR was underway and Coastal Commission approval of the project would still be required. The text of the initiative, as summarized by the City Attorney, requires the normally-required reviews for the Marisol Specific Plan project.

Last month the proponents began distributing literature describing the project as "Fully Reimagined" door to door in Del Mar. They posted the initiative language in the Del Mar Times on August 22 and have 180 days to circulate the petition for signatures. The project "store front" at 1412 Camino del Mar is scheduled to open next month and detailed information on the Initiative process is being continually updated on the City's website under "2020 Initiatives." It also includes the complete Marisol Specific Plan application and the City's summary. □

## FROM BUDGET FACTS page 6

approximately \$820,000. The largest component is the cost of staffing at \$455,000 with another \$320,000 for contractual services related to the parking meters and citation processing. Operating expenses total \$45,000. →

This means that overall Parking Enforcement generates a net revenue totaling \$805,000, which makes it an important contributor to our financial results. The City also benefits from the ten or so staff roving the streets on electric bicycles keeping "eyes and ears" on public safety. □

# OFF THE BLUFFS

Dwight Worden | Council member

**H**ere are key points in support of relocating the rails off the Del Mar Bluffs:

- Capacity. The rail corridor, carrying 50 trains a day, is going to a double track system and 100 trains by 2035. The Del Mar Bluffs are the weak link. Even if the bluffs could be double tracked, which is next to impossible, double tracking across Coast Blvd would require grade separation, and that would require either an unimaginable tunneling under Coast, or more likely elevating the rail above Coast (or a combination of both). Given rail grades cannot be steeper than about 2% (or the trains can't get going) this would require elevated, double-tracked rail, back probably most of the way to the fairgrounds!
- Environmental Damage. Trenching and double tracking the bluffs would require a massive excavation, seawalls, and upper bluff stabilization, accelerating beach erosion and destroying our natural beach bluffs. The Coastal Commission opposes a trench. Seacliff collapses are serious and accelerating.
- We Need a Long-Term Solution. Excavating a trench is estimated to cost \$300 to \$400 million but will last only about 75 years. Construction and long-term issues, including sea level rise, are raised. SANDAG's interim shoring (phase 4 starts this fall) will cost more than \$100 million and will only last until about 2050. It's time to recognize we need relocation of the rails.
- Safety. Approximately a dozen people per year are killed by trains between Oceanside and San Diego. A high incidence of strikes and near misses occurs on the Del Mar bluffs. Relocation of the rails will solve this problem.
- Beach Access. Currently, there is no legal crossing of the rails between Coast Boulevard and Penasquitos Lagoon/ State Beach. Relocation of the rails will solve that problem.
- Economic Activity. The Port of San Diego and other entities generate well more than \$8 billion a year in economic activity for the region dependent on the rail line. Passengers and freight alike depend on this rail line, the second busiest in the nation.
- Military Use. The San Diego-LA rail line is designated as a connector line in the national STRACNET (Strategic Rail Corridor Network) but is at risk, compromising national security.
- Tunnel Cost. Five tunnel alignments have been evaluated by SANDAG. The most sensible is the Crest Canyon Higher Speed Alignment estimated to cost \$3.015 billion. While that's a lot, it is not so much when the economic value of the rail system is considered and that we are spending more than \$2 billion to bring the trolley from Old Town to UCSD, billions to clean Point Loma sewage for reuse, billions on double tracking and other rail improvements,



# LETTER TO THE EDITOR

## MANAGED RETREAT

Jerry Jacobs | Coast Boulevard

### Our Goal

In the fall of 2017, Del Mar residents formed the Del Mar Beach Preservation Coalition (DMBPC). We believe a healthy beach is an integral part of our city and impacts residents' quality of life, our local businesses, and our visitors.

### The Threat

The California Coastal Commission is reviewing a local coastal program amendment that will govern our beach.

Outside special interests are trying to force a policy called "managed retreat" on Del Mar. Managed retreat rejects proven methods of keeping beach healthy with sand replenishment, retention, and nourishment.

Instead, managed retreat would allow the shoreline to migrate inland and inundate coastal communities with encroaching seawater by eliminating seawalls, flood barriers, or rock vestments that historically have maintained our shorelines. Managed retreat also would

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billions on freeway and roadway improvements. The cost of a Del Mar tunnel is justifiable given the problems it solves. Finding funding is a challenge we must meet.

- The Importance of Rail Service. Moving freight and people from the road system to the rail system reduces GHG emissions, reduces road congestion, and reduces the need for expensive new freeway and road construction. Our transportation system needs improvement, and relocating the rails is part of that effort.

- Adopted Plans Call for the Tunnel. The 2050 Regional Transportation Plan (RTP) adopted by SANDAG calls for relocation of the rails in 2050.

- Added Benefits of Rail Relocation. When the rails are relocated, ocean front bluffs will be left natural and available for public use - for trails, biking, beach access, and more. Costs for seawalls and stabilization efforts will be avoided. Noise and vibration impacts to neighbors will be eliminated. Deaths by rail strike will stop.

- Tunneling technology. The cost of trenching will come down as technology increases. The SANDAG "Grand Vision" includes hundreds of miles of high speed tunnels. A Del Mar tunnel will fit nicely.

We need to look long-term and start serious work now to relocate the rails sooner than 2050. □

*A more in depth analysis of this complicated issue can be found on our website.*

# NUKES

## DÉJÀ VU ALL OVER AGAIN

Don Mosier | Rimini Road

**S**enior staff from Nuclear Regulatory Commission (NRC) Region 4 held the first local meeting in years on August 20th in San Juan Capistrano. If the goal of this meeting was to restore trust in the NRC, the evasive or non-answers to public comments failed completely to meet this goal. Requests for real data were rejected because they were proprietary information belonging to Southern California Edison (SCE). Almost all of the 49 public speakers criticized the current program as poorly designed and not safe for our local communities, but there was no meaningful response from the NRC staff. SONGS has the worst safety record of any nuclear power plant in the United States, and, despite the NRC saying that safety is their highest priority, it remains complicit in allowing SCE and their contractor Holtec to pose clear risks to over 8 million residents. The lack of oversight that led to the steam generator failure in 2011 continues today.

I last attended a local NRC meeting in early 2012 before the decision to shut down power generation at SONGS was made. I was amazed to see the same cast of characters, including a slightly older version of the moderator, Chip Cameron. Chip was memorable for cutting off contributions from elected officials during the 2012 meeting after openly consulting with senior SCE officials. Not much has changed in the last 7 years.

