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5/27

RESOLUTION NUMBER R- 303779

DATE OF FINAL PASSAGE JUN 0 2 2008

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE STREETScape IMPROVEMENTS ALONG IMPERIAL AVENUE FROM 45<sup>TH</sup> STREET TO EUCLID AVENUE.

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 Central Imperial Redevelopment Project Area [Project Area]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to pay for all or part of the construction of these Streetscape Concepts; and

WHEREAS, the Agency proposes to fund up to \$435,000 from Central Imperial Redevelopment funds to construct the Project; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Implementation Plan for the period of July 2004 – June 2009 for the Central Imperial Redevelopment Project Area has previously been approved; and

WHEREAS, the Implementation Plan identifies the need to improve public safety, deter crime and existing inadequate public improvements; and

WHEREAS, the installation of streetscape improvements [Project] will revitalize the Project Area by upgrading the public right-of-way with additional sidewalks, furnishings, street trees and landscaping; and

WHEREAS, the City Council has determined that the funding of the installation of the Project is in the best interests of the City and health, safety, and welfare of its residents, and is in

accord with the public purpose and provisions of applicable state and local law and requirements;

NOW, THEREFORE,

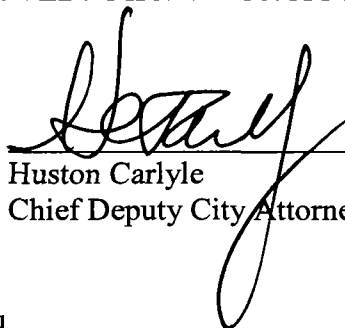
BE IT RESOLVED, by the City Council of the City of San Diego, as follows:

1. That the City Council hereby finds and determines that the construction of the Project for which the Agency proposes to contribute funding, is of benefit to the Central Imperial Redevelopment Project Area; that no other reasonable means of financing the Project is available to the community; that the Project will assist in the elimination of one or more blighting conditions inside the Project Area; and that the Project is consistent with the Implementation Plan adopted pursuant to Community Redevelopment Law, Section 33490 as more fully described in the Findings, Attachment No. 2.

2. That this activity is not a "project" and is therefore not subject to the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c) and section 15304.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By

  
\_\_\_\_\_  
Huston Carlyle  
Chief Deputy City Attorney

HC:cfq  
05/12/08  
Or.Dept:SEDC  
R-2008-1054  
Companion:Redevelopment RA-2008-134  
MMS#6262

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAY 27 2008.

ELIZABETH S. MALAND  
City Clerk

By *Lisa Richards*  
~~Deputy City Clerk~~

Approved: 6.2.08  
(date)

*JSL*  
JERRY SANDERS, Mayor

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

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

## FINDINGS

### SUBJECT IMPROVEMENTS: INSTALLATION OF STREETScape IMPROVEMENTS – CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA

#### I. FINDINGS OF BENEFIT

The subject improvements (Project) for which the Redevelopment Agency of the City of San Diego (Agency) proposes to pay will benefit the Central Imperial Redevelopment Project Area (Project Area) or the immediate neighborhood in which the Project is located in that:

- A. These improvements are within the Central Imperial Redevelopment Project Area.
- B. The Project will enhance portions of the Central Imperial Redevelopment Project Area to the benefit of residents, visitors, students and merchants by providing streetscape improvements and landscaped areas.
- C. The Project will improve the safety of pedestrians by providing a continuous sidewalk where none exists.
- D. The Project will provide streetscape enhancements which will upgrade the appearance of the street.

#### II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the 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 one-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 CIP Budget supports construction projects such as the development of park land, the construction of sewer pump plants, the acquisition of land for City use, the installation of traffic signals or street lighting systems, and the construction and remodeling of City facilities.
- B. The CIP Budget was developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the budget. Projects are funded based on need and the availability of appropriate funding sources for that project. The City's CIP budget for Fiscal Year 2008 totals \$491.6 million, an increase of \$197.9 million from Fiscal Year 2007 primarily

due to an increase in water and sewer projects and projects to meet the requirements for the Americans with Disabilities Act (ADA).

