

**SOLANA BEACH CITY COUNCIL
REDEVELOPMENT AGENCY AND PUBLIC FINANCING AUTHORITY**

JOINT **SPECIAL** MEETING

MINUTES

**THURSDAY, FEBRUARY 4, 2010
6:00 P.M.**

CITY COUNCIL CHAMBERS
635 S. HIGHWAY 101,
SOLANA BEACH, CALIFORNIA

The City Council acts as the City of Solana Beach Redevelopment Agency and the Public Financing Authority.

CALL TO ORDER AND ROLL CALL:

Mayor Campbell called the meeting to order at 6:00 p.m.

Present: Campbell, Heebner, Kellejian, Roberts, and Nichols.

Absent: None.

Also Present: David Ott, City Manager
Johanna Canlas, City Attorney
Mike Hogan, Special Counsel
Leticia Fallone, Deputy City Clerk
Dennis Coleman, Finance Director
Wende Protzman, Dir. Admin. Serv./Deputy City Mgr
Tina Christiansen, Community Dev. Dir.
Mo Sammak, City Engineer/Public Works Dir.

FLAG SALUTE:

Roger Boyd led the flag salute.

APPROVAL OF AGENDA:

MOTION: Moved by Heebner and seconded by Roberts. **Motion carried unanimously.**

ORAL COMMUNICATIONS:

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

C. STAFF REPORTS:

Submit speaker slips to the City Clerk

C.1. Del Mar Fairgrounds Master Plan Draft Environmental Impact Report (DEIR) Review Comments. (File 0150-85)

Recommendation: That the City Council

1. Adopt Resolution 2010-006 authorizing the City Manager to submit an Executive Summary letter and Comments Matrix containing the City's comments on the Del Mar Fairgrounds Master Plan DEIR to the 22nd DAA (District Agriculture Association), which states that the DEIR needs to be revised and re-circulated to address the City's comments and the requirements of CEQA.

David Ott, City Manager, presented a PowerPoint. He stated that the draft Environmental Impact Report (EIR) was more than 4,500 pages long and that the City had assembled a team of experts to review the draft EIR. He stated that the proposed project provided no benefits to the City, that there would be increased traffic issues, that there was significant cumulative adverse impacts to the City, and that the draft EIR only provided one mitigation measure for all the impacts to the City. He stated that the City's public safety resources would be utilized by the project area, that there had been no communication with the City on the proposed project, that the 22nd District Agricultural Association only responded to one of the 26 comments that the City had submitted, and that after additional review of the document an additional 474 comments were prepared by the City.

Tina Christiansen, Community Development Director, continued the PowerPoint. She stated that the project site shared its northern border with the City, that there would be adverse impacts to City, that the project site was 340 acres, and that

the site was equal to 15% of the area of the City. She stated that the impacts to the City were not addressed in the EIR, that the citizens and services would be affected by the project, that almost the entire project site was in a flood plain, and that the EIR did not address flood issues. She stated that new hotels, offices, and underground parking were proposed for the project, that there were significant adverse impacts to the area that was not addressed in the EIR, and that the proposed development was divided into short and long term projects.

David Ott, City Manager, stated that short term projects required more research and analysis whereas long term projects did not require as much analysis and that both projects could occur concurrently.

Mike Hogan, CEQA Legal Counsel, continued the PowerPoint. He stated that the project site was constrained by various natural resources, that the project was in the middle of the CEQA process, that the City sent 26 written comments to the 22nd District Agricultural Association, and that only one of the City's comments was addressed in the document. He stated that the comments were available on the City's website and at City Hall, that the purpose of CEQA was to notify the public of proposed environmental impacts that could occur from a project and to propose mitigation measures to the adverse environmental impacts, and that the proposed project was incompatible with the site. He stated that the EIR did not provide design alternatives for the project, that the proposed mitigation measures were inadequate, that draft EIR needed to be revised and recirculated for public review, and that although the official public review period was over, written comments could still be provided to the 22nd Agricultural District.

David Ott, City Manager, showed various pictures of the project site, showed pictures of a recent storm demonstrating the flooding that occurred on the project site, and stated that there was no evacuation plan for the site during flooding.

Richard Eckfield (time donated by Roger Boyd) stated that he was a former City Manager, he thanked the City for their work on the EIR, and stated that the draft EIR was inadequate. He stated that a train stop was needed at the Fairgrounds, he distributed an article that was in the Del Mar Times, and stated that the fairground concessionaires should contribute to the financing of the train station. He stated that the EIR ignored many impacts of the project, that the racing season would be extended in 2011, and that the City should insist that the new stop at the fairgrounds should not impact any of the stops at the City.

Councilmember Roberts stated that the City was the first responder to the area, that Mr. Eckfield's comments should be added to the City's comments, and that the train station should be one of the first mitigations to be considered.

Councilmember Heebner stated that Gary Gallegos, Sandag, and the individual 22nd District Agricultural Association Board members should be added to the

carbon copy of the City's comment letter.

David Ott, City Manager, stated that the train stop at the Fairgrounds had never been studied, that the train stop should be evaluated, and that the city's comments would propose for that the train station should be a short term potential mitigation measure.

Councilmember Kellejian stated that Assemblyman Martin Garrick and Senator Mike Wyland should be carbon copied on the City's comments, that the project would increase traffic in the City, and whether the increased traffic would have an impact on future projects.

Council discussion ensued with City Manager regarding addressing the cumulative traffic impacts in the draft EIR and how increased traffic would impact any future developments in the City.

Councilmember Nichols stated that the EIR was inadequate, whether the City could recoup any costs spent on analyzing and preparing comments on the document, and that NCTD and Southern California Edison should be added to the carbon copy of the City's comment letter.

Councilmember Roberts amended his motion to exclude Mr. Eckfield's comments from the City's comment letter to the 22nd District Agricultural Association.

MOTION: Moved by Roberts and seconded by Heebner to approve with modifications adding additional parties to be copies on the 22nd District Agricultural Association letter. **Motion carried unanimously.**

COUNCIL COMMITTEE REPORTS:

ADJOURN:

Mayor Campbell adjourned the meeting at 7:03 p.m.


Leticia Fallone, Deputy City Clerk

Approved: April 14, 2010