NRC District 4 nuclear operations chief Greg Warnick (same Greg as 2012) made a brief presentation with pictures illustrating the canister loading operation restarted in July. Many more personnel were visible in his pictures than the 3 people involved in the August 3, 2018 near drop accident. There are now cameras mounted on the top of the gantry crane and load sensors that relay the weight load to the crane operator. Despite these steps to improve safety, there was a problem loading canister 30 that resulted in a 4-hour delay while the lid to the transfer container remained partially open. This should have increased local radiation, but a later question about this resulted in an opaque statement that “no significant increase” was observed.

Representative Mike Levin (D-49th) was the first speaker. Levin acknowledged the dozen or so SONGS Task Force members in the audience (including me) and made an impassioned plea for more NRC oversight of the restarted loading operation. He specifically asked for two NRC actions: 1) a full-time inspector during canister transfer and loading, and 2), inspection of all 30 canisters already transferred for scratches and gouges (only 8 of 29 were inspected by video cameras earlier this year). Scott Morris, the senior NRC official present, said full-time inspectors had been considered but were not practical given limited NRC resources. Scott also defended →

# BAD BLUFFS

Julie Maxey-Allison | 10th Street



*Jimmy Durante bluff collapse.  
Photo Joe Bride.*

**U**nfortunately, in the past few months, Del Mar has been host to a series of bluff collapses, most on the beach cliffs south of 15th Street where the number now totals more than 10, with some failures resulting in a train delay along the tracks perched atop. To date SANDAG, the authority in charge of the train tracks, continues to revise and update past plans to somehow stabilize that ever narrowing strip of cliffs.

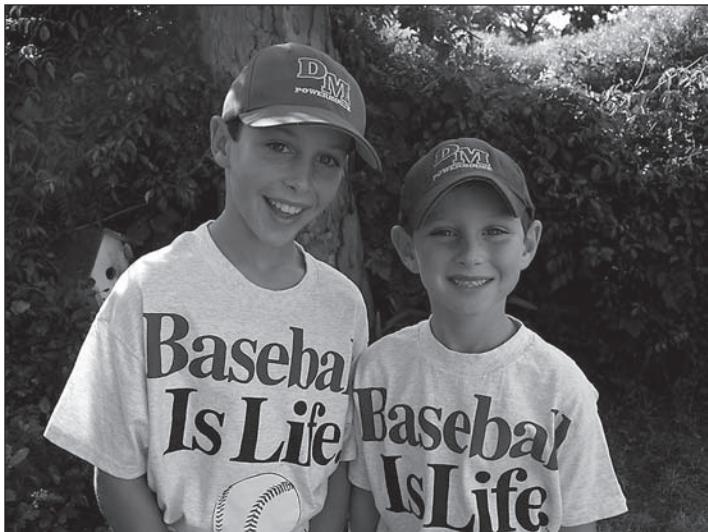
Last April 21 this naturally occurring phenomenon took a turn inland to Jimmy Durante Boulevard. A slice of a bluff tumbled down onto and blocked the northbound sidewalk, bike lane and roadway. The road closure lasted until May 29 with the completion of the city's big complicated push to clear the debris from the precariously unstable site and shore it up. The steel stakes and white, diaper-like plastic sheeting now in place and will remain until the geologists, who are reviewing data gathered after the collapse and during the clean up through observation and testing of the various soils, present an analysis to the city. Once the report is in and after agreements are reached between the city and private property owners, planning can begin on both the public and private portions of the bluff. Till then, the sites are a work in progress. □

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the NRC statisticians (“PhD-trained”) who determined that inspection of only 8 canisters was sufficient to determine that all 29 were safe in response to a pointed question that I posed. “Standard engineering practice” was cited as the basis for the “safe” canister determination. “Safe” seems to be a moving definition defined by NRC with the help of SCE and neither entity engenders trust. □

## BIG TIME BASEBALL

Tom Sohn | 26th Street



*Garrett and CJ. Stubbs.  
Photo courtesy Stubbs family.*

Former Del Mar Little Leaguer and resident Garrett Stubbs received a pretty good and well-earned 26th birthday present this past May: Stubbs received his call-up from the AAA (the highest level in the minor league) Round Rock Express. With his family in attendance, Stubbs made his Major League debut on May 28 with the Houston Astros, starting as catcher against the Chicago Cubs. Stubbs doubled to left in his first at-bat during the second inning and came through with an RBI single in the fourth to tie the game. The Astros beat the Cubs 9-6 with Stubbs going 2-4 at the plate.

Overall, it was a great start for the two-time All-CIF selection from Torrey Pines. Stubbs grew up in Del Mar, graduated from Torrey Pines in 2011 and graduated from USC in 2015 where he won the Johnny Bench Award — a prize annually bestowed upon the nation's best collegiate catcher. After graduation, the Houston Astros selected Stubbs in the eighth round of the 2015 MLB Draft. Ironically, Stubbs's first team for the Del Mar Little League was the Astros.

Garrett's parents are long-time Del Mar residents T.Pat and Marti Jo Stubbs. This past spring has been good to the Stubbs family as their youngest son, 22-year-old CJ, also a Torrey Pines and USC grad, was chosen in the 10th round of this year's MLB draft, also by the Houston Astros.

CJ is a catcher as well, and was recently promoted to the Astro's Single A affiliate Quad Cities River Bandits in Davenport, Iowa. CJ's first Del Mar Little League team was also the Astros.

While attending Garrett's Major League debut, T. Pat, a Del Mar Foundation Board member, described the experience: "We are very blessed. It's an awesome, awesome



## WHITHER WINSTON

Shores Park Puzzle

Ann Gardner | Via Latina

Neighbors of the non-profit private school at the corner of Stratford and Ninth and parents of children who attend Winston are circulating a petition "urging the City to revise Winston's lease ...so the school can stay small in scale with shared community uses."

The school's current lease with the City runs until 2063 with the stipulation that redevelopment plans for the old buildings are submitted to the City by December. The rent is prepaid to 2023 at \$197,245 annually, with the annual CPI adjustment waived under the lease terms, but increases to \$266,910 in 2023, when prepaid rent is exhausted and the CPI adjustment takes effect, according to the existing lease. The petition supports capping the annual rent at \$147,000. In the meantime planning for the Shores Park 5.3 acres which include 1.3 acres for the school have been on hold for two years as negotiations continue.

