



# COUNTY OF SAN DIEGO

## LAND USE AGENDA ITEM

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**DATE:** March 25, 2026

**07**

**TO:** Board of Supervisors

### **SUBJECT**

**ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR GOLF CLUB DRIVE GREEN STREET PROJECT AND RELATED CEQA EXEMPTION (DISTRICT: 5)**

### **OVERVIEW**

The Golf Club Drive Green Street Project (Project) is a part of the County's Green Streets Clean Water (GSCW) Plan, published in Spring 2022, which identifies opportunities within the unincorporated County of San Diego to implement green infrastructure in the road right-of-way. Green Streets projects capture and filter stormwater and reduce flow rates to reduce pollutants before they reach local waterbodies. The GSCW Plan and associated projects support compliance with the Regional Municipal Separate Storm Sewer System (MS4) Permit and Trash Amendments, which require local agencies to control the discharge of bacteria, trash, and other pollutants. To meet these requirements, the Department of Public Works (DPW) developed a green infrastructure capital program to improve local water quality.

The Project, located in Bonsall, along Golf Club Drive and Old River Road, advances goals to improve water quality in the San Luis Rey River Watershed, which drains to the Pacific Ocean and is regulated by the MS4 Permit within the unincorporated County. The Project incorporates structural Best Management Practices (BMPs) that are designed to reduce stormwater runoff and improve water quality during both wet and dry weather periods. Proposed BMPs, specifically biofiltration basins, will be installed to filter pollutants from stormwater runoff that would otherwise discharge into Moosa Creek, which is a tributary of the San Luis Rey River. Additionally, the Project includes a sidewalk extension, pedestrian ramps, and related improvements along Old River Road to improve walkability and connectivity. Upon its completion, the Project will support the County's water quality commitments and will also provide valuable improvements for the community.

This is a request to approve the advertisement and subsequent award of a construction contract to the lowest responsive and responsible bidder for the Project. If approved, construction is scheduled to begin in mid-2026 and be completed in mid-2027. The total project cost, including design, environmental review, and construction, including contingency, is estimated at \$3,567,000. The funding source is available prior year General Fund fund balance.

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**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Golf Club Drive Green Street project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15303 of the CEQA Guidelines since the activities include minor water quality and sidewalk improvements to support existing uses within existing right-of-way.
2. Authorize the Director, Department of Purchasing and Contracting, to advertise and award a construction contract and to take any other action authorized by Section 401 et seq. of the Administrative Code, with respect to contracting for the Golf Club Drive Green Street project.
3. Designate the Director, Department of Public Works, as the County Officer responsible for administering the construction contract, in accordance with Board Policy F-41, Public Works Construction Projects.

**EQUITY IMPACT STATEMENT**

The Department of Public Works (DPW) strives to preserve, enhance, and promote quality of life and public safety through the responsible development and maintenance of reliable and sustainable infrastructure and services in the unincorporated area. To ensure that the County is fairly and equitably serving all communities, while simultaneously complying with mandatory federal and State stormwater regulations, DPW uses a variety of tools to prioritize stormwater infrastructure improvement projects and to ensure that historically underserved populations are prioritized. The data used by DPW to evaluate and identify underserved populations includes data from the Healthy Places Index (HPI), CalEnviroScreen 4.0, San Diego LiveWell communities, Environmental Justice Communities, and other data sources. The area within which the proposed Project is located has a HPI percentile rank of 58% which indicates that 42% of other California census tracts have healthier community conditions. This Project enhances the built environment by adding green spaces and creating safe and accessible streets; therefore, the project can help increase the HPI percentile rank in an area.

**SUSTAINABILITY IMPACT STATEMENT**

This Project will provide environmental, social, and health and well-being sustainability benefits. It proposes 4 biofiltration basins which are considered Green infrastructure and will help improve water quality by reducing the amount of pollution conveyed by existing storm drains. The Project will help restore the beneficial uses of local surface waters by improving habitat, community aesthetics and increasing recreational opportunities. Additionally, the pedestrian improvements will help enhance recreational use and walkability in the community, thereby providing multiple benefits. The Project aligns with the County of San Diego's sustainability goals of protecting and promoting natural resources, diverse habitats, and sensitive species, as it also enhances the natural environment for residents, visitors, and future generations to enjoy.

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**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2025-26 Operational Plan in the Department of Public Works (DPW) Road Fund. If approved, this request will result in total project estimated costs and revenue of \$3,567,000 for the Golf Club Drive Green Street project. The funding source is available prior year General Fund fund balance in DPW Watershed Protection Program. There will be no change in net General Fund costs and no additional staff years.

**BUSINESS IMPACT STATEMENT**

County construction contracts are competitively and publicly bid and help stimulate the local economy by creating primarily construction-related employment opportunities. All workers employed on public works projects must be paid prevailing wages determined by the California Department of Industrial Relations, according to the type of work and location of the project. The prevailing wage rates are typically based on rates specified in collective bargaining agreements. A skilled and trained workforce requirement will be included in the contract in compliance with the County’s Working Families Ordinance requirements for County construction projects.