- C. Funding from the CIP Budget for this Project is presently unavailable as other priority public infrastructure projects have been allocated for available CIP funds in Fiscal Year 2008.

### 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 Central Imperial Redevelopment Project Area in that:

- A. The Project will upgrade deficient public right-of-way space with new sidewalk, street trees, furnishings and landscaping which will improve the image of the areas along the street
- B. The Project will upgrade public infrastructure that does not presently exist.
- C. The improvements will help eliminate economic blighted conditions in that the neighborhood will be enhanced with improved streetscape and provide incentive for private investment, improved maintenance and increased consumer activity in the surrounding areas.

### IV. PROJECT IS CONSISTENT WITH IMPLEMENTATION PLAN

The payment of Agency funds toward the cost of the Project is consistent with the Third Implementation Plan for the Central Imperial Redevelopment Project Area (Document No. D-03773), adopted June 25, 2004, pursuant to Health and Safety Code Section 33490 (Implementation Plan), in that.

- A. The Project addresses the Implementation Plan's goals and objectives including.
  - i. Promote revitalization of the community
  - ii. Upgrade the physical appearances of commercial and residential areas
  - iii. Alleviate the lack of public safety along the Project site
  - iv. Install public improvements to encourage private investment.
  - v. Alleviate inadequate public improvements, facilities, and utilities.
- B. The Project implements the Imperial Avenue Corridor Master Plan public improvements included in the Implementation Plan and, as identified in the Implementation Plan, the installation of the streetscape improvements along Imperial Avenue from 45<sup>h</sup> Street to Euclid Avenue will contribute to the alleviation of crime/public safety.

RESOLUTION NUMBER R- 3 03730

DATE OF FINAL PASSAGE JUN 0 2 2008

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE IMPERIAL AVENUE STREETLIGHT INSTALLATION PROJECT AND APPROVING THE TRANSFER OF FUNDS FOR THE CONSTRUCTION OF THE 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 Central Imperial Redevelopment Project Area [Project Area]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to pay for all or part of the construction of these Streetlight Improvements; and

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

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

WHEREAS, the Agency proposes to contribute up to \$210,000 from Central Imperial Redevelopment funds to assist the City's installation of streetlights within the Project Area, from Fund 98789 to Fund 10239 ; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Implementation Plan for the period of July 2004 – June 2009 for the Central Imperial Redevelopment Project Area has previously been approved; and

WHEREAS, the Implementation Plan identifies the need to improve public safety, deter crime and existing inadequate public improvements; and

WHEREAS, the installation of streetlights [Project] will revitalize the Project Area by upgrading the public right-of-way with additional street lighting; and

WHEREAS, the City Council has determined that the funding of the installation of the streetlights is in the best interests of the City and health, safety, and welfare of its residents, and is in accord with the public purpose and provisions of applicable state and local law and requirements; NOW, THEREFORE,

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

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

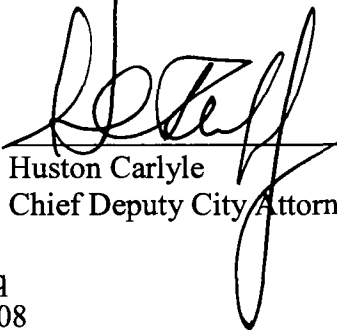
2. That it authorizes the expenditure and transfer of funds in the amount of \$210,000 to the City from the Central Imperial Redevelopment Project Area, Imperial Avenue 61<sup>st</sup> – 69<sup>th</sup> Streets, Fund No. 98789 to CIP Fund No. 61-203.1, Installation of Streetlights – Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets, to be used for the purpose of the installation of streetlights within the Central Imperial Redevelopment Project Area.