Winston has occupied the northwest corner of the property since 1988 when it was founded by a Kaiser Permanente pediatrician who recognized the need for a local school to serve those with learning differences. Before then the buildings were occupied by elementary students in the Del

*continued on page 11*



*Garrett Stubbs with the Houston Astros.  
Photo courtesy Stubbs family.*

experience. We have two healthy boys that are enjoying themselves, doing what they want to do, and to have somebody realize their dream... it is so cool." As Garrett Stubbs recently stated, "We [Garrett & CJ] both know we wouldn't be here without the instruction we got and the support of our parents." □

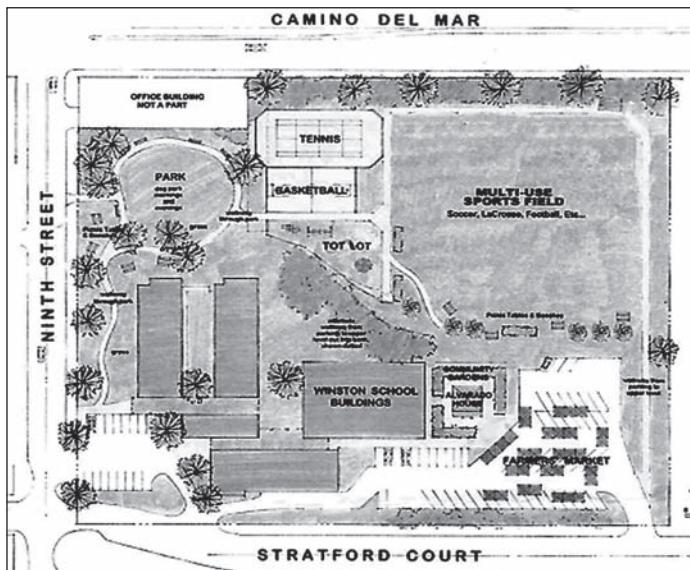
## FROM WHITHER WINSTON *page 10*

Mar Union School District. The School was replaced by two new elementary schools in Del Mar Heights and the old District building on the site was vacated. A local group, the Friends of Del Mar Parks, who supported the idea of a neighborhood park, raised 5 million dollars, 3 million from Winston supporters and the rest from local residents, to buy the property. The City bought the property in 2008 after selling its prime real estate property on Balboa Ave In order to meet the district \$8.5 million price tag. The vision for the Park was for recreational open space and the school.

Since then, Community input gathered during the park planning process in 2015-2016 amended the vision to include a community center with activities for seniors. When the new Winston Head Dena Harris came on board at about the same time she suggested that a collaborative plan that covered the whole 5.3 acres with shared parking and uses might result in more park space.

Unfortunately, the collaborative planning broke down in 2018 when the School began discussions with the City over the rent. In December of that year the City responded that Winston's proposal to pay \$1 a year would amount to an illegal gift of public funds, and offered several options for reducing the rent including the provision of two affordable housing units for their teachers. In July the School came back with the \$147,000 offer cited in the petition. Three of the neighbors who have signed the petition spoke at the August 13 Planning Commission meeting tasked with determining the parking needs of the proposed new Community Center, separate from the School.

The neighbors emphasized that, although they were puzzled by the stalemate between the School and the City, "We support the proposed Community Center and its activities for seniors, just not at the expense of the school." □



*Original vision courtesy Friends of Del Mar Parks.  
Graphic courtesy of City of Del Mar.*

## NO PLASTIC PLEASE

Valerie Dufort-Roy | Klish Way

Per Environmental Protection Agency data, containers and packaging make for 30% of our solid waste. Additionally, only 9% of plastics used are actually recycled. With recent concerns about the US shipping plastic recyclables overseas, a growing interest against single-use plastics, over-packaging, and plastics all together is rising. California lawmakers aim towards zero-waste goals, including a 75% recycling compliance by 2020, increasing the diversion of organic waste from landfills, and improving manufacturing and recycling infrastructures.

Del Mar's own Climate Action Plan aims to divert 80% and 95% of our waste by 2020 and 2035, respectively. Bertha Leone's zero waste challenge in her February Sandpiper sustainability article threw Sandpiper editor Ann Gardner into a conundrum of figuring out how to get along without plastic when grocery shopping. She reported in the May 2019 write up: "Previously, I had thought that bringing my reusable shopping bag was all there was to it. Wrong!"

And with recent ordinances enacted in Del Mar, there is more to be aware of: plastic straws, Styrofoam, non-recyclable plastic utensils, and single-use plastic bags. Impressive, indeed. Each one of us can kick it up a notch, by further reducing what goes in the gray bin!

### Idea 1: Trash bag solution

Have you ever wondered why you need to purchase trash bags to put trash in? My grandfather did not use trash bags in his bin; he would simply rinse it. Is there really a need to have a nice red-bowed packaging to send trash to the landfill? My suggestion is to re-use any plastic or packaging you have at home; it works all the same. In fact, my family has not utilized "formal" trash bags in over a year.

### Idea 2: What to do with plastic film, bags and bubble wrap?

Our recycling bin should include glass jars, cardboard, paper, plastic bottles and sturdy plastic containers. All other non-qualifying plastics head straight to the landfill. Wait, there is a solution! Target and Stater Bros. accept clean, dry plastic films, plastic bags and bubble wraps, while Ralphs accepts plastic bags. The plastics are transformed in composite lumber or in small pellets used in making bags and containers. Look for the drop off bins near the entrance.

Next month, I will discuss ideas to reduce single-use plastics when shopping.

Has your family taken particular steps to make our planet a more sustainable place to live in? Did you find a local business with superb eco-friendly practices we should support? Please write to [sustainability@delmarsandpiper.org](mailto:sustainability@delmarsandpiper.org) and I will include your suggestions in future articles. □

# WHERE TO LIVE

Ann Gardner | Via Latina



Graphic shows the location of both zones: • on the left, North commercial zone at the corner of San Dieguito Drive and Jimmy Durante Blvd. • on the right, the professional commercial zone Camino Del Mar between 8th and 9th streets.

Source: the City of Del Mar.

Del Mar is proposing zoning code amendments in two commercial areas as the City works toward implementing its Housing Element to accommodate more housing units. The two zones, Professional Commercial (PC) and North Commercial (NC), are currently limited to one housing unit per parcel. The amendment would allow up to 20 housing units per acre still within the existing floor area, lot coverage and height requirements.

One of the objectives for California's Fair Housing law is to "promote an improved...relationship between jobs and housing and reduce greenhouse gas emissions." Providing housing options near jobs obviously reduces commuting times and traffic studies have indicated that commercial uses generate more car trips than residential. Both of the proposed amendments optimally could increase the possibility of walking or busing to nearby jobs and, minimally, reduce commuter miles and emissions.

Environmental review of the PC/NC amendments is underway. Input from nearby properties has been received and a draft EIR for Planning Commission review is expected this Fall. The proposed amendments will then go to City Council and if approved will be submitted to the Coastal Commission for certification.

