
City of Del Mar
Environmental Justice Element

Draft

December 2025

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Draft

1 EXECUTIVE SUMMARY

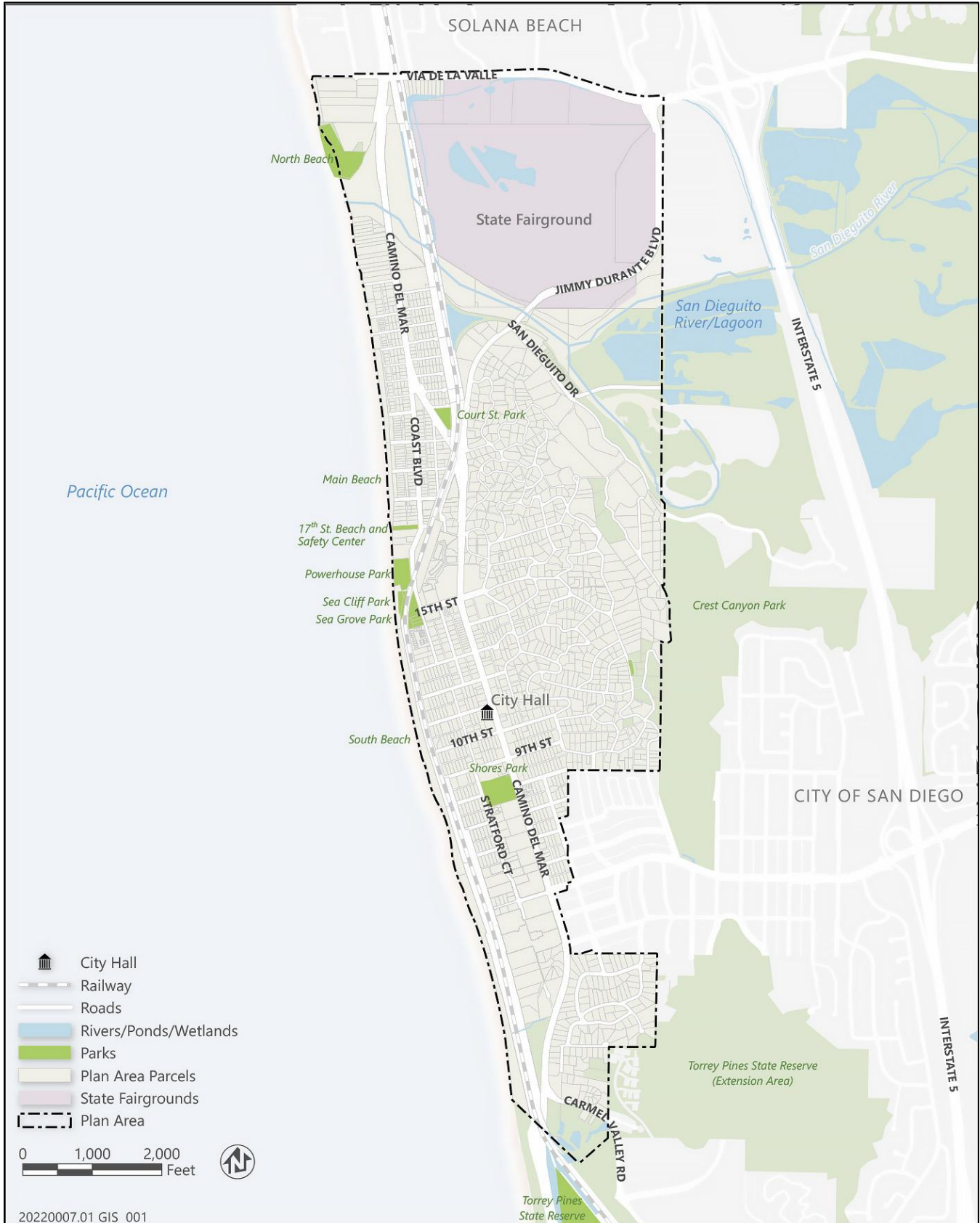
Environmental justice is defined in State law as the “fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.”¹ Although the City of Del Mar does not have any designated disadvantaged communities, and therefore is not mandated to adopt an Environmental Justice Element, the City recognizes the importance of environmental justice within the Del Mar community and across the region and is committed to doing its part to advance equity and protect human health.

The Environmental Justice Element was prepared to demonstrate the City of Del Mar’s commitment to maintain a healthy, sustainable environment and quality of life for its residents, including a commitment to affirmatively further fair housing and provide new opportunities for affordable housing in environmentally healthy areas. It identifies goals, policies, and actions such as:

- Continue to support civic engagement, equity, and fair treatment through local policies and initiatives.
- Facilitate public participation in the City’s planning processes through a diverse variety of community-based outreach strategies.
- Remove barriers to public participation and increase the accessibility of the materials on the City’s website by adhering to ADA Laws and by offering materials in multiple languages.
- Maintain a healthy environment that protects the public health and safety and minimizes pollution exposure.
- Partner with local, State, and Federal agencies to continue monitoring for pollutants and implementing mitigation measures as necessary.
- Update and align City planning documents and processes to incorporate research and practices that increase community resilience against natural disasters and the effects of climate change.
- Provide information that informs residents on how they can take proactive steps to protect their homes and themselves against wildfires, floods, and other natural disasters.
- Promote safe and healthy homes through preservation of existing housing and creation of new housing opportunities at a range of income levels.
- Provide information to the public on the availability of housing and legal assistance for people of all incomes.
- Identify opportunities for adequate sites, partnerships, and funding that will facilitate the development of affordable housing.
- Protect and maintain the quality of community resources in a manner that respects the history of Del Mar through protection of historic resources and cultural resources and inclusion of Native American tribes in the land use and development process.
- Support and promote local organizations that provide access to healthy food, hygiene products, and programs for people and families in need.
- Promote alternative forms of transportation such as walking and biking as strategies to improve public health and reduce vehicle pollution.
- Improve public access to Del Mar’s public facilities, resources, and amenities including the Del Mar beaches, parks, preserves, and bluffs along the ocean, San Dieguito Lagoon, Fairgrounds, and connecting public trails.

¹ The full definition of “environmental justice” in California State Law is found in California Government Code Section 65040.12(e). The Federal EPA defines environmental justice similarly, the full definition can be found at: <http://www.epa.gov/environmentaljustice/>

Figure 1: City of Del Mar, Plan Area



Source: Ascent, adapted by City of Del Mar 2025

2 INTRODUCTION

The City of Del Mar is a small, but vibrant coastal community consistent of approximately 4,000 residents that serves over a million visitors annually. The City uses data from multiple sources to gain insight into the demographics, baseline conditions, trends, and needs of the community. These sources include CalEnviroScreen, California Healthy Places Index, the City's Housing Element, and the Climate Action Plan (CAP). The data demonstrates that the City is a high opportunity area in the San Diego region that does not meet the definition of "disadvantaged community", and therefore is not mandated by the State to adopt an Environmental Justice Element into the General (Community) Plan. However, the City's 6th Cycle Housing Element identifies a commitment to adopt an Environmental Justice Element that demonstrates the City's commitment to continue to implement and enforce environmental justice policies. This occurs through a variety of local plans, policies, regulations, and programs, including those to create and maintain affordable housing options for individuals and households at all income levels. This Element also supports continued environmental protection, provision of resources to address persons experiencing housing instability, and maintaining the Del Mar community as a scenic, safe, healthy and high-quality place to live and work.

2.1 PURPOSE AND SCOPE

Environmental justice policies aim to avoid inequity in communities and ensure development does not create disparate impacts that place burdens on residents disproportionately. Environmental justice is defined by the State of California as "the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies" (Government Code Section 65040.12(e)). The intent is to ensure that all people are equally and equitably valued, protected, and served.

As of January 1, 2020, State law requires that jurisdictions with disadvantaged communities adopt an Environmental Justice Element into their General Plan (California Senate Bill 1000, 2016 Planning for Healthy Communities Act). The California Environmental Protection Agency (CalEPA) defines a disadvantaged community as "a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation" (Government Code Section 65302 (h)(4)(A)).

The City conducted a screening analysis in accordance with the Governor's Office of Land Use and Climate Innovation (LCI) guidance, formerly the State Governors Office of Planning and Research (OPR), and the results identified that the City of Del Mar is a "Healthy Place" with a high quality of life and does not have any disadvantaged communities. While Del Mar is exempt from SB 1000, the City voluntarily committed to adopt an Environmental Justice Element, as part of the Del Mar Community Plan (General Plan) to demonstrate its commitment to affirmatively furthering housing and upholding the principles of environmental justice to reduce inequities and provide new opportunities for economically and socially diversified housing choices. This commitment was done through the 6th Cycle Housing Element, Program 6E. Furthermore, the City's environmental justice policies are intended to set forth policies to support the community's vision for a more diverse, sustainable, and balanced community.

The Environmental Justice Element is organized into the following sections, which identify the local context and the City's policies and objectives for promoting environmental justice:

- Local Initiatives to Support Civic Engagement, Equity, and Fair Treatment
 - Facilitating Civic Engagement
 - Incorporating Public Participation into Planning Processes
 - Local Advisory Committees
 - City Policies Promoting Equity and Fair Treatment

-
- Community Resources
 - Minimize Pollution Exposure
 - Air Quality
 - Water Quality
 - Energy Conservation
 - Waste Diversion
 - Climate Action Plan
 - Promote Safe and Healthy Homes
 - Housing Affordability
 - Implementing Fair Housing Practices
 - Housing Element Goals and Programs
 - Improve Access to Public Resources and Amenities
 - Access to Community Facilities
 - Access to Public Transportation
 - Access to Public Parks and Trails
 - Access to Healthy Food

2.2 REGULATORY CONTEXT AND STATUTORY REQUIREMENTS

In 2016 Senate Bill 1000 (SB 1000) amended California Government Code Section 65302(h) to require General Plans incorporate environmental justice into local land use planning processes under specified circumstances. This Environmental Justice Element was added to the Del Mar Community Plan (General Plan) in accordance with this criteria to address social equity, the potential types of pollution and other hazards that may impact households in Del Mar, and proactively plan for fair housing and access to public resources and amenities.

Consistent with the objectives in State law, this Environmental Justice Element includes goals and policies to reduce unique or compounded health risks and pollution exposure, improve air quality and water quality, and promote public facilities, food access, safe and healthy (sanitary) homes, physical activity, and civic engagement in public decision making. The goals, policies, and implementation programs include actions to monitor progress, establish priorities for funding, establish partnerships, and other actions as appropriate to address environmental justice issues.

2.3 RELATIONSHIP TO OTHER ADOPTED ELEMENTS

The Del Mar Community Plan is the City's General Plan, which is a long-range plan that is required by State law for each local jurisdiction. It includes policies that specify the City's goals and objectives for growth and development to maintain the quality of life in Del Mar and for protection of the public health, safety, and welfare.

The City's General Plan collectively includes the Del Mar Community Plan adopted by the Del Mar voters in 1976, which is organized into three main sections (Environmental Management, Community Development, and Transportation Sections) as further described below as well as the Housing Element, Safety Element, Recreation Element, and if adopted, Environmental Justice Element, which are standalone documents that are published separately.

The Environmental Management section of the Del Mar Community Plan includes both the Conservation Element and Open Space Element policies for the preservation of natural resources, protection of areas and people susceptible to

seismic and flooding hazards, and preservation and enhancement of open space. The Environmental Management section identifies hazards and includes policies for protection from natural and manmade hazards.

The Community Development section of the Del Mar Community Plan includes the Land Use Element, which establishes the location, type, intensity, and distribution of land uses throughout the City, and defines the land use build-out potential. It identifies land use designations that apply to real property and specifies where residential is an allowed primary use, including the associated density range that applies, lands that are designated for a range of commercial and office uses, lands that are designated open space or building-restricted, lands in areas prone to natural hazards, and specific plan areas.

The Transportation section of the Del Mar Community Plan includes the City's Circulation Element and Noise Element. The circulation element policies within this section promote a balanced circulation system that accommodates pedestrians, bicycles, automobiles, and public transit. This section of the plan is related to the Environmental Justice Element goals, policies, and objectives that ensure safe access to public transportation and pedestrian and bicycle safety throughout the community.

Housing Element: The Housing Element is a mandatory element of the General Plan that sets forth the City's housing goals, policies, objectives, and action programs for each eight-year housing cycle. Building practices and codes addressed in the Housing Element were developed to ensure there is sufficient residential capacity available to meet the minimum needs established by the state at various income levels. The 6th Cycle Housing Element applies to the planning period for the years 2021-2029.

A Program Environmental Impact Report (PEIR) was prepared for the 6th Cycle Housing Element with analysis of the environmentally significant factors and potential hazards in the City. The 6th Cycle Housing Element PEIR and associated Mitigation, Monitoring, and Reporting Program was certified by the City Council on October 5, 2020 (State Clearinghouse (SCH) No. 2020029064). The Final PEIR is available at: www.delmar.ca.us/DocumentCenter/View/7171/Final-PEIR-91020

Safety Element. The Safety Element is a mandatory element of the General Plan that sets forth the City's goals, policies, and objectives to protect the public from risks associated with various hazards including but not limited to seismic, geologic, flooding, and fire hazards. The Safety Element supports environmental justice by identifying hazards to people and infrastructure and includes safety considerations in the planning and decision-making process by establishing policies related to future development that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and human-caused hazards.

Recreation Element: The Recreation Element of the Community Plan is intended to be used as a guide for the acquisition and development of a city-wide system of parks and recreation areas, and for the coordination of the recreation programs of government, private organizations, and individuals. This is not a mandatory element per General Plan law. The Recreation Element supports environmental justice through ensuring sufficient park and recreation areas and access throughout all areas of the City.

3 CONTEXT OF ENVIRONMENTAL JUSTICE IN DEL MAR

3.1 COMMUNITY OVERVIEW

Del Mar is a community where individuals of any income level can thrive with access to a healthy environment and quality of life. The City used data from multiple sources to gain insight into the demographics, baseline conditions, trends, and needs of the community. These sources include CalEnviroScreen, California Healthy Places Index, the City's Housing Element, and the Climate Action Plan (CAP). The data demonstrates that the City is a high opportunity area in the San Diego region and that the City does not meet the definition of "disadvantaged community".

As previously noted, the City of Del Mar is not mandated by the State to adopt an Environmental Justice Element into the General (Community) Plan, however, the City's certified 6th Cycle Housing Element committed to adopt an Environmental Justice Element to demonstrate the City's commitment to continue to implement and enforce environmental justice policies. Del Mar has historically been a community with housing choices that are unaffordable to individuals of lower incomes. Since 2021 the City has maintained a variety of local plans, policies, regulations, and programs to create and maintain affordable housing options for individuals and households at all income levels, including lower income households.

The determination of whether or not a community is "disadvantaged" considers the presence or absence of the following types of pollutants: ozone, particulate matter, diesel particulate matter, pesticides, toxic releases, traffic, drinking water contaminants, lead in housing, cleanups, groundwater threats, hazardous waste, impaired water, and solid waste, consistent with the definition established by Senate Bill 100.

