

<b>REQUEST FOR COUNCIL ACTION</b> CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) n/a
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Civic San Diego	DATE: 5/27/2015
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SUBJECT: City Heights Pedestrian Improvements

PRIMARY CONTACT (NAME, PHONE): Gretchen Sorenson,619-533-7113, MS 51-D	SECONDARY CONTACT (NAME, PHONE): ,
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**COMPLETE FOR ACCOUNTING PURPOSES**

FUND	400308	400694	200700		
FUNCTIONAL AREA	OTHR-00000010-NS	OTHR-00000010-NS	OTHR-00000010-NS		
COST CENTER	2200100011	2200100011	2200100011		
GENERAL LEDGER ACCT	512025	512025	512026		
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.	S-15044	S-15044	S-15044		
AMOUNT	\$19,204.00	\$4,170,115.00	\$250,000.00	0.00	0.00

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

**COST SUMMARY (IF APPLICABLE):** Previously Authorized Bonds for Engineering: \$390,681  
 This Request for Bonds Construction: \$4,189,319  
 This Request for RPTTF for Management: \$250,000  
 This Request Total: \$4,439,319  
 Total Proposed CIP Budget: \$4,830,000

**ROUTING AND APPROVALS**

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Environmental Analysis	ORIG DEPT.	Jarrett, Reese	05/27/2015
Equal Opportunity Contracting	CFO		
Liaison Office	DEPUTY CHIEF		
	COO		
	CITY ATTORNEY		
	COUNCIL PRESIDENTS OFFICE		

PREPARATION OF:  RESOLUTIONS  ORDINANCE(S)  AGREEMENT(S)  DEED(S)  
 That the City Council:

1. Authorizes the Chief Financial Officer (CFO) to add CIP S-15044, City Heights Pedestrian Improvements, to the Capital Improvements Program in accordance with the Fiscal Year 2015 Annual Appropriations Ordinance;
2. Authorizes the CFO to increase the Capital Improvement Program Budget in CIP S-15044, City Heights Pedestrian Improvements, and to appropriate and expend \$19,204 from Fund 400308 - City Heights Bond Proceeds TE Bonds 1999A, \$4,170,115 from Fund 400694 - City Heights Bond Proceeds TE Bonds 2010A, and \$250,000 from Fund 200700 – RPTTF (ROPS line item 467), solely and exclusively for the City Heights Pedestrian Improvements, contingent upon the CFO furnishing a certificate certifying that all funds necessary for expenditure are, or will be, on deposit with the City Treasurer;
3. Authorizes the Chief Financial Officer to transfer excess funds, if any, to the appropriate reserves; and,
4. Determines that the Colina Del Sol Neighborhood Sidewalk and Street Lighting Projects and East Euclid Avenue Pedestrian Improvements Project are exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301 (entitled “Existing Facilities”).

**STAFF RECOMMENDATIONS:**

Approve Requested Actions

**SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)**

<b>COUNCIL DISTRICT(S):</b>	9
<b>COMMUNITY AREA(S):</b>	City Heights Redevelopment Project Area
<b>ENVIRONMENTAL IMPACT:</b>	These Projects are categorically exempt from the CEQA under CEQA Guidelines Section 15301 (entitled “Existing Facilities”). Section 15301 applies to a class of projects (“Class One”) that includes the operation, repair, maintenance or minor alteration of existing public structures and facilities when the project involves negligible or no expansion of the existing use. These Projects consist of upgrades and improvements to existing streets and, therefore, qualify for a Class One exemption. SEE STAFF REPORT FOR ADD'L INFORMATION.

<b>CITY CLERK INSTRUCTIONS:</b>	
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**COUNCIL ACTION  
EXECUTIVE SUMMARY SHEET  
CITY OF SAN DIEGO**

DATE: 5/27/2015

ORIGINATING DEPARTMENT: Civic San Diego

SUBJECT: City Heights Pedestrian Improvements

COUNCIL DISTRICT(S): 9

CONTACT/PHONE NUMBER: Gretchen Sorenson/619-533-7113, MS 51-D

**DESCRIPTIVE SUMMARY OF ITEM:**

This action is to create and establish a Capital Improvement Program Project (CIP) B-15044 with associated costs, expend the funds and enter into the necessary contracts for the City Heights Pedestrian Improvements Project

**STAFF RECOMMENDATION:**

Approve Requested Actions

The proposed Projects will repair and install sidewalks and streetlights within the community boundaries.

The Projects are enforceable obligations of the Successor Agency to the former Redevelopment Agency (Successor Agency). The Projects were originally conceived in 2008 and approved by the City Council and the former Redevelopment Agency in 2011. The Projects were subsequently delayed as a result of the dissolution of redevelopment.

The Projects were funded by the Recognized Obligation Payment Schedule. The funds for these Projects are excess bond proceeds and have since been transferred from the Successor Agency to the City of San Diego ("City") pursuant to a bond expenditure agreement between the Successor Agency and City, which was approved by the Oversight Board and the California Department of Finance. To use the bond funds through the City and administer the Projects, a CIP number must be created and a CIP budget must be established.

In order to establish a CIP budget, costs for CivicSD and City engineering, management, administration and inspection ("Project Management Costs") must be added to the project budget. The Project Management Costs would have been incurred but paid for from separate funding sources; they are not additional project costs but allocations of these costs to the CIP budget. The total Project Management Costs are estimated to be \$250K which will be paid for with RPTTF (ROPS line item 467).

**FISCAL CONSIDERATIONS:** Agreements in the amount of \$390K have been previously executed and approved for design services. An amount of \$4.19M is available through excess redevelopment bond proceeds and \$250K is available in line 467 of the ROPS.

