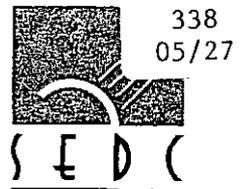


001233



Southeastern
Economic
Development
Corporation

M e m o r a n d u m

Date Issued: April 23, 2008 Report No. SEDC 08-004
Meeting of: April 29, 2008
To: Honorable Chair and Members of the Redevelopment Agency
Council President and Members of the San Diego City Council
From: Carolyn Y. Smith, President
Subject: Installation of Streetlights along Imperial Avenue from 61st and 69th Streets –
Central Imperial Redevelopment Project Area

T 619.527.7345
F 619.262.9845
www.sedcinc.com

REQUESTED ACTION

Should the Redevelopment Agency of the City of San Diego (Agency) and the City Council of the City of San Diego (City Council) take the actions necessary to provide for the installation of additional streetlights along Imperial Avenue from 61st to 69th Streets within the Central Imperial Redevelopment Project Area?

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL

That the Agency adopts a resolution to: (1) Making the necessary findings to authorize the Agency's contribution payment to the City's installation of streetlights along Imperial Avenue from 61st to 69th Streets within the Central Imperial Redevelopment Project Area; (2) Authorizing the Agency expenditure and transfer of funds in the amount of \$210,000 to the City from the Central Imperial FY 2007 Series B Tax Allocation Bonds, Imperial Avenue 61st to 69th Streets, Fund No. 98789 to CIP No. 61-203.1, Installation of Streetlights - Imperial Avenue from 61st to 69th Streets; and (3) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c) and section 15304(f).

That the City Council adopts a resolution to: (1) Making the necessary findings to accept and use the Agency's contribution payment for the City's installation of streetlights along Imperial Avenue from 61st to 69th Streets within the Central Imperial Redevelopment Project Area; (2) Authorizing the Agency expenditure and transfer of funds in the amount of \$210,000 to the City from the Central Imperial FY2007 Series B Tax Allocation Bonds, Imperial Avenue 61st to 69th Streets, Fund No. 98789 to CIP No. 61-203.1, Installation of Streetlights - Imperial Avenue from 61st to 69th Streets; (3) Authorizing 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 61st to 69th Streets; (4) Authorize the appropriation and

expenditure of up to \$210,000 from CIP 61-203.1, Fund 10239, Installation of Streetlights - Imperial Avenue from 61st to 69th Streets for installation of twenty-one streetlights; and (5) Determine that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c) and section 15304(f).

SUMMARY

The Imperial Avenue Corridor Master Plan (Master Plan), completed in December 2005, provides an implementation strategy for redevelopment of two segments of the Imperial Avenue Corridor within the Central Imperial Redevelopment Project Area, from 45th Street and Euclid Avenue and from 61st to 69th Streets. Included in the Master Plan are recommendations for increased commercial and residential development and the creation of a pedestrian-friendly streetscape along Imperial Avenue.

The staff of the City of San Diego Transportation Department has prepared a preliminary study of the proposed upgrading of streetlights along Imperial from 61st to 69th Streets to meet the citywide standards for streetlights in urban areas. Council Policy 200-18, Mid-Block Street Light Policy for Developed Areas, provides for mid-block street lighting to be located every 150 feet. The preliminary study identified 21 streetlights to be installed to meet the citywide standards. (Attachment 1)

The area along Imperial Avenue between 61st and 69th Streets is currently comprised primarily of commercial uses. The requested actions will allow for the installation of a minimum of twenty-one mid-block, hi-pressure sodium streetlights on Imperial Avenue. The project will include the underground utility studies, right-of-way approvals, location and utility design, trenching, utility connections, bidding, construction and all other items necessary for the installation of the streetlights.

The installation of additional streetlights will improve the lighting conditions within this area, increase the perception of safety along the street, and provide a well-lit pedestrian-oriented environment for community members. Imperial Avenue in this area is improved as a four-lane major street, divided by a landscaped median, with all existing structures located only on the south side of the avenue. On the north it is bordered by the San Diego Trolley Line, the concrete drainage channel containing Las Chollas Creek, and further north is the two-lane neighborhood street, Akins Avenue, with structures located only on the north side of the street. Additionally, various properties located on the south side of Imperial Avenue are vacant or unoccupied during much of the weekday or nighttime hours. These conditions create a wide street and sidewalk area that appears unoccupied, or without adjacent structures, and can be perceived as unsafe.