CalEnviroScreen Results. In the 2021 CalEnviroScreen study, the top three pollutants identified in Del Mar were impaired water, diesel particulate matter, and solid waste as further described below:

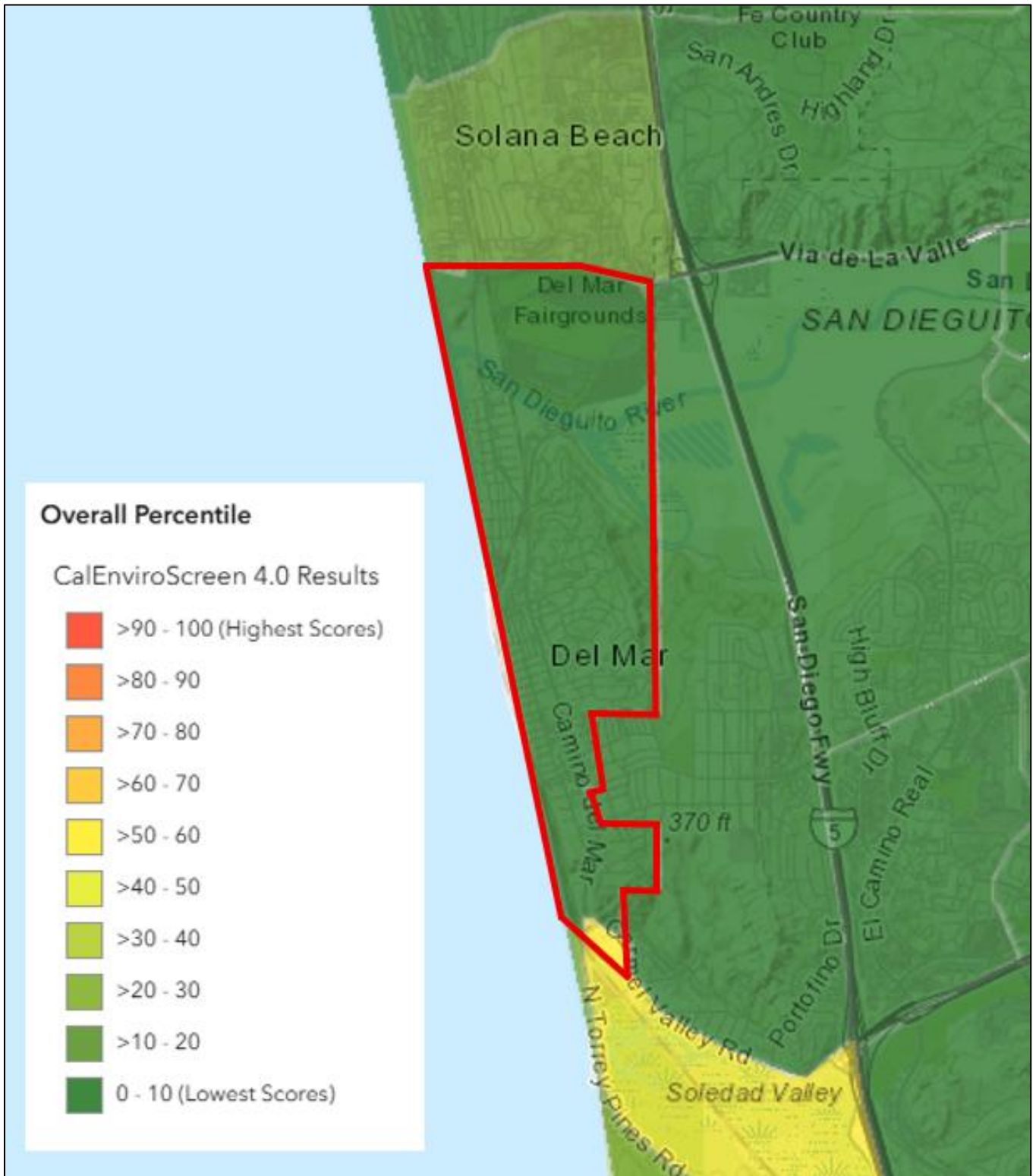
- Impaired Water - The finding related to impaired water is based on stormwater runoff data as it relates to water quality testing results in the local watershed including the San Dieguito River and Lagoon, which connects to the Pacific Ocean at the northern end of the City. The CalEnviroScreen study identifies that these water bodies in Del Mar had nine impairments during the 2010-2022 timeframe evaluated. In an effort to minimize stormwater impacts, the City's Clean Water Program enforces stormwater control regulations, which require that all storm water discharge sources be managed and controlled through implementation of best management practices (i.e., directing stormwater into natural filtration systems, gutters, and storm drains). Figure 3 illustrates the data generated by CalEnviroScreen related to impaired water.
- Diesel Particulate Matter – The finding related to diesel particulate matter accounts for diesel pollution from vehicles and equipment (i.e., exhaust from vehicles and trains traveling through Del Mar or diesel-powered leaf blowers). The City utilizes multiple strategies to reduce diesel pollution including increased public access to electric vehicle charging stations, bicycle racks and lockers, and other incentives to facilitate use of greener, alternative fuels; adoption of measures to protect existing open space, mature trees, and vegetation; investment in the planting and maintenance of trees and landscape on public property, including the public right-of-way along Camino del Mar which is the main vehicular access road connection in Del Mar. Figure 4 illustrates the data generated by CalEnviroScreen related to diesel particulate matter.
- Solid Waste - Solid waste facilities are places where household garbage and other types of waste are collected, processed, or stored. Landfills, transfer stations, and composting facilities are considered solid waste sites. These facilities can release air pollutants and impact water quality if compounds present in refuse leach into soils. The finding related to solid waste is misleading because the CalEnviroScreen study incorrectly assumed there are two solid waste facilities within the City's jurisdiction; however, there are no solid waste facilities in Del Mar. The majority of the City's solid waste is transported and sent to the Miramar Landfill located within the City of San Diego, however, a portion of the City's organic waste, in accordance with Senate Bill 1383, is being diverted from the landfill and is instead sent to an organics processing facility.

The determination of whether or not a community is “disadvantaged” also considers population-based factors that are associated with increased vulnerability to pollution, including the following: Asthma, Low Birth Weight, Cardiovascular Disease, Education, Linguistic Isolation, Poverty, Unemployment, and Housing Burden. Of the vulnerable population characteristics listed, “housing burden” is the most significant vulnerability factor applicable to the City of Del Mar. Housing burden typically refers to households that experience rent burden. The U.S. Department of Housing and Urban Development (HUD) defines “rent burdened” as households spending more than 30 percent of the household income on housing and “severely rent burdened” as households spending more than 50 percent of the household income on housing. CalEnviroScreen reports that 16 percent of people in the same census tract as the City of Del Mar are low-income households that are housing-burdened. To further reduce and minimize this vulnerability, the City is implementing a variety of actions in accordance with the adopted Housing Element to create new housing options for lower income households and connect individuals with housing assistance services, as further described in the Fair Housing and Safe and Healthy Homes section of this Element.

California Healthy Places Index. Developed by the Public Health Alliance of Southern California, the California Healthy Places Index (HPI) addresses inequities that affect community life expectancy. Del Mar is considered a healthy place with a high quality of life (95th percentile), meaning it has healthier community conditions than 95 percent of other California census tracts. This score combines economic, education, social, transportation, neighborhood, housing, clean environment, and health care access conditions. Del Mar is considered a high opportunity area with access to needs and resources for households of all income levels. Figure 5 illustrates the data generated by the California Healthy Places Index.

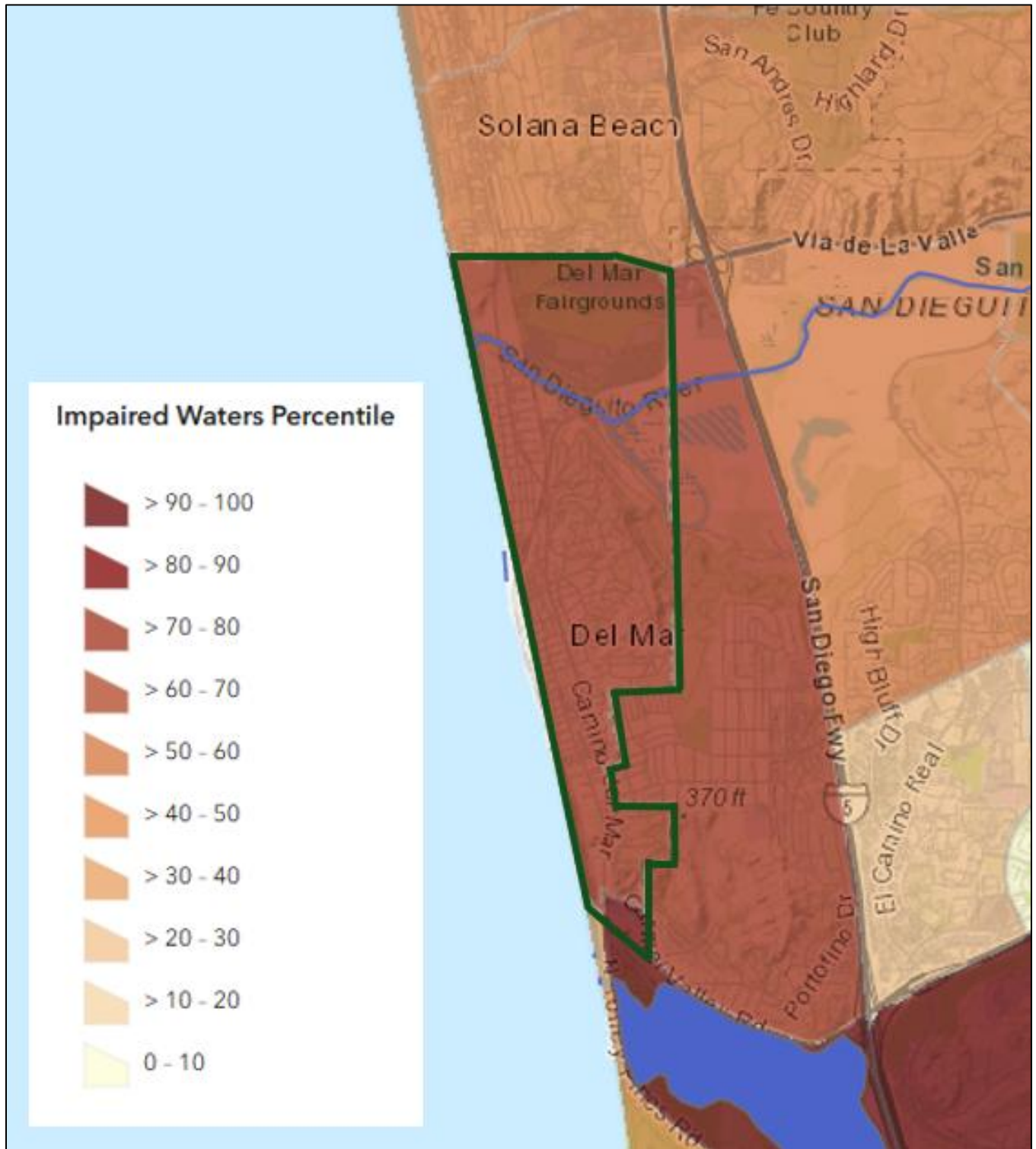
According to the California Healthy Places Index, the City of Del Mar has a population of roughly 4,331 people and is a predominantly white community. Acknowledging the City’s race and ethnicity breakdown is critical to assessing environmental justice since, historically, low-income residents, communities of color, tribal nations, and immigrant communities experience inequal burdens and disadvantages.

Figure 2: City of Del Mar – CalEnviroScreen 4.0



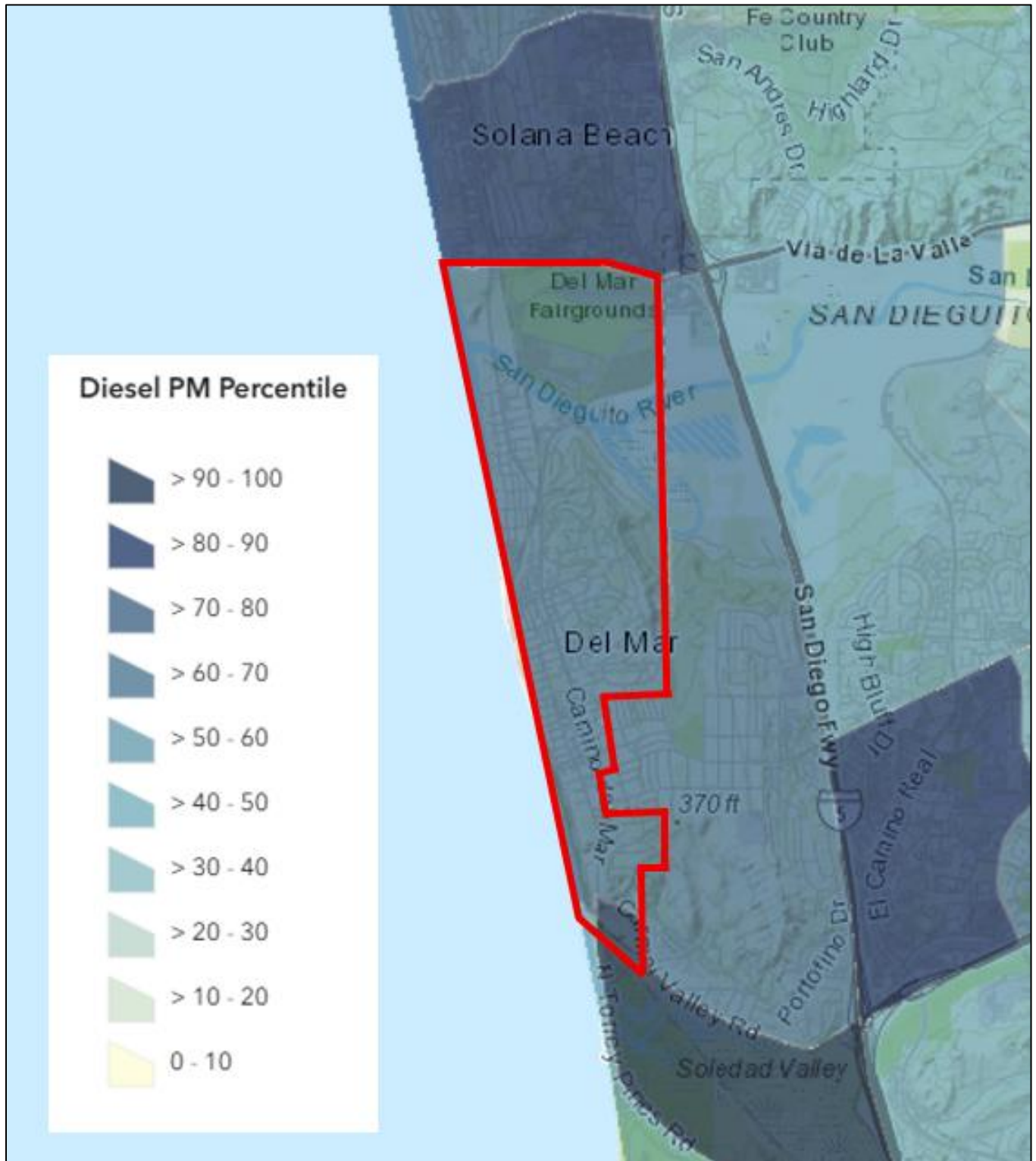
Source: CalEnviroScreen 4.0, adapted by City of Del Mar 2025