Providing sufficient housing, let alone affordable housing, is a primary concern throughout the United States, and identifying affordable housing possibilities in local community plans has been especially difficult on



## FROM LETTER TO THE EDITOR page 8

remove or relocate structures, including private homes and businesses.

According to experts, managed retreat will result in the destruction of more than 600 homes in Del Mar's north beach neighborhood and in coastal flooding up to the railroad tracks and as far east as the Del Mar Fairgrounds.

### The Risk

**No public access to beaches.** The result could be the tragic loss of cherished public access.

**Del Mar's public facilities and infrastructures will be at risk.** Bridges, Route 101 and railroad tracks, sewer lines, water supplies, emergency services facilities, and essential utility infrastructures could be destroyed. Managed retreat-related flooding could inundate Powerhouse Park and even the Del Mar Fairgrounds.

**Del Mar's visitor economy is at risk.** The result will be lost tax revenue from people who no longer visit Del Mar. Our coastal region will be destroyed. The full extent of the fiscal loss to the city is unknown. No loss analysis has been done.

**Del Mar's residents' homes and neighborhoods are at risk.** Short-term: insurers will refuse to cover Del Mar homes and property; banks will refuse to issue loan on properties. Reduced land values will dramatically reduce the city's tax revenue.

Long-term: our historic North Beach will disappear. The city, then, would be legally responsible for compensating private property owners at great expense to taxpayers.

### The Local Response

The Del Mar Beach Preservation Coalition strongly opposes

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the West Coast due to the high cost of land. Del Mar's allocation of planning for 76 units by 2021 has resulted in only three affordable units, two as part of the approved 941 mixed use development on Camino del Mar and one as a deed restricted affordable Accessory Dwelling Unit as part of the City's ADU pilot program.

The PC/NC zone amendments are identified in our current Housing Element as two of several options to accommodate affordable housing. Council members are also meeting with the Agricultural 22nd District to discuss possible plans for affordable housing on that property, and the Marisol Specific Plan proposed in the Citizen's Initiative includes 22 affordable units. Del Mar's proposed fair housing allocation, to be finalized by the SANDAG Board this Fall, is to provide for the capacity of 163 new housing units, including low income housing, by 2029. □

# BULLY'S, ADIOS

Jeff Barnouw | Amphitheatre Drive

**O**n August 9 a Del Mar Historical Society search and rescue team, Larry and Martha Brooks, Jimmy Joe Gooding and Jane Garrison, along with Zel's owner Greg Glassman, harvested a treasure trove of fixtures from an otherwise vacated Bully's. There were ten stained-glass panels (two of which will be integrated into Zel's decor), numerous "Tiffany"-like hanging lamps, bar stools, menus, pictures and posters on the walls. They wanted to take a booth, perhaps to use it to redo the small room in the Alvarado House, but found it was too big to get into the House. There will be a future auction for some items, possibly including some stained glass panels.

So that is another chapter closed in the saga of Bully's. The original opened in La Jolla in 1967 and the Del Mar version in 1969. They were named for the co-founder and part-owner George Bullington, who died in 1984. Beverly Becker, daughter of the other co-founder and part-owner, Lester Holt, took over Bullington's business interests in 1984 and full ownership with the death of her father in 1995. She was approached by Hillstone Restaurant Group in 2015 and over the following years negotiated the sale.

The next and last chapter is underway: demolition. Hillstone cut the power on August 20, capping all utilities, electricity, gas, water and sewer, as the prerequisite →

## FROM LETTER TO THE EDITOR *page 12*

any policy that includes managed retreat or trigger points in our city .

### The Solution

Walt Crampton, respected environmental engineer and principal with TerraCosta Consulting, states in his white paper on managed retreat in Del Mar:

"...beach nourishment remains a viable adaptation strategy, particularly when incorporating sand retention structures, with the annualized cost of beach nourishment incredibly small compared to the wholesale loss of the 600+ residences in North Beach." (*Walter F. Crampton, P.G., E.G., "The Infeasibility of Managed Retreat for the City of Del Mar: A White Paper," p. 6, January 25, 2018.*)

The experts agree: the most effective way to preserve our beach community in Del Mar is through a sustained sand replenishment, retention, and nourishment effort through the retention of long-standing seawalls and barriers. These measures will:

- Ensure that public access to the coast continues and that a viable beach is available for the public;
- Safeguard our public facilities, infrastructure, and →

## IN BRIEF

### Sea Level Rise

There is reason to be optimistic that the City's formally adopted Adaptation Plan (AP), and in particular the Plan's reliance on sand replenishment strategies and rejection of managed retreat, will be approved by the Coastal Commission (CCC) when it considers the City's application to incorporate the AP into the City's certified local coastal program (LCP) in October. CCC staff has informed the City that it will be recommending approval of the AP's provisions with respect to rejection of managed retreat for Del Mar. The AP gained unanimous Council approval, and support from STAC and local grass roots groups, with the Surfrider Foundation's representative on STAC also voting in favor of the AP. At press time, we are unaware of any individuals, organizations, or interest groups that are asking CCC to attempt to force managed retreat on Del Mar.

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for the demolition permit now pending at the City of Del Mar. Project designer Kelly Wallace said they are on schedule. Demolition begins when the permit is issued.

The revised parking plans call for a covered garage extending the full length of the property with its ceiling at the level of the alley, Del Mar Lane, with surface parking above that level. The restaurant will roughly take up Bully's current space. An old sign on the front door says the new restaurant will be called Gulfstream. But, according to Wallace, that is not carved in stone. □

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### civic amenities:

- Reduce the risk of flooding destruction in our neighborhoods; and
- Provide relative cost-effective protection and maintenance for our beach and coastal community.

### What You Can Do

On October 7, 2019, let the Del Mar City Council know that residents expect them to uphold their resolution to repel all attempts by the California Coastal Commission to impose managed retreat or to modify our local coastal program amendment.

On October 16 – 18, 2019, let the Coastal Commission know that Del Mar residents reject managed retreat and trigger points.

- Sign up to receive updates at [www.delmarbpc.com](http://www.delmarbpc.com)
- Write a letter of support for sand replenishment and retention.
- Speak at a public meeting against managed retreat and modifications to our LCPA. □

## CUT YOUR WATTS

Dolores Davies Jamison | Crest Road

**D**el Mar, under the auspices of the City's Sustainability Advisory Board (SAB), recently launched a new energy savings program targeting seniors—particularly those on fixed incomes who reside in older, less energy-efficient homes. The program, funded by a grant from SDG&E, helps seniors not well-versed in computer use to complete SDG&E's online energy audit.

