

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

JOINT **SPECIAL** MEETING

MINUTES

**8:00 P.M.
WEDNESDAY, MAY 11, 2011**

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:

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

Absent: None.

Also Present: David Ott, City Manager
Johanna Canlas, City Attorney
Leticia Fallone, Deputy City Clerk
Angela Ivey, 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.

Mayor Heebner called the meeting to order at 8:05 p.m.

C. STAFF REPORTS: (C.1.)
Submit speaker slips to the City Clerk

C.1. Del Mar Fairgrounds Master Plan - Final Environmental Impact Report Certification. (File 0150-85)

Recommendation: That the City Council

1. Discuss and provide direction.

David Ott, City Manager, introduced the item. He stated that the Fairground Board certified their Master Plan, that they committed to talk about some issues that could have an impact on the Solana Beach community, they removed the hotel from the Master Plan but not from the EIR, so the EIR was approved with the hotel option in it, which would have implications to the City. He said that they had never met with Solana Beach to talk about their proposal for the sports complex, which would be supplied with Solana Beach sewer services, which mandates their meeting with the City on the issue, and that they stated that it was San Diego providing the sewer services, but that they were incorrect. He continued stating that the City had 30 days to file a challenge, May 18th, and that it had retained Special Counsel who worked with the City on the original comments on the EIR and would work with them on reviewing the potential challenge to their certified EIR. He said that he was directed by Council to discuss the issues with the City of Del Mar to see if they shared concerns, that initially the City Manager did not think they would want to join in some legal actions, that some subsequent meetings had them considering some possible legal challenge to the EIR, that Solana Beach drafted a cooperative agreement for the City to consider joining for potential legal action. He stated that Solana Beach had sent a letter in January requesting a 30 day delay for comments, and that they went to the minimum for public review, by law, that their General Manager stated that it was advice from their legal team, that in order to have any meaningful dialogue, with the quick movement, that the City felt it had no other choice but to challenge the EIR, and that they said they wanted to have a meaningful dialogue.

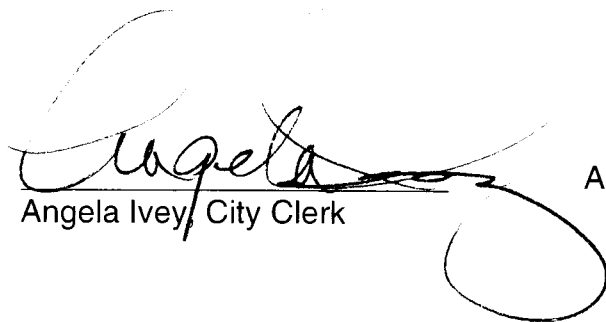
Mayor Heebner said that the door was shut in 30 days so the City would have to take action to protect the community's interests and rights.

Councilmember Roberts said that when the Fairgrounds EIR came out that Solana Beach decided to spend taxpayer's dollars to question assumptions and provide a very detailed response, that an EIR was supposed to show how impacts would be mitigated for development, that the City had asked for a meaningful dialogue, and that the City had to take legal precautions in order to protect its rights.

MOTION: Moved by Roberts and seconded by Nichols to appoint Mayor Heebner to attend the next San Dieguito River Valley meeting on behalf of the current members. **Motion carried unanimously.**

ADJOURN:

Mayor Heebner adjourned the meeting at 8:24 p.m.

A handwritten signature in black ink, appearing to read "Angela", with a large, decorative flourish extending to the right.

Angela Ivey, City Clerk

Approved: November 16, 2011