Figure 3: City of Del Mar – CalEnviroScreen Results, Impaired Water



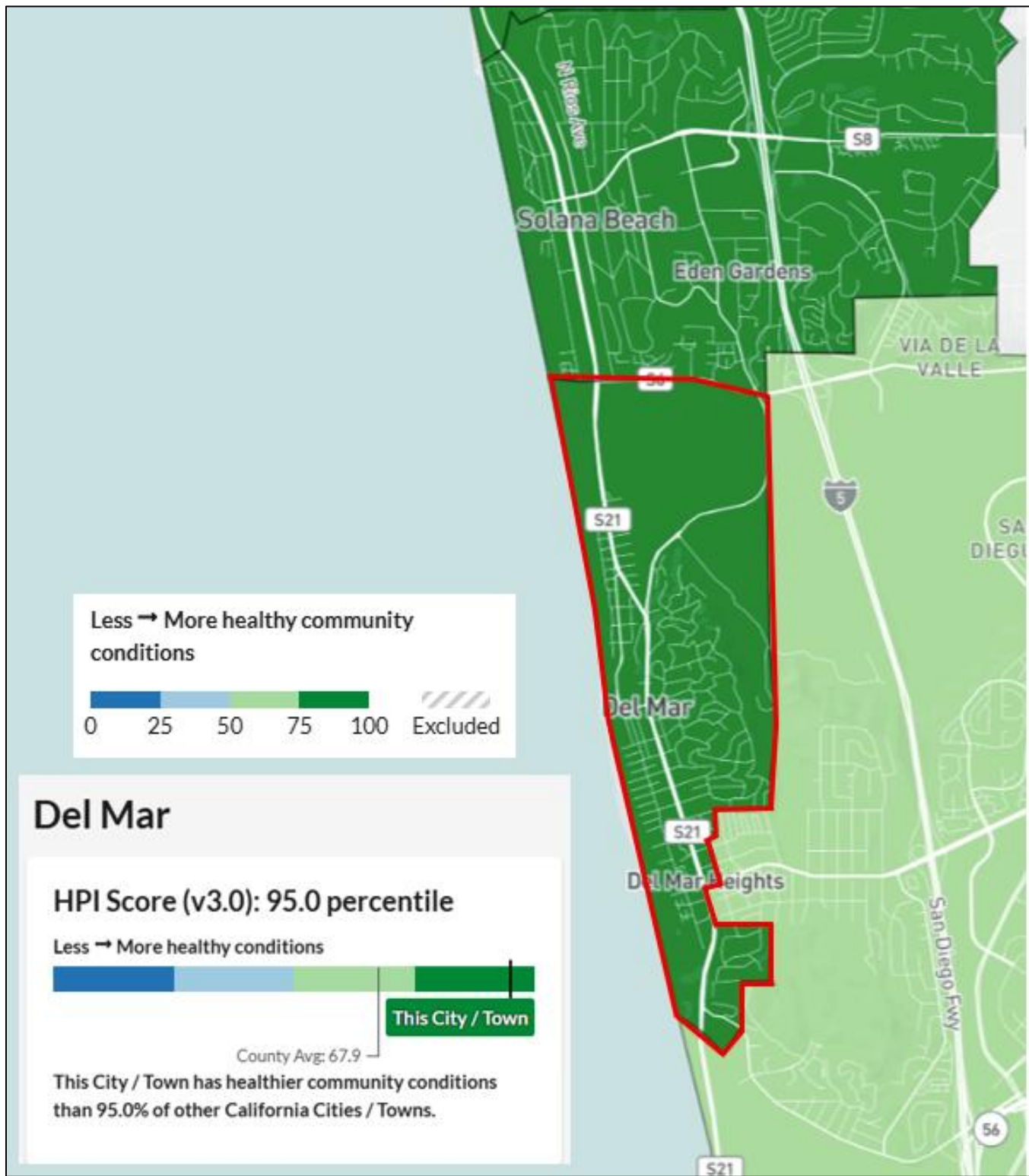
Source: CalEnviroScreen 4.0, adapted by City of Del Mar 2025

Figure 4: City of Del Mar – CalEnviroScreen Results, Diesel Particulate Matter



Source: CalEnviroScreen 4.0, adapted by City of Del Mar 2025

Figure 5: City of Del Mar, California Healthy Places Index



Source: California Healthy Places Index, adapted by City of Del Mar 2025

3.2 CITY COUNCIL LEGISLATIVE POLICY GUIDELINES

The City of Del Mar City Council adopts and maintains Legislative Policy Guidelines intended to expressly state City policy positions on key topics relating to land use and development and other topics. The 2025 Legislative Policy Guidelines, emphasize protection of the environment and quality and character of the community. Legislative Policies that address resources and the environment include:

California Environmental Quality Act. Oppose legislation that would weaken or substitute the CEQA requirements in favor of a lesser process, such as National Environmental Policy Act (NEPA).

Offshore Drilling. 1) Oppose legislation that includes any San Diego coastal areas in the lease sale program. 2) Support legislation that provides for oil spill prevention and response. 3) Support legislation that creates a Coastal Sanctuary that prohibits a state agency from entering into a new lease for the extraction of oil in state waters. 4) Oppose any legislation that increases gas or oil drilling off the coast of California.

Waterfront. 1) Support legislation that provides funding for waterfront coastal restoration, protection, and enhancement. 2) Support efforts to protect the San Dieguito Lagoon and the Los Penasquitos Lagoon. 3) Support legislation, administrative action, and provisions of funding to assist in implementation of the City's Sea Level Rise Adaption Plan.

Water. 1) Support legislative efforts to improve the potable water quality in San Diego County. 2) Support legislation to provide Southern California with a stable source of water. 3) Support legislation that would provide incentives and funding for alternative water sources and for water conservation measures sponsored by local agencies. 4) Support legislation that would advance the opportunity to secure and utilize reclaimed/recycled water. 5) Support legislation that will require a showing of the availability of potable water in connection with any new development in San Diego County. 6) Support legislation, policies or practices that would decrease pollution to the ocean or waterways.

Storm Drain and Sewer. 1) Support legislation to provide funding for mitigation measures and projects to reuse, recharge, divert, or treat urban runoff. 2) Oppose legislation that imposes more stringent requirements on storm drain runoff without providing funding and/or consideration of the feasibility of monitoring and mitigation of such requirements. 3) Monitor any new or reviewed requirements by State or Federal agencies for testing water quality and water body closures. 4) Support state and federal legislation and administrative action to encourage reclamation and recycling of wastewater from the Metro Waste Water System and the San Elijo Joint Powers Authority for potable and purple pipe reuse.

Regional Growth Management. 1) Support legislation that would produce additional resources, including adequate funding, to local agencies to address regional growth and transportation issues. 2) Support legislation and administrative action that would encourage managing growth in a manner that is consistent with State and local climate action goals of reducing vehicle miles travelled and greenhouse gas emissions.

Air Quality. 1) Support legislation to improve the air quality in San Diego County. 2) Support legislation that allocates State and/or Federal funds for compliance with Federal and State air quality standards. 3) Support legislation that would provide funding for zero emission vehicles and their support infrastructure.

Wetlands. 1) Oppose legislation that adversely impacts the wetlands. 2) Support legislation that provides funding for the acquisition, enhancement, and protection of wetlands and wildlife habitat. 3) Support legislative and administrative action to allow wetlands to adapt to climate change and rising sea levels without loss of habitat value.

Energy. 1) Support legislation that effectively stabilizes energy availability and reduces energy costs. 2) Support legislation that would provide funding for alternative energy sources, energy efficiency, energy storage, and conservation measures. 3) Support legislation that provides for the safe decommissioning/removal of nuclear material at the San Onofre Nuclear Generating Station (SONGS). 4) Support legislation at the federal and state levels to allow for removal of nuclear waste from SONGS to a safe inland temporary storage location pending federal identification of a permanent storage option. Oppose ongoing storing this waste on the beach at SONGS. 5) Support Community Choice Aggregation (CCA) [also known as Community Choice Energy (CCE)] and the Clean Energy Alliance to allow residents and businesses the option to purchase clean energy from renewable sources and oppose any efforts to

impede CCA's/CCE's, including but not limited to, increased departure charges. 6) Support CCA programs including the Clean Energy Alliance that pursue distributed energy, community solar, micro grid projects, and similar local programs of benefit to the city.

Land Use. 1) Oppose legislation that takes a punitive approach to City General Plan Housing Element and the imposition of any extraordinary powers in State agencies with regard to City Housing Elements. 2) Support legislation to allow local governments flexibility in how they meet their state mandated housing goals. 3) Support legislation that allows jurisdictions to review, validate, and raise concerns regarding Regional Housing Needs Allocation (RHNA) data and methodologies prior to approval and takes into consideration unique situations (e.g., Fairgrounds). 4) Oppose legislation, or other agency actions, that would usurp local control of land use decision-making. 5) Oppose legislation that would impose State-mandated development standards or procedures that are contrary to the Del Mar Community Plan or local land use policy. 6) Oppose legislation that is inflexible and cannot be modified through local review. 7) Monitor proposals that would alter air traffic systems that would impact Del Mar. 8) Support legislation to reaffirm that regulation of short-term rentals is a local matter. 9) Oppose legislation to reduce or encroach upon the autonomy of Charter Cities as to home rule powers, including as to land use, housing, and zoning.

Sea-Level Rise and Climate Change. 1) Support legislation that continues to monitor sea-level rise and climate change and the effect on local jurisdictions. 2) Support legislation that would provide local jurisdictions funding for resilience and response to sea-level rise and climate change. 3) Support legislation that allows local governments flexibility in how they implement sea level rise and climate change adaptation goals and meet federal and state flood management standards. 4) Support legislation and administrative action at the federal and state level to provide funding and assistance to coastal cities addressing adaptation to sea level rise and increased flooding risks. 5) Support legislation and administrative action at the federal and state level to increase funding for local governments implementing sand replenishment and other adopted strategies for addressing sea level rise. and 6) Support legislation, funding, and administrative action to remove sediment accumulation in the regions coastal lagoons and upstream behind dams and use it for beach sand replenishment.

3.3 CLIMATE EMERGENCY AND THE NEED FOR ACCELERATED ACTION TO ADDRESS THE CLIMATE CRISIS

This City Council first adopted Resolution No. 2020-33 in 2020, declaring a climate emergency for the City of Del Mar and the need for accelerated action to address the climate crisis. In November 2023, the Del Mar City Council adopted Resolution No. 2023-43 Reaffirming a Declaration of a Climate Emergency and the Need for Accelerated Action to Address the Climate Crisis. The resolution acknowledges that climate change is an urgent unfolding crisis that presents a serious long-term threat to human existence, and that the City of Del Mar, like the rest of California, already suffers from the impacts of climate change such as drought, extreme heat, risk of wildfires, species stress, dying Torrey Pines, shrinking kelp forest, coastal erosion sea level rise, and flooding, and these impacts will become more severe as global GHG emissions continue to increase. More must be done to combat the effect of climate change, but the City has made significant strides in adopting the CAP and resolutions that help to address climate change, such as:

- Resolution Supporting Senate Bill (SB) 1137. In May 2024, the City of Del Mar City Council adopted a resolution (Resolution No. 2024-21) in support of SB 1137 which includes retaining health and safety setbacks of 3,200 feet from homes, schools, daycare centers, parks, healthcare facilities, and businesses and endorsing the Campaign for a Healthy and Safe California. The Campaign for a Safe and Healthy California is a coalition of public health professions, environmental justice groups, community and faith leaders, and youth joining together to make sure that no Californians have to endure health hazards from living near dangerous oil wells, and they strongly support retention of SB 1137.
- San Onofre Nuclear Generating Station (SONGS) The City of Del Mar City Council adopted Resolution No. 2012-57 regarding the San Onofre Nuclear Generating Station (SONGS), which is located south of San Clemente, California. SONGS is a nuclear power plant that was shut down in 2013, due to defects found in replacement steam generators. The plant is currently being decommissioned. At the time of the resolution the City of Del Mar took a stance on the need to create and implement strong contingency plans for alternative power sources like San

Onofre, especially those deriving from conservation, energy efficiency and renewable resources, per the State of California's Loading Order, state mandated targets, and Governor Brown's Clean Energy Plan. Resolution No. 2012-57 the City of Del Mar strongly supports the California Public Utilities Commission in: 1) expeditiously initiating and completing an Order Instituting Investigation regarding the costs and reliability of the San Onofre Nuclear Generating Station, and 2) comparing the reliability and costs of the San Onofre facility to a future based on alternatives, including efficiency, load management, demand response, renewable energy, and energy storage. This resolution was adopted prior to the closing of the plant, but the health of both the environment and the people are of concern through the decommissioning of the nuclear plant.

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4 LOCAL INITIATIVES SUPPORTING CIVIC ENGAGEMENT, EQUITY, AND FAIR TREATMENT

Inclusive civic engagement is a core value to the City of Del Mar. Communities that are underrepresented in the planning process often have relevant perspectives that deserve to be considered in local outreach strategies to ensure community success. It is common that these same communities have cultural or demographic differences that act as an impediment to participation. For example, these could include individuals for whom English is not a first language, audio and visual impediments, lack of internet access, or geographically isolated communities.

Government Code §65302 requires this Element to identify objectives and policies to promote civic engagement in the public decision-making process. Continually developing new opportunities for improved communication with residents and the public is a priority for the City, including additional efforts to better engage with minority communities, especially households that speak limited or no English. Transparent communication is particularly necessary to establish equitable access to City-provided opportunities, resources, and programs related to residents' safety and capacity for influencing City decision-making.

4.1 LOCAL INITIATIVES SUPPORTING CIVIC ENGAGEMENT

Civic engagement within the City of Del Mar is welcomed and encouraged for all public meetings. Public meetings are conducted by a number of legislative bodies that include the City Council, Planning Commission, and Design Review Board, among other advisory committees.

The Brown Act. The Brown Act was adopted in 1953 and the public hearing provision within the Act is that "All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting of the legislative body of a local agency, except as otherwise exempt by the Act." Additionally, Proposition 59 was voted into law in the November 2004 election and amends the California Constitution to include a public right of access to government information.

The City of Del Mar City Council Policy Book provides a mechanism for articulation methods and procedures for the conduct of the City business. The policy regarding Oral Communications from the public during City Council meetings is intended to provide a reasonable structure for the public to submit oral comments to the City Council in accordance with the laws of the State of California and the policies of the City of Del Mar. Meeting attendees are invited to sign up to provide oral comments at various points throughout meetings on both agenda and non-agenda items.

The Planning Commission and the Design Review Board have similar requirements for Oral Communication as outlined within the Procedure/Protocol document for each body. Additionally, trainings are provided to the Board and Commissions on the Brown Act to ensure compliance.

Additionally, the City Council Policy Book provides an opportunity for the public to submit written comments for an upcoming meeting after the agenda has been published and prior to the meeting taking place. These communications are delivered to City Councilmembers or Commissioners and staff and are posted on the City's webpage for public review.

Civility Works. In 2016, the City of Del Mar City Council adopted "Civility Works: The Del Mar Code of Civil Discourse" to promote respectful and inclusive communication practices during City public meetings and workshops. In 2021, the Del Mar City Council adopted the Supplemental Policy to the Code of Civil Discourse establishing clear expectations for conduct of committee members and chairs during public meetings, establishing a process for the filing of public complaints, and the process for Council review and actions that may be taken (Resolution No. 2021-51). The Code of Civil Discourse, along with the Supplemental Policy to the Code, provide standards for conduct of elected officials and boards and committee members and states that "together we will: promote inclusion, listen to, understand, show respect, be clear and fair, and focus on the issue." The "Civility Works" language is additionally listed on each City Council public meeting agenda and displayed at the Del Mar Town Hall as a reminder to the public and the officials to

adhere to the Del Mar principles and standards of conduct that promote inclusion, mutual respect, and productive civic engagement.

Translation Services. In November 2025, the City of Del Mar entered into an agreement with an on-call interpretation and translation service Propio. Propio provides access to real-time interpreters 24/7, available in 350+ languages, including American Sign Language (ASL). The service can be used to assist walk-in customers, as well as help with pre-scheduled meetings and teleconferences. The service is available over phone and on virtual calling platforms.

