

000527

REQUEST FOR COUNCIL ACTION
CITY OF SAN DIEGO

1. CERTIFICATE NUMBER
(for auditor's use only) 331
5102

TO: CITY ATTORNEY

2. FROM: (ORIGINATING DEPARTMENT)
CITY PLANNING AND COMMUNITY INVESTMENT/
REDEVELOPMENT DIVISION

3. DATE
April 18, 2007

4. SUBJECT:
Installation of Streetlights - San Ysidro (Companion to Redevelopment Agency)

5. Primary Contact (Name, Phone & Mail Sta.)
Robert Chavez, 533.5368, MS 904

6. Secondary Contact (Name, Phone & Mail Sta.)
Sam Johnson, 533-5425, MS 904

7. Check BOX if REPORT TO COUNCIL IS ATTACHED X

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND	10269		
DEPT.	10269		
ORGANIZATION			
OBJECT ACCOUNT	4279		
JOB ORDER			
C.I.P. NUMBER	522930		
AMOUNT	\$300,000		

9. ADDITIONAL INFORMATION/ESTIMATED COST:
Fiscal Impact:

- City to receive up to \$300,000 tax increment funds from the Redevelopment Agency.
- Annual cost of maintenance per light: \$95
- Annual cost for electricity per light: \$90
- Total annual maintenance and electricity costs for 58 lights: \$10,730

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED
1	City Deputy Director Redevelopment	Janice Weinrick	2/22/07	8	Chief Operating Officer	Tenne Froman	
2	City Planning & Community Investment Director	William Anderson	2/27/07	9	Auditor	Caryn McGriff	02/13/07
3	Engineering and Capital Projects	Patricia Boekamp	3/27/07	10	City Attorney	Carol Latine	4/17/07
4	Financial Management	Arlo Magpantay	3/11/07	11	Originating Department	Robert Chavez	4/15/07
5	General Services	Mohammad Sammal	4/14/07				
6	EAS	Ken Teasley	3/5/07	12	Docket Coord:	Council Liaison:	
7	Deputy Chief Operating Officer	Jim Waring	3/2/07		COUNCIL PRESIDENT	<input type="checkbox"/> Spob <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION	
						<input type="checkbox"/> REFER TO _____ COUNCIL DATE: 5/22/07	

11. PREPARATION OF: RESOLUTION(S) ORDINANCE(S) AGREEMENT(S) DEED(S)
DOCKET OF: May 22, 2007

11a. STAFF RECOMMENDATIONS: Adopt the resolutions to allow the following:
1. Make necessary findings to accept tax increment to fund the City's installation of various streetlights within the San Ysidro Redevelopment Project Area; and
2. Authorize the transfer of funds from Redevelopment Agency to CIP 52-293.0, installation of streetlights-citywide, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects, for the installation of City-owned streetlights; and
3. Authorize a \$300,000 increase in the Fiscal Year 2007 Capital Improvements Program Budget in CIP 52-293.0, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects; and
4. Authorize the appropriation and expenditure of \$300,000 from CIP 52-293.0, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects, contingent upon the City Auditor and Comptroller first certifying funds for this action are available.

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)
COUNCIL DISTRICT(S): 8
COMMUNITY AREA(S): San Ysidro
ENVIRONMENTAL IMPACT: This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301(c) (minor alterations to land).
HOUSING IMPACT: None with this action
CITY CLERK INSTRUCTIONS: Please send copies of the resolution(s) to Jeannette Santos and Robert Chavez at MS 904

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create a safe, walkable environment for San Ysidro residents, visitors, and merchants, and help generate economic vitality for this small border community.

San Ysidro has a deficient inventory of streetlights which has contributed to the existence of blight and unsafe lighting conditions within the community. Agency staff has worked with community representatives and the office of Council District 8 to identify areas in San Ysidro that are in need of new streetlights. After touring the community and developing an inventory of streetlights, it was determined that specific business and residential sectors require new streetlights. The following are general target areas for new streetlights in San Ysidro: East San Ysidro Boulevard, West Olive Drive, Border Village Road, Beyer Boulevard, Bolton Hall Road, Sunset Lane, Smythe Avenue, Alverson Road, Virginia Avenue, West Park Avenue and Seward Avenue (see Attachment 2 – Project Map).