Installation of the additional mid-block streetlights will facilitate safe operation of traffic, give pedestrians a safer traveling environment, promote nighttime use of sidewalks, public transportation and commercial shopping areas, and increase citizen perception of safety from crime. City Transportation Department project cost estimates total \$210,000, and include all necessary city costs for the design and installation of the additional streetlights. (Attachment 2)

FISCAL CONSIDERATION

Funding of the improvements has been included in the FY 07/08 SEDC Project Budget approved by the SEDC Board of Directors on April 25, 2007, and by the City Council/Agency on May 15, 2007. Funding of the improvements has been identified from the FY 2007 Central Imperial Series B Tax Allocation Bonds.

FINDINGS

California Community Redevelopment Law (CCRL) Health and Safety Code Section 33445, requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Such findings will demonstrate that the proposed improvements benefit the Central Imperial Redevelopment Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for the improvements will assist in the elimination of blight conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted in June 2004 for the Central Imperial Redevelopment Project Area pursuant to CCRL Health and Safety Code Section 33490. Attachment 3, Findings, contains the proposed findings with respect to the payment of Agency funds for public improvements.

ENVIRONMENTAL IMPACT

This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301 Existing Facilities, subsection (c) and Section 15304 Minor Alterations to Land subsection (f) (minor trenching).

PREVIOUS AGENCY AND/OR COMMITTEE ACTION

The Land Use and Housing Committee of the San Diego City Council reviewed the Imperial Avenue Corridor Master Plan at its meeting held November 30, 2005.

COMMUNITY PARTICIPATION

On October 24, 2007, the SEDC Board of Directors approved the recommendation that the Agency approve the transfer of funds in the amount of up to \$210,000 for the installation of mid-block streetlights on Imperial Avenue between 61st and 69th Streets.

KEY STAKEHOLDERS

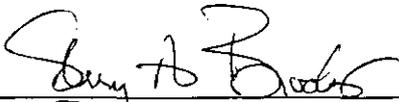
The key stakeholders for the project are the visitors, community residents, property owners and business owners in the Central Imperial Redevelopment Project Area.

001236

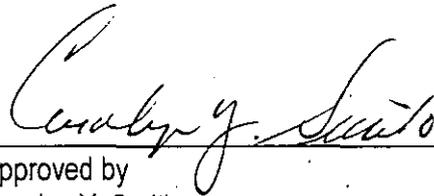
For the Agenda of April 29, 2008
City Council/Redevelopment Agency
Page 4 of 4

CONCLUSION

The proposed installation of an additional twenty-one mid-block streetlights along Imperial Avenue from 61st to 69th Streets is consistent with the public improvements identified in the Imperial Avenue Corridor Master Plan, as well as the Implementation Plan for the Central Imperial Redevelopment Project Area. The streetlight improvements will provide a pedestrian-friendly, safe environment for community members as they walk, drive, live, work and play in the community.



