



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: September 19, 2007 REPORT NO: 07-146
ATTENTION: Council President and City Council
Docket of Sept. 25, 2007
SUBJECT: Lease Agreement – San Dieguito River Valley Regional Open Space
Park Joint Powers Authority
REFERENCE: Water Supply Permit
Notice of Determination
Site Development Permit No. 193075

REQUESTED ACTION: Authorization to execute a lease agreement with the San Dieguito River Valley Regional Open Space Park Joint Powers Authority.

STAFF RECOMMENDATION: Authorize the execution of the proposed lease agreement.

SUMMARY: The San Dieguito River Park Open Space Joint Powers Authority (JPA) proposes to construct and operate the Lake Hodges Reservoir pedestrian/bicycle bridge to allow for a recreational and transportation route for people to cross Lake Hodges Reservoir and the San Dieguito River Valley. The bridge is a component of the San Dieguito River Park's 55-mile-long trail network and will provide direct access for pedestrians and bicyclists to the planned Coast to Crest Trail from the south side of the lake. The bridge is to be used by pedestrians and bicyclists and their leashed dogs. No equestrian or motorized uses will be allowed. Fishing is also specifically prohibited. The bridge will include locking gates at each end to prohibit access between the hours of 9:00 PM and 6:00 AM.

BACKGROUND: The JPA proposes to construct the 990-foot-long, 14-foot-wide pedestrian/bicycle bridge and related trail connections across Lake Hodges Reservoir linking the Lake Hodges Reservoir North Shore Trail with the Bernardo Bay trail staging area and Piedras Pintadas Trail. The bridge location is approximately 1,000 feet west of Interstate 15 as it passes over Lake Hodges Reservoir (Attachment A). The project site is located on land owned by the City of San Diego Water Department and is within the San Dieguito River Park Focused Planning Area. The bridge is identified as a top priority "Programmed Bikeway Project" Class I bicycle transportation facility in the City's Bicycle Master Plan (2002). The project would be constructed by the JPA with funds from the Federal Highway Administration Transportation Enhancement Activity grant administered by the California Department of Transportation, District 11.

The bridge will have a 14-foot wide outside dimension, with 12-foot-wide interior clearance for bicyclists and pedestrians. It will also have a 10-foot high clearance at flood conditions, allowing boats to safely pass underneath. It is proposed as a "stress ribbon" design with two piers in the

lake and concrete abutments at either end. The bridge will be constructed by a series of pre-cast concrete panels strung on cables anchored into the two bridge abutments. The bridge platform will be supported by two piers in the lake, which will widen at each pier to create two 24-foot wide belvederes for interpretive displays and bench seating. Two seating areas overlooking the lake will be installed at the north and south ends (Attachments B and C).

The term of the proposed lease is twenty-five (25) years. Staff determined the property to be of nominal rental value. Accordingly, an annual rent equivalent to the current non-profit lease administration fee of \$2,970 per year has been agreed, which will be used to offset the City's costs associated with administering this lease. The rent will be adjusted annually in accordance with the Consumer Price Index. The lease provides for the preparation of an emergency response plan, required by the California Department of Public Health, to protect water quality in the unlikely event of a water contamination incident. There are also stringent daily cleaning specifications and monitoring specifications in the lease, which is in accordance with the City's Domestic Water Supply Permit.

FISCAL CONSIDERATIONS: Initial rent of \$2,970.00 annually, will be deposited into the Water Department Fund 41500. On the anniversary date of each lease year the rent shall be adjusted upward per Consumer Price Index.


PREVIOUS COUNCIL and/or COMMITTEE ACTION: In May 2005, a Mitigated Negative Declaration was approved by the JPA Board of Directors. In September 2005, the San Diego City Council approved the Site Development Permit.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: In June 2006, the San Pasqual/Lake Hodges Planning Group voted 7-6-0 to recommend approval of the concept plan for the bridge. In August 2006, the Rancho Bernardo Planning Board voted 21-0-0 to recommend approval of the proposed lease.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: San Dieguito River Valley Regional Open Space Park Joint Powers Authority, a Joint Powers Authority composed of public agencies pursuant to California Government Code section 6500, et seq.



James F. Barwick, Director
Real Estate Assets Department



Deputy Chief
Land Use & Economic Development

Attachments:

- A: Project Location Map
- B: Bridge Layout
- C: Visual Simulation

DCM
08/15/07