Finally, pursuant to California Community Redevelopment Law (CCRL) Section 33445, the Agency is legally authorized to pay for the installation of public improvements if special findings can be made by the Agency. Attachment 3 – Special Findings provides the necessary findings to satisfy the requirements under CCRL Section 33445.

FISCAL CONSIDERATIONS:

The total estimated project cost is \$300,000 – to be funded by San Ysidro tax increment.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

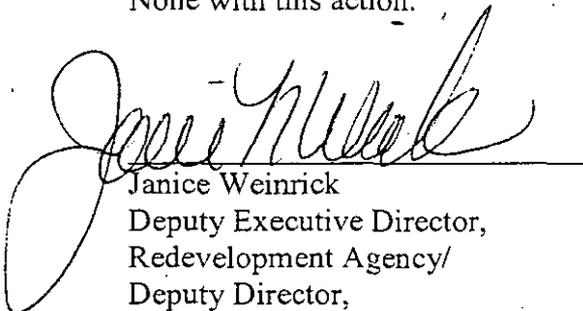
None with this action.

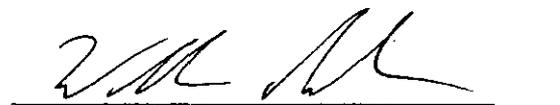
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

1. Numerous meetings with San Ysidro Business Association (SYBA) for identification of streetlight deficiencies.
2. San Ysidro Planning and Development Group – Vote in favor of this item on February 20, 2007.

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

None with this action.


Janice Weinrick
Deputy Executive Director,
Redevelopment Agency/
Deputy Director,
Redevelopment Division


William Anderson
Assistant Executive Director,
Redevelopment Agency/
Director,
City Planning and Community Investment

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Attachment I
Project Budget
[Behind this Page]