Volunteer Committees. The City of Del Mar benefits greatly from a robust advisory committee system made up of talented volunteers. The City has a number of volunteer committees that act as advisory to the City Council, as well as legislative committees such as the Planning Commission and a Design Review Board. These positions are appointed by the City Council, and participation from any and all members of the public is encouraged. Some committees have variable membership categories allowing both residents and non-residents to serve. The City invites volunteers to participate by advertising committee vacancies on the City website for a minimum of 10 (ten) calendar days, and at least once in the Del Mar Weekly and/or through CivicSend eblast. Upcoming vacancies may also be announced by the City Manager or Council Members at City Council meetings. Volunteering and serving on City committees is highly valued and appreciated by the City, and all qualified community members are encouraged to apply for available vacancies. The committees/commissions include the Design Review Board, Finance Committee, the Lagoon Committee, Measure Q Citizen Oversight Committee, Parks and Recreation Committee, Planning Commission, San Diego Water Authority (SDCWA) Representative, Metro Wastewater Joint Powers Authority (JPA) Representative, Shores Park Master Plan Ad-Hoc Advisory Committee, Sustainability Advisory Committee, Traffic and Parking Advisory Committee, and the Undergrounding Program Advisory Committee. A complete list of volunteer opportunities, additional information on the responsibilities of the Committee and Commissions, and instructions for applying can be found on the City of Del Mar website. <https://www.delmar.ca.us/140/About-City-Advisory-Committees>

4.2 PUBLIC PARTICIPATION IN PLANNING PROCESSES

The City of Del Mar engages the public through various sources during the planning process for a range of permits and processes. For example, public notices are sent to potentially affected properties for permits and land use processes. The City of Del Mar maintains a list of public notices on the City website, and an option to sign up for alerts when new notices are posted. Public notices are issued to make the public aware of current proposals, discretionary applications and upcoming hearings, and gives the citizens an opportunity to comment and ask questions about a particular project.

Citizens' Participation Program. Chapter 23.08.065 of the DMMC outlines the process and the requirements for the Citizens' Participation Program (CPP), which ensures that applicants for projects requiring the receipt of a Design Review Permit conduct efforts to notify potentially affected parties of proposed developments early in the design phase of a project. This is intended to facilitate dialogue among applicants and neighbors early in the development review process and give the applicants and their agents the opportunity to understand and respond to concerns raised about the project's potential impacts on the community.

Public Participation in Element Updates. The 6th Cycle Housing Element Update (planning period years 2021-2029) was adopted by the City Council in March of 2021. Through this process, the City engaged in a significant public participation outreach efforts to ensure that every resident had the opportunity to participate in the process. An Ad-Hoc Citizens' Task Force was appointed by the City Council with the mission of (1) Aid the City in the processing and development of the 6th Cycle Housing Element Update in preparation of the associated environmental document for compliance with the California Environmental Quality Act (CEQA); (2) Help to educate and encourage Housing Element participation amongst fellow Del Mar citizens; and (3) Discuss and provide feedback on potential goals, policies, programs, and objectives to be included within the 6th Cycle Housing Element during preparation of the associated CEQA document. Efforts also included:

- Dedicated web page on City's website.

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- Update and presentations to the City Council and Planning Commission and informational discussion sessions with the City Council and Planning Commission
 - Nine meetings with the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force (one of which was an in-person Community Workshop)
 - One Saturday Community Workshop
 - Small Group meetings (in-person and via phone or zoom)
 - One community housing survey via Metroquest
 - Email-blasts announcing draft document availability and public outreach information on upcoming public meetings and opportunities for public participation.
 - Articles in the City Managers weekly updates (emailed and posted to web page)
 - Numerous mailers and newspaper ads
 - Noticed public hearings

Throughout the entire process, project materials, including summaries from community workshops and public meetings, notices, and documents for public review were made readily available on the City's dedicated Housing Element webpage on the City's website.

The City's public outreach exceeded State law requirements in Section 65583 of the Government Code, which states that, "The local government shall make diligent efforts to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The City continues to provide robust public outreach and meaningful community participation opportunities for implementation of its Housing Element Programs, including those required in connection with the City's efforts to Affirmatively Further Fair Housing.

Local Tribes and Tribal Consultation Process. Del Mar and the San Diego region have a rich history that dates back to the first documented habitants of the San Dieguito tribe and the La Jollans who occupied the area in roughly 9000 b.c. In 1929 a skull of a La Jollan, known today as the Del Mar man, was found in the North Bluff and radiocarbon dated the skull to be roughly 5,400 years old, (Ewing, 1988). The Yuman peoples located in the Del Mar area were known by the Spaniards that arrived to the area as Dieguitos, known today as the Ipai (occupied the areas north of the Los Peñasquitos Lagoon) and the Kumeyaay (occupied areas south of the Los Peñasquitos Lagoon). The Ipai, were located in present day Del Mar.

Communicating with tribal groups about public and private developments occurring on native land is crucial to upholding the principles of environmental justice. Indigenous tribes are historically underrepresented in the planning process; therefore, the City maintains close relations with affected tribal groups through its tribal consultation policy.

The City will request a consultation with any California Native American Tribe that is traditionally and culturally affiliated with the geographic area of the development (California Public Resources Code § 21080.3.1) when one of the following actions occurs:

- (1) SB18-The adoption or amendment of general plans or specific plans, or designation of open space. (Gov. Code § 65352.3(a)(1)) or
- (2) AB52- All CEQA projects for which a Notice of Preparation, Notice of Mitigated Negative Declaration, or Notice of Negative Declaration is filed or issued (Pub. Res. Code § 21080.3.1). The City will also contact the Native American Heritage Commission for assistance in identifying any California Native American Tribes. The City will then provide formal notice for each Tribe, including the location, description of the proposed development, and an invitation to engage in scoping consultation.

Adoption of General Plan Amendments, including this Element of the Del Mar Community Plan, requires Tribal Consultation in accordance with State requirements (SB18). The following Tribes were offered consultation: Manzanita Band of Kumeyaay Nation, Viejas Band of Kumeyaay Indians, Sycuan Band of the Kumeyaay Nation, Lipay Nation of

Santa Ysabel, La Posta Band of Mission Indians, Kwaaymii Laguna Band of Mission Indians, Jamul Indian Village, Ewiiapaayp Band of Kumeyaay Indians, and Campo Kumeyaay Nation.

4.3 SUSTAINABILITY ADVISORY COMMITTEE

The Sustainability Advisory Committee (SAC) advises the Del Mar City Council on climate change, sustainability, and other environmental issues. The Committee informs the update process of the City's CAP and assists in informing Del Mar residents and businesses regarding implementation of the City's CAP and climate action issues. SAC monitors the activities of the Clean Energy Alliance (CEA) and provides recommendations to the City Council. Del Mar provides CAP-informed programming and resources to residents and businesses, such as biannual recycling events in partnership with the City's contracted waste hauler, EDCO, and complimentary mulch and compost made from recycled organics. The CAP will be updated in the 2025-2026 and 2026-2027 fiscal year workplan, and Greenhouse Gas inventories will be developed to help the City understand local contributions to climate change and the role of the CAP in mitigating those negative climate effects.

4.4 POLICY STATEMENTS SUPPORTING EQUITY AND FAIR TREATMENT

The City of Del Mar is committed to support racial equity, fair treatment, and justice for all. The City Council has adopted numerous resolutions to further this commitment. Examples of such policy statements include:

Americans with Disabilities Act. In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA") and Section 504 of the Rehabilitation Act (504), the City of Del Mar ("City") will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. <https://www.delmar.ca.us/862/Americans-with-Disabilities-Act-ADA>

Equal opportunity Employer. The City of Del Mar is committed to hiring and developing talented, productive and motivated employees. The City welcomes diversity, encourages innovation, and rewards employee performance. The City is an Equal Opportunity Employer and does not discriminate against any person on the basis of race, color, religion, sex (including pregnancy status), gender, gender identity and/or expression, sexual orientation, marital status, age, genetic information, mental or physical disability (whether perceived or actual), ancestry, military or veteran status, citizenship status, medical condition, and/or national origin.

Title VI Compliance. It is the policy of the City of Del Mar that no person shall on the grounds of race, color, national origin, sex, disability, or age, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in any operation of the City of Del Mar as provided by Title VI of the Civil Rights Act of 1964 and related statutes. <https://www.delmar.ca.us/923/Title-VICompliance>

Black Lives Matter. The City does not tolerate discrimination and stands in solidarity with its Black residents and communities of color. In adopting Resolution No. 2020-56, the City works proactively to create a community that acknowledges current and historical truths and works diligently to eradicate injustice. As well as review its policies and practices to ensure alignment with equitable justice, the City continuously works with the Sheriff to review policing policies to ensure safety and protection for all. During the six-year period from 2013 to 2018, zero incidents of hate crimes were reported in Del Mar (6th Cycle Housing Element 3-89).

Prohibition of Ghost Guns. In response to the increasing gun problem in the nation and Southern California, the Del Mar City Council adopted a resolution supporting the prohibition of the sale of ghost guns at the State Fairgrounds (Del Mar Fairgrounds owned by the State 22nd District Agricultural Association). Ghost guns are an untraceable firearm that are assembled from unregulated firearm parts and components by the purchaser to avoid gun control regulations, including identification of the gun with the serial number, any kind of registration, a waiting period, background checks or other buyers' qualifications, and age restrictions. The resolution was adopted on March 9, 2020 and requested that the 22nd District Agricultural Association (22nd DAA) prohibit the sale of unregulated firearm parts, components and/or gun build kits at the Del Mar Fairgrounds. California passed AB 879 in 2019, which required handgun frames and unfinished receivers to be sold by licensed vendors upon a state background check being conducted. However, the

State Legislation did not go into effect until July 1, 2024. The resolution passed by the Del Mar City Council helped to ensure a local prohibition took effect more immediately in 2020.

4.5 COMMUNITY RESOURCES

Del Mar Community Connections. Del Mar Community Connections (DMCC) is a local nonprofit organization which serves the senior population in Del Mar. The organization is primarily volunteer-driven, and services include offering transportation and housing solutions, as well as cultural and social activities. DMCC offers a few options of transportation services for seniors in the community who no longer drive, including those who use wheelchairs. DMCC has a team of volunteers that provide free rides to medical and essential appointments. They also offer a grocery shuttle which provides free door-to-door transportation to local grocery and drug stores. DMCC also administers the Del Mar Rental Assistance Program on behalf of the City. The program is available to all low-income households in the city including low-income elderly and or disabled individuals. It covers a portion of the rent, paid on behalf of the families directly to their landlords. On occasion the City has enlisted volunteers from DMCC to create capacity for community outreach and to solicit public participation.

Del Mar Foundation. The Del Mar Foundation is Del Mar's community foundation and its oldest 501(c)(3) nonprofit organization. It is an active, hands-on organization powered by inspired volunteers and generous donors from a broad cross-section of the community. The foundation sponsors a wide range of programs and events, raises and manages funds for the community, makes community grants, and manages over \$8 million in endowment and reserve funds to benefit Del Mar and the San Dieguito Lagoon.

Del Mar Village Association. Since 2005, the City has partnered with the Del Mar Village Association (DMVA) to provide economic development and business support services to the Del Mar business community. The City contracts with DMVA for specific services, including to support new business development in the Del Mar Village, maintain and implement new programs to drive commerce in Downtown Del Mar, partner with the City on Downtown improvements and programming, and implement sustainability initiatives, among others. The Mayor and Deputy Mayor represent the City at DMVA Board meetings, and the City Manager meets regularly with the DMVA CEO, ensuring a close and thriving partnership benefitting residents, businesses, and visitors alike.

Saint Peters Church. St. Peter's is an Episcopal Church, a member of the Episcopal Diocese of San Diego. St. Peter's Church plays a multifaceted role as both a religious facility and a provider of community services in the Del Mar area. St. Peter's is also a member of the Interfaith Shelter Network providing shelter and other resources to homeless individuals and families in the San Diego region. St. Peter's Episcopal Church in Del Mar offers a Helping Hands program to provide services throughout the calendar year to individuals experiencing homelessness. These services include assistance with acute health problems, advocacy services, and connections to supportive housing/service settings. The City of Del Mar will continue to support and encourage St. Peter's Church to continue its Helping Hands Program. To fulfill the requirements of the Housing Element, the City has committed to creating and maintaining a current list of resources for vulnerable populations.

4.6 GOALS AND POLICIES - CIVIC ENGAGEMENT, EQUITY, AND FAIR TREATMENT

The City of Del Mar is committed to local initiatives that promote inclusivity, fair treatment for all, and civic engagement. Goals and policies that further current initiatives include:

Goal 4: Ensure all residents of Del Mar are adequately informed about City matters and facilitate opportunities for public participation.	
Policy 4.6.1	<p>Ensure the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to civic engagement and public processes for development, adoption, implementation, and enforcement of new policies, regulations, and laws.</p> <ul style="list-style-type: none"> Implementation Action 4.6.1: Continue to process advocacy letters in accordance with adopted City Council legislative policies and adopt formal resolutions of the City Council as applicable.
Policy 4.6.2	<p>Facilitate public participation of residents, businesses, City employees and organizations in all aspects of the City's governmental planning process using a variety of community - based strategies and diverse methods of outreach.</p> <ul style="list-style-type: none"> Implementation Action 4.6.2.A: Partner with local organizations that are connected to the community to support outreach efforts. Implementation Action 4.6.2.B: Evaluate City ADA compliance and implement solutions to maintain compliance with applicable laws. Implementation Action 4.6.2.C: Continue to facilitate the collaboration of citizen advisory committees such as the Sustainability Advisory Committee.
Policy 4.6.3	<p>Prioritize transparency in all City processes to help ensure that community members may be well-informed.</p> <ul style="list-style-type: none"> Implementation Action 4.6.3: Provide regular updates and robust public outreach to keep the community informed of local news, events, and meetings such as through the Del Mar Weekly Update distribution and postings at delmarweekly@delmar.ca.us.
Policy 4.6.4	<p>Bolster and support the prioritization of key issues including community driven initiatives and the inclusion of disadvantaged residents.</p> <ul style="list-style-type: none"> Implementation Action 4.6.4: Provide regular opportunities for non-agenda public comment, orally and in writing, at City of Del Mar public meetings as well as the formal public process held annually at the start of each calendar year for members of the public to identify priorities for City Council consideration.

5 MINIMIZE POLLUTION EXPOSURE

Exposure to polluting substances in the air, water, and soil can have a significant impact on health. Certain diseases, including heart disease, cancer, birth defects, asthma, reproductive disorders, and neurological disorders have been directly associated with pollutant exposure. Pollution comes from both natural and anthropogenic sources. According to the 2019 CAP Monitoring Report, the leading sources of pollution in Del Mar are on-road transportation, electricity, natural gas, solid waste, water, and wastewater.

5.1 AIR-QUALITY

Air quality is an important factor that affects community health and the environment. Research has consistently linked toxic air contaminants to incidences of respiratory diseases, including asthma and lung cancer. According to CalEnviroScreen, an estimated 9 people per 10,000 in Del Mar visited an emergency department for asthma between 2015 and 2017. In that same period, 7.42 people per 10,000 visited an emergency department for heart attacks (cardiovascular disease). While these numbers are relatively low, the City is committed to protecting the health and wellbeing of the community and preventing these numbers from rising.

