

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS - LAND USE  
WEDNESDAY, SEPTEMBER 15, 2021**

**MINUTE ORDER NO. 3**

**SUBJECT: ADVERTISE AND AWARD A CONSTRUCTION CONTRACT AND ESTABLISH APPROPRIATIONS FOR THE BONSALL COMMUNITY PARK PROJECT (DISTRICT: 5)**

**OVERVIEW**

Since 2008, the County of San Diego has acquired 717-acres along the San Luis Rey River between Interstate 15 and the old Olive Hill (Bonsall) Bridge in northern San Diego county, of which 545-acres are preserve land and 172 acres can be developed with active recreation. Bonsall Community Park Project is comprised of 63-acres. This site, formerly known as San Luis Rey Downs Golf Course, was acquired as one of two active recreation sites within the San Luis Rey River Park (SLRRP). This would be the first public park for the Bonsall community, offering much needed outdoor recreation. DPR hosted three public meetings to receive input from the community, which helped shape this park design. Amenities for the park include multiuse pathways, soccer fields, baseball/softball fields, basketball courts, tennis courts, restrooms, playgrounds, bike skills park, skate park, picnic areas, and a dog park. Upon completion of these projects and the opening of the park to the public, annual operations and maintenance of the park will be provided by the Department of Parks and Recreation (DPR). Due to the size of the park and number of new amenities, four additional full-time positions will be needed.

The FY 2021-22 Operational Plan included appropriations of \$24,950,000 for the entire SLRRP. The intent was \$1,000,000 would fund Bonsall Bridge Staging Area and \$23,950,000 would fund Bonsall Community Park. However, \$2,000,000 was inadvertently appropriated for Capital Project 1023730 SLRRP Bonsall Bridge Staging Area. Today's requested action will allocate the funding by establishing appropriations of \$1,000,000 based on the transfer from Capital Project 1023730 Bonsall Bridge Staging Area to Capital Project 1021895 SLR Moosa Active Recreation Node (Bonsall Community Park).

Today's requested action will also authorize the Director, Department of Purchasing and Contracting, to advertise and award a construction contract for the Bonsall Community Park project estimated at \$23,450,000 including contingency. \$1,027,000 will be used for design and environmental review. The remaining project funding of \$500,000 will be used for project related expenses including inspections, permitting, monitoring, construction management and project administration. The total project will cost \$24,977,000. If approved, project construction will begin winter 2021 with construction completion in summer 2023. Ongoing costs, addition of 4.0 full-time staffing positions, start-up costs and funding sources will be included and identified in the FY 2022-23 Operational Plan.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Addendum to the Final Programmatic Environmental Impact Report (PEIR) for the San Luis Rey River Park Master Plan (State Clearinghouse No. 2006051074), on file in the Department of Public Works has been completed in compliance with California Environmental Quality Act (CEQA) and State and County CEQA Guidelines, that the Board of Supervisors has reviewed and considered the information contained in the FPEIR and Addendum thereto dated August 27, 2021 on file (Attachment B) prior to approving the project, and that the Addendum reflects the independent judgement and analysis of the Board of Supervisors; and

Find that there are no changes in the project, proposed project, or in the circumstances under which the project is undertaken that involve significant new impacts which were not considered in the previously certified FPEIR dated September 24, 2008, that there is no substantial increase in the severity of the previously identified significant effects, and that no new information of substantial importance has become available since the FPEIR was certified as explained in the Environmental Review Update Checklist Form dated (August 27, 2021).

2. Transfer appropriations of \$1,000,000 within the Capital Outlay Fund and related Operating Transfer In from the General Fund to fund construction costs for Capital Project 1021895 SLRRP Moosa Active Recreation Node (Bonsall Community Park) based on a transfer from 1023730 Bonsall Bridge Staging Area.
3. Authorize the Director, Department of Purchasing and Contracting to advertise and award a construction contract and take any other action authorized by Section 401 et seq. of the Administrative Code and Public Contract Code section 22160-22169, with respect to contracting for the construction of the Bonsall Community Park project.
4. Designate the Director, Department of Parks and Recreation, as the County of San Diego Officer responsible for administering the construction contract for the construction of Bonsall Community Park project in accordance with Section 430.4 of the County Code of Administrative Ordinance and Board Policy F-41, Public Works Construction Projects.

#### **EQUITY IMPACT STATEMENT**

The Department of Parks and Recreation has a goal of 3-acres of parkland per 1,000 residents to provide equitable access to outdoor recreation throughout the region. Currently, Bonsall has zero acres of public parkland and no active recreation amenities. The development of Bonsall Community Park within the San Luis Rey River Park will close this critical gap for the nearly 10,000 residents of Bonsall and provide a regional park option for surrounding communities. Parks encourage sharing of cultural traditions, history, and resources within communities through events and celebrations. Community members are able to recreate together in this shared space. According to the County of San Diego Parks Master Plan, last updated in 2020, the Bonsall Community Plan Area (CPA) is projected to have an increase in Hispanic and Asian residents and a decrease in White residents by 2040. In addition, population density is also projected to increase by over 51% in the northern half of the Bonsall CPA by 2040. Providing more park space for active and passive recreation will benefit all community members and will be critical as the population density increases.

#### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2021-22 Operational Plan for the Capital Outlay Fund. If approved this request will result in estimated construction costs of \$23,450,000 for Capital Project 1021895 SLR Moosa Acquisition and Improvement. \$1,027,000 will be used for design and environmental analysis. The remaining project funds of approximately \$500,000 will be used for project-related expenses including inspections, permitting, construction management and project administration. The total cost of the project will be \$24,977,000. The funding sources are available prior year General Fund Fund Balance (\$11,790,000), General Purpose Revenue (\$13,150,000), and Park Land Dedication Ordinance 36 (\$37,000). Today's request will result in no change in General Purpose Revenue and no additional staff years.

Upon completion of these projects and the opening of the park to the public, annual operations and maintenance of the park will be provided by DPR. The total annual ongoing cost for operations and maintenance are estimated at \$552,000 for the following: \$210,000 for services and supplies and \$342,000 for the addition of 4.0 full-time equivalent positions (1 Supervising Park Ranger, 1 Recreation Program Coordinator and 2 Park Maintenance Workers). One-time start-up costs would also be needed and are estimated at \$155,000 for park vehicles, equipment, and tools.

Ongoing costs, staffing, start-up costs and funding sources will be included and identified in the FY 2022-23 Operational Plan.

**BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

ON MOTION of Supervisor Desmond, seconded by Supervisor Lawson-Remer, the Board of Supervisors took action as recommended, on Consent.

AYES: Vargas, Lawson-Remer, Desmond

ABSENT: Anderson, Fletcher

State of California)  
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER  
Clerk of the Board of Supervisors



**Signed**  
**by** Andrew Potter