Project Budget
Streetlights Installation - San Ysidro

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	Address (Light Location Notes)	Comm / Res	Est. Cost
1	E. San Ysidro Blvd between Border Village Rd and Camino de la Plaza. So. Side	C	\$10,000
2	E. San Ysidro Blvd between Border Village Rd and Camino de la Plaza. So. Side	C	\$10,000
3	E. San Ysidro Blvd between Border Village Rd and Camino de la Plaza. So. Side	C	\$10,000
4	E. San Ysidro Blvd between Border Village Rd and Camino de la Plaza. No. Side	C	\$10,000
5	E. San Ysidro Blvd between Border Village Rd and Camino de la Plaza. No. Side	C	\$10,000
6	E. San Ysidro Blvd between Virginia Ave and Border Village Rd. North Side	C	\$10,000
7	E. San Ysidro Blvd between Virginia Ave and Border Village Rd. North Side	C	\$10,000
8	E. San Ysidro Blvd between Bolton Hall Rd and Virginia Ave North Side	C	\$10,000
9	E. San Ysidro Blvd between Bolton Hall Rd and Virginia Ave North Side	C	\$10,000
10	"T" Intersection between E. San Ysidro Blvd and Center Street	C	\$2,000
11	W. Olive Drive on West side of street, 1/4 of the way up from E. SY Blvd	C	\$2,000
12	On Smythe (on East side of st) between Sunset Ln and W. San Ysidro Blvd	R	\$2,000
13	Sunset Ln, North side of street between Averil Rd and W. San Ysidro Blvd	R	\$2,000
14	Sunset Ln, North side of street between Averil Rd and W. San Ysidro Blvd	R	\$2,000
15	Sunset Ln, North side of street between Averil Rd and Smythe	R	\$10,000
16	139 Alverson Rd on West side	R	\$2,000
17	141 Alverson Rd on West side	R	\$2,000
18	4650 Border Village at main driveway	C	\$10,000
19	New pole w/ug service 3856/3878 Beyer Blvd. (not on map)	C	\$10,000
20	316/308 West Park Avenue	R	\$2,000
21	Beyer Blvd. (north side) west of Smythe	R	\$10,000
22	211 W. San Ysidro Blvd	R	\$10,000
23	407 W. San Ysidro Blvd- at bus stop	R	\$10,000
24	437 W. San Ysidro Blvd- opposite post office	R	\$2,000
25	492 WSYB- at far northern (at first no pkg sign next to vacant lot)	R	\$10,000
26	Willow Rd- about 300' from CaminoPlz intersection, @ apt drwy/school side	R	\$10,000
27	230 Via de San Ysidro (end street at motel)	C	\$10,000
28	110-130 E Calle Primera @ Dennys/Motel 6 driveway by bus stop	C	\$10,000
29	Calle Primera, in front of Chevron/by bus stop	C	\$10,000
30	230 W Calle Primera- opposite to (by vacant lot)	R	\$2,000
31	270 W Calle Primera	R	\$2,000
32	2312 E. Beyer Blvd.	R	\$2,000
33	2252 Smythe	R	\$2,000
34	146 Hall	R	\$2,000
35	162 Hall	R	\$2,000
36	168 Hall	R	\$2,000
37	163 Seaward- near trolley crossing	R	\$2,000
38	Seaward- at trolley crossing, at southwest quadrant (in front of school)	R	\$2,000
39	307 Averil	R	\$2,000
40	127 Virginia	C	\$10,000
41	Averil & Pearl- on northeast side	R	\$2,000
42	307 Sycamore	R	\$2,000
43	155 Olive - opposite	R	\$2,000
44	125 Cypress	R	\$2,000
45	217 Cypress	R	\$2,000
46	250 E. Park	R	\$2,000
47	3876 Sunset	R	\$10,000
48	3820 Sunset	R	\$2,000
49	504 Pearl (opposite)	R	\$10,000
50	360 South Vista Ln	R	\$2,000
51	515 Blackshaw	R	\$2,000
52	477 Blackshaw (opposite)	R	\$2,000
53	321 Averil (corner S. Vista Lane)	R	\$2,000
	Additional locations to be determined, up to five additional over existing utility pole	R	\$10,000
	Total		\$300,000

Summary of Light Installations (Numbers 1 - 53)