Submitted by
Sherry A. Brooks
Project Coordinator

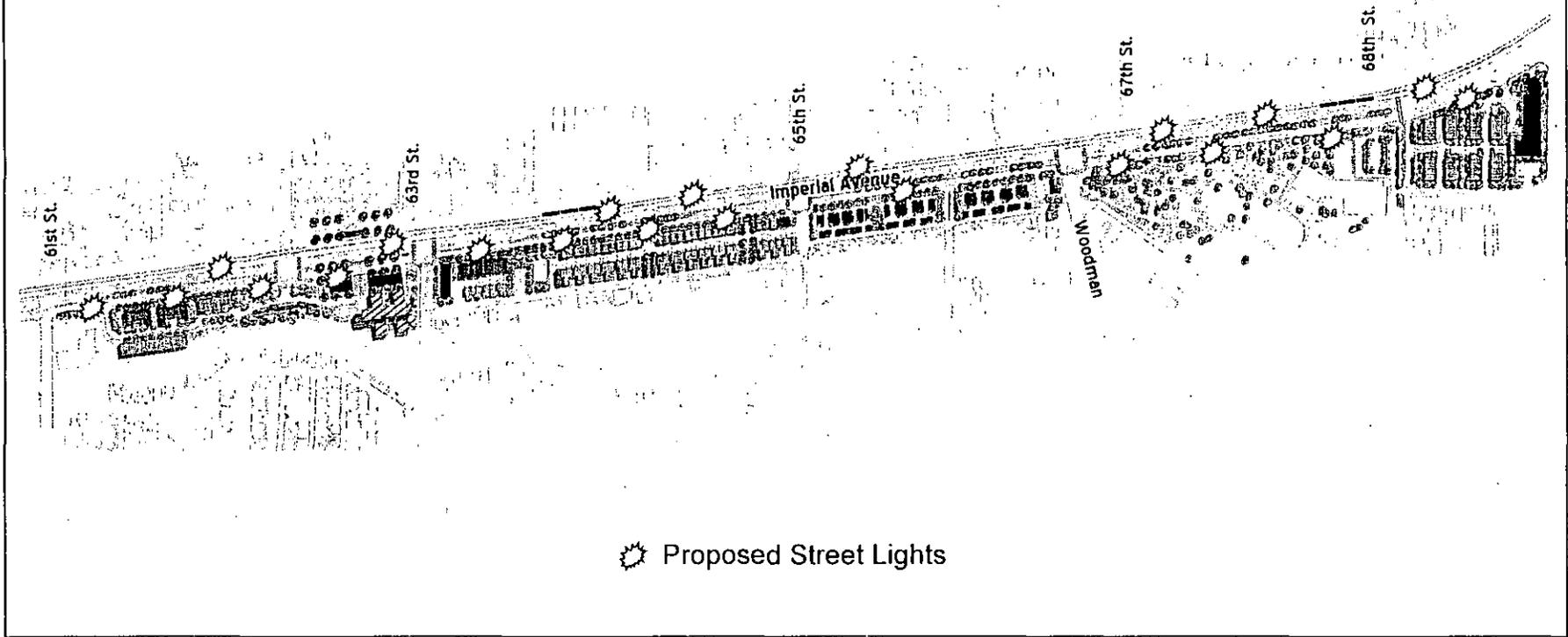


Approved by
Carolyn Y. Smith
President

CYS:kk

Attachments: Attachment No. 1 – Map Indicating Streetlight Locations
Attachment No. 2 – Project Budget
Attachment No. 3 – Findings

Approximate Locations of Proposed Streetlights



October 19, 2007

Imperial Avenue Corridor Master Plan — 61st to 69th Street
Streetlight Installation Area

001239

TR #	Street Name	Type	Wabs	Est. Cos
TR295195	Imperial Avenue east of 61st Street 125', south side	N	250	10000
TR295195	Imperial Avenue east of 61st Street 400', south side	N	250	10000
TR295195	Imperial Avenue east of 61st Street 675', south side	N	250	10000
TR295195	Imperial Avenue east of 62nd Street 143', south side	N	250	10000
TR295195	Imperial Avenue east of 61st Street 550', north side	N	250	10000
TR295195	Imperial Avenue east of 62nd Street 286', north side	N	250	10000
TR295195	Imperial Avenue east of 63rd Street 180', south side	N	250	10000
TR295195	Imperial Avenue east of 63rd Street 510', south side	N	250	10000
TR295195	Imperial Avenue east of 63rd Street 660', north side	N	250	10000
TR295195	Imperial Avenue east of 63rd Street 810', south side	N	250	10000
TR295195	Imperial Avenue east of 63rd Street 960', north side	N	250	10000
TR295195	Imperial Avenue east of 63rd Street 1110', south side	N	250	10000
TR295195	Imperial Avenue east of 65th Street 150', north side	N	250	10000
TR295195	Imperial Avenue east of 65th Street 300, south side	N	250	10000
TR295195	Imperial Avenue east of Woodman Street 150', south side	N	250	10000
TR295195	Imperial Avenue east of Woodman Street 300', north side	N	250	10000
TR295195	Imperial Avenue east of Woodman Street 450', south side	N	250	10000
TR295195	Imperial Avenue east of Woodman Street 770', north side	N	250	10000
TR295195	Imperial Avenue east of Woodman Street 940', north side	N	250	10000
TR295195	Imperial Avenue east of 68th Street 155', north side	N	250	10000
TR295195	Imperial Avenue east of 68th Street 310', south side	N	250	10000