3. That it authorizes a \$210,000 increase in the Fiscal Year 2008 Capital Improvements Program Budget in CIP 61-203.1, Fund 10239, Installation of Streetlights – Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets, and

4. Authorize the appropriation and expenditure of up to \$210,000 from CIP 61-203.1, Fund 10239, Installation of Streetlights - Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets for installation of twenty-one streetlights.

5. BE IT FURTHER RESOLVED that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to State CEQA Guidelines section 15301(c) and section 15304(f).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
Huston Carlyle  
Chief Deputy City Attorney

HC:cfq  
04/10/08  
Or.Dept:SEDC  
R-2008-892  
Redevelopment: Companion RA-2008-107  
MMS#6122

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of ~~MAY 27 2008~~

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 6-2-08  
(date)

  
JERRY SANDERS, Mayor

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

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



Attachment No. 1

**FINDINGS**

SUBJECT IMPROVEMENTS:  
INSTALLATION OF STREETLIGHTS – CENTRAL IMPERIAL REDEVELOPMENT  
PROJECT AREA

I. FINDINGS OF BENEFIT

The subject improvements (Project) for which the Redevelopment Agency of the City of San Diego (Agency) proposes to pay will benefit the Central Imperial Redevelopment Project Area (Project Area) or the immediate neighborhood in which the Project is located in that:

- A. These improvements are within the Central Imperial Redevelopment Project Area.
- B. The Project will enhance portions of the Central Imperial Redevelopment Project Area to benefit the residents, visitors and merchants by providing a well-lit street and sidewalk area.
- C. The Project will improve the safety of vehicles and pedestrians for residents and visitors of the area by providing additional lighting along the street.
- D. The Project will meet citywide standards for streetlights in accordance with the city's Mid-Block Street Light Policy for developed areas.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the 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 one-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 CIP Budget supports construction projects such as the development of park land, the construction of sewer pump plants, the acquisition of land for City use, the installation of traffic signals or street lighting systems, and the construction and remodeling of City facilities.

- B. The CIP Budget was developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the budget. Projects are funded based on need and the availability of appropriate funding sources for that project. The City's CIP budget for Fiscal Year 2008 totals \$491.6 million, an increase of \$197.9 million from Fiscal Year 2007 primarily due to an increase in water and sewer projects and projects to meet the requirements for the Americans with Disabilities Act (ADA).
- C. Funding from the CIP Budget for this Project is presently unavailable as other priority public infrastructure projects have been allocated for available CIP funds in Fiscal Year 2008.

### 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 Central Imperial Redevelopment Project Area in that:

- A. The Project will upgrade deficient public right-of-way space with new lighting which will improve the image of the areas along the street.
- B. The Project will upgrade public infrastructure that does not presently meet City's street lighting standards for transit corridors and commercial districts in developed areas.
- C. The improvements will help eliminate economic blighted conditions in that the neighborhood will be enhanced with crime-deterrent lighting and provide incentive for private investment, improved maintenance and increased consumer activity in the surrounding areas.
- D. The Project will correct and upgrade substandard lighting infrastructure and will minimize pedestrian tripping hazards by providing increased lighting.

### IV. PROJECT IS CONSISTENT WITH IMPLEMENTATION PLAN

The payment of Agency funds toward the cost of the Project is consistent with the Third Implementation Plan for the Central Imperial Redevelopment Project Area (Document No. D-03773), adopted June 25, 2004, pursuant to Health and Safety Code Section 33490 (Implementation Plan), in that:

- A. The Project addresses the Implementation Plan's goals and objectives including:
  - i. Promote revitalization of the community.
  - ii. Upgrade the physical appearances of commercial and residential areas.
  - iii. Alleviate the lack of public safety along the Project site.

iv. Install public improvements to encourage private investment.

v. Alleviate inadequate public improvements, facilities, and utilities.

B. The Project implements the Imperial Avenue Corridor Master Plan public improvements that are included in the Implementation Plan and, as identified in the Implementation Plan, the installation of the streetlights along Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets will contribute to the alleviation of crime/public safety.