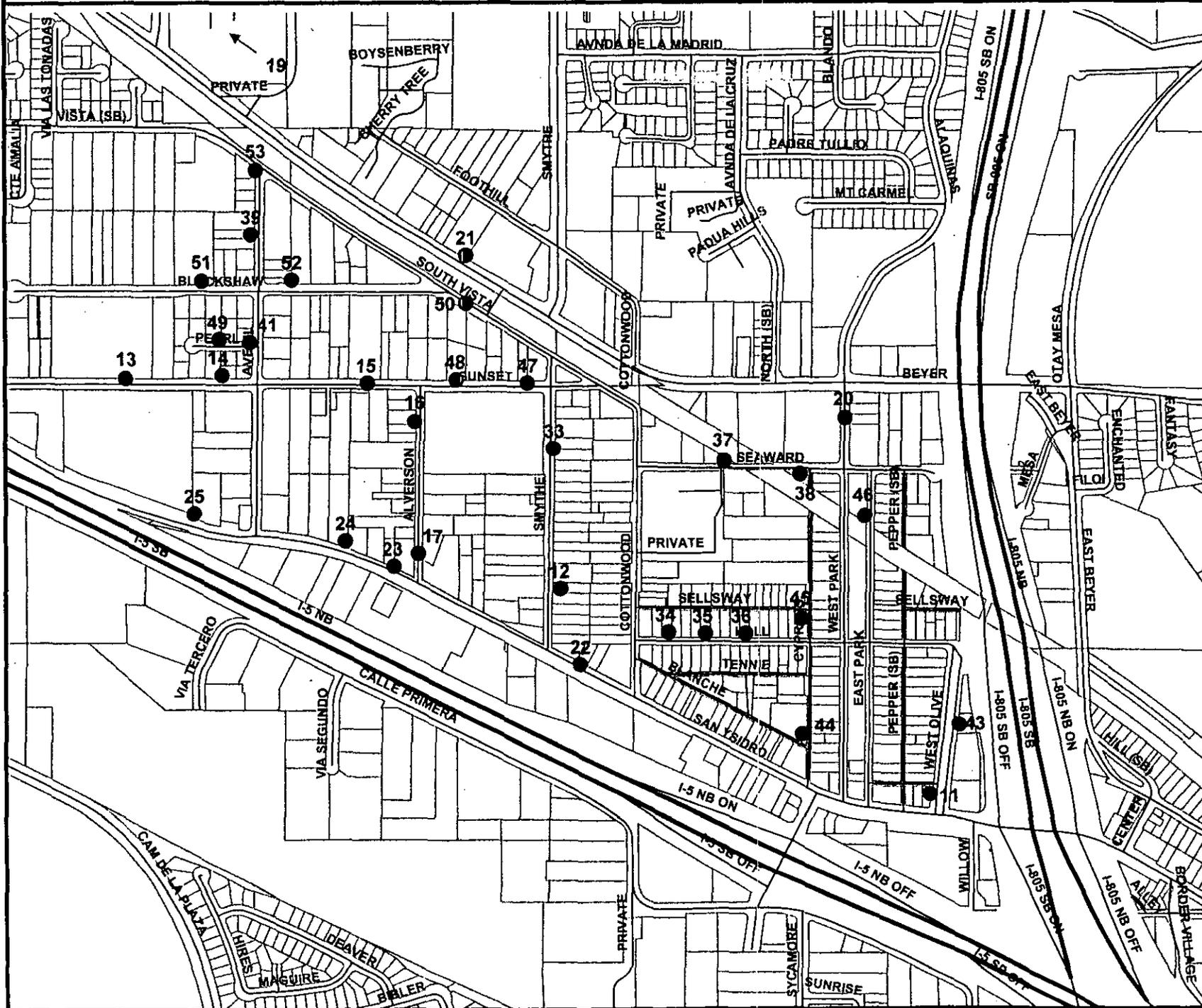
New Lights and poles:	23
New Lights at existing poles:	30
New Lights in Commercial area:	17
New Lights in Residential area:	36

- Note:**
1. It is the City's policy to notify affected property owners/managers of any new street light installations.
 2. If there are objections to the installation of a new street light at a midblock location, then the project manager and/or design engineer will evaluate alternate location(s), within the redevelopment project area, for the installation of new street lights.
 3. All proposed locations for street light installations are subject to change, contingent on feasibility of installation.

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Attachment 2
Project Map
[Behind this Page]

