

RESOLUTION NUMBER R- 302984

DATE OF FINAL PASSAGE SEP 20 2007

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO FUNDING THE UNIVERSITY AVENUE STREETLIGHTS INSTALLATION PROJECT IN THE CROSSROADS REDEVELOPMENT PROJECT AREA AND APPROVING THE ACCEPTANCE OF FUNDING ASSISTANCE FROM THE REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Crossroads Redevelopment Project Area [Project Area]; and

WHEREAS, the City Council of the City of San Diego [City] implements projects to improve economic and physical conditions in the city of San Diego; and

WHEREAS, Agency and City desire to cooperate in the construction of public improvements designed to enhance the appearance, functionality, and safety of existing conditions; and

WHEREAS, City wishes to accept funds from the Agency in an amount not to exceed \$500,000 for the purpose of installing new streetlights [Project] within the Project Area to serve the community's lighting and safety needs for residents and visitors; and

WHEREAS, the City of San Diego will manage the installation of streetlights within the Project Area; and

WHEREAS, the Agency proposes to contribute up to \$500,000 from Crossroads Redevelopment Project Area funds to assist the City's installation of streetlights within the Project Area; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, as follows:

1. The Council finds and determines that the installation of streetlights within the Crossroads Redevelopment Project Area, for which the Agency proposes to contribute funding, is consistent with the Implementation Plan for the Project Area adopted pursuant to Community Redevelopment Law Section 33490; is of benefit to the Crossroads Redevelopment Project Area; that no other reasonable means of financing the Project is available to the community; and that payment of Agency funds for the costs of the improvements will assist in the elimination of one or more blighting conditions inside the Project Area, all as more fully described in the Attachment hereto.

2. That the Mayor, or designee, is authorized to accept Agency funds in the amount of \$500,000, for CIP No. 52-762.0, for the installation of streetlights along University Avenue from 54<sup>th</sup> Street to 68<sup>th</sup> Street [Project] within the Crossroads Redevelopment Project Area.

3. That the City Auditor and Comptroller is authorized to accept, appropriate and expend funds up to \$500,000 from the Agency for CIP No. 52-762.0, provided that the City Auditor and Comptroller first furnishes one or more certificates certifying that funds necessary for expenditure are, or will be, on deposit with the City Treasurer.

4. That the Fiscal Year 2008 Capital Improvements Program Budget is amended by adding CIP No. 52-762.0, University Avenue Streetlights.

6. That Fiscal Year 2008 Capital Improvements Program Budget is amended by increasing CIP No. 52-762.0, Crossroads, by \$500,000.

7. That the City Auditor and Comptroller is authorized to accept, appropriate and expend funds an amount up to \$500,000 from CIP No. 52-762.0, University Avenue Streetlights,

Crossroads, for the purpose of installing streetlights along University Avenue from 545h Street to 68<sup>th</sup> Street.

BE IT FURTHER RESOLVED, that this activity is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15301(c).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Carol A. Leone  
Carol A. Leone  
Deputy City Attorney

CAL:cfq  
08/13/07  
Or.Dept:R.A.  
R-2008-130  
MMS#5070  
Redevelopment:Companion RA-2008-23

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of SEP 11 2007.

ELIZABETH S. MALAND  
City Clerk

By Sara Richardson  
Deputy City Clerk

Approved: 9-20-07  
(date)

JSL  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

**Special Findings  
(Health & Safety Code § 33445)  
Crossroads Redevelopment Project Area**

SUBJECT IMPROVEMENTS:

Streetlights along University Avenue (University Avenue from 54<sup>th</sup> Street to 68<sup>th</sup> Street)

The following findings are for a Streetlight Project along University Avenue – within the Crossroads Redevelopment Project Area.