"California requires SDG&E to support energy-efficiency programs and rebates to meet the state's energy and climate goals," said Andrew Beecher, who is managing Del Mar's program. "This outreach program allows SDG&E to help residents increase their energy savings and reduce their carbon footprint. We are offering Del Mar residents a no-cost energy audit that will give them a personalized action plan to reduce their energy usage."

According to Beecher, an environmental planner with Rincon Consultants, the program is funded to cover extensive in-person energy audits for 15 residents. Beecher, who has now completed three home audits, is working in consultation with Don Mosier, who advises the City on sustainability projects, and serves on the board of Del Mar Community Connections (DMCC), which supports the city's senior population.

"This is an excellent opportunity for members of Del Mar's senior community to get the detailed data they need to achieve real energy savings," said Mosier, who helped to get the program launched. "It also helps Del Mar inch closer to the social equity goal of the City's Climate Action Plan."

Those signing up for the audit receive a 3-4 hour home visit from Beecher, who will complete an energy survey for the resident's household after assessing and analyzing their energy use. The audit breaks down energy use by hot water, refrigerator/freezer, lighting, cooking, and heating and cooling systems, as well as a category for "other." This breakdown helps to identify the most high-energy expenditures, such as old appliances, air conditioning systems and pools.

After the audit is completed, Beecher guides residents in choosing an action plan, which includes a variety of cost-saving recommendations reflecting the resident's priorities and budget. Recommendations can range from low-cost measures like turning off computers at night and using LED bulbs in high-use lamps, to more costly options like replacing an old washing machine or dryer and installing solar energy panels.

Residents interested in taking advantage of the program are encouraged to attend one of the upcoming workshops. Beecher will discuss the program's benefits and its process, and enroll interested residents. The workshops will be held on September 19 and October 4, at 2 p.m. at the DMCC, located at 225 9th St. in Del Mar. Beecher will also →

## FARMERS MARKET

Farmer Couple

Leslie Robson | Lois Lane



Norma Lopez. Photo Leslie Robson.

**N**orma and Ruben Lopez love what they do. With sustainability as their mantra and a great appreciation for what well cared for soil can do for produce, the couple have been farming on 15 leased acres in Valley Center for four years. Behneman Farm, originally 100 acres, was owned by Norma's side of the family since 1971. Norma worked with her aunt at farmer's markets for years prior to beginning her own farm with her husband.

The young couple began farming by working the land with a trial-and-error outlook, visiting other farms and letting successes and failures inform their decisions about what

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have a table at the Del Mar Foundation's annual summer picnic at Powerhouse Park on September 22.

While the program is targeted to assist Del Mar seniors on fixed incomes, there are no specific age or income requirements. Those interested in signing up or learning more can contact the City of Del Mar at (858) 793-6131. □

# DEVICE DOs AND DON'Ts

Sudeepto Roy | Klish Way

With the relentless march of technological wonders into every nook and cranny of human and machine co-existence, a question worth asking is, when is digital intrusion deemed excessive and harmful? Opinions vary from indulgence to indifference to outright ban of tech exposure to children. Perhaps there is a middle



## FROM FARMERS MARKET *page 14*

they grow. They farm by hand, trying to not disturb the soil too much, tilling with forks, weeding by hand, feeding the soil with homemade year-old compost. They do not use a tractor, which can compact the soil, and use drip irrigation from their well. Their labor is shared. Ruben runs the greenhouse, where veggies are started, and he does the pruning and watering. Norma is in charge of planting, weeding and harvesting. An uncle helps out when there is a need and a friend helps with market sales. "We feed the soil, so it can feed the plants," explained Norma.

All types of vegetables grow between and under the fruit and avocado trees. Bees pollinate and produce honey. The avocado trees don't thrive with well water, due to the high mineral content, so the couple must buy municipal water, which, along with electricity to run the water pumps, is their biggest expense. A large portion of the avocados are sold to a packing house, with the rest being sold at seven farmers markets around San Diego County, including of course Del Mar as well as Carlsbad and Lucadia. Besides avocados and honey, lucky shoppers can find all kinds of citrus and stone fruit, heirloom tomatoes and cucumbers, greens and herbs, garlic and onions, squash and corn, and many other seasonal items.

Due to the extremely high cost of certification for a small farm like theirs, Ruben and Norma are not certified as an organic farm, although they do not use pesticides or herbicides. Aphids are controlled by ladybugs and hornworms are manually removed at night with the aid of a black light.

When asked what the biggest challenge, besides the cost of water, is in their business, Norma said, "there are so many rules and regulations in San Diego County compared to neighboring counties, and the filing of paperwork is so expensive." But the rewards for now are great. "We aren't going to get rich, but we just love it. From feeding the soil, to planting, to harvesting, the whole process - it's what we love."

You can visit Behneman Farm at the Del Mar Farmers Market every Saturday between 1:00 and 4:00 and talk to Norma about her beautiful produce, her farm and her soil. □

ground, one where kids can be taught early on to use technology in "just right" bites.

At the crucial time of skill and cognitive development, today's toddler wakes up to a day of phone jingles, gets incessantly bombarded by loud sounds and incomprehensible fast-moving graphics, plays games with fingers still learning to grasp, and sadly may favor the false allure of cartoon companions over human compatriots. The individual and societal costs of kids raised thus by software are incalculable, resulting in loneliness, social awkwardness, loss of emotional resilience, inability to self-soothe, lack of physical activity, and more darkly, a trained resort to objectification leading to impatience and quick fixes. Yet, cellphones, tablets, voice assistants, and chat are indispensable tools of the modern age, allowing kids to learn, communicate, and form healthy online relationships. How to untangle the issue? A number of resources provide practical and parent-tested ideas for safe digital consumption. The AAP's (American Academy of Pediatrics) Media and Children Communication Toolkit is a great place to start. The crux of their message includes parental monitoring, consumption in moderation and modeling responsible digital behavior.

Turning to physical safety, it is sobering to note that San Diego's touristic destination and border town status makes us a magnet for online predators. Teaching children the digital equivalent of "tricky people" is another crucial skill to impart. San Diego Police Foundation's SafetyNet® initiative teaches about smart cyber choices. Another important aspect of responsible technology use is that of averting the so called "tech neck." Many young adults are being diagnosed with headaches, neck pain and shoulder impairments. Teaching habit-forming good posture, encouraging eye-level screen reading, taking frequent breaks from online activity, and incorporating exercise and stretching create a lifelong toolkit to protect from repetitive strain injury resulting from hours of forward-tilted head positions.