The city is located in the San Diego Air Basin which is managed by the San Diego County Air Pollution Control District. The District regulates and enforces the emissions of air contaminants - including smoke, dust, and odors which have the potential to cause injury, nuisance or annoyance. According to the Climate Action Plan analysis, the greatest internal threat to air quality in Del Mar would appear to be vehicular emissions. In order to accurately determine changes in air quality, efforts would have to be made to establish a monitoring location within the community.

City Smoking Ban. Secondhand smoke exposure occurs when people breathe in smoke breathed out by people who smoke or from burning tobacco products like cigarettes, cigars, hookahs, vapes, and pipes. According to the Center for Disease Control (CDC), there is no safe level of exposure to secondhand smoke. Health problems caused by secondhand smoke in adults that do not smoke include coronary heart disease, stroke, and lung cancer, as well as adverse reproductive health effects in women. To further improve air quality and help to reduce the exposure to secondhand smoke, the City adopted Ordinance 835, which prohibits smoking in the following locations:

- Enclosed public places;
- Places of employment and within a reasonable distance of the outside entrances, operable windows, and ventilation systems of places of employment*. This prohibition shall apply to all portions of the places of employment, including but not limited to: common work areas, meeting rooms, offices, elevators, hallways, food service or storage areas, closets, employee lounges, stairwells, and restrooms;
- City carpool vehicles;
- Taxi cabs operating under a valid City of Del Mar Taxicab Operations Permit issued pursuant to Chapter 6.32 of the Del Mar Municipal Code;
- Child Day-Care Facilities
- Parks, Benches, and seawalls, and in or on the sidewalks, stairs, or bulbed street ends adjacent to parks, beaches, and seawalls;
- All sidewalks and those segments of any street lined with sidewalk. This provision applies to all streets and sidewalks to which the public is provided regular access, but does not apply to private residential property;
- All portions of outdoor seating areas of an eating establishment and within a reasonable distance of all outdoor seating areas of an eating establishment including adjacent sidewalks and/ or streets and roads*. This prohibition bans smoking in any area approved for operation pursuant to a City of Del Mar Sidewalk Café Permit;

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- All public plazas and public, semi-public spaces identified in a Specific Plan as approved by the City of Del Mar.
 - All outdoor arenas, stadiums, and amphitheatres and in any bleachers and grandstands used by spectators of such arenas, stadiums, and amphitheatres;
 - All public transportation station facilities such as, train platforms and bus shelters; and within a reasonable distance* of such facilities
 - Any property designated in the City's Zoning Map as being within the Public Facilities (PF) Zone and regulated by Chapter 30.31 of the Del Mar Municipal Code; and
 - All portions of private residences licensed by the State of California as a child day-care facility. This prohibition applies to all portions of the child-day care facility, enclosed or unenclosed, where children may be exposed to smoke.

* Reasonable distance is defined under Section 11.08.020 of the Del Mar Municipal Code

5.2 WATER QUALITY

Water quality is a regional issue, and when contaminated it can affect communities in many ways. Lack of access to safe, clean, and affordable drinking water and polluted streams, rivers, and other bodies of water make outdoor recreation and water access hazardous to humans and wildlife. For Del Mar, clean water ties directly to quality of life and is key not only to the city's health and recreation but also to property values, tourism and visitor spending.

Domestic Water. Domestic water supply in the City of Del Mar is provided by the Santa Fe Irrigation District (SFID) and the City of San Diego via the San Diego County Water Authority (SDCWA).

SFID is a Special District formed in 1923 that serves a population of 19,839 across the City of Solana Beach and communities of Rancho Santa Fe and Fairbanks Ranch. SFID delivers an average of 500-acre feet of recycled water per year, all of which is supplied by the San Elijo Joint Powers Authority (SEJPA). SFID operates 150 miles of pipelines and has a total storage capacity of six million gallons. It jointly owns (in conjunction with the San Dieguito Water District) the R.E. Badger Filtration Plant, which has a capacity of 40 million gallons per day (SFID 2018).

The SDCWA purchases water from a variety of sources as well as producing its own water. SDCWA is the largest member of the Metropolitan Water District of Southern California and it receives a large amount of its water from this agency. In partnership with the member agencies and stakeholders, the SDCWA meets the region's water supply needs by providing a safe and reliable water supply; diversifying the region's water supply sources, and building, maintaining, and operating critical water facilities in a cost-effective and environmentally sensitive manner (SDCWA 2015). The City of San Diego treats more than 360 million gallons of water per year for Del Mar and transports the water approximately 14 miles to Del Mar from the Lake Miramar Treatment Plant (Santa Fe Irrigation District, 2019). The San Diego County Water Authority is responsible for providing safe drinking water to its twenty-four (24) retail member agencies and their customers, including the City of Del Mar. The member agencies are represented on a 36-member Board of Directors. A member of the Board of Supervisors also serves as a non-voting representative to the Water Authority Board.

City Infrastructure. The Del Mar Public Works Department provides water service to nearly 1,900 metered accounts; this includes water services to single-family residential, multi-family residential, irrigation, commercial, public facilities, and the State Fairgrounds. The system includes: 27 miles of water mains, four storage reservoirs totaling 4 million gallons of capacity, 664 valves, and 275 fire hydrants. In maintaining the City's water system, the important goals are public health and safety, and reliability as well as economic efficiency.

Clean Water Program. The Del Mar Planning and Community Development Department is responsible for the City's Clean Water Program, which protects the quality of lagoons, beaches and the ocean. The Clean Water program prohibits all non-storm water discharge such as irrigation run-off, vehicle washing, swimming pool discharges, and sewer overflows from entering the City's collection system. To prevent pollutants from entering local watersheds and

maintain good public health, the City has established an online Urban Runoff Report where residents can report any violations to ensure immediate clean up.

5.3 ENERGY CONSERVATION

Energy use is the City's biggest contributor to GHG emissions. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. Reducing energy consumption through increasing the efficiency of energy technologies, reducing energy use, and using alternative sustainable sources of energy are effective ways to conserve energy and reduce GHG emissions. Energy efficiency also provides opportunities for cost-savings and improved air quality. To implement the Climate Action Plan the City is expanding access to renewable energy, increasing energy efficiency and promoting resilient design in the built environment through the following actions and programs:

Clean Energy Alliance. Many local governments across the state have opted to form Community Choice Aggregation (CCA) programs, also known as Community Choice Energy (CCE) programs. These programs provide alternative energy resources and offer an alternative to investor-owned utilities, such as San Diego Gas & Electric. Clean Energy Alliance (CEA) follows a community choice energy model that allows its member cities to purchase power to meet their community's electricity needs. CEA members currently include Carlsbad, Del Mar, Escondido, Oceanside, San Marcos, Solana Beach and Vista. Because Clean Energy Alliance (CEA) is locally managed and not-for-profit, any excess revenue is reinvested into the member communities through on-bill savings and innovative energy projects and programs, including rebates and other incentives, low-cost energy programs, job training and more.

Home Energy Savings (HES) Program. The Del Mar Home Energy Savings (HES) Program was a short-term program developed to connect residents that often experience difficulties with energy savings assistance and energy efficiency upgrades. It was designed to help implement the CAP. The program aimed to address common obstacles that might impose difficulty or challenges for this target group to make home upgrades that could lower the overall residential energy use and greenhouse gas emissions of Del Mar. These hurdles were identified as lower rates of computer literacy and social media use, as well as lower mobility. Additionally, it was assumed that some would be living in older homes in need of energy efficient upgrades, resulting in higher cost and variable energy bills for fixed-income households.

Through the program, the City worked with Del Mar Community Connections (DMCC) and Del Mar Rotary Club (DMRC) to conduct outreach, introduce subsidy programs, perform in-home energy audits, and assist clients in applying for rebates and subsidies related to energy efficiency. Door-to-door promotion of energy-efficiency upgrades and HES Program support was conducted, reaching 27 residents and attempting 140 residences. Through the HES Program, in-home energy audits were provided to seven senior Del Mar residents, including assessments on potential energy efficiency upgrades and information on subsidy programs, rebates and incentives. In total, 55 seniors were reached through the HES Program and the City developed a better understanding of effective means of outreach to all members of the community in support of Strategy 5: Ensure outreach about CAP implementation is designed to appeal to all residents.

Sustainable Facilities. The Del Mar Civic Center opened in 2018 with numerous sustainability features to further demonstrate a commitment to sustainability within the City. Most of the Civic Center's electricity comes from a 71-kW photovoltaic system. Additionally, natural lighting, insulation and smart thermostats add to the Civic Center's energy efficiency. Electric vehicle parking is available at the Del Mar Civic Center and at the Beach Safety Center. Additional sustainable Public Works initiatives include:

- Installed "No idling" signs at the streets ends. Crew are reminded to minimize idling times in vehicles.
- Recycled aggregate base on paving projects.
- Favors drought-resistant plants for landscaping.
- Superintendent/Inspector drive electric vehicles during the work day.
- Replaced all diesel equipment with high-efficiency, Tier 4 approved engines.

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- Purchasing lighter, more fuel-efficient four-seater trucks
 - Encourages workers to carpool and utilize a 9/80 work shift to reduce the number of vehicles and employees commuting on a daily basis.
 - Encourages contractors to have onsite staging and storage areas to reduce road times to the job site.
 - Developed a comprehensive routine for the beach team to collect trash and recycle simultaneously to reduce trips.

5.4 WASTE DIVERSION

The City of Del Mar generates about 9,800 tons of solid waste annually, which accounts for 5 (five) percent of total greenhouse gas emissions from residents and businesses. Approximately 3,200 tons of this waste is recycled. In Del Mar, residential and commercial waste and recycling collection is provided by EDCO.

In the Climate Action Plan, Del Mar aims to exceed state requirements for waste diversion, which CalRecycle defines as "any combination of waste prevention (source reduction), recycling, reuse and composting activities that reduces waste disposed at landfills and recycling facilities." The City has adopted the following local ordinances to divert waste from landfills:

- Del Mar Single Use Plastic Bag Ban – Chapter 11.36 of the Municipal Code
- Del Mar Styrofoam Ban - Chapter 11.40 of the Municipal Code
- Plastic Straws and Stirrers Ban - Chapter 11.44 of the Municipal Code
- Del Mar Balloon Ban- Chapter 11.48 of the Municipal Code
- Del Mar Construction and Demolition Waste Recycling Ordinance- Chapter 23.70

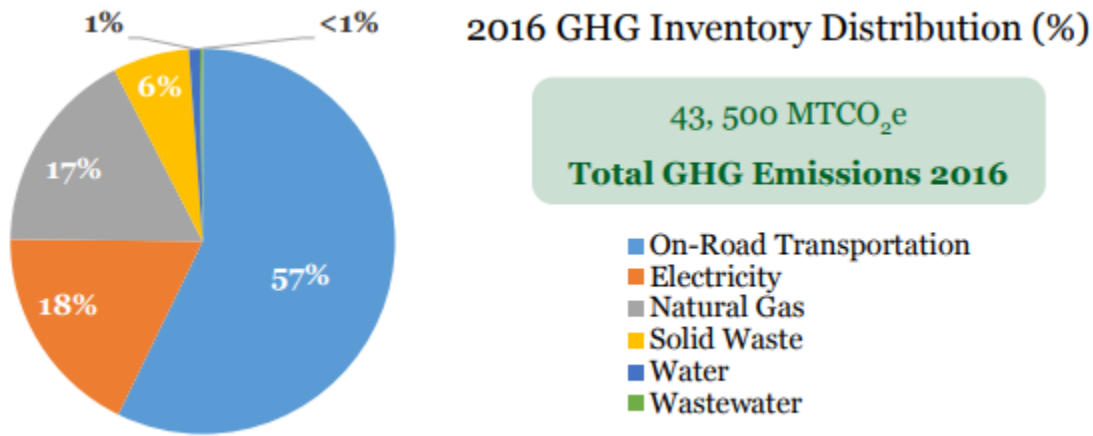
In FY24-25, the Sustainability Advisory Committee researched and made recommendations for a more comprehensive plastics ordinance. Staff anticipates taking the draft ordinance to the City Council in early 2026.

Food Waste Diversion is critical to reaching these goals. In 2022, Del Mar introduced food waste recycling programs for all residential and commercial customers. A list of edible food recovery organizations and services are available on the City's website: <https://www.delmar.ca.us/DocumentCenter/View/8009/Del-Mar-Edible-Food-Recovery-Organizations-and-Services>.

5.5 CLIMATE ACTION PLAN

The City's Climate Action Plan (CAP) identifies the local strategy and efforts completed to reduce pollution emissions and exposure. The CAP's goal for 2035 is to reduce greenhouse gas (GHG) generation to at least 50 percent below Del Mar's baseline 2012 values and to continue further reductions to meet the state goal of 80 percent reduction below statewide 1990 values by 2050. The City is steadily making progress toward this goal, already surpassing 15 percent below 2012 baseline levels (2020 CAP Annual Report). The CAP identifies 22 goals to help the City meet its greenhouse gas reduction targets. According to the 2020 CAP Monitoring Report, Del Mar has already met its 2020 target of 15 percent below 2012 baseline levels and is steadily moving toward its 2035 target of below 50 percent. While the City's CAP activities and policy decisions have reduced emissions in Del Mar, a significant portion of the reductions can be attributed to climate action on the regional and state level. With this in mind, prioritizing local climate action to garner community support, understanding, and collaboration while supporting regional and state efforts is key to success. This is particularly vital for sectors such as transportation, the City's main GHG emissions contributor, as shown in Figure 6.

Figure 6: 2016 Greenhouse Gas Inventory Distribution



Source: City of Del Mar, 2016

Social Equity. The CAP also recognizes that certain constraints and barriers can prevent individuals from accessing the housing, employment, and resources the City has to offer. In particular, individuals “sensitive” to extreme temperatures and other environmental conditions and special needs populations such as children under the age of five, individuals over the age of 65, individuals with disabilities, and individuals living in low-income households. The Social Equity chapter of the CAP identifies eight strategies to address the needs of these populations. These strategies focus on establishing green jobs and identifying areas of CAP implementation that can advance social equity in Del Mar through prioritizing accessible, clean transportation, developing energy efficiency programming for low income and senior residents, and ensuring CAP outreach is available for all. Covering only 2.2 square miles and with a small population, there is a strong network in Del Mar between residents, businesses, and community groups and their support and collaboration is critical for understanding the needs of the community and advancing social equity. The City of Del Mar and local non-profits like Del Mar Community Connections (DMCC) and the Del Mar Foundation provide support services for seniors and low-income residents, including rental assistance and free transportation, that work in tandem with CAP implementation. Overall, the City has taken considerable strides to reduce local pollution by taking actions to:

- Reduce residential energy usage,
- Provide renewable energy options,
- Divert waste,
- Facilitate recycling and use of composting,
- Increase use of alternative transportation,
- Complete public improvements for pedestrian and bicycle mobility,
- Protect wetlands, and
- Protect Torrey Pines, Monterrey Cypress, and mature trees in the urban tree canopy.