San Ysidro Streetlights Project - Map 1 of 3



Legend

-  Roads
-  Parcels
-  Proposed Streetlight



1 inch equals 696 feet

Vicinity Map



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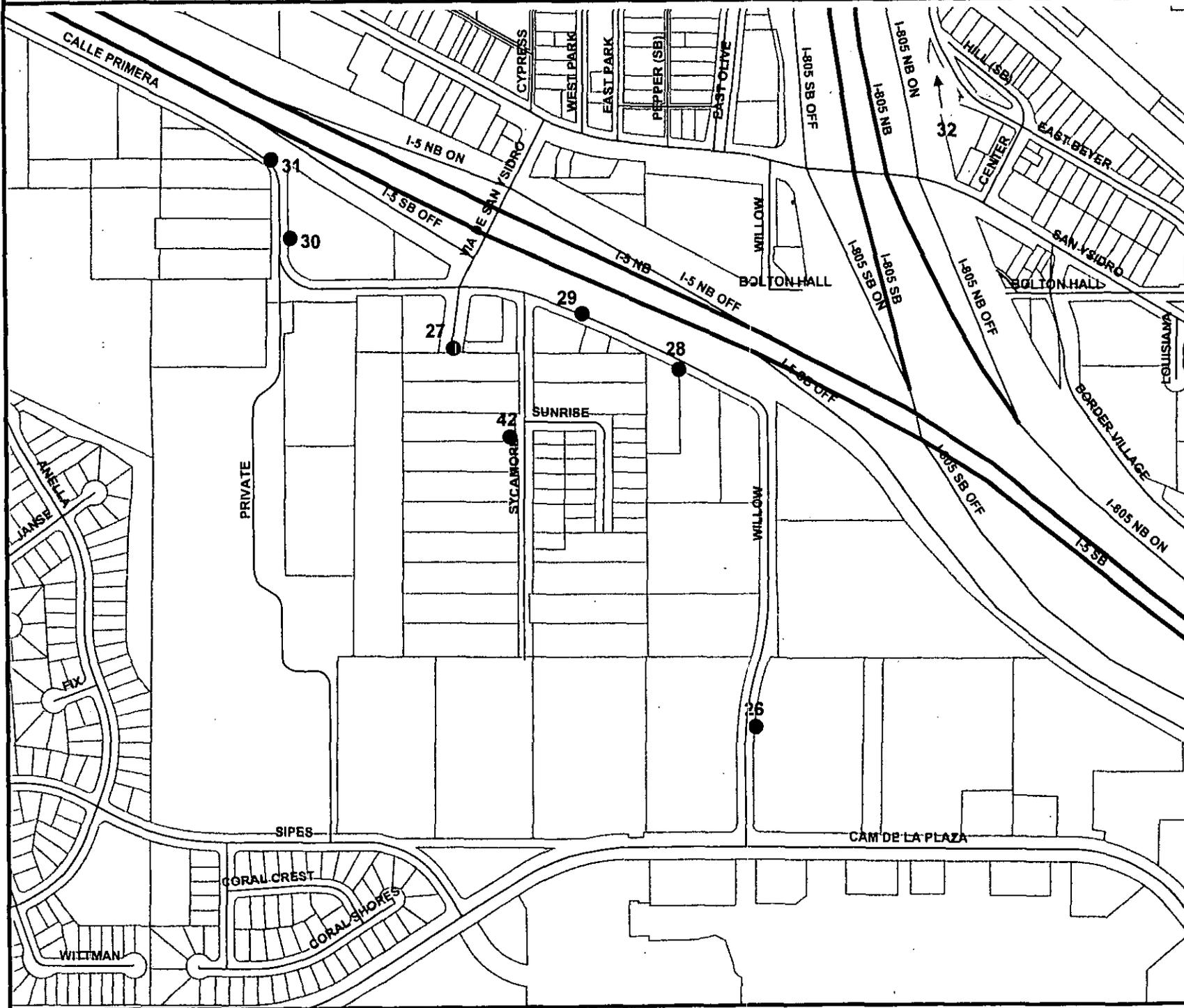
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Plot Date: 02/21/07

