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9/25

RESOLUTION NUMBER R- 303038

DATE OF FINAL PASSAGE OCT 09 2007

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO FUNDING PUBLIC IMPROVEMENTS FOR UNIVERSITY AVENUE SIDEWALK DESIGN, REPAIR AND 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 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 the amount of \$500,000 for the purpose of designing, repairing and installing sidewalks [Project] within the Project Area to serve the community's safety and mobility needs for residents and visitors; and

WHEREAS, the City of San Diego will manage the design, repair and installation of sidewalks within the Project through CIP 52-761.0; and

WHEREAS, the Agency proposes to contribute \$500,000 from Crossroads Redevelopment funds to assist the City's design, repair and installation of sidewalks 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 design, repair and installation of sidewalks 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 Project Area; that no other reasonable means of financing the Project is available to the community; and that payment of funds for the costs of the Project 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 his designee, is authorized to accept Agency funds into Fund 10274 from Crossroads Redevelopment Project Area for the City's design, repair and installation of sidewalks within the Crossroads Redevelopment Project Area.
3. That the Council authorizes the addition of CIP 52-761-0, University Avenue Sidewalks, to FY 2008 Capital Improvements Program.
4. The Council approves a \$500,000 increase in Fiscal Year 2008 Capital Improvements Program budget CIP 52-761.0, University Avenue Sidewalks, Fund No. 10274, Crossroads Redevelopment Project Area.
5. The Council authorizes the City Comptroller to appropriate and expend funds up to \$500,000 from Fund 10274, Crossroads Redevelopment Project Area, CIP 52-761-0, University Avenue Sidewalks, for design, repair and installation of sidewalks along University Avenue from 54th St. to 68th St, contingent upon the Auditor/Comptroller certifying that funds for this action are available.

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.
Aud.Cert.:
R-2008-131
MMS#5068
Redevelopment:Companion RA-2008-24

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of SEP 25 2007.

ELIZABETH S. MALAND
City Clerk

By Aara Richards
Deputy City Clerk

Approved: 10-9-07
(date)

JSL
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

R 303038

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

SUBJECT IMPROVEMENTS:

DESIGN, REPAIR AND INSTALLATION OF SIDEWALKS ALONG UNIVERSITY AVENUE (University Avenue from 54th Street to 68th Street)

The following findings are for the design, repair and installation of sidewalks 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 and mobility needs of residents, merchants and visitors along a commercial and transit corridor.

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 Project (CIP) 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 City’s CIP Budget for Fiscal Year 2008 totals \$491.6 million, an increase of \$197.9 million from Fiscal Year 2007. The majority of the increase, \$175.7 million, is for Water and Metropolitan Wastewater CIP projects.

- B. Most major tax revenue categories continue to show signs of growth, although revenue estimates reflect an uncertain economy. Moderate growth is anticipated for most Fiscal Year 2008 major revenues. Major revenue sources include Property Tax, Sales Tax, Transient Occupancy Tax and Franchise Fees.
- C. Funding from the CIP Budget for this project is presently unavailable as other priority public infrastructure projects have been allocated all available CIP funds this fiscal year.

III. 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 blighting conditions in that the improvements will correct and upgrade substandard and deteriorated infrastructure and will improve pedestrian safety by meeting current City standards for sidewalks.
- B. The Project will upgrade deficient public right-of-way space by repairing and installing sidewalks which will improve the image of the University Avenue transit/commercial area (54th Street to 68th Street) within the Mid-City Communities, Eastern Planning Area and Crossroads Redevelopment Project Area.
- C. The Project will upgrade public infrastructure that does not meet City's standards for commercial, business and transit corridors.
- D. The Project will help eliminate economic blighting conditions in that the neighborhood will be enhanced with pedestrian safety and provide incentive for private investment and improved maintenance in the surrounding area.

IV. 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 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:

ATTACHMENT

- 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. 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;
- iii. 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; and
- iv. Create an attractive, safe and pleasant environment within the Project Area