5.6 GOALS AND POLICIES - MINIMIZE POLLUTION EXPOSURE

Goals and Policies to further the City's commitment to reduce pollution exposure and improve environmental conditions include:

Goal 5: Continue to implement the Climate Action Plan (CAP) goals, objectives, and policies to reduce pollution emissions and exposure and minimize risk for vulnerable populations.	
Policy 5.6.1	<p>Monitor pollutants and implement measures to reduce pollutant emissions and exposure.</p> <ul style="list-style-type: none"> • Implementation Action 5.6.1.A: Continue to implement annual water, sewer, stormwater, and road improvement Capital Improvement Program (CIP) projects to reduce potential for water quality impacts through improvements to City infrastructure. • Implementation Action 5.6.1.B: Partner with Federal, State, and local agencies to regularly monitor air and water quality and implement mitigation measures to reduce potential impacts.
Policy 5.6.2	<p>Continue to prioritize actions that address risks associated with climate change (i.e. increasing temperatures and heat related effects, wildfires, and sea level rise).</p> <ul style="list-style-type: none"> • Implementation Action 5.6.2.A: Prioritize implementation of Del Mar's Sea Level Rise Adaptation Plan, including the pursuit of nature-based shoreline management along the north and south banks of the San Dieguito River to provide flood resilience, habitat enhancement, and improved public trail access. • Implementation Action 5.6.2.B: Support multimodal transportation to limit vehicle emissions and encourage active transportation (i.e., access via walking, cycling, skateboarding, or wheelchair) for travel or leisure to reduce air quality impacts. • Implementation Action 5.6.2.C: Evaluate the possibility of increasing solar capacity on City-owned properties. • Implementation Action 5.6.2.D: Partner with organizations like the Clean Energy Alliance or the Center for Sustainable Energy to install solar on multi-unit lower-income housing to meet renewable energy goals in the CAP. • Implementation Action 5.6.2.E: Update the Local Coastal Program (LCP) by January 1, 2034, to incorporate the City's plan for sea level rise in accordance with SB 272, which will involve preparation of an updated vulnerability assessment, analysis of vulnerable populations, and economic impact analysis.
Policy 5.6.3	<p>Increase community awareness about the risks associated with climate change and steps residents can take to increase their property's resilience and protect themselves.</p> <ul style="list-style-type: none"> • Implementation Action 5.6.3: Encourage individuals to make voluntary changes that lead to environmental benefits and greater protection by sharing information at community events, the planning counter, and on the City's website.
Policy 5.6.4	<p>Encourage transportation demand management (TDM) measures (i.e., transit subsidies, bicycle facilities, ride sharing, alternative work schedules) to reduce vehicle miles traveled.</p> <ul style="list-style-type: none"> • Implementation Action 5.6.4: Require new development to incorporate TDM strategies consistent with local California Environmental Quality Act (CEQA) Guidelines for Transportation Impact Analysis.

6 PROMOTE SAFE AND HEALTHY HOMES

Del Mar is a community that is a desirable place to live for households of all income levels. The shortage of affordable housing opportunities in Del Mar and coastal communities across the state is felt disproportionately by households with lower incomes due to high land values, housing costs, and cost of living. Consistent with the demographics of other coastal jurisdictions, the Del Mar community is predominately white and has higher resident incomes compared to other jurisdictions in the San Diego region. The City of Del Mar is committed through its Housing Element to create new housing opportunities at a range of income levels, that are more inclusive of moderate income, lower income, and special needs households, and ensure that all housing is maintained in compliance with applicable codes to protect the public health, safety, welfare, and well-being of residents.

6.1 HOUSING LOCATION

Del Mar is a high opportunity community that offers residents access to high performing public and private schools, public beaches and parks, and a healthy and safe environment with coastal resources, amenities, and programs that enhance the quality of life and make Del Mar a desirable place to live for households of all income levels. Location of housing plays a central role in how individuals and families engage in their communities. Community amenities and access to opportunities are inherently spatial in nature and are not always accessible or attainable due to different types of social, cultural, and economic barriers in our society. The geographic relationship of affordable family-supporting housing in relation to community amenities as well as environmental health hazards is an important component of environmental justice, fair housing choice, and the overall commitment to affirmatively further fair housing throughout the region.

Access to Jobs. Employment has a demonstrable impact on local housing needs. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. High housing costs can make it hard for many people to afford basic housing, let alone homeownership. Many households make serious tradeoffs amid high housing costs to afford living in desirable communities. Workers in California's coastal communities often commute 10 percent further each day than commuters elsewhere, largely because limited housing options exist near major job centers. The City of Del Mar is an affluent community, with higher resident incomes and costs of living compared to the San Diego Region. Housing in Del Mar is generally more expensive than the average cost of housing statewide. The main commercial services and retail businesses in the City are specifically related to tourism and the accommodation of visitors. According to census data, retail and tourism related occupations offer lower income salaries. While the City of Del Mar employs persons in the retail, service and tourism industries, there is a lack of affordable housing in the community to accommodate these potential needs. Therefore, persons working in these industries may not have the opportunity to live in the city where they work. Opportunities to help provide and encourage lower income housing opportunities are outlined with the Housing Element.

Access to High-Quality Public and Private Schools. Figure 7 demonstrates that there is a range of high-quality schools in the area that provide education and childcare for children from preschool through high school.

Figure 7: City of Del Mar Access to Schools



Source: City of Del Mar 2025

6.2 HOUSING QUALITY

There are various factors that affect housing needs for different households. Housing units in Del Mar are well maintained, which has a positive impact to the quality of life of residents in the community. The City's development standards and regulations ensure the quality and safety of new residential development, while enforcement measures work to ensure that the existing housing stock remains safe for all individuals.

Substandard Living Conditions. The analysis for the 6th Cycle Housing Element (planning years 2021-2029) identified that more than half of the housing stock in the City was built between 1950 and 1970. Generally, housing units built over 30 years ago may be assumed to benefit from renovations or upgrades. As of 2024, about 85 percent of housing in the City was built more than 30 years ago. However, this data does not reflect the renovations and upgrades that are consistently made to the existing stock via the City's design review process that applies to housing development. Due to the generally high income of households in the City, maintenance and upgrades are generally not an impediment to home improvements for many households within the City of Del Mar.

Overcrowding. The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. The incidence of overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city. The combination of lower incomes and high housing costs result in many households living in overcrowded housing conditions. Because of Del Mar's demographic profile (older population, smaller household size), overcrowding historically has not been an issue. In 2025, less than two percent of Del Mar households live in overcrowded conditions. The incidence of overcrowding among renters and homeowners was approximately the same (one percent of renters versus less than one percent of owners).

Code Enforcement. The City of Del Mar Planning and Community Development Department administers the Code Enforcement program. Code Compliance staff responds to citizen complaints, City Council requests for service, referrals for investigation/compliance, and inter-governmental enforcement agency referrals. Staff conduct field inspections, prepares written notices/orders for code compliance, verifies compliance measures and requests for action by nuisance abatement, and educates the public on storm water compliance. Code Compliance staff issues warnings, Notices of Violations, and other enforcement measures as needed to obtain compliance. The enforcement program highlights voluntary non-judicial compliance with an emphasis upon public awareness of governmental regulatory provisions.

Department of Environmental Health. The County of San Diego, Department of Environmental Health (DEH) is the housing enforcement agency in Del Mar. The Food and Housing Division enforces state laws pertaining to sanitation, maintenance, ventilation, and occupancy. The County provides resources to the public related to housing disputes and environmental health concerns within rental housing (i.e., mold, vermin control, and lead poisoning). Tenants are advised to notify the landlord or property owner/management company if an environmental health concerns problem exists. If the problem is not resolved after owner/landlord notification, a complaint can be filed with the County of San Diego, Department of Environmental Health, Food and Housing Division for field investigation. Information related to these programs and resources is available on the City's Fair Housing Resources web page: <https://www.delmar.ca.us/884/Fair-Housing-Resources>

6.3 HOUSING AFFORDABILITY

In 2025, the median household income in the County of San Diego was \$130,800 (HUD 2025). According to real estate data sets, the median sale price of a home in Del Mar was \$3.0M in August 2025, in comparison to the county median sale price which was \$920,000. Most homes in the City are owner-occupied single-family houses. In addition, the City

has 775 units within existing apartment and multi-unit condominium complexes, which makes up approximately 30 percent of the existing housing stock. High housing costs can make it hard for people to afford basic housing, let alone homeownership. Resources such as the San Diego Housing Commission Rental Assistance Wait List have been inundated with demand to the point that the commission has identified that they will not be able to assist new applicants for several years. Many households make tradeoffs amid high housing costs to afford living in desirable communities. Workers in California's coastal communities often commute 10 percent further each day than commuters elsewhere, largely because limited housing options exist near major job centers.

Cost Burden and Overpayment. State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Severe overpayment is indicated when greater than 50 percent of income is allocated to housing costs. Determining overpayment (referred to as cost burden) provides an indicator of the ability to sustain a household budget in consideration of other factors beyond housing costs (utilities, food, maintenance, etc.). Whenever households pay an excessive amount of their income for housing, it decreases the amount of income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies utilize overpayment indicators to determine the amount of funding allocated to a community to assist with housing opportunities. Per the 6th Cycle Housing Element, approximately 92 percent of the lower income households (extremely low, very low, and lower income) in the City overpaid for housing versus just 25 percent of moderate and above moderate-income households. Overpayment among very low-income and low-income households was most severe, with both reporting 100% rates of a cost burden greater than 30%.

Addressing Homelessness. Approximately 120 people, or 1.5 percent of the population, are experiencing homelessness in the portion of the North County region that includes Del Mar, Encinitas, Solana Beach, and San Dieguito (6th Cycle Housing Element). Del Mar is a small, predominately residential community, and most resources and institutions to help individuals experiencing homelessness are located in commercial areas located outside Del Mar's jurisdiction that are generally connected to Del Mar via public transit (i.e., bus transit). The City continues to support non-profits and contribute its fair share for the annual point in time count, including participation in activities for the Regional Task Force on Homelessness. The City allocates approximately \$110,000 annually to local non-profits (i.e., Del Mar Community Connections, Del Mar Foundation, and Community Resource Center) to support local seniors and households who qualify as lower income. These organizations help to provide resources and benefits to assist households with payment towards rent, utilities, transportation, medicine, and groceries to help keep them in their homes.

The City's overall housing policy goal in the 6th Cycle Housing Element is to "Inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Del Mar." The Housing Element recognizes the need to address homelessness, which has become an increasingly important issue as housing costs continue to rise. The Plan includes policies to preserve existing housing stock, create new housing opportunities within the community for lower income and special needs households, and provision of resources related to Emergency Shelter/Bridge housing, transitional housing, permanent supportive housing, and other resources to help individuals and families exit homelessness, return to housing, and maintain long term housing stability (referred to as rehousing).

6.4 AFFIRMATIVELY FURTHERING FAIR HOUSING

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. Pursuant to Assembly Bill (AB) 686, the city committed to affirmatively further fair housing by taking meaningful actions, in addition to resisting discrimination, through actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law. As part of the 6th Cycle Housing Element update, the City analyzed existing conditions and contributing factors associated with the

community's historical demographics and housing patterns. While many factors are beyond the control of the City, it is acknowledged that actions can be taken to 1) create new housing opportunities at a range of income levels and remove barriers, 2) increase awareness and incorporate AFFH into decision-making and promote diversity and inclusiveness, and 3) create greater access to housing assistance resources. Housing Programs, as described below, are being implemented in the City to demonstrate the City's commitment to furthering fair housing. One example of such programs is the commitment to adopt an Environmental Justice Element. The Housing Element identifies a range of housing resources and assistance programs that are currently available for low-income households and other special needs populations and additional actions to be taken to further support fair housing.

Reasonable Accommodations. Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act directly require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities. The City's Housing Element includes programs that remove constraints or provide reasonable accommodation for housing designed for persons with disabilities (6th Cycle Housing Element).

Fair Housing Resources. The City maintains a Fair Housing Resources web page to help connect the public with available resources relating to the California Fair Employment and Housing Act (FEHA), United States Department of Housing and Urban Development (HUD), Community Assistance Programs and Housing Resources, San Diego Housing Federation, County Public Housing Resources, CARE Court Legislation and Update on Efforts Addressing Homelessness, Legal Aid Society of San Diego Fair Housing Center, Resources for Filing Housing Complaints and Resolution of Housing Disputes, Healthy and Safe Homes Housing Resources, National Conflict Resolution Center – Community Services, the County's Security Deposit Assistance Program, and the HUD Section 8 Housing Choice Voucher Program: <https://www.delmar.ca.us/884/Fair-Housing-Resources>

Fair Housing Trainings. The City conducts an annual fair housing training for its staff to provide education on the provisions and liabilities of fair housing laws as well as the process for recording and referring fair housing complaints. Due to the small population size of Del Mar, fair housing issues and financial assistance are typically handled as part of a larger county consortium rather than at the local level. The Legal Aid Society of San Diego (LASSD) is a nonprofit law firm that provides free legal services to lower income San Diego residents. In addition, LASSD provides fair housing services to the City of Del Mar and the greater San Diego region. LASSD conducts outreach, provides education, and supports enforcement of both federal and State fair housing laws. LASSD conducts fair housing tests to determine if, and to what extent, discriminatory business practices exist in apartment rental housing and related markets. Some San Diego County jurisdictions with affordable housing agencies have begun to conduct fair housing testing routinely. This approach will similarly be implemented in the City of Del Mar in the future once deed restricted affordable housing units are constructed and become available for rent and occupancy.

6.5 HOUSING ELEMENT

To further fair housing, the City's Housing Element is focused on creating new housing opportunities and a range of housing choices. This involves implementation of a variety of strategies, including incentive programs to create new smaller, accessory dwelling units (i.e., tiny homes). For example, this could provide new housing choices meet the needs of seniors and adult children who want to remain in the community or the needs of people seeking to move to Del Mar to access good schools, jobs, services, beaches, and parks.

The Housing Element identifies goals and actions for the City to increase its stock of quality housing for households of all income levels through a smart growth, infill approach that connects housing, transit, and land use to create healthy, vibrant neighborhoods. The Housing Element inventory of suitable sites to meet the Regional Housing Needs Allocation (RHNA) for all income categories (extremely low income, very low income, low income, moderate income, and above moderate-income units) relies upon vacant or underutilized properties in developed areas and generally avoids development in environmentally sensitive resource locations.

To help address the need, the City is implementing more inclusive zoning policies to accommodate new housing choices and options at a greater range of affordability levels:

- The City implemented upzones (density increases) to allow multiple dwelling unit development at a density of 20 dwelling units per acre as a permitted use in the North Commercial (NC) Zone, Professional Commercial Zone (PC), Central Commercial (CC) Zone, and Public Facilities (PF) Zone. This resulted in creation over 100 additional housing opportunities for moderate income, lower income, and special needs households beyond the assigned RHNA.
- The City is developing affordable housing on two City-owned sites.
- The City continues to coordinate with the California 22nd Agricultural District to develop a lower income affordable housing development on State Fairgrounds property within the City of Del Mar.
- The City has approved permits for over 100 accessory dwelling units (ADUs) to facilitate independent living in a unit as an accessory use on the same site as an allowable primary use. This includes City Council adoption of two incentive programs including 1) an ADU amnesty program to encourage residents to bring existing, unpermitted accessory dwelling units into compliance, and 2) an ADU incentive program that offers incentives to help property owners offset the investment needed to create rent restricted units.
- The City created incentives to encourage existing multi-unit apartment and condominium complexes to deed restrict a certain number of existing units in exchange for the ability to build new market rate units on-site above the allowable density applicable to the site.
- The City Council adopted a local density bonus ordinance that clarifies the permit process and procedures for implementation of State housing law regulations that incentivize development of affordable housing units within multi-unit developments in a manner that harmonizes the State Density Bonus law and the California Coastal Act consistent with State law.
- The City Council also adopted an inclusionary housing ordinance that requires new development projects reserve a portion of the units within the project for lower income households. The inclusionary housing ordinance requires that projects creating at least two net-new dwelling units, SB 9 projects, and condominium conversion projects all provide at least one lower income unit per project.
- The City is also processing amendments to the City of Del Mar Municipal Code and Local Coastal Program related to residential care facilities, supportive housing, and transitional housing and will be preparing associated fair housing-related materials to help connect persons in need with available resources in the City and greater region to demonstrate the City's commitment to providing housing resources for all individuals.