San Ysidro Streetlights Project - Map 2 of 3



Legend

- 004538 Roads
- Parcels
- Proposed Streetlight



1 inch equals 477 feet

Vicinity Map



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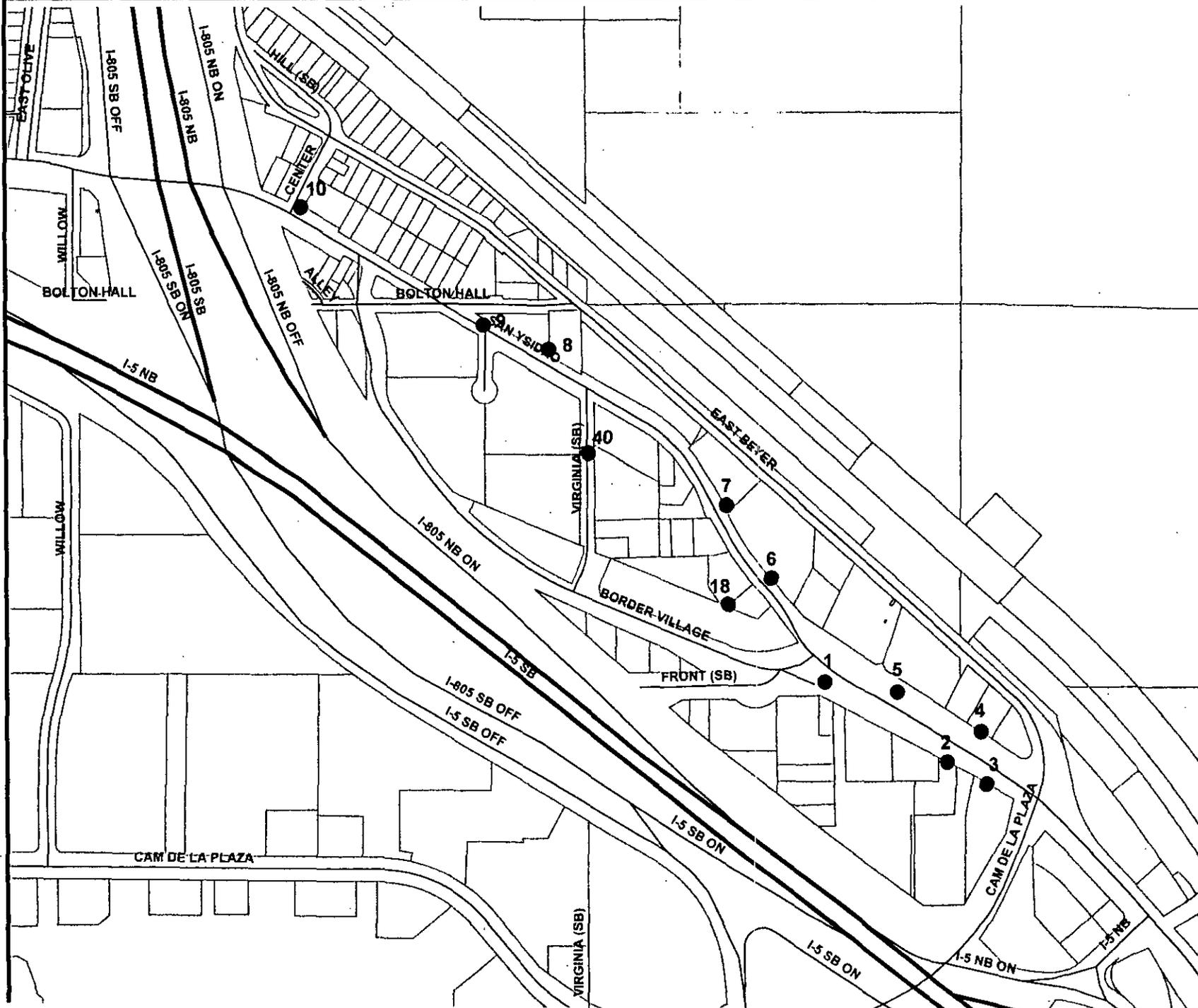
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Plot Date: 02/21/07

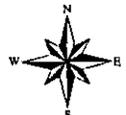
San Ysidro Streetlights Project - Map 3 of 3



Legend

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- Roads
- ▭ Parcels
- Proposed Streetlight



1 inch equals 477 feet

Vicinity Map



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Attachment 3
Special Findings
[Behind this Page]

SPECIAL FINDINGSSUBJECT IMPROVEMENTS:
INSTALLATION OF STREETLIGHTS – SAN YSIDRO REDEVELOPMENT PROJECT
AREAI. 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 San Ysidro Redevelopment Project Area (Project Area) or the immediate neighborhood in which the Project Area is located in that:

- A. These improvements are within the San Ysidro Redevelopment Project.
- B. The Project will enhance portions of the San Ysidro 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 the installation of additional lighting at specific areas including East San Ysidro Boulevard, West Olive Drive, Border Village Road, Beyer Boulevard, Bolton Hall Road, Sunset Lane, Smythe Avenue, Alverson Road, Virginia Avenue, West Park Avenue and Seward Avenue.