CivicSD was awarded a \$500K Community Development Block Grant (CDBG) from the City for the Colina Del Sol Sidewalk Projects. These funds have been returned to the City to facilitate the timely expenditure of the City Heights Bond Proceeds (Attachment A).

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): Contracts or agreements associated with this action will be subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

PREVIOUS COUNCIL and/or COMMITTEE ACTION: This item will be heard by the Economic Development and Intergovernmental Relations Committee on June 25, 2015.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: In October/November 2011 the former Redevelopment Agency and the City Council approved the Projects. The Projects have been delayed due to the dissolution of redevelopment. The Projects are a result of a recommendation by the City Heights Planning Area Committee (CHAPC) to invest in the City Heights Neighborhood.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: Business and property owners, residents, and visitors are the key stakeholders for these Projects of the City Heights Redevelopment Areas.

Jarrett, Reese  
Originating Department

\_\_\_\_\_  
Deputy Chief/Chief Operating Officer



REPORT NO. CSD 15-12

DATE ISSUED: June 17, 2015

ATTENTION: Council President and City Council  
Docket of June 25, 2015

ORIGINATING DEPT.: Civic San Diego

SUBJECT: City Heights Pedestrian Improvements – City Heights  
Redevelopment Project Areas

COUNCIL DISTRICT: 9

REFERENCE: None

STAFF CONTACT: Gretchen Sorenson, Project Manager, Public Works, 619-533-7113

REQUESTED ACTION: That the City Council takes all actions necessary to create a Capital Improvement Program Project (CIP) S-15044 with associated costs, expend the funds, and enter into the necessary contracts for the City Heights Pedestrian Improvements Project (“Projects”).

STAFF RECOMMENDATION: That the City Council:

1. Authorizes the Chief Financial Officer (CFO) to add CIP S-15044 for the Projects to the Fiscal Year 2015 Capital Improvements Program in accordance with the Fiscal Year 2015 Annual Appropriations Ordinance;
2. Authorizes the CFO to increase the CIP Budget for the Projects and to appropriate and expend \$19,204 from Fund 400308 - City Heights Bond Proceeds TE Bonds 1999A, \$4,170,115 from Fund 400694 - City Heights Bond Proceeds TE Bonds 2010A, and \$250,000 from Fund 200700 – RPTTF (ROPS line item 467), solely and exclusively for the Projects, contingent upon the CFO furnishing a certificate certifying that all funds necessary for expenditure are, or will be, on deposit with the City Treasurer;
3. Authorizes the Chief Financial Officer to transfer excess funds, if any, to the appropriate reserves; and,
4. Determines that the Colina Del Sol Neighborhood Sidewalk and Street Lighting Projects and East Euclid Avenue Pedestrian Improvements Project are exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301 (entitled “Existing Facilities”).

SUMMARY: The proposed Projects will repair and install sidewalks and streetlights within the community boundaries.

The Projects are enforceable obligations of the Successor Agency to the former Redevelopment Agency (Successor Agency). The Projects were originally conceived in 2008 and approved by the City Council and the former Redevelopment Agency in 2011. The Projects were subsequently delayed as a result of the dissolution of redevelopment.

The Projects were funded by the Recognized Obligation Payment Schedule (“ROPS”). The funds for these Projects are excess bond proceeds and have since been transferred from the Successor Agency to the City of San Diego (“City”) pursuant to a bond expenditure agreement between the Successor Agency and City, which was approved by the Oversight Board and the California Department of Finance. To use the bond funds through the City and administer the Projects, a CIP number must be created and a CIP budget must be established.

In order to establish a CIP budget, costs for CivicSD and City engineering, management, administration and inspection (“Project Management Costs”) must be added to the project budget. The Project Management Costs would have been incurred but paid for from separate funding sources; they are not additional project costs but allocations of these costs to the CIP budget. The total Project Management Costs are estimated to be \$250K which will be paid for with RPTTF (ROPS line item 467).

FISCAL CONSIDERATIONS: Agreements in the amount of \$390K have been previously executed and approved for design services. An amount of \$4.19M is available through excess redevelopment bond proceeds and \$250K is available in line 467 of the ROPS.

<b>Sources:</b>	<b>Amount</b>
Previously Approved Excess City Heights Bond Proceeds	\$390,681
Requested Excess City Heights Bond Proceeds	4,189,319
RPTTF (ROPS line 467)	250,000
<b>TOTAL SOURCES</b>	<b>\$4,830,000</b>
<b>Uses:</b>	<b>Amount</b>
CIP Budget	\$4,830,000
<b>TOTAL USES</b>	<b>\$4,830,000</b>

CivicSD was awarded a \$500K Community Development Block Grant (CDBG) from the City for the Colina Del Sol Sidewalk Projects. These funds have been returned to the City to facilitate the timely expenditure of the City Heights Bond Proceeds (Attachment A).

ECONOMIC IMPACTS: The Projects will generate 28 construction employment opportunities. As of December 31, 2014, approximately 70K construction jobs and 34K permanent jobs have been generated as a result of redevelopment activities.

CIVIC SAN DIEGO RECOMMENDATION: On May 20, 2015, the CivicSD Board voted 7-0 to approve the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: In October/November 2011 the former Redevelopment Agency and the City Council approved the Projects. The Projects have been delayed due to the dissolution of redevelopment. The Projects are a result of a recommendation by the City Heights Planning Area Committee (CHAPC) to invest in the City Heights Neighborhood.