Every family's circumstances are different. A few techniques that seem to work for my daughter include: pre-announcing and holding to screen time limits; using favorite programs as a reward for completing chores and homework or for encouraging good behavior; hosting video calls with grandma; teaching her to place the tablet in airplane mode while playing games or watching downloaded content (which prevents from unsupervised internet surfing and also lowers the amount of WiFi or cellular exposure). Screen time deprivation seldom works. Treating digital consumption as just one of many interesting choices among reading, video-calls with family, physical play with other kids or just getting dirty in the garden seems to strike that crucial balance. Or so we try to convince ourselves. □

## BOOKS ARE BACK

Julie Maxey-Allison | 10th Street



Julie's Beach. Photo Julie Maxey-Allison.

**D**ear Reader: Yes! Books are back in Del Mar!

An actual book store for children, Sandcastle Tales, welcomes families into the new space set up with books on nature, animals, art, the environment and the ocean as well as some classics that adults will remember. Owner Alex Rhett, whose background is international relations, traveling, and teaching, encourages reading, telling children: "when you read you get to go places and discover new worlds...hear others' thoughts and learn of their experiences." In addition to books and story times, Alex added activities—sand art, crafts, and snacks.

*Sandcastle Tales. 1414 Camino del Mar. Monday-Saturday: 10:30 am-5:00 pm. Sunday: 1:00 pm-5:00 pm.*

Books are also back and in the mix at Julie's Beach, the eclectic shop offering clothing, home goods, pottery and such. Books selected by former book store owner Anne Mery that cover a wide range of interests are scattered about in small clusters, ripe for browsing. A library-like display with many additional choices of titles is lined up on shelves at the back of the store where still more are stacked on benches.

*Julie's Beach. 1440 Camino del Mar. Monday-Saturday: 10:30 am-6:00 pm. Sunday: 11:00 am-6:00 pm. □*

## eCELTIC BOOKS & TREASURES

Jeff Barnouw | Amphitheatre Drive

**H**er calling card reads "librocubicularist"—a term coined by Christopher Morley in his 1919 novel, *The Haunted Bookshop*, means someone who reads in bed (or, in Anne's words, falls asleep reading). Anne Mery is back in Del Mar; she owned and ran the Del Mar bookstore Earth Song from 1991 to 2004. Back then, she recalls, there were four bookstores in Del Mar (if you count Flower Hill): Esmeralda and Word Journeys, both in the Plaza, Bookworks (next to the Pannikin) and Earth Song, paired with Virginia Igonda's Ocean Song on Camino Del Mar.

Now there are signs that bookstores may be coming back. The children's bookstore, Sandcastle Tales, recently opened at 1414 CDM. It is in the spot vacated in June by Julie's Beach which has reopened at 1440 CDM and where Earth Song had been. It is there that Anne Mery now has curated a "summer pop-up" for Julie Zozaya.

As she says on her website [www.ecelticbooks.com](http://www.ecelticbooks.com), eCeltic Books & Treasures is an "outlet for a combined passion for books and my Irish heritage." Spellcheck is sure she means "eclectic" but that may be something her coinage was meant to hint at too. "A curated collection of books and treasures informed by my travels and 30 years of owning independent bookstores" has taken new shape in the form of "pop-ups, festivals and markets, author events, conferences and workshops, and curation services." □

### Del Mar Branch Library

And, of course, you have the Del Mar branch of the San Diego County Library at 1309 Camino del Mar.

Tuesday-Saturday: 9:30 AM-6:00 PM—till 8:00 PM Thursday, Sunday: 12 noon-5:00 PM, Closed Monday.



Alex Rhett offers story times and activities at Sandcastle Tales.  
Photo Julie Maxey-Allison.

## REPTILE TALES

Julie Maxey-Allison | 10th Street

**A**lthough there are 6000 species of lizards living about the world with one sort or another having run around for some 220 million years, ours are mostly Western Fence lizards, small, quick, and at times tailless due to prior engagements.



*Photo Julie Maxey-Allison.*

can find them basking on your paths, rocks, posts, often in plain sight, a dangerous place, because they turn into easy targets for predators such as birds and snakes. Luckily for them, they are fast and may just lose a tail in a scuffle. As you might imagine, losing a tail is stressful for lizards but, while they try to hang on, they will drop them as a last defense. Their trick is the muscles in that now-detached tail continue to contract, causing the tail to flop around and so distracting the predator while the rest of the lizard escapes. It then takes a lot of energy for a lizard to regrow a tail and that process uses up a lot of the body's stored food of insects—beetles, mosquitoes, spiders and ticks. In an interesting twist, if a tick instead bites a lizard, a protein in the lizard's blood kills the tick's Lyme disease-carrying bacteria and so stops the tick's ability to spread the disease.

Male lizards are territorial. They will fight off other males who trespass onto what they consider their territory, a place that is resplendent with resources to attract a female: food, sun, protection from predators. Males show off their physical prowess for females through inflating their bodies, wagging their tails and doing their pushups. Note: new research done from the feminine "gaze" suggests that the lady lizards are "hot to trot" and may or may not stick with a single male. From there, as the song goes, birds do it, bees do it, educated fleas do it, so do lizards. If all goes well the female will lay eggs.

In case you are wondering: the one and only dangerously venomous native lizard in California is the extremely rare Gila Monster and they live in the eastern Mojave Desert. □

Being reptiles, they are cold blooded. They cruise around on four legs running with a strong side-to-side motion during the day to regulate their body temperature, seeking cushy spots in the sun or a bit of shade. You

## BURIAL TIME

Kristen Crane | Assistant City Manager

**O**n August 5th, City Council reaffirmed commitment to undergrounding all utility poles and associated overhead cable and to a number of recommendations from Undergrounding Project Advisory Committee (UPAC).

City Council authorized proceeding with UPAC recommendations to design Area 1A and Block X1A based on further review of total project cost and prioritization of geographic areas based on fire risk exposure.

Block X1A includes portions of San Dieguito Drive, Oribia Road, Crest Drive and Avenida Primavera. Block X1A reflects a revised boundary map developed in coordination with the Fire Chief. It prioritizes undergrounding a portion of the Fire Hazard Severity Zones Map for Del Mar based on topography, exposure to Santa Ana conditions, brush/fuel load, access for fire-fighting, and potential exposure to travelling embers.

Area 1A, located west of Camino del Mar between 4th and 12th Streets, includes a mix of single-family and multi-family residential, commercial, public properties, and two areas that have already been designed, and funded by private residents. As a pilot, Area 1A would test assumptions on costs, timelines, communications, property owner coordination, and eventually, construction management.