I. FINDINGS OF BENEFIT

The subject Project for which the Redevelopment Agency of the City of San Diego (“Agency”) proposes to pay will benefit the Crossroads Redevelopment Project Area in that:

- A. The Project is within the Crossroads Redevelopment Project.
- B. The Project will enhance portions of the Crossroads Redevelopment Project Area for the benefit of residents, visitors, and merchants.
- C. The Project will improve the pedestrian safety needs of residents and visitors by meeting the current City standard for transit corridor lighting requirements.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the subject Project for which the Agency proposes to pay in that:

City of San Diego

- A. The City’s Capital Improvement Budget is funded primarily with water and sewer fees, a half-cent local sales tax for transportation improvements, development impact fees, State and Federal grants and/or the issuance of bonds. The Fiscal Year 2008 Capital Improvements Program (CIP) Budget totals \$454.6 million, which is an increase of \$160.9 million from the Fiscal Year 2007 Annual Budget. In Fiscal Year 2007, the Water and Metropolitan Wastewater Department received rate increases. That increased the Fiscal Year 2008 Proposed CIP Budget by approximately \$175.7 million from the Fiscal Year 2007 Annual Budget. Excluding the rate increase and related projects the Fiscal Year 2008 Proposed CIP Budget has decreased \$14.8 million from the Fiscal Year 2007 Annual Budget.

- B. The Agency's Budget was developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the respective budgets. The Fiscal Year 2008 Annual Budget for City Redevelopment totals \$128.2 million. Of this amount, \$91.4 million is comprised of new funds with \$36.8 million carrying over from the previous year. The Agency is in the process of securing \$70.0 million three-year line of credit through San Diego National Bank. This line of credit will be drawn upon to cover an estimated \$47.0 million of redevelopment project expenditures during Fiscal Year 2008. Tax increment to be generated in Fiscal Year 2008 in the City Redevelopment areas is estimated to exceed \$39.2 million or \$0.2 million less than Fiscal Year 2007 Annual Budgeted levels.
- C. The cost of this Project along University Avenue is approximately \$500,000 (estimate). There are currently no funds allocated in the 2008 CIP Annual Budget to fund this Project. The Redevelopment Agency shall contribute up to \$500,000 of Crossroads Redevelopment Project Area tax increment funds to finance this Project.
- D. Revenue forecasts for Fiscal Year 2008 suggest that the rate of growth of the City's primary sources of revenue is expected to continue to show growth, though at a slower pace, and is expected to exceed the State and national economic trends from Fiscal Year 2007.

## II. ELIMINATION OF BLIGHTING CONDITIONS

The payment of Agency funds toward the cost of the Project will assist in the elimination of one or more blighting conditions inside the Crossroads Redevelopment Project Area in that:

- A. The Project will help to eliminate physical blight conditions in that the improvements will correct and upgrade substandard and deteriorated infrastructure and will improve pedestrian safety by meeting current City standards for transit corridor lighting requirements.
- B. The Project will upgrade deficient public right-of-way space with additional lighting which will improve the image of the University Avenue commercial/transit area (54<sup>th</sup> Street to 68<sup>th</sup> Street) within the Mid-City Communities, Eastern Planning Area and Crossroads Development Project Area.
- C. The Project will upgrade public infrastructure that does not meet City's street lighting standards for commercial, business and transit corridors.

- D. The Project will help eliminate economic blight conditions in that the neighborhood will be enhanced with crime-deterrent lighting and provide incentive for private investment and improved maintenance in the surrounding area.

III. FINDINGS OF CONSISTENCY WITH IMPLEMENTATION PLAN

The payment of Agency funds toward the cost of the Project is consistent with the First Five-Year Implementation Plan for the Project Area, adopted pursuant to Health and Safety Code Section 33490, in that:

- A. The Project is consistent with the First FiveYear Implementation Plan for the Crossroads Redevelopment Project, which is recorded with the Agency as Document No. D-03613 and dated May 6, 2003, in that the Project addresses the Implementation Plan's specific goals and objectives including:
  - i. Eliminate and prevent the spread of blight and deterioration, and redevelop the proposed Redevelopment Project Area in accordance with the General Plan, applicable community plans, this Plan, and local codes and ordinances;
  - ii. Improve public infrastructure and undertake other public improvements in, and of benefit to, the Project Area, such as under grounding electrical distribution lines and telephone lines along major streets, widening, reducing or otherwise modifying existing roadways or creating additional streets, walkways, and paths for proper pedestrian and/or vehicular circulation;
  - iii. Create an attractive, safe and pleasant environment within the Project Area.