On May 4, 2015, the CHAPC voted 18-0 to support the staff recommendation

KEY STAKEHOLDERS AND PROJECTED IMPACTS: Business and property owners, residents, and visitors are the key stakeholders for these Projects of the City Heights Redevelopment Areas.

OTHER RECOMMENDATIONS: None.

## BACKGROUND

The Projects advance the visions and goals of the community by:

- Improving public safety by providing streetlights;
- Improving walkability by installing sidewalks, curbs, gutters, street improvements and ADA pedestrian ramps;
- Providing essential capital improvements for an area with a high percentage of low- and moderate-income (LMI) families as well as disabled persons who rely heavily on walking as a means of travel; and
- Helping to develop a cohesive and attractive walking system within that provides links within the area and to surrounding neighborhoods.

EQUAL OPPORTUNITY: Contracts or agreements associated with this action will be subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

The Project is subject to State Prevailing Wage Rates.

## DISCUSSION:

Project Descriptions: The Projects are located between Euclid Avenue to the east, 54th Street to the west, El Cajon Boulevard to the north, and University Avenue to the south.

The proposed projects will repair and install sidewalks and streetlights within the community boundaries. Following the initial recommendation by the CHAPC, the City's Redevelopment Department worked extensively throughout 2009 to identify and conceptually design missing streetlights and sidewalks in the Colina Del Sol project area (Attachment B) and sidewalk improvement along Euclid Avenue (Attachment C).

Excess bond proceeds will be used to pay for the construction of the improved infrastructure for the work on the following streets:

City Heights / Colina Del Sol Neighborhood Sidewalk Projects:

- 50th Street
- 51st Street
- 52nd Place
- 52nd Street (between Trojan Avenue and El Cajon Boulevard)
- 53rd Street and Meade Avenue
- Oakcrest Drive
- Polk Avenue
- Altadena Avenue (from Trojan Avenue to Orange Avenue)

City Heights / Colina Del Sol Neighborhood Street Lighting Projects:

- 138 Streetlights throughout the Colina Del Sol Neighborhood

City Heights / East Euclid Avenue Pedestrian Improvement Project:

- East Euclid Avenue (from Dwight Street to Isla Vista Drive)

Project Financing: This table summarizes the previously approved soft costs, the additions requested to establish the CIP budget, and the CIP budget proposed in this action:

Sources	Previously Approved	This request for CIP budget	Proposed CIP Budget
Bonds	\$390,681	\$4,189,319	\$4,580,000
RPTTF	0	250,000	250,000
<b>Total Sources</b>	<b>\$390,681</b>	<b>\$4,439,319</b>	<b>\$4,830,000</b>
Uses	Previously Approved	This Request	Total
Hard Costs	\$0	\$3,518,376	\$3,518,376
Soft Costs & Project Management Costs	\$390,681	920,943	1,311,624
<b>Total Uses</b>	<b>\$390,681</b>	<b>\$4,439,319</b>	<b>\$4,830,000</b>

The following is a summary of the project construction cost and the funding sources:

Description of Work	CIP Budget Request	Sources
Construction Cost	\$3,518,376	Bonds
Soft Costs & Project Management Cost	1,311,624	Bonds & RPTTF
<b>TOTAL</b>	<b>\$4,830,000</b>	

The Construction Cost includes a 10% contingency. The soft costs include contracts for design, construction management and administration, permit fees and Project Management Costs.

This proposed action requests additional funding of \$1.43M above the previously-estimated \$3.40M for the Projects described in the staff report to the Council on March 25, 2014 (Attachment D), for a new CIP budget request of \$4.83M; \$250K is for Project Management Costs, \$1.18M is for increased in construction costs and repaving a number of streets due to various construction moratoriums that are in effect in the Colina Del Sol project area.

Proposed Schedule of Performance: The following is the proposed Project schedule:

Action	Estimated Completion Date
Bid and Award	July – October 2015
Start Construction	November 2015
End Construction	December 2016

Project Benefits: Public infrastructure is critical to the health, safety and quality of life in City Heights. The project area and the neighborhood does not meet city-wide standards for sidewalks and street lighting. The Projects will provide residents with an improved and safer environment that meets the latest standards to maximize pedestrian and vehicular safety.

Environmental Impact: These Projects are categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (entitled “Existing Facilities”). Section 15301 applies to a class of projects (“Class One”) that includes the operation, repair, maintenance or minor alteration of existing public structures and facilities when the project involves negligible or no expansion of the existing use.

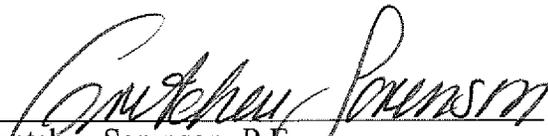
These Projects consist of upgrades and improvements to existing streets and, therefore, qualify for a Class One exemption. The application of a categorical exemption to these Projects is not precluded by any of the exceptions set forth in CEQA Guidelines Section 15300.2.

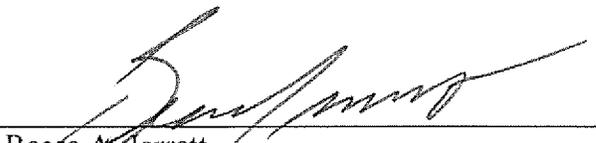
CONCLUSION:

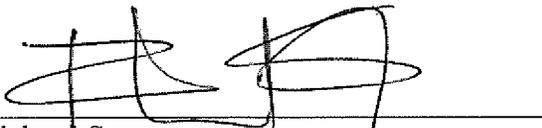
The Projects will benefit the City as the missing and deteriorating public improvement in the City Heights project area contribute to health and safety issues. Approval of the proposed actions will improve the quality of life of the residents, visitors, and property owners by correcting missing and deteriorating public improvements in the City Heights project area. Therefore, staff recommends that CivicSD recommends that the Successor Agency takes all necessary steps to bid, award, and construct the Projects.

