

An adjourned meeting of the City Council of the City of San Clemente, California, Council Chambers, Civic Center Building, 100 Avenida Presidio, Wednesday, July 18, 1984, at 6:00 P.M., Mayor Kenneth E. Carr presiding.

ROLL CALL

PRESENT: Council Members - DIEHL, KOESTER, LIMBERG, MECHAM, AND CARR
ABSENT: Council Members - NONE

Also Present: Gary Brown, Interim City Manager; Max L. Berg, City Clerk; Marjorie L. Will, Deputy City Clerk; and certain other Staff members present in the audience.

UNFINISHED BUSINESS

Subject: 58 - Status Report Concerning Possible Development of a Second
Municipal Golf Course at San Onofre State Park.

IN RE: Further consideration of report from Public Services Director and City Manager submitting a status report concerning possible development of a second municipal golf course at San Onofre State Park.

Some of the main comments made during the study session are briefly summarized as follows: A map was displayed and Tom Dunn, Chairman of the Golf Course Committee, made opening remarks and noted that the Committee was available for any questions Council might have. Sherman Burke, a member of the sub-committee, gave a status report noting that they have been discussing the proposal with the State Parks & Recreation Commission over the past year and that their final revised master plan includes the proposed golf course; that they have looked at financial and market aspects of the golf course and how it might relate to the whole city plan as to whether it would be a good move for the City; that this needs to be formalized to see whether it would be a good project for the City to become involved in; that it is felt additional golf facilities in this area are definitely in order and would be successful; that this is an almost unbelievable opportunity with a token \$1 to the State for the land; that they do not anticipate that the State would ask for revenue from the City since the City would be spending the money to develop the golf course; that this is the only accessible land available to the City that could be used for a municipal golf course; that the County of San Diego and City of Oceanside were sent a copy of the master plan and both indicated no objections; that although the master plan has an EIR it was agreed an additional EIR would be required; that it is proposed that the City would provide the utilities to the park; that no buildings can be constructed on the land, however, request would be made for a starting shack and possibly another facilities shack; that the effect on the City of a 36-hole golf course in the area will bring and attract tourists and encourage hotels and related facilities to be built; and that it would be desirable to find room on City land to build a clubhouse as with 36 holes in this location it will attract large tournaments and they all want clubhouse facilities. Following further remarks, Mr. Burke closed by requesting the Council authorize a financial feasibility analysis at this time and to provide the military with preliminary plans to review.

Paul Henley, member of the sub-committee, stated he is the liaison with the military and that they have expressed no objection to the plan; that in order to get their approval it is necessary to have the feasibility study; that they will be interested in what is proposed on the land; how much dirt is going to be moved and any changes in the terrain; and that the Committee feels with Council approval they can go back to the military and get their final approval for the golf course.

Public Services Director Duckworth then responded to various questions from the Council. Main Council comments are briefly summarized as follows: Councilwoman Koester suggested that as a backup safety measure written approval should be secured from San Diego County and other agencies involved; and questioned where water will be coming from. Councilman Limberg noted that this entire project is not within the City's jurisdiction; that there is nothing formal and there are no letters indicating approval; questioned who would approve grading plans; noted that he has heard Metropolitan Water District will not provide potable water for a project in this location because of jurisdictional constraints; that reclaimed water might be necessary and this is part of the overall sewer plant consideration; and that any revenue producing aspects of the golf course should be within the boundaries of Orange County. Councilman Mecham noted that we do not have an easy task ahead of us; that it is a feasible project and that we need to find out whether or not we can afford to take on the project. In response to query from Councilman Diehl, Staff advised that the financial feasibility study should be completed within 30-45 days at a cost not to exceed \$5,000. Mayor Carr noted that the concept of the project has been under consideration for years and feels that all bases have been touched with respect to other governmental entities and consideration of the question. Review was then made of what written documentation is already in file indicating either approval or approval in concept.

Following further Council and Staff discussion, IT WAS MOVED BY COUNCILMAN MECHAM, SECONDED BY COUNCILMAN DIEHL, AND UNANIMOUSLY CARRIED to authorize Staff to conduct a preliminary financial feasibility analysis using a contracted independent professional firm; and that such analysis include input from Rutan & Tucker's financial specialists.

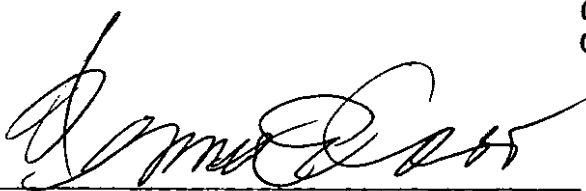
In response to query, it was interpreted that this motion allows the Interim City Manager to execute a contract not to exceed \$5,000 with the firm of, probably, Fieldman, Rolapp & Associates.

ADJOURNMENT TO CLOSED SESSION

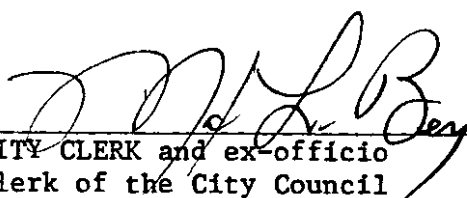
IT WAS MOVED BY COUNCILMAN MECHAM, SECONDED BY COUNCILMAN DIEHL, AND UNANIMOUSLY CARRIED to adjourn to a Closed Session to discuss a matter of litigation.

MEETING RECONVENED AND ADJOURNMENT

The meeting reconvened and IT WAS MOVED BY COUNCILMAN MECHAM, SECONDED BY COUNCILMAN DIEHL, AND UNANIMOUSLY CARRIED to adjourn at 7:10 P.M.



MAYOR and President
of the City Council



CITY CLERK and ex-officio
Clerk of the City Council