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 urban 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.
- 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 urban areas.
- C. The improvements will help eliminate economic blighted conditions in that the neighborhood will be enhanced with lighting that may assist in deterring crime and provide incentives 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 the possibility of pedestrian incidents 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 included in the Implementation Plan and, as identified in the Implementation Plan, the installation of the streetlights along Imperial Avenue from 61st to 69th Streets will contribute to the alleviation of crime/public safety.

TO: CITY ATTORNEY 2. FROM: (ORIGINATING DEPARTMENT) SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION 3. DATE April 7, 2008

4. SUBJECT: Installation of Streetlights along Imperial Avenue – Central Imperial Redevelopment Project Area (Companion to Redevelopment Agency)

5. Primary Contact: (Name, Phone & Mail Sta.) 6. Secondary Contact (Name, Phone & Mail Sta.) 7. Check BOX if REPORT TO COUNCIL IS ATTACHED

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND					9. ADDITIONAL INFORMATION/ESTIMATED COST: Fiscal Impact: City CIP to receive \$210,000 from the Central Imperial Redevelopment Project Area.
DEPT.	See Attached				
ORGANIZATION					
OBJECT ACCOUNT					
JOB ORDER					
C.I.P. NUMBER					
AMOUNT	\$210,000				

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED
1	President, SEDC	Carolyn Y. Smith	4/7/08	9	Auditor	Rolando Charvel	4/15/08
2	Engineering & Capital Projects	Paul Bockamp	5/1/08	10	City Attorney	Huston Carlyle	4/24/08
3	Assistant Director CP&CI-Redevelopment	Janice Weirick	4/9/08	11	Originating Department	Sherry Brooks	5/13/08
4	City Planning & Comm. Investment Director	William Anderson	4/9/08	12			
5	Debt Management	Lakshmi Korum	5/2/08	13			
6	Financial Management		4/15/08	14			
7	EAS	Martha Blake	5/9/08	15	Docket Coord.	Council Liaison	5/14/08
8					COUNCIL PRESIDENT	<input type="checkbox"/> Spob <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION	
						<input type="checkbox"/> REFER TO _____ COUNCIL DATE: 5/27/08	

11. PREPARATION OF: RESOLUTION(S) ORDINANCE(S) AGREEMENT(S) DEED(S)

That the City Council adopts a resolution: 1. Make the necessary findings to accept and use the Agency's contribution payment for the City's installation of streetlights along Imperial Avenue from 61st to 69th Streets within the Central Imperial Redevelopment Project Area; and 2. Authorize the Agency expenditure and transfer of funds in the amount of \$210,000 to the City from the Central Imperial FY2007 Series B Tax Allocation Bonds, Imperial Avenue 61st to 69th Streets, Fund No. 98789 to CIP No.61-203.1, Installation of Streetlights - Imperial Avenue from 61st to 69th Streets; and 3. Authorize a \$210,000 increase in the Fiscal Year 2008 Capital Improvements Program Budget in CIP61-203.1, Fund 10239, Installation of Streetlights - Imperial Avenue from 61st to 69th Streets; and 4. Authorize the Auditor and Comptroller to appropriate and expend up to \$210,000 from CIP 61-203.1, Fund 10239, Installation of Streetlights - Imperial Avenue from 61st to 69th Streets for installation of twenty-one streetlights.

DOCKET OF: April 29, 2008

11a. STAFF RECOMMENDATIONS: Approve the resolution(s).

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

Council District(s): Fourth
 Community Planning Area(s): Southeastern San Diego
 Environmental Impact: This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301(c) (minor alterations to land) and Section 15304(f) minor trenching).
 Housing Impact: None
 Other Issues: Please send copies of the resolutions to Kimberly King, MS 68, when complete.