Respectfully submitted,

Concurred by:

  
Gretchen Sorenson, P.E.  
Project Manager, Public Works

  
Reese A. Jarrett  
President

  
Richard Seges  
Vice President, Neighborhood Investment

Attachments: A – Expenditure of City Heights Bond Proceeds explanation  
B – Colina Del Sol - Proposed Streetlights and Sidewalk Improvement Area  
C – East Euclid Ave Improvements  
D – Council Staff Report, Meeting of March 25, 2014, REPORT NO. CSD-14-04



THE CITY OF SAN DIEGO

April 20, 2015

Mr. Reese Jarrett  
President  
Civic San Diego  
401 B Street, Fourth Floor  
San Diego, California 92101

Dear Mr. Jarrett:

**Subject: Expenditure of City Heights Bond Proceeds for Colina Park Neighborhood Improvements**

I am writing in regards to the timely expenditure of excess bond proceeds in City Heights on eligible projects within the City Heights community, specifically the Colina Park Neighborhood Improvements.

Currently, the Colina Park Neighborhood Improvements are funded with a combination of Community Development Block Grant Funds (CDBG) and former City Heights Redevelopment excess bond proceeds. The City Heights Redevelopment bond proceeds are from 1999 and 2010 bond issues. In September of 2014, the Successor Agency to the former City of San Diego Redevelopment Agency (Successor Agency), and the City Council approved an Excess Redevelopment Bond Proceeds Agreement which allowed the Successor Agency to transfer bond proceeds to the City. The City agreed to spend those proceeds in accordance with a Bond Spending Plan. The Colina Park Neighborhood Improvements are listed on the Bond Spending Plan. The bond proceeds were transferred to the City in January of 2015. The City is required to spend bond proceeds in a timely manner. The CDBG funds were awarded to Civic San Diego as part of the Fiscal Year (FY) 2015 allocation. There is an eighteen month timeframe, from July 1, 2014 to December 31, 2015, in which the FY 2015 CDBG funds must be fully expended.

Given the timeliness requirements, excess bond proceeds must be spent to complete this project in lieu of CDBG funds as the project is eligible under both sources of funding. This change in the funding source will not impact the project schedule, or any other aspect of the project, rather it will allow the City to prioritize the use of resources in an expeditious manner and meet all funding timeline requirements.

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Mr. Reese Jarrett

Expenditure of City Heights Bond Proceeds for Colina Park Neighborhood Improvements

April 20, 2015

We are excited that these improvements have funding available and are in a position to proceed. The City also understands that there are future projects that the community would like to see completed. Non-profits, like Civic San Diego can apply for future rounds of CDBG funding for any eligible project that achieves the priorities of the CDBG program.

If you have questions, you can reach me at (619) 236-6421.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik Caldwell". The signature is stylized with a large, sweeping loop at the end.

Erik Caldwell

Director, Economic Development Department

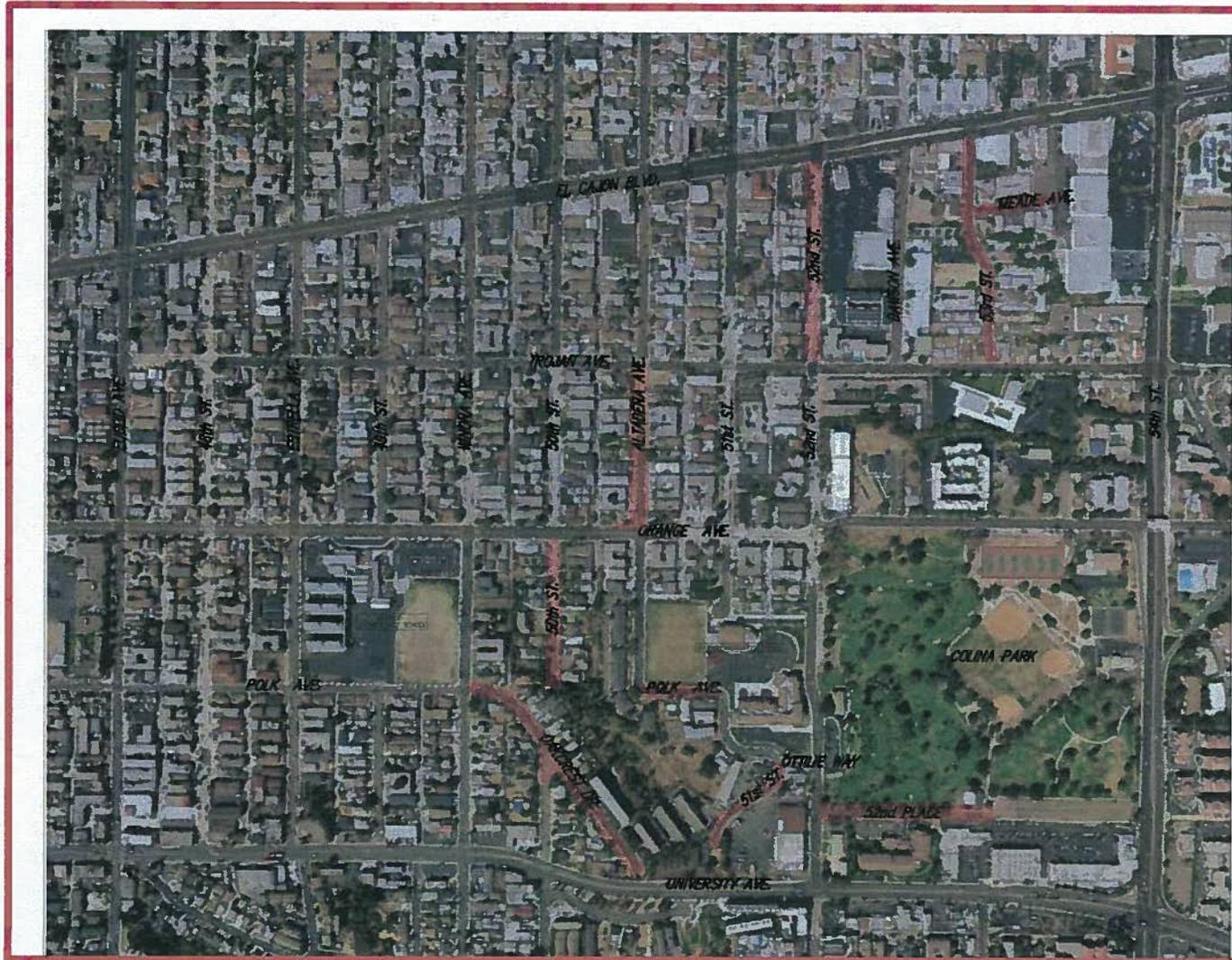
CC:

David Graham, Deputy Chief Operating Officer - Neighborhood Services

Michael Hansen, Director of Land Use and Environmental Policy, Office of the Mayor

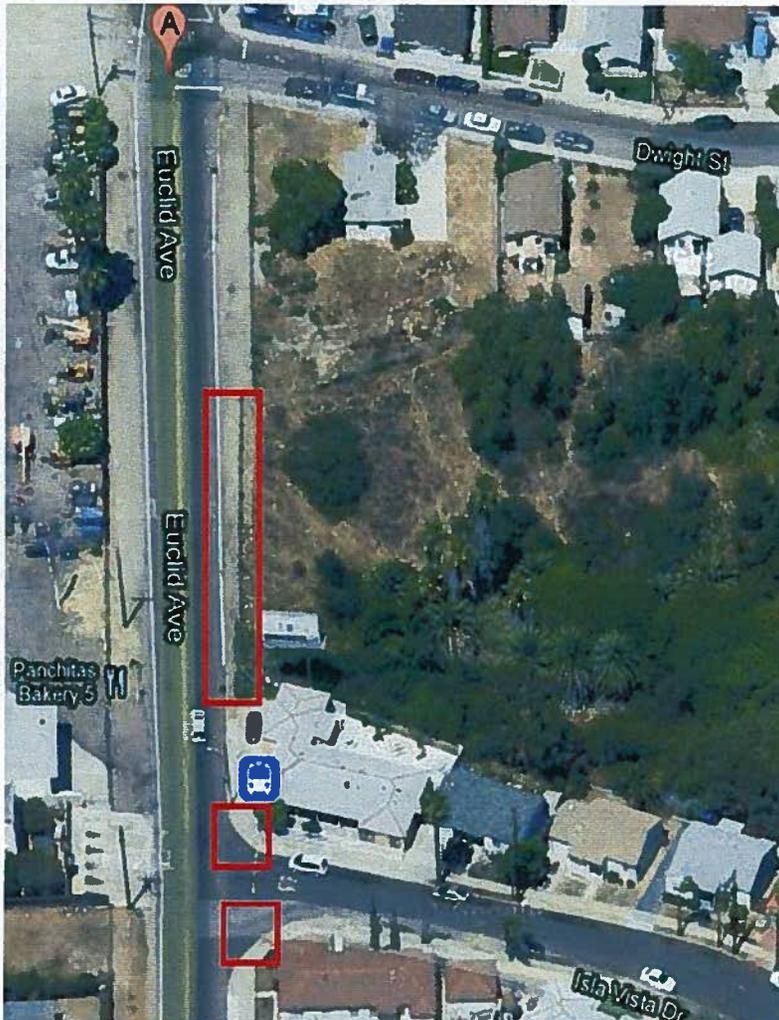
Richard Seges, Vice President - Neighborhood Investment

# City Height/Colina del Sol Project Area



Attachment B: Colina Del Sol

# East Euclid Ave



**Attachment C: East Euclid Ave**



REPORT NO. CSD-14-04

DATE ISSUED: March 19, 2014

ATTENTION: Honorable Chair and Members of the Successor Agency  
Docket of March 25, 2014

ORIGINATING DEPT.: Civic San Diego

SUBJECT: City Heights/Crossroads Professional Service Agreements with  
O'Day Consultants, Inc. – City Heights and Crossroads  
Redevelopment Project Areas

COUNCIL DISTRICT: 9

REFERENCE: None

STAFF CONTACT: Gretchen Sorenson, Project Manager, Public Works, 619-533-7113

\*\* The second set of action items below is being presented to the City Council in its capacity as the board of the local redevelopment successor agency, officially known as the City of San Diego (“City”), solely in its capacity as the designated successor agency of the Redevelopment Agency of the City of San Diego, a former public body, corporate and politic (“Successor Agency”).