5/27

(R-2008-1057)

RESOLUTION NUMBER R- 303781

DATE OF FINAL PASSAGE JUN 0 2 2008

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO MAKING CERTAIN FINDINGS WITH  
RESPECT TO THE INSTALLATION OF CORTEZ HILL  
STREETLIGHTS – PHASE I.

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 Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project [“Project Area”]; and

WHEREAS, the Centre City Development Corporation [CCDC] is responsible for implementing redevelopment projects in the Project Area; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Implementation Plans for the period of July 2004 - June 2009 for the Centre City and Horton Plaza Redevelopment Projects have previously been approved; and

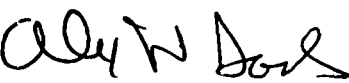
WHEREAS, the Implementation Plan identifies the need to improve public safety and deter crime by installation of streetlights; and

WHEREAS, the City Council has duly considered all conditions of the proposed payment for the construction of the Installation of Cortez Streetlights – Phase I [Project] and believes that the payment by the Agency of all of the cost of the construction is in the best interests of the City and health, safety, morals, and welfare of its residents, and in accord with the public purpose and provisions of applicable state and local law requirements; NOW, THEREFORE,

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

1. That the City Council finds and determines that the construction of the Project for which the Agency proposes to pay is of benefit to the Project Area; and
2. That the City Council finds and determines that no other reasonable means for financing the Project are available to the community and that the Project will assist in eliminating one or more blighting conditions inside the Project Area, and that the Project is consistent with the Centre City and Horton Implementation Plans for July 2004 - 2009, on file in the office of the Secretary to the Agency pursuant to California Health and Safety Code Section 33490, all as described in Attachment B.
3. That the City Council does hereby determine that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to state CEQA Guidelines §15301 (Existing Facilities – Class 1), §15302 (Replacement or Reconstruction – Class 2) and/or §15303 (New Construction or Conversion of Small Structures – Class 3).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
Alex W. Sachs  
Deputy City Attorney

AWS:mm  
05/12/08  
Or Dept:CCDC  
R-2008-1057  
MMS#6271  
Companion: Agency RA-2008-135

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at its meeting of MAY 27 2008.

ELIZABETH S. MALAND  
City Clerk

By *Anna Richardson*  
Deputy City Clerk

Approved: 6-2-08  
(date)

*Jerry Sanders*  
JERRY SANDERS, Mayor

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

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

ATTACHMENT NO. B

FINDINGS

SUBJECT IMPROVEMENTS

REQUEST TO BID THE INSTALLATION OF CORTEZ STREETLIGHTS – PHASE I PROJECT (BOUNDED BY 5TH TO 10TH AVENUES, AND BETWEEN A TO DATE STREETS) – CORTEZ REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT

I FINDINGS OF BENEFIT

The subject improvements for which the Redevelopment Agency of the City of San Diego (“Agency”) proposes to pay will benefit the Centre City Redevelopment Project or the immediate neighborhood in which the Project area is located in that:

- A These improvements are within the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, adjacent to underdeveloped properties and/or properties that have been designated as historic and will not likely be redeveloped in the near future.
- B The installation of 155 streetlights are planned for the area bounded by 5<sup>th</sup> and 10<sup>th</sup> Avenues, between A and Date Streets. The improvements will enhance portions of the above-mentioned redevelopment districts for the benefit of nearby users as well as residents.
- C The installation of streetlights will correct any adverse health and safety conditions.
- D The public improvements will act as a catalyst providing an incentive for private investment in the rehabilitation of the areas
- E The Project will create unique “sense of community” areas.
- F The Project will encourage pedestrian use.
- G Revitalizing the above-mentioned district by upgrading the public right-of-way with street furnishings including trees, streetlights, and other accessories