001245



Executive Summary Sheet

Southeastern
Economic
Development
Corporation

DATE ISSUED: April 23, 2008 Report No. SEDC 08-004
ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and Members of the San Diego City Council
ORIGINATING DEPARTMENT: Southeastern Economic Development Corporation
SUBJECT: Installation of Streetlights along Imperial Avenue from 61st and 69th Streets -
Central Imperial Redevelopment Project Area
SEDC CONTACT: Carolyn Y. Smith, President
(619) 527-7345

T 619.527.7345
F 619.262.9845

www.sedec.com

REQUESTED ACTION

Should the Redevelopment Agency of the City of San Diego (Agency) and the City Council of the City of San Diego (City Council) take the actions necessary to provide for the installation of streetlights along Imperial Avenue from 61st to 69th Streets within the Central Imperial Redevelopment Project Area?

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL

That the Agency adopts a resolution: (1) Making the necessary findings to authorize the Agency's contribution payment to the City's installation of streetlights along Imperial Avenue from 61st to 69th Streets within the Central Imperial Redevelopment Project Area; (2) Authorizing the Agency expenditure and transfer of funds in the amount of \$210,000 to the City from the Central Imperial FY2007 Series B Tax Allocation Bonds, Imperial Avenue 61st to 69th Streets, Fund No. 98789 to CIP No. 61-203.1, Installation of Streetlights - Imperial Avenue from 61st to 69th Streets; (3) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c) and section 15304(f).

That the City Council adopts a resolution: (1) Making the necessary findings to accept and use the Agency's contribution payment for the City's installation of streetlights along Imperial Avenue from 61st to 69th Streets within the Central Imperial Redevelopment Project Area; (2) Authorizing the Agency expenditure and transfer of funds in the amount of \$210,000 to the City from the Central Imperial FY2007 Series B Tax Allocation Bonds, Imperial Avenue 61st to 69th Streets, Fund No. 98789 to CIP No. 61-203.1, Installation of Streetlights - Imperial Avenue from 61st to 69th Streets; (3) Authorizing 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 61st to 69th Streets; (4) Authorizing the appropriation and expenditure of up to \$210,000 from CIP 61-203.1, Fund 10239, Installation of Streetlights - Imperial Avenue from 61st to 69th Streets for installation of twenty-one streetlights; and (5) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c) and section 15304(f).

SUMMARY

The Imperial Avenue Corridor Master Plan (Master Plan), completed in December 2005, provides an implementation strategy for redevelopment of two segments of the Imperial Avenue Corridor within the Central Imperial Redevelopment Project Area, from 45th Street and Euclid Avenue and from 61st to 69th Streets. Included in the Master Plan are recommendations for increased commercial and residential development and the creation of a pedestrian-friendly streetscape along Imperial Avenue.

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For the Agenda of April 29, 2008
Executive Summary Sheet
Page 2 of 2

City of San Diego Transportation Department staff identified 21 streetlights to be installed along Imperial from 61st to 69th Streets to conform to Council Policy 200-18, Mid-Block Street Light Policy for Developed Areas. (Attachment 1)

The requested actions will allow for the installation of a minimum of twenty-one mid-block, hi-pressure sodium streetlights on Imperial Avenue. The project will include the underground utility studies, right-of-way approvals, location and utility design, trenching, utility connections, bidding, construction and all other items necessary for the installation of the streetlights. Installation of the additional mid-block streetlights will facilitate safe operation of traffic, give pedestrians a safer traveling environment, promote nighttime use of sidewalks, public transportation and commercial shopping areas, and increase citizen perception of safety from crime. City Transportation Department project cost estimates total \$210,000, and include all necessary city costs for the design and installation of the additional streetlights. (Attachment 2)

FINDINGS

California Community Redevelopment Law (CCRL) Health and Safety Code Section 33445, requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Attachment 3, Findings, contains the proposed findings with respect to the expenditure of Agency funds for public improvements.

FISCAL CONSIDERATION – Funding of the improvements has been included in the FY 07/08 SEDC Project Budget approved by the City Council/