6.6 GOALS AND POLICIES - PROMOTE SAFE AND HEALTHY HOMES

Del Mar is a healthy place to live for individuals of any income level. Through implementation of adopted plans and special projects, the City continues to demonstrate its commitment to fair housing. Goals and Policies within the Environmental Justice Element help to further the Housing Element goals, policies, and programs and other Elements of the adopted Community Plan include:

Goal 6: Foster healthy living conditions and housing opportunities for people of all backgrounds and incomes.	
Policy 6.6.1	<p>Ensure local policies and regulations are free from barriers that have historically minimized housing options for a greater diversity of residents, including lower income households.</p> <ul style="list-style-type: none"> • Implementation Action 6.6.1.A: Partner with organizations such as the Legal Aid Society of San Diego Fair Housing Center to provide annual fair housing training to City staff and assist with review and referral of discrimination complaints. • Implementation Action 6.6.1.B: Amend the Del Mar Municipal Code to remove any impediments or barriers to fair housing in accordance with State law. • Implementation Action 6.6.1.C: Prepare materials identifying programs and resources related to housing assistance for people of all incomes, races, cultures, and national origins and make fair housing resource materials available in English and Spanish, as well as all other languages offered through the City website’s translation services extension. • Implementation Action 6.6.1.D: Create a central location on the City’s website for the public to access available fair housing resources, resources for individuals experiencing homelessness, and information about service providers within the San Diego region.
Policy 6.6.2	<p>Continue to promote creation of units for lower income households through a variety of strategies.</p> <ul style="list-style-type: none"> • Implementation Action 6.6.2.A: Identify housing sites consistent with the City’s Smart Growth Urban Infill Strategy to facilitate development of affordable housing. • Implementation Action 6.6.2.B: Regularly update the Accessory Dwelling Unit (ADU) Incentive Program, as needed.
Policy 6.6.3	<p>Establish partnerships to develop lower income housing on publicly-owned sites.</p> <ul style="list-style-type: none"> • Implementation Action 6.6.3.A: Continue to coordinate with the California 22nd District Agricultural Association to develop affordable housing on Fairgrounds property. • Implementation Action 6.6.3.B: Secure agreements with affordable housing developers or other partnerships to create affordable housing units on City-owned properties.
Policy 6.6.4	<p>Apply for and secure housing funding from available regional, state, and federal programs.</p> <ul style="list-style-type: none"> • Implementation Action 6.6.4: Continue to seek State Housing Acceleration Program (HAP) grant opportunities through SANDAG’s Regional Early Assistance Program (REAP) and other opportunities such as Encampment Resolution Funding (ERF) grants.

7 IMPROVE ACCESS TO PUBLIC FACILITIES, RESOURCES, AND AMENITIES

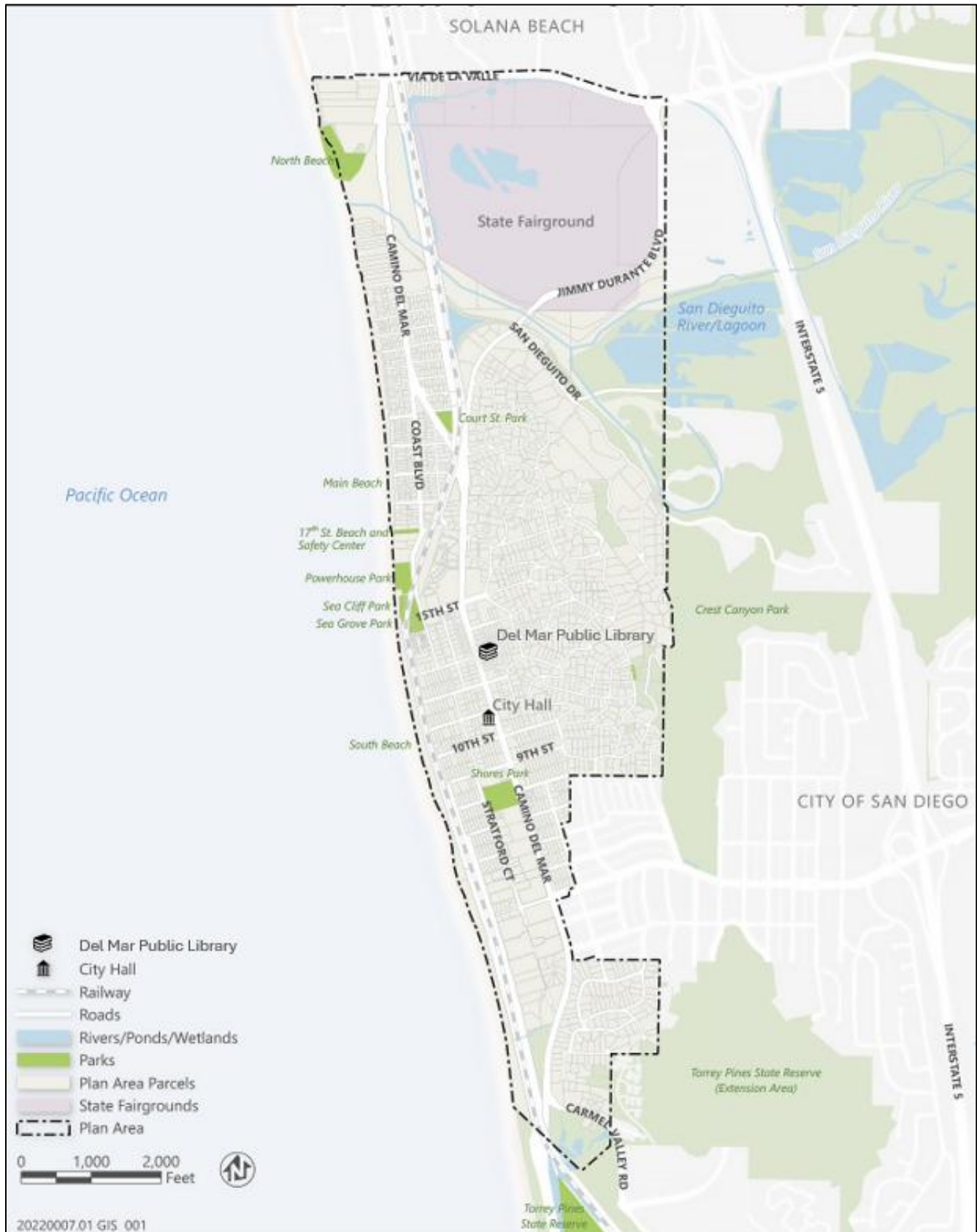
The City of Del Mar is a small community but well equipped with public facilities, amenities, and opportunities for activity, which are described below. SB 1000 refers to public facilities as “public improvements, public services, and community amenities” pursuant to California Government Code Section 66000. This includes a variety of public buildings and infrastructure, such as community centers, schools, parks, and open space, and emergency services. The prevalence of these public facilities plays an important role in providing residents amenities and services that enhance community resilience, health, and wellbeing. With the recent addition of a small-scale market within the Plaza, the citizens of Del Mar have direct access to fresh and healthy food options,

7.1 COMMUNITY FACILITIES AND SERVICES

Located along Camino del Mar, the Del Mar Civic Center and Del Mar Public Library are two valuable assets to the community. The Civic Center outside of City Hall is a pleasant open space overlooking the ocean with seating, shade structures, bike racks, picnic tables, public restrooms, and free public parking.

The Del Mar Public Library is a branch of the San Diego County library system that provides computer and language learning services to the community and is a welcoming space to recreate and explore its catalog of books, magazines, and movies. During inclement weather, the Del Mar Public Library serves as a Cool Zone Site where the public can access a safe, air-conditioned space. Figure 7 illustrates where the Del Mar Civic Center and the Del Mar Public Library are located.

Figure 7: City of Del Mar Community Facilities and Services



Source: Ascent, adapted by City of Del Mar 2025

7.2 PUBLIC TRANSPORTATION

Public transportation is readily accessible to the Del Mar population. The primary public transportation service within City limits is the North County Transit District (NCTD) 101 Breeze Bus. It has one bus route running north/south on Camino del Mar with 9 total stops. The 101 operates every day and travels from Oceanside to UTC Transit Center.

AllTransit is an analytic tool which accounts for and evaluates transit frequency, routes, and access to produce an overall transit score at the city, county, and regional levels. Geographic regions (e.g., cities, counties, Metropolitan Statistical Areas (MSAs)) are scored on a scale of 0 to 10, with 10 being complete transit connectivity. As shown in Table 1, Del Mar scored a 5.1 AllTransit performance score, illustrating a low to moderate combination of trips per week and number of jobs accessible that enable a low to moderate number of people to take transit to work. According to AllTransit, 96.7 percent of the population of Del Mar lives within 1/2 mile of transit. Figure 9 illustrates where the transit stops within Del Mar are located.

Table 1: AllTransit Performance Scores, Del Mar

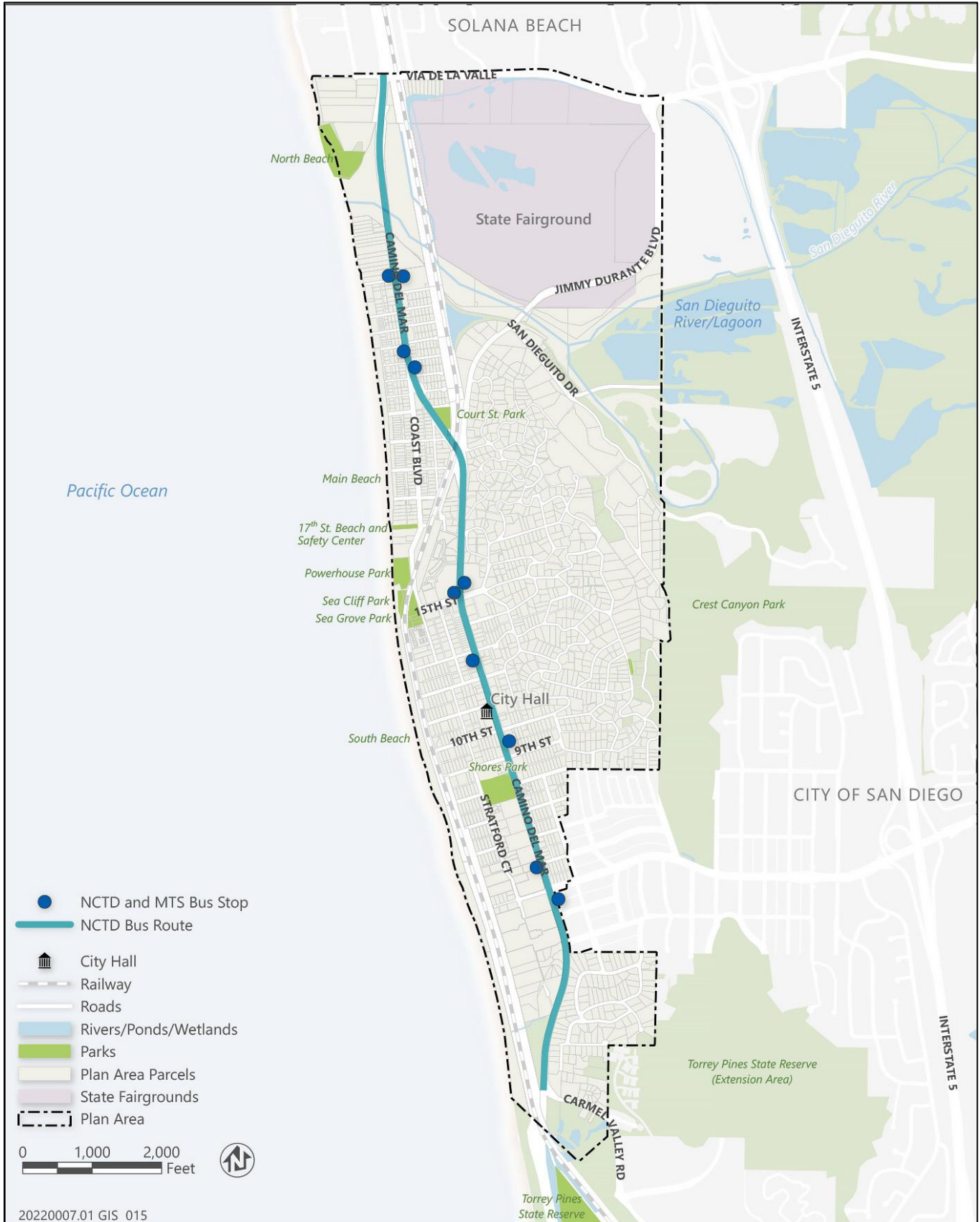
All Transit Performance Score	Households within 1/2 mile of transit	Jobs Accessible in 30-min trip	Commuters who use Transit	Transit Routes within 1/2 mile
4.9	96.7%	63,231	1.82%	1

Source: 2025 AllTransit Data.

Just one mile north of the City in Solana Beach, there is a transit station where transit riders can board the NCTD Coaster or Amtrak Pacific Surfliner. Both are passenger trains, with the latter offering travel options outside San Diego County.

In addition to the public transportation options offered by NCTD, local volunteer organization Del Mar Community Connections provides senior residents with transportation services. These services include the Sassy Chassis, which sponsors social and educational outings, and a Grocery Shuttle that runs twice weekly.