The authorized next steps for design only are to be completed by SDG&E in approximately 12-18 months followed by the construction bid process to determine construction cost. Using construction bid information, the City Council would extrapolate citywide costs and decide how to proceed.

City Council also approved a ranked citywide boundary map. Block X1A is the highest priority based on fire risk exposure. The rest of the City is prioritized based on density of customer meters to poles within that Block.

The staff report included a discussion of UPAC's estimated citywide cost for the project with variances attributed to some unknown project soft costs e.g., management and other specialized services and other construction costs. Completing design for the two areas is estimated to cost \$935,361 for X1A and \$556,591 for 1A. Construction costs for the two areas are estimated at \$5.3 million and \$3.1 million, respectively. Combined with other costs for project management, legal services, technical services, and construction management, the total cost for both areas is estimated at about \$12 million.

The City Council authorized allocating about \$2.2 million of Measure Q funds (voter approved one-cent sales tax) for the next two fiscal years for design, project management, technical services, and public communications.

*continued on page 18*

# YOUNG VIRTUOSOS

Jeff Barnouw | Amphitheatre Drive

**T**here is a certain bravado in presenting an event as the “first annual ...,” but when Del Mar native Jordan Kuspa announced his “vision to create a world-class destination for composers to share new music with the public and with each other,” he was serious. And it turned out glorious.

From August 5-10, five young composers in their early thirties, originally from Gran Canaria, West Virginia, Iran, Korea, and Nebraska, came together in Del Mar, invited by our own contemporary composer Jordan Kuspa, to take part in a symposium: a series of discussions and public forums, open rehearsals, and a concluding concert. The Parish Hall of St. Peter’s Episcopal Church provided an attractive venue through the week.

In the open rehearsals we could witness the Hausmann Quartet of SDSU working to gain mastery of an astonishing array of music, new to them and new to everyone, some of it innovative and challenging.

In the concert, Nate May (West Virginia) presented two distinctly different pieces, “Phenotype” perhaps the most challenging to play and to take in, and the opening number, “For Alice,” more accessible and very appealing. In the first forum he spoke of his wanting to avoid appropriating his native Appalachian music. It was more the people and culture he seeks to reflect. But one could hear a bit of their music coming through in “For Alice.” He has composed an oratorio based on interviews with Appalachian migrants. He’s working on his doctorate at Yale.

“Lux Bacteria” involved the composer Elisabet Curbelo Gonzalez (Gran Canaria) playing “live electronics” as a sort of basso continuo to an ensemble including the double bass, to convey the visual experience of bioluminescent micro-organisms. She has a Ph.D. in Music Composition from UCSD where she worked under Del Mar’s Roger Reynolds.

Rachel Lanik Whelan (Nebraska) excels in choral music and offered an adaptation of a work by Hildegard of Bingen, the 12th Century Benedictine abbess,



*Jordan Kuspa with the Hausmann Quartet of SDSU  
at Saint Peters.  
Photo Julie Maxey-Allison.*

religious mystic, pioneer of natural history and much else. Rachel also contributed the starkly contrasting final piece of the concert, “Two Train Scenes,” which was raucously colloquial, with exciting rhythmic innovation. It had some affinity to Nate May’s “For Alice.” She is working on her Ph.D at the University of North Texas in Denton.

Minho Yoon (Korea) now hails from Austin, where he earned Master’s and Doctoral degrees from the University of Texas. His “Summer Rain Sketch” was inspired by showers experienced there. Many of his compositions reflect aspects of nature.

Mani Mirzaee (Iran) left Iran at the age of 14. His music draws on Eastern and Western traditions with their different modalities and timbres. Recent compositions involved drawing new sounds from Western string instruments using santoor mallets.

The finale came from the organizer Jordan Kuspa, the second movement “Star Sapphire” from his String Quartet No. 3. Jordan must be appreciated for his creativity as a composer and as a cultural entrepreneur. And community thanks go to the Del Mar Foundation and private citizens for their financial support and to Betty Wheeler for her organizational flair.

Sandpiper editor Bud Emerson was at the concert and had this to say, “It was a wildly appreciative audience, a very moving experience, lots of hometown pride that our little community could be the setting for these young, talented musical innovators to show off their extraordinary work.” Let’s bring Jordan’s Symposium back another “annual.” □

*For more information, visit [www.delmar.ca.us/up](http://www.delmar.ca.us/up) or contact [up@delmar.ca.us](mailto:up@delmar.ca.us).* □

# DEL MAR COMMUNITY CALENDAR

## SEPTEMBER 2019

**DM Farmers Market:** Saturdays, 1-4 pm, DM Civic Center

**DM Library Teens/Adults:** Yoga. With certified instructor Lynne Truong. Please bring a mat & towel. Tuesdays in September, 12pm.

**Sustainability Advisory Board** (NOTE CHANGE OF DATE AND START TIME). September 3, 2019, 5:00 PM - 7:00 PM @ Del Mar.

**DM Community Connections** – Tuesday Lunch Connections – Reservations requested. Tuesday, September 3, Noon – 1:30pm, Del Mar Community Building, 225 9th St.

**DM Library Kids: Matter Minds.** Fun science experiments for elementary aged children to explore science. Saturday September 3 & 17 11am. (1st & 3rd Saturday of the month.)

**DM Foundation** - First Thursdays: Art of Elan. Thu, September 5, 7–8:15pm Powerhouse. Doors open at 6:30 for wine and cheese. Open to subscription holders only!

**DM Community Connections** – Adapting to Life Transitions support group. Friday, September 6, 2:30pm – 4pm, Del Mar Community Building, 225 9th St.

**City Council Meeting.** September 9, 2019, 4:30 PM - 9:00 PM @ Del Mar Town Hall.

**Planning Commission (PC).** September 10, 2019, 6:00 PM - 8:00 PM @ Del Mar Town Hall.

**DM Community Connections** – Dr. Kalina's Healthy Aging Forum: "Fall Magic: Religion/Tradition and the Quest for Oneness." Tuesday, September 10, 9:30am – 11am, Del Mar Community Building, 225 9th St

**Parks & Recreation Committee.** September 11, 2019, 4:45 PM - 5:45 PM @ Del Mar Town Hall.

**DM Community Connections** – All About Eyes: Understanding Vision Loss. Wednesday, September 11, 2:30pm – 3:30pm, DM Town Hall, 1050 Camino Del Mar.

**DM Historical Society** - Wednesday, September 11, 5:00 pm, conference room at 225 9th Street. Public welcome.

**DM Library Teens/Adults:** Adult Art. With local artist, Sandra Dodd. All supplies provided. September 11 & 25, 3:30pm. (2nd & 4th Wednesday of the month.)

**Utility Undergrounding Project Advisory Committee.** September 12, 2019, 7:30 AM - 9:00 AM @ Del Mar Town Hall.

**DM Library Kids:** Toddler Yoga. Thursday, September 12 & 26, 10am & 10:45am. (2nd & 4th Thursday of the month.)

**DM Community Connections** – Board of Directors meeting. Saturday, September 14, 9am to 10:30am, Del Mar Community Building, 225 9th St.

**DM Library Teens/Adults:** Climate Change and You. Presented by San Dieguito River Valley Conservancy. Learn about global climate change around the world, across the United State and within the San Diego region with Dr. Professor Philip R. Pryde. Please register at <http://sdrvcclimatechange.eventbrite.com>. Saturday, September 14 at 10am.

**Traffic, Parking Advisory Committee (TPAC).** September 17, 2019, 5:00 PM - 7:00 PM @ Del Mar Town Hall.

**DM Community Connections** – Tuesday Lunch Connections – Reservations Requested. Tuesday, September 17, Noon – 1:30pm, Del Mar Community Building, 225 9th St.

**San Dieguito Lagoon Committee.** September 18, 2019, 6:00 PM - 8:00 PM @ Breezeway North Conference Room.

**DM Community Connections** – "Beyond Pills and Potions" with Dr. Steve Bierman. Wednesday, September 18, 3:30pm – 5pm, DM Town Hall, 1050 Camino Del Mar,

**DM Community Connections** – Energy Savings Workshop. Thursday, September 19, 2pm – 4:30pm, DMCC Digital Den, 225 9th St.

**DM Library Kids:** Canta Y Baila Conmigo. Spanish Storytime. Thursday, September 19 at 10am.

**DM Community Connections** – Adapting to Life Transitions support group. Friday, September 20, 2:30pm – 4pm, Del Mar Community Building, 225 9th St.

**DM Foundation** - DMF Annual Picnic at Powerhouse Park. Sun, September 22, 12-4pm Powerhouse Park & Beach

**DM Community Connections** – Explorers visit to Scripps Institute of Oceanography – Reservations required. Monday, September 23, 10am – 2pm, Del Mar Community Building, 225 9th St.

**Friends of the San Dieguito River Valley.** Monday, September 23, 4 to 6 p.m. in the Breezeway North Conference Room, Town Hall.

**Finance Committee.** September 24, 2019, 4:30 PM - 6:30 PM @ Del Mar Town Hall.

**Business Support Advisory Committee.** September 24, 2019, 9:00 AM - 11:00 AM @ City of Del Mar Town Hall.

**DM Community Connections** – ROMEO (Retired Old Men Eating Out) Luncheon. Tuesday, September 24, Noon – 1:30pm, Sbicca Del Mar, 215 15th St.

**Arts Advisory Committee.** September 25, 2019, 2:00 PM - 4:00 PM @ Del Mar Town Hall.

**Design Review Board (DRB).** September 25, 2019, 6:00 PM - 8:00 PM @ Del Mar Town Hall.

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# SANDPIPER

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DATED MATERIAL

## LEAFY GREENS

Dolores Davies Jamison | Crest Road

**T**he tree, which moves some to tears of joy," said English poet William Blake, "is in the eyes of others only a green thing that stands in the way." In Del Mar, these two radically different perspectives are familiar to most, and more often than not, the latter viewpoint usually relates to "a green thing" blocking someone's ocean view.

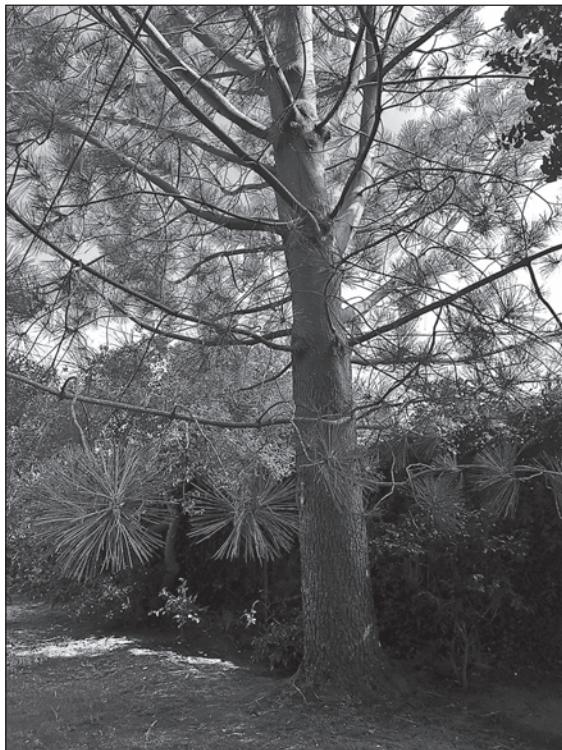
But, in many cases, properly trimming or lacing out a mature tree is the reasonable alternative, and it's also healthier for the resident and the neighborhood. Cutting down a mature and healthy tree because it is blocking someone's view or because a homeowner wants a "new" tree, is often short-sighted and unwise, as eliminating the tree undermines air quality. Trees absorb massive amounts of carbon and other harmful gasses from the atmosphere. But, when trees are chopped down, the carbon dioxide (CO<sub>2</sub>) is released back into the atmosphere, and the cooling and health benefits vanish along with the trees.

Scientists estimate that a single mature tree can absorb 48 lbs. of carbon a year, providing enough clean air for four people. A special report by the IPCC (Intergovernmental Panel on Climate Change) recently stated that tree-planting could sequester around 1.1–1.6 GT (gigatons) of CO<sub>2</sub> per year. Recent research from the Swiss university ETH Zürich has

documented that worldwide tree planting could remove two-thirds of all carbon dioxide emissions that are driving global warming. While reforestation efforts are especially critical in tropical areas like the Amazon, what make tree planting so popular in slowing global warming is the quickness in which it can be implemented. And, anyone can contribute by planting a tree or two or joining a tree planting effort.

Given the recent summers of record-breaking heat, numerous American cities are expanding their urban forests not only to improve air quality, but also to combat the heat island effect that negatively impacts dense urban areas with many buildings and paved surfaces and little tree canopy. A recent study from Portland State University which mapped heat levels in urban areas across the country found that on a sweltering summer day, temperatures can vary as much as 20 degrees in different parts of a city. The hottest temperatures were recorded in dense

residential neighborhoods with plenty of asphalt but scant tree cover. The most leafy neighborhoods and homes adjacent to parks and other green spaces stayed cool with recorded temperatures an average of 16 degrees cooler. □



*Photo Dolores Davies.*