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 half-cent local sales tax for transportation improvements, development impact fees, State and Federal grants and/or the issuance of bonds. The Fiscal Year 2007 CIP Budget supports construction projects such as the development of parkland, the installation of a traffic signal or street lighting system, or the construction or remodeling of a City facility.
- 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 2007 major revenues. Major revenue sources include Property Tax, Sales Tax, Transient Occupancy Tax and Franchise Fees.
- C. 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

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based on need and the availability of appropriate funding sources for that project. The City's CIP Budget for Fiscal Year 2007 totals \$293.7 million, a decrease of \$95.9 million from Fiscal Year 2006.

- D. 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 San Ysidro 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 certain commercial and residential areas of San Ysidro.
- B. The Project will upgrade public infrastructure that does not presently meet City's street lighting standards for commercial, business, and residential corridors.
- 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 and deteriorated 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 San Ysidro Redevelopment Project Area (Document No. D-04073), adopted October 10, 2006, pursuant to Health and Safety Code Section 33490, in that:

- A. The Project addresses 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.
 - ii. Improve, promote, and preserve the positive neighborhood characteristics in San Ysidro while correcting its physical and economic deficiencies.

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- iii. Improve, support, and promote the growth and viability of the Project Area's business environment and address the commercial, service, and employment needs of the Project Area.
- iv. Enhance infrastructure facilities.

B. The Project improvements are consistent with the Implementation Plan's scheduled Work Program.

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RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO FUNDING PUBLIC IMPROVEMENTS FOR THE SAN YSIDRO STREETLIGHTS INSTALLATION PROJECT IN THE SAN YSIDRO 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 San Ysidro 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 tax increment funds from the Agency in an amount not to exceed \$300,000 for the purpose of installing new streetlights 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 – CIP 52-293.0; and

WHEREAS, the Agency proposes to contribute up to \$300,000 from San Ysidro Redevelopment funds to assist the City's installation of streetlights within the Project, and transfer funds from Fund 98570 to Fund 10269; NOW, THEREFORE,

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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 San Ysidro Redevelopment Project Area, for which the Agency proposes to contribute funding and that the improvements consistent with the implementation plan adopted pursuant to Section 33490, and is of benefit to the Project Area; that no other reasonable means of financing the improvements is available to the community; that payment of funds for the costs of the improvements will assist in the elimination of one or more blighting conditions inside the Project Area as more fully described in Attachment 1.

2. That the Mayor, or designee, is authorized to accept up to \$300,000 from San Ysidro redevelopment funds from the Agency for the purpose of the installation of streetlights within the San Ysidro Redevelopment Project Area.

3. The Council approves a \$300,000 increase in Fiscal Year 2007 Capital Improvements Program budget CIP 52-293.0, Fund 10269.

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
Deputy City Attorney

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DEM:cfq
03/21/07
Or.Dept:Planning
Aud.Cert.:
R-2007-662
MMS#4190
Companion: RA-2007-60

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

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

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ATTACHMENT I

SUBJECT IMPROVEMENTS:
INSTALLATION OF STREETLIGHTS –
SAN YSIDRO REDEVELOPMENT PROJECT AREA

I. FINDINGS OF BENEFIT

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- B. The Project will enhance portions of the San Ysidro Redevelopment Project Area for the benefit of residents, visitors, and merchants.
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City of San Diego

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- 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 2007 major revenues. Major revenue sources include Property Tax, Sales Tax, Transient Occupancy Tax and Franchise Fees.
- C. 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

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based on need and the availability of appropriate funding sources for that project. The City's CIP Budget for Fiscal Year 2007 totals \$293.7 million, a decrease of \$95.9 million from Fiscal Year 2006.

- D. Funding from the CIP Budget for this project is presently unavailable, since other priority public infrastructure projects have been allocated from the available CIP funds this fiscal year.

III. ELIMINATION OF BLIGHTING CONDITIONS

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 - ii. Improve, promote, and preserve the positive neighborhood characteristics in San Ysidro while correcting its physical and economic deficiencies.

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iii. Improve, support, and promote the growth and viability of the Project Area's business environment and address the commercial, service, and employment needs of the Project Area.

iv. Enhance infrastructure facilities.

B. The Project improvements are consistent with the Implementation Plan's scheduled Work Program.