REQUESTED ACTIONS:

1. That the City Council:
  - Authorizes and directs the City’s Chief Financial Officer (CFO) to close CIP S-12023 for the 50<sup>th</sup>/53<sup>rd</sup> & Meade Colina Park Sidewalks Project and CIP S-12024 for the Altadena/52<sup>nd</sup> Colina Park Sidewalks Project;
  - Authorizes and directs the CFO to close CIP S-12025 for the Colina Park Neighborhood Street Lights Project;
  - Authorizes and directs the CFO to close CIP S-12027 for the Euclid – Dwight to Isla Vista Sidewalk Project;

2. That the Successor Agency:

- Authorizes the CFO to appropriate and expend an amount not to exceed \$222,760, for civil engineering services for the Colina Del Sol Neighborhood Sidewalk Projects in the City Heights Redevelopment Project Area from funds identified in Line Item 552 of the applicable Recognized Obligation Payment Schedule (“ROPS”) of the Successor Agency;
- Approves the Professional Services Agreement with O’Day Consultants, Inc. in an amount not to exceed \$222,760, for civil engineering services for the Colina Del Sol Neighborhood Sidewalk Projects;
- Determines that the Colina Del Sol Neighborhood Sidewalk Projects are categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (entitled “Existing Facilities”);
- Authorizes the CFO to appropriate and expend an amount not to exceed \$91,979, for civil engineering services for the Colina Del Sol Neighborhood Street Lighting Project in the City Heights Redevelopment Project Area from funds identified in Line Item 552 of the ROPS of the Successor Agency;
- Approves the Professional Services Agreement with O’Day Consultants, Inc. in an amount not to exceed \$91,979, for civil engineering services for the Colina Del Sol Neighborhood Street Lighting Project;
- Determines that the Colina Del Sol Neighborhood Street Lighting Project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (entitled “Existing Facilities”);
- Authorizes the CFO to appropriate and expend an amount not to exceed \$31,680, for civil engineering services for the East Euclid Avenue Pedestrian Improvements Project in the City Heights Redevelopment Project Area from funds identified Line Item 550 of the ROPS of the Successor Agency;
- Approves the Professional Services Agreement with O’Day Consultants, Inc. in an amount not to exceed \$31,680, for civil engineering services for the East Euclid Avenue Pedestrian Improvements Project;
- Determines that the East Euclid Avenue Pedestrian Improvements Project is categorically exempt from the CEQA under CEQA Guidelines Section 15301 (entitled “Existing Facilities”);

- Authorizes the CFO to appropriate and expend an amount not to exceed \$103,581, for civil engineering services for the El Cajon Boulevard Pedestrian Improvement Project in the Crossroads Redevelopment Project Area from funds identified in the Line Item 560 of the ROPS of the Successor Agency;
- Approves the Professional Services Agreement with O'Day Consultants, Inc. in an amount not to exceed \$103,581, for civil engineering services for the El Cajon Boulevard Pedestrian Improvement Project; and
- Determines that the El Cajon Boulevard Pedestrian Improvement Project is categorically exempt from the CEQA under CEQA Guidelines Section 15301 (entitled "Existing Facilities").

STAFF RECOMMENDATION: That the Successor Agency approves the requested actions.

SUMMARY: The proposed Colina Del Sol Neighborhood Sidewalk Projects and Colina Del Sol Neighborhood Street Lighting Project in City Heights and East Euclid Avenue Pedestrian Improvement Project in City Heights and the El Cajon Boulevard Pedestrian Improvement Project in Crossroads are Sidewalk and Street Lighting Projects (collectively, Projects) that will repair and install sidewalks and streetlights within the community boundaries.

The Projects were originally conceived in 2008 and approved by the City Council and the Redevelopment Agency in 2011. The Projects were subsequently delayed as a result of the state passing the Redevelopment Dissolution Law in June of 2011.

CivicSD staff coordinated with City staff and it was determined that the City will not have a reasonable means of financing the Projects without the use of redevelopment funds. Due to the big backlog of infrastructure projects the City cannot perform these Projects in the foreseeable future. Therefore the existing CIP accounts for the Projects will be closed, and CivicSD will administer the Projects as enforceable obligations of the Successor Agency funded by excess non-housing bond proceeds approved in the ROPS.

FISCAL CONSIDERATIONS: ROPS funding in the amount of \$565,000 is currently available for the El Cajon Boulevard Pedestrian Improvement Project in line item #560 of ROPS 13-14B, in 2010A (TE) Bond Proceeds – Fund 400696. Funding of \$230,000 is pending approval by the DOF for the East Euclid Avenue Projects City Heights Project in line item #550 of ROPS 14-15A, in 2010A (TE) Bond Proceeds – Fund 400694. Funding of \$3,300,000 is pending approval by the DOF for the Colina Del Sol Neighborhood Sidewalk Projects and Colina Del Sol Neighborhood Street Lighting Projects in City Heights in line item #552 of ROPS 14-15A, in 2010A (TE) Bond Proceeds – Fund 400694.

CivicSD has been approved for a \$500,000 CDBG grant for the Colina Del Sol Neighborhood Sidewalk Projects. These funds will be applied to the Project and replace the funds from the ROPS line item #552 if not required for contingency or cost escalation.

The current proposed actions involve the Council's approval of contracts for design and engineering work related to the four projects. At a future date, the Council will be asked to approve the use of redevelopment bond proceeds for the construction phase of the projects. At that time, the Council will be required to make certain determinations in accordance with California Health and Safety Code section 33445, which pertains to the use of redevelopment bond proceeds to pay for the cost of public improvements. Those determinations include: the improvements are of benefit to the redevelopment project area or the immediate neighborhood in which the project is located; no other reasonable means of financing the improvements are available to the City; and the payment of funds for construction of the improvements will assist with the elimination of blighting conditions inside the redevelopment project area and is consistent with the most recent five-year implementation plan.