## II NO OTHER REASONABLE MEANS OF FINANCING

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

### City of San Diego

- A. The Fiscal Year 2008 Budget for the City of San Diego ("City") increased approximately 12.9% from \$2.556 billion to \$2.886 billion. Over the last several years, as the City's Capital Improvement Program ("CIP") has grown and revenues have leveled off, the City has developed phase funding to use available cash and minimize the issuance of bond proceeds. This is a means whereby large projects may be budgeted and contracted for in an efficient manner that maximizes the City's use of available funds. The Fiscal Year 2008 Budget reflects General Fund revenues and expenditures of \$1.1 billion, representing an increase of \$828 million or an 8.1% increase over the Fiscal Year 2007 Budget. The General Fund Budget also includes 7,053 positions, a decrease of 465 positions over the Fiscal Year 2007 Budget.
- B. The City's capital improvement budget is funded primarily with water and sewer fees, developer impact fees, grant funds, enterprise fund revenues, Facility Benefit Assessment funds, Gas Tax and Transnet funds. The Fiscal Year 2008 CIP Budget totals \$454.6 million, an increase of \$160.9 million from Fiscal Year 2007. The Fiscal Year 2008 CIP Budget provides for the sewer upgrade of the City's Metropolitan and Municipal Wastewater System, water projects, Parks and Recreation projects, library projects, transportation projects and special projects. Despite the increase in the City's CIP Budget, it is estimated that the City's deferred maintenance and capital needs, excluding Water and Sewer, may be at least \$800 to \$900 million.
- C. The Agency's Fiscal Year 2008 Program Budget was adopted on May 15, 2007. The CIP and the Agency's Budget were developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the respective budgets. Projects are funded based on need and the availability of appropriate funding sources. The City's CIP Budget lacks funding to provide for certain public improvement projects in the downtown redevelopment areas



III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the construction of the subject improvements will assist in the elimination of one or more blighting conditions inside the Cortez Redevelopment Districts of the Expansion Sub Area of the Centre City Redevelopment Project, and the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The improvements will enhance the neighborhood and replace inadequate public improvements. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets.
- B. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- C. The location of streetlights standards will be adjusted and added so as to increase the level of lighting along the public sidewalks and streets.
- D. "Improvements to existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way" as a means to contribute to blight removal is included on page 4 of the work program of the Implementation Plan adopted June 15, 2004 pursuant to Health and Safety Code 33490

RESOLUTION NUMBER R- 303782

DATE OF FINAL PASSAGE JUN 0 2 2008

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ESTABLISHING A SPECIAL INTEREST-BEARING FUND; ACCEPTING A ONE-TIME PAYMENT FOR THE ESTABLISHMENT OF THE SPECIAL INTEREST-BEARING FUND; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE USE OF TAX INCREMENT TO FUND THE CLARIEMONT DRIVE MEDIAN IMPROVEMENTS.

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

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] and City desire to cooperate in the construction of public improvements designed to enhance the appearance, functionality, and safety of existing conditions in the North Bay Redevelopment Project Area [Project Area]; and

WHEREAS, City wishes to establish a special interest-bearing fund for the purpose of maintaining the Clairemont Drive median improvements and authorize yearly appropriations to pay for the maintenance of the median improvements; NOW, THEREFORE,

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

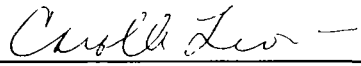
1. That the Council finds and determines: (a) that the Clairemont Drive median improvements are of benefit to the North Bay Redevelopment Project Area; (b) that no other reasonable means for financing is available to the community; (c) that the Project will assist in eliminating one or more blighting conditions in the Project Area; and (d) that the Project is consistent with the Implementation Plan adopted for the Project by the Agency July 29, 2003 on file as Document No. 03664 in the office of the Secretary to the Agency pursuant to California Health and Safety Code Section 33490. These findings are set forth in more detail in Attachment 1 hereto.
2. That the City Auditor and Comptroller are authorized to establish a special interest-bearing fund for the purpose of funding on-going, long-term maintenance of the Clairemont Drive median.

3. That the City Auditor and Comptroller are authorized to accept a one-time payment of \$100,000 from Burgener-Clark, LLC to be deposited in the interest-bearing Fund for the long-term maintenance of the Clairemont Drive median.