Figure 9: City of Del Mar Transit Stops



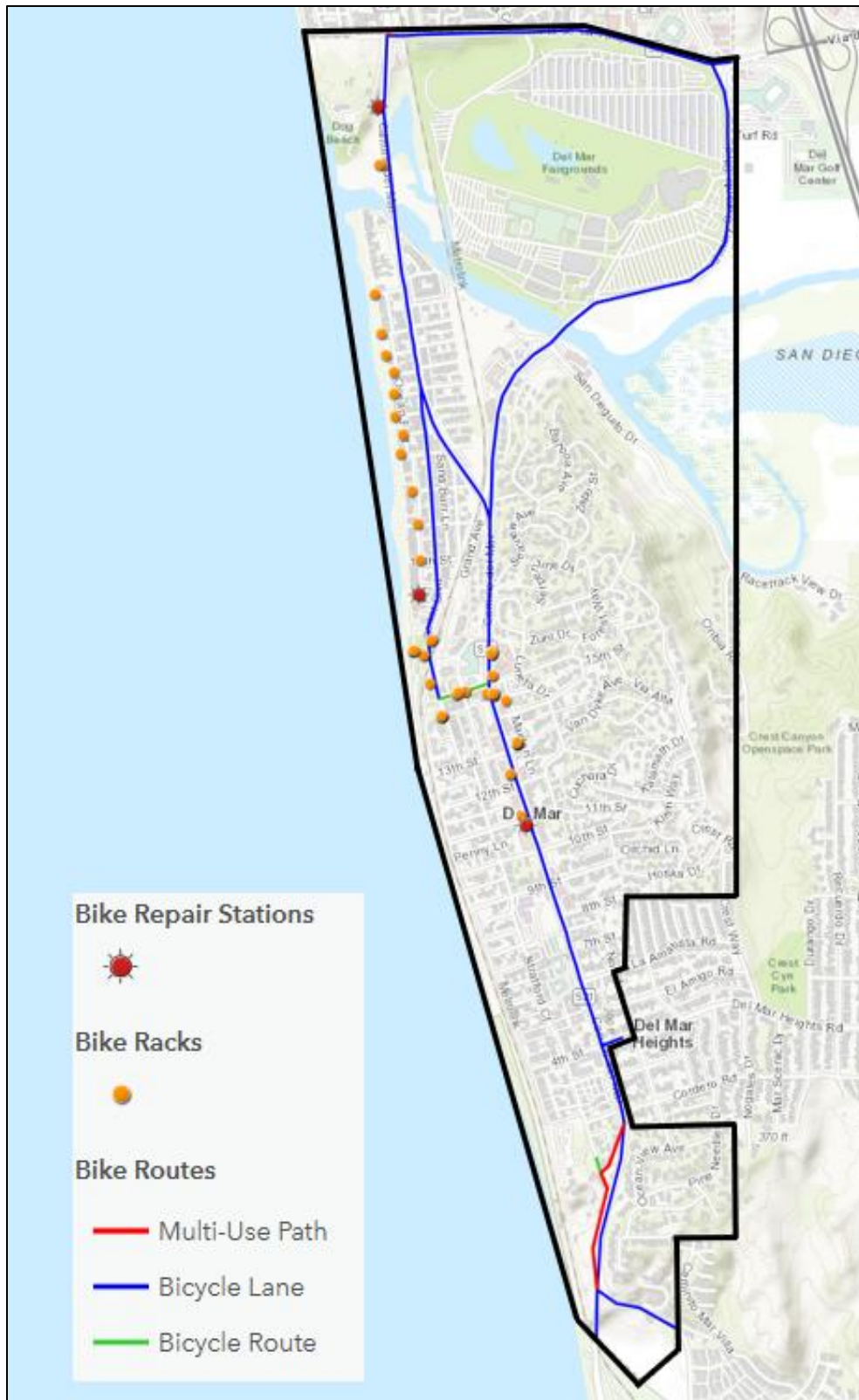
Source: Ascent 2025

7.3 COMPLETE STREETS INITIATIVE

Adopted in 2017, the City of Del Mar Complete Streets Policy sets a standard for development that prioritizes mobility and creates a safe, balanced multimodal street system. The recent Downtown Streetscape Project, which transformed seven blocks on Camino del Mar, provides better sidewalks, lighting, street furniture, landscaping, and drainage. As shown in Figure 3, an extensive bicycle network runs through the City, equipped with racks and repair stations. Roughly six miles, or 25 percent of Del Mar road miles, are bicycle lanes (2019 CAP Annual Progress Report). The Downtown Streetscape Project enhanced bicycle access through expanded bike lanes extending Northbound and Southbound at a minimum of five feet wide. More information on the City's bicycle network can be found on the City website at: <https://www.delmar.ca.us/436/Bike-Routes-Racks>. Figure 10 illustrates where bike routes and bike racks are located within the city.

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Figure 10: City of Del Mar Bike Routes and Rack Facilities



Source: City of Del Mar 2025

7.4 PUBLIC PARKS AND SCENIC TRAILS

Public parks and scenic trails provide opportunities for exercise and recreation for residents and visitors. Convenient and safe access to these places has a direct correlation to exercise and physical activity in the community. The importance of providing high-quality recreation areas has been demonstrated through the City's adoption of the Recreation Element in 1985. The adopted Recreation Element supports environmental justice through ensuring sufficient park and recreation areas and access throughout all areas of the City. Figure 11 illustrates where public parks and trails are located within the city.

Public Parks - Del Mar has three coastal parks, Seagrove Park, Sea Cliff Park, and Powerhouse Park. Overlooking over two miles of sandy beaches, these parks offer a great place to recreate with plenty of open space, Seagrove Park benches, bike racks, water fountains, and outdoor showers to accommodate its visitors. Powerhouse Park is part of a community center which hosts public and private events year-round. Both parks have direct access to the beach where people can enjoy over two miles of sandy shore. The beach presents opportunities for all kinds of activities including walking, running, swimming, surfing, kayaking, fishing, and more. There is also a barefoot, kid-friendly Tot Lot which provides children with a safe space to play. The Tot Lot is adjacent to Sea Cliff Park, a pocket park that offers benches and pathways for visitors to walk through native plantings overlooking the ocean. In addition, Del Mar is home to a Giant Sea Kelp Forest and Dog Beach that is available to explore.

Court Street Park is a neighborhood park located east of Camino del Mar and south of 21st Street. Two tennis courts and a half-court basketball court are open to the public from sunrise to sunset daily. Public restrooms are also available on-site.

Shores Park is a roughly 5.3-acre park that is located west of Camino del Mar, south of 9th Street, and east of Stratford Court. This park was purchased by the City in 2008 and is currently used for informal recreation and an intermittent dog park. Additionally, a portion of the property is leased by the private Winston School, which has been on site since 1988. A master planning process to develop the long-term vision for the park's development is currently underway. The master planning process involves significant public input and preliminary plans include the school site, a youth sports field, dog park, and multi-use sport court. The Master Plan will also include an updated Del Mar Community Building on the Shores Property. The Community Building houses non-profit groups including Del Mar Community Connections, the Del Mar Foundation, and the Del Mar Historical Society.

Scenic Trails - The City has several miles of trails and paths traveling through coastal, canyon, and lagoon terrains. These trails vary in length and difficulty. Some of the most frequented trails in Del Mar include the Riverpath Trail and Coast to Crest Trail. The Riverpath Trail runs adjacent to San Dieguito River before connecting to Crest Canyon. Although Crest Canyon is just outside city limits, it is still easily accessible and offers access to a diverse network of trails. The Coast to Crest Trail is a regional project spanning 70 miles that connects the Del Mar coast to the Volcan Mountain Summit. So far, 49 miles have been constructed with the Riverpath Trail making up part of that mileage.

Connection The Scripps Bluff Preserve, North Torrey Pines State Park, and San Dieguito Lagoon are all destination sites with access points throughout the City which connect to nature preserves within and adjacent to the city. Residents and visitors of Del Mar can enjoy the native plants, scenic views, and wildlife they have to offer.

ADA Accessible Beach Access - The City of Del Mar provides rental of a beach wheelchair, as part of a commitment to helping all residents of the state experience the beach firsthand. The wheelchair is equipped with large, wide wheels which can roll across the sand without sinking.

Low Income Parking Pass - The City, in collaboration with the California Coastal Commission, offers an annual beach parking pass free of charge to qualified applicants. The intent of the program is to provide more inclusive public access to the City's public beach and coastal parks by allowing parking in the City's metered public parking areas. Under the program, individuals who qualify for other low-income programs such as Medicaid/Medi-Cal, CalFresh, Supplemental Security Income or San Diego County's rental assistance programs will be able to obtain a pass to park for free in Del Mar. The pass may be used to park free of charge at City of Del Mar parking meters and Pay & Display Zones except on Maiden Lane, L'Auberge Del Mar Hotel meters, and the Seagrove Parking Lot. Applicants can apply for the parking

pass online on the City of Del Mar website or in person at the Beach Safety Center at 1700 Coast Blvd. from 9 a.m. to 5 p.m., Monday to Friday.

One-Mile Art Walk - The one-mile art walk in Downtown Del Mar provides a unique opportunity for people to explore the city center and embrace the arts. The Temporary Outdoor Sculpture Program is supported by the City's adopted Public Arts Policy.

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Figure 11: City of Del Mar Public Paths and Trails



Source: City of Del Mar, 2025

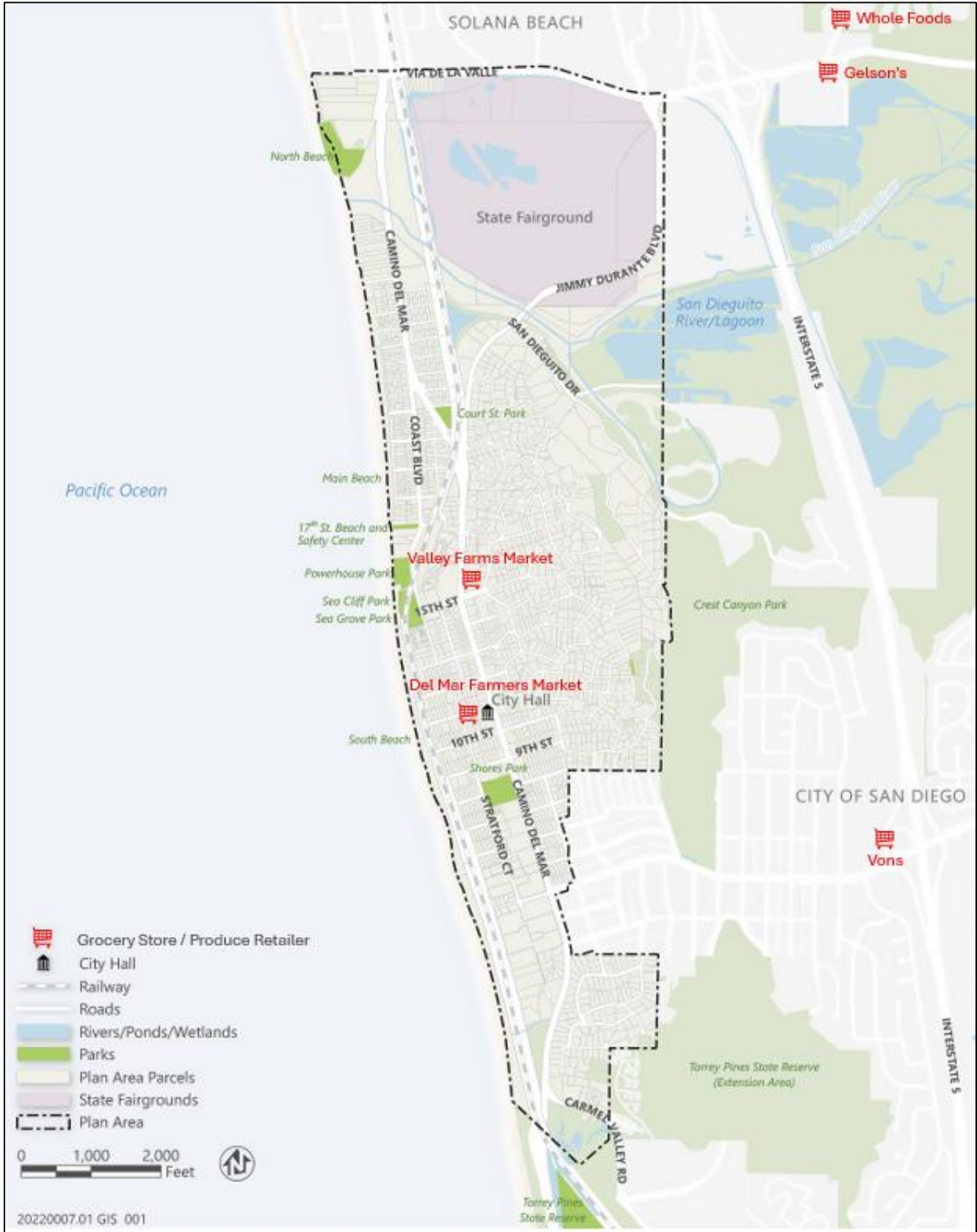
7.5 HEALTHY FOOD ACCESS

Del Mar has traditional grocery stores (i.e., Vons, Whole Foods, and Gelsons) in locations outside of the City boundary within the neighboring cities of San Diego and Solana Beach, as shown in Figure 5. Due to the small size of the Del Mar community, it has historically not been economically feasible for a traditional grocery store to locate within Del Mar, however, the City is served by two main locations that provide access to healthy foods including the Del Mar Farmers Market and the Specialty Market (Valley Farms Market) at Del Mar Plaza. Figure 12 identifies retail locations within and adjacent to Del Mar which offer access to healthy foods and produce.

Valley Farms Market (Del Mar Plaza). The Del Mar Plaza is a community-oriented retail center that initially included a 9,000-square-foot food market, imposed as a 25-year obligation for the approval of the development of the property. Several food markets have occupied the space over the years, but due to the exponentially higher cost of rent within Del Mar compared to food markets of comparable size in other jurisdictions it has been difficult to attract and maintain a local grocery tenant. Valley Farms Market is anticipating opening in the Del Mar Plaza in early 2026 and would provide a local grocery option within the City of Del Mar. Valley Farm Market, is a specialty gourmet market and butcher shop that sells groceries, has a butcher shop and fish market, as well as a full-service delicatessen with fresh-caught seafood items.

Del Mar Farmers Market. The Del Mar Farmers Market is held weekly in the Civic Center parking lot each Saturday from 1-4 pm, providing a local option for food and products grown and produced in the region. CalFresh (nationally known as SNAP) is a public benefits food assistance program that provides qualifying households with an EBT debit card to buy groceries. Farmers Markets are able to accept EBT to further provide access to local food options within the State of California, and the City of Del Mar. Additionally, Market Match (sometimes referred to as Bonus Bucks) is a California healthy food incentive program that matches federal nutrition assistance benefits, like CalFresh and WIC, at farmers markets.

Figure 12: City of Del Mar Healthy Food Access



Source: City of Del Mar 2025

7.6 GOALS AND POLICIES - PUBLIC RESOURCES, FACILITIES AND AMENITIES

Goals and policies to promote physical activities, healthy food access, and access to public facilities, not only ensure that the City of Del Mar is an inclusive community but also further the goals of the Community Plan.

Goal 7: Ensure that all residents and visitors have safe and adequate access to public facilities, transportation, recreational spaces, healthy food, and community services.	
Policy 7.6.1	Collaborate with local community groups to identify amenities the public would be interested in incorporating into local parks and trails, such as the redevelopment of Shores Park.
Policy 7.6.2	<p>Ensure equitable access to public facilities and park and recreation opportunities for people of all races, cultures, incomes, and national origins, including residents as well as visitors.</p> <ul style="list-style-type: none"> Implementation Action 7.6.2: Develop policies and implement actions, as needed, to remove any impediments or barriers to ensure equitable access.
Policy 7.6.3	<p>Promote physical activity and programs to reduce rates of obesity, heart disease, diabetes, and other health-related illnesses for residents of all ages, cultural backgrounds, and abilities.</p> <ul style="list-style-type: none"> Implementation Action 7.6.3: Collaborate with local organizations, such as Del Mar Community Connections, to provide health and recreation programs that are inclusive and meet community needs.
Policy 7.6.4	<p>Promote walking and biking as safe, healthy, and fun alternatives for individuals of all ambulatory abilities.</p> <ul style="list-style-type: none"> Implementation Action 7.6.4: In collaboration with community-based organizations, identify public safety needs and interventions to improve public access. Implementation Action 7.6.5: Continue to issue beach parking passes to eligible low-income visitors through the City's Low-Income Parking Pass program.
Policy 7.6.5	<p>Continue to support and promote local options for access to healthy foods such as the Farmers Market at Del Mar's Civic Center and Valley Farms Market at the Del Mar Plaza.</p> <ul style="list-style-type: none"> Implementation Action 7.6.5: Actively encourage local businesses to accept public assistance benefit payments using Electronic Benefit Transfer (EBT) debit cards.
Policy 7.6.6	<p>Promote the collection and redistribution of surplus edible food to communities in need.</p> <ul style="list-style-type: none"> Implementation Action 7.6.6: Continue to support the Community Resource Center's Food and Nutrition program that provides nutritious fresh meals, produce, meat, and dairy, non-perishable food, and hygiene items to assist lower income households.
Policy 7.6.7	<p>Prevent food waste through programs that encourage or require recycling of food waste (i.e., Solana Center Food Cycle program).</p> <ul style="list-style-type: none"> Implementation Action 7.6.7: Continue enforcement of the City's Recycling Services and Edible Food Collection program.