Also, in order for the Projects to move forward at this time as enforceable obligations of the Successor Agency utilizing excess bond proceeds, the Council must authorize and direct the City's Chief Financial Officer to close the various Capital Improvement Programs (CIPs) that currently identify the contemplated Sidewalk and Street Lighting projects, including: (1) CIP S-12023 for the 50<sup>th</sup>/53<sup>rd</sup> & Meade Colina Park Sidewalks Project, (2) CIP S-12024 for the Altadena/52<sup>nd</sup> Colina Park Sidewalks Project, (3) CIP S-00125 for the Colina Park Neighborhood Street Lights Project, and (4) CIP S-00127 for the Euclid – Dwight to Isla Vista Sidewalk Project. These CIPs were created in late 2011 by Council resolutions that were, in part, based on an assumption that the City would have available funds to complete these projects under a Cooperation Agreement between the City and the former Redevelopment Agency, dated February 28, 2011, as subsequently amended (Amended Cooperation Agreement). The City assumed funding would be available because the Amended Cooperation Agreement, among other things, provided that the Former RDA would transfer specified funds to the City for the City's use in implementing various redevelopment projects, activities and programs on the former RDA's behalf throughout the City's redevelopment project areas. However, the Amended Cooperation Agreement was retroactively invalidated by the operation of the Dissolution Laws and the City was required to return Amended Cooperation Agreement funds to the Successor Agency.

ECONOMIC IMPACTS: None.

CIVIC SAN DIEGO RECOMMENDATION: On February 26, 2014, the CivicSD Board voted 7-0 to support the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: In October/November 2011 the former Redevelopment Agency and the City Council approved the City Heights Projects. On October 11, 2011 the City Council approved the Crossroads Project. The Projects have been delayed due to the dissolution of redevelopment. The Projects are a result of a recommendation by the City Heights Project Area Committee to invest in the City Heights Neighborhood.

In 2008, Council President Jim Madaffer issued a memorandum asking to perform repairs along El Cajon Boulevard in the Crossroads district. This request was supported by the College Area Business Improvement District Corporation, representing the College Area/Crossroads neighborhood.

**BACKGROUND**

The proposed Projects advance the visions and goals of the community by:

- Improving public safety by providing streetlights;
- Improving walkability by installing sidewalks, curbs, gutters, trees, irrigation, street improvements and ADA pedestrian ramps;
- Providing essential capital improvements for an area with a high percentage of low- and moderate-income (LMI) families as well as disabled persons who rely heavily on walking as a means of travel; and
- Helping to develop cohesive and attractive walking and bicycle systems that provide links within the area and to surrounding neighborhoods.

**DEVELOPMENT TEAM:**

PRINCIPALS AND PRIMARY STAFF ASSIGNED TO CONTRACT	TITLE	PRIMARY CONTACTS
Firm Name: O'Day Consultants, Inc.		
Pat O'Day	President	Pat O'Day
George O'Day	Project Manager	
Joanne S. Tyler, PE, PLS	Project Engineer	

**KEY STAKEHOLDERS AND PROJECT IMPACTS:** Business and property owners, residents, and visitors are the key stakeholders for these Projects of the City Heights and Crossroads Redevelopment Areas.

**EQUAL OPPORTUNITY:** The mandatory subcontracting outreach percentage for this Project will be determined by the City's Engineering and Capital Improvement Projects Department.

This agreement is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2702) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

DISCUSSION:

Project Description: The Crossroads and City Heights/Colina Del Sol neighborhoods are located in the Mid-City area of the City. The City Heights projects considered under this contract are located between Euclid Avenue to the east, 54th Street to the west, El Cajon Boulevard to the north, and University Avenue to the south. The Crossroad project on El Cajon Boulevard ranges from 54th Street to 73rd Street.

The proposed Colina Del Sol, East Euclid Avenue and El Cajon Boulevard Sidewalk and Street Lighting Projects will repair and install sidewalks and streetlights within the community boundaries. Following the initial recommendation by the City Heights Project Area Committee (PAC), the City's Redevelopment Department worked extensively throughout 2009 to identify and conceptually design missing streetlights and sidewalks in the Colina del Sol project area (Attachment A) and sidewalk improvement along Euclid Avenue (Attachment B).

In 2008, the College Area Business District presented a list of damaged sidewalks along El Cajon Boulevard (Attachment C) and requested the necessary repairs and improvements.

Excess bond proceeds from the respective Redevelopment Project Area in which the project is located will be used to pay for design and construction of the improved infrastructure for the work on the streets listed below. As noted above, however, prior to the use of these bond funds for the construction phase of the projects the Council, at a later date, will be required to make certain determinations in accordance with Health and Safety Code section 33445, which pertains to the use of redevelopment bond proceeds to pay for the cost of public improvements.

City Heights / Colina Del Sol Neighborhood Sidewalk Projects:

- 50th Street
- 51st Street
- 52nd Place
- 52nd Street (between Trojan Avenue and El Cajon Boulevard)
- 53rd Street and Meade Avenue
- Oakcrest Drive
- Polk Avenue
- Altadena Avenue (from Trojan Avenue to Orange Avenue)

City Heights / Colina Del Sol Neighborhood Street Lighting Project:

- 158 Streetlights

City Heights / East Euclid Avenue Pedestrian Improvements Project:

- East Euclid Avenue (from Dwight Street to Isla Vista Drive)

Crossroads / El Cajon Boulevard Pedestrian Improvement Project:

- El Cajon Boulevard (from 54th Street to College Boulevard)

Project Financing: The following is a summary of the projects construction costs:

Existing Conditions	Improvement	Total Cost
<b>Colina Del Sol Neighborhood (City Heights)</b>		
50th Street	1,203 SF New Sidewalk	\$ 124,000
51st Street	3,628 SF New Sidewalk	\$ 146,000
52nd Place	3,423 SF New Sidewalk	\$ 99,190
52nd Street (Trojan Avenue and El Cajon Boulevard)	415 SF New Sidewalk, Stair, Retaining wall	\$ 154,000
53rd Street and Meade Avenue	1,875 SF New Sidewalk, Pedestrian ramps, Retaining wall	\$ 488,000
Oakcrest Drive	415 SF New Sidewalk	\$ 99,995
Polk Avenue	110 SF New Sidewalk	\$ 9,807
Altadena Avenue (Trojan Avenue to Orange Avenue)	1,492 SF New Sidewalk	\$ 116,000
158 Streetlights	New Streetlights	\$ 1,935,000
<b>Total Cost</b>		<b>\$ 3,171,992</b>
<b>City Heights Project Area</b>		
East Euclid Avenue (Dwight Street to Isla Vista Drive)	880 SF New Sidewalk	\$ 230,000
<b>Crossroads Project Area</b>		
El Cajon Boulevard (54th Street to 73rd Street)	Repair Existing Sidewalks	\$ 565,000
<b>Total Cost All Projects (Including Design)</b>		<b>\$ 3,966,992</b>
<b>Total Available ROPS FUNDING</b>		<b>\$ 4,095,000</b>

Proposed Schedule of Performance: The following is the proposed Project schedule:

<b>Action</b>	<b>Estimated Completion Date</b>
Successor Agency/City Council – Request to Bid	March 2014
Oversight Board/DOF	March/April 2014
Design Drawings	June/July 2014
Bid	August – October 2014
Start Construction	November 2014
End Construction	December 2015

Project Benefits: Public infrastructure is critical to the health, safety and quality of life in City Heights and Crossroads. Yet, in the project area, the neighborhood does not meet city-wide standards for sidewalks and street lighting. The Projects will provide residents with an improved and safer environment that meets the latest standards to maximize pedestrian and vehicular safety.

Environmental Impact: These Projects are categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (entitled “Existing Facilities”). Section 15301 applies to a class of projects (“Class 1”) that includes the operation, repair, maintenance or minor alteration of existing public structures and facilities when the project involves negligible or no expansion of the existing use.

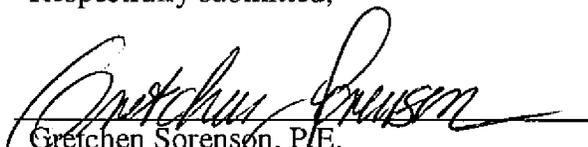
These Projects consist of upgrades and improvements to existing streets and, therefore, qualify for a Class 1 exemption. The application of a categorical exemption to these Projects is not precluded by any of the exceptions set forth in CEQA Guidelines Section 15300.2.

CONCLUSION:

The Projects will benefit the City as the missing and deteriorating public improvements in the City Heights and Crossroads project areas contribute to health and safety issues. Approval of the proposed Projects will improve the quality of life of the residents, visitors, and property owners by correcting missing and deteriorating public improvements in the City Heights and Crossroads project areas. Therefore, staff recommends that the Successor Agency takes all actions as necessary for approval of the design contracts of these Projects.

Respectfully submitted,

Concurred by:

  
Gretchen Sorenson, P.E.  
Project Manager, Public Works

  
Andrew T. Phillips  
Interim President

  
Richard Seges  
Assistant Vice President Neighborhood  
Investment

- Attachments:
- A – Colina del Sol – Proposed Streetlights and Sidewalk Improvement Area
  - B – City Heights – East Euclid Avenue Improvements
  - C – El Cajon Boulevard Sidewalks Improvements
  - D – Agreement with O’Day Consultants, Inc. for the Colina Del Sol Neighborhood Sidewalk Projects
  - E – Agreement with O’Day Consultants, Inc. for the Colina Del Sol Neighborhood Street Lighting Project
  - F – Agreement with O’Day Consultants, Inc. for the East Euclid Avenue Pedestrian Improvement Project
  - G – Agreement with O’Day Consultants, Inc. for the El Cajon Boulevard Pedestrian Improvement Project

DOCKET SUPPORTING INFORMATION CITY OF SAN DIEGO <b>EQUAL OPPORTUNITY CONTRACTING PROGRAM EVALUATION</b>	DATE: June 2, 2015
SUBJECT: Colina Del Sol Neighborhood Sidewalk and Street Lighting Projects and East Euclid Avenue Pedestrian Improvements Project	

**GENERAL CONTRACT INFORMATION**

Recommended Consultant: TBD

**Amount of this Action:** \$ 5,330,000.

Funding Source: City of San Diego

Goal: TBD

**SUBCONSULTANT PARTICIPATION**

There are no identified subconsultants associated with this current action; however, subsequent actions must adhere to funding agency requirements.

**EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE**

Equal Opportunity: Required

Contracts or agreements associated with this action will be subject to the City’s Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

**ADDITIONAL COMMENTS**

(S-15044) The proposed Projects will repair and install sidewalks and streetlights within the community boundaries.

Authorizes the Chief Financial Officer (CFO) to increase the CIP Budget and to appropriate and expend \$5.08M from Fund 400694 – City Heights Bond Proceeds TE Bonds 2010A, and \$250K from Fund 200700 – RPTTF (ROPS line item 467) solely and exclusively contingent upon the CFO furnishing a certificate certifying that all funds for expenditure are, or will be, on deposit with the City Treasurer.

**RW**