

Regarding Sandpiper's article "Bluff Preserve – Origins and Promises" and "No to Del Mar Bluff & An Alternative to Development – Open Space / Historical Park"

By Brad Termini and Robert Green, Del Mar Resort

As part of our commitment to the community, we wanted to provide an update, because we feel it is important to reaffirm our intentions, as we have a vested interest in ensuring our projects are complementary and beneficial to the communities of Del Mar and Solana Beach.

A previous Sandpiper commentary excludes reference to a 1994 document entitled "Covenant Regarding Grant of Easement Concerning City Property (Old Woodward Estate)". This 1994 document amends and supersedes the 1971 and 1980 documents. The 4+ acre preserve dedication remains intact, except for a significant portion of the preserve property along the bluff. This portion of the property is fenced off from public access today. This blufftop area of the preserve would be re-opened with the development of the Del Mar Resort and its proposed trail amenity, which would also provide access to Dog Beach.

Current zoning does not require there to be any public amenities, including the creation of open space, connectivity of Crest to Coast public trail, property access, public stairs to the beach, and public parking. The North bluff area would be blocked off to the public forever under an estate lot type of project with 18-22 estate homes.

The City of Del Mar as well as the California Coastal Commission are the approval authority with respect to the North Bluff Preserve related to all setbacks, bluff safety including stabilization and preservation. Our geotechnical assessment conducted by well-respected coastal geologists will be reviewed during the approval process. The Del Mar Resort will not disrupt the identity of the preserve as it is for the public, as intended by the original dedication. Additionally, beach area quality of life will be greatly improved via sand replenishment participation from the resort thru a revenue sharing agreement that we are currently negotiating with the City.

The development will improve traffic impacted locations to operate better than they do today. There are also no impacts to public safety resulting from the resort. In fact, the tax revenue generated from the resort will serve to increase available funding for first responders in the event of an emergency.

We will create new mobility infrastructure in the surrounding neighborhoods of Del Mar and Solana Beach and realize connecting communities doesn't stop with the creation of a new trail network. Therefore, our project team is using the most innovative and sustainable mobility options for the surrounding neighborhoods and resort guests. We will deploy an electric circulator and electric bikeshare program to be used by our resort guests and surrounding neighbors.

Improving public safety for first responders, pedestrians and drivers of Camino Del Mar and Via De La Valle as well as reducing our carbon footprint has been a goal for the project team from day one and we are excited to be offering these mobility options and transportation improvements as part of our project.

With 72% non-building area and open space, the project meets the Coastal goals and objectives. For the first time in 100 years, the public will have the opportunity to walk with their families throughout the

new trail network on the North Bluff connecting the Crest to Coast trail, have safe access to the beach with new stairs, enjoy significant public open space to gather and connect with nature, 108 covered parking spaces dedicated to the public and a host of other amenities including restaurants, North Beach sand replenishment in perpetuity, diverse dining opportunities at four different venues, four event gardens, two roof terrace gardens, new TOT, property and sales tax revenues for the City and on-site affordable housing and on-site low cost visitor accommodations.

Our commitment to you, is upon conclusion of our outreach efforts, and the Planning Commission - Design Review Workshop scheduled for October 17th at City Hall, we will be making revisions to our plan and will announce those revisions in January prior to producing our proposal for consideration of approval.