4. That the City Auditor and Comptroller are authorized to appropriate and expend up to \$5,000 per fiscal year, adjusted for inflation, from the special interest-bearing fund for maintenance of the Clairemont Drive median, contingent upon the Auditor and Comptroller certifying funds are available.

BE IT FURTHER RESOLVED that this activity is exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (c) (3).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
Carol A. Leone  
Deputy City Attorney

CAL:cfq  
05/06/08  
Or.Dept:RA  
R-2008-1026  
Redevelopment:Companion RA-2008-133  
MMS#6220

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAY 27 2008.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 6-2-08  
(date)

  
JERRY SANDERS, Mayor

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

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

**Findings**  
**(Health & Safety Code § 33445)**  
**North Bay Redevelopment Project Area**

SUBJECT IMPROVEMENTS:  
CLAIREMONT DRIVE MEDIAN IMPROVEMENTS

The following findings are for the construction of the Clairemont Drive median improvements in the Clairemont community within the North Bay Redevelopment Project Area.

I. FINDINGS OF BENEFIT

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

- A. The improvements are within the North Bay Redevelopment Project Area.
- B. The improvements will enhance portions of the North Bay Redevelopment Project Area for the benefit of residents, visitors, and merchants.
- C. The improvements will provide improved traffic mobility and pedestrian safety 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 improvements for which the Agency proposes to pay in that:

City of San Diego

- A. The City’s Capital Improvement Budget is funded 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 Adopted Capital Improvements Program (CIP) Budget totals \$491.6 million, which is an increase of \$197.9 million from the Fiscal Year 2007 Annual Budget.
- B. Priorities of the City’s CIP budget are to address deferred maintenance projects, which according to the City’s 2009-2013 Five-Year Financial Outlook (January 2008) is estimated to be at least \$800 to \$900 million, excluding Water and Wastewater.

- A. 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 also secured a \$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.
- B. The cost of the Clairemont Drive median improvements in the Clairemont community is approximately \$215,000 (estimate). There are currently no funds allocated in the 2008 CIP Annual Budget to fund this Project. The Redevelopment Agency shall contribute up to \$215,000 of North Bay Redevelopment Project Area tax increment funds to finance these improvements.
- C. Funding from the CIP Budget for this project is presently unavailable as all available CIP funds for this fiscal year have been allocated to other priority public infrastructure projects.
- 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 improvements will assist in the elimination of one or more blighting conditions inside the North Bay Redevelopment Project Area in that:

- A. The improvements will help to eliminate physical blighted conditions as the improvements will correct and upgrade substandard and deteriorated infrastructure and will improve traffic mobility and pedestrian safety.
- B. The improvements will upgrade deficient public right-of-way space by the construction of the Clairemont Drive median.
- C. The improvements will upgrade public infrastructure that does not meet City's standards for commercial, business and transit corridors.

- D. The improvements will help eliminate economic blighted conditions in that the traffic mobility and pedestrian safety will be enhanced, 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 improvements are consistent with the Second Five-Year Implementation Plan for the Project Area, adopted pursuant to Health and Safety Code Section 33490, in that:

- A. *The improvements are consistent with the Second Implementation Plan for the North Bay Redevelopment Project, which is recorded with the Agency as Document No. D-03664 and dated July 29, 2003, in that the improvements address the Implementation Plan's specific goals and objectives including:*
  - i. Eliminate and prevent the spread of blight and deterioration, and conserve, rehabilitate, and redevelop the Project Area in accordance with the General Plan, specific plans, and local codes and ordinances;
  - ii. Improve, promote, and preserve the positive neighborhood characteristics in North Bay, while correcting physical and economic deficiencies in the community;
  - iii. Enhance pedestrian and vehicular mobility, and improve transportation facilities in compliance with ADA regulations;
  - iv. Enhance infrastructure facilities which improve the community and support public safety, health, and local vitality; and
  - v. Build public improvements to eliminate physical and economic conditions of blight.