**ADVISORY BOARD STATEMENT**

On October 7, 2025, Department of Public Works staff met with the Bonsall Community Sponsor Group (BCSG) to present the proposed Project. The BCSG voted 6 in favor, 0 opposed, 0 abstain, and 1 absent to recommend approval of this Project.

**BACKGROUND**

Federal and State laws require local governments to control pollution that enters waterways through streets, storm drains, and other features of the Municipal Separate Storm Sewer System (MS4). In 2013, the State of California San Diego Regional Water Quality Control Board (RWQCB) issued an updated MS4 Permit to 21 regional agencies, including the County of San Diego (County). This MS4 Permit established rules for how stormwater runoff entering and discharged from the MS4 must be controlled. Among these requirements the Permit mandated responsible parties to develop Watershed Management Area Water Quality Improvement Plans (WQIPs) for each of the region’s watersheds and established Total Daily Maximum Load (TMDL) limitations for pollutants impacting waterbodies. TMDL limitations require a reduction of bacteria, nutrients, and sediments from MS4 runoff during both dry and wet weather conditions, which help to protect receiving waters and their beneficial uses, such as water recreation, wildlife habitat, and preservation of rare and endangered species. In addition, the State Water Resources Control Board adopted regulations in 2013 and 2015 requiring local agencies to control the discharge of trash and dry weather flows from the MS4 into surface waters (Trash Amendments). The purpose of these regulations is also to protect and enhance the quality of receiving waters such as creeks, rivers, and the ocean that are designated for beneficial uses.

The Department of Public Works (DPW) has a green infrastructure capital program that implements projects designed to improve local water quality and comply with State requirements. To aid in the implementation of this program, DPW published the Green Streets Clean Water (GSCW) Plan in spring 2022 and identified multi-benefit green streets opportunities across nearly 1,200 miles of roads within 24 unincorporated community planning areas. Green streets are projects that implement green infrastructure within the County road right-of-way to capture/filter

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stormwater and reduce flow rates. These projects are designed to treat runoff from impervious areas such as streets, sidewalks, and adjacent land areas. Additionally, green streets facilities provide a more conducive environment for walking, biking, and transit use, which supports health, improves the environment, and delivers community benefits. The GSCW Plan identified project opportunities within the unincorporated County, which were ranked and prioritized to optimize the combined potential environmental benefits, community benefits, and cost-effectiveness. A Preliminary Engineering Report was developed and completed in 2024 to further explore feasibility and potential options for this project. After selecting the preferred option, design was initiated in November 2024.

To address requirements of the MS4 Permit and the Trash Amendments, this Project will install biofiltration basins to capture and filter pollutants from stormwater that would otherwise discharge to Moosa Creek, which is a tributary of the San Luis Rey River. Pedestrian improvements were also included to improve walkability along Old River Road, thereby providing multiple water quality and community benefits. This is represented by a sidewalk extension (approximately 251') along Old Valley Rd, curb returns, and a striped crosswalk across the Golf Club Drive intersection that connects existing sidewalk areas and enhances pedestrian safety.

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**ENVIRONMENTAL STATEMENT**

The Project improvements, including construction of stormwater quality structural best management practices (BMPs) and infrastructure improvements along Golf Club Drive and Old River Road, are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) because the Project involves the construction of additional small structures and facilities within existing right-of-way with no expansion of existing uses.

CEQA Guidelines Section 15303 exempts from CEQA review the construction and location of limited numbers of new, small facilities or structures. This exemption is applicable because the action involves authorization for construction of biofiltration basins and associated water system improvements, as well as some pedestrian improvements. The proposed biofiltration basins are intended to ensure pollutants are not discharged in stormwater runoff from the County's adjacent streets drains. The pedestrian improvements include a small segment of sidewalk and supporting facilities such as curb ramps. The improvements are properly viewed as being accessory to the existing street or as small new construction within the scope of Section 15303 when compared to the examples provided in the CEQA Guidelines.

The project is also exempt from CEQA review by Section 15301 of the CEQA guidelines. This section exempts projects which consist of the operation, repair, maintenance, or minor alteration

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of existing public structures. The critical factor is that the project involves no or negligible expansion of an existing use. The exemption specifically identifies work on existing highways and streets as falling within the scope of the exemption. The proposed project is to add a limited number of new facilities to ensure existing drainage from a County road complies with MS4 Permit requirements, and sidewalk improvements to better support existing pedestrian uses. The project does not expand existing road uses. As such, the project is exempt from CEQA review under Section 15301 of the CEQA Guidelines.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today's recommendations support the Sustainability, Community, and Equity Strategic Initiatives in the County of San Diego's 2026-2031 Strategic Plan by utilizing sustainable construction practices, focusing on underserved communities, and providing adequate maintenance to ensure safe communities that improve the quality of life of all residents.

Respectfully submitted,



DAHVIA LYNCH

Deputy Chief Administrative Officer

**ATTACHMENT(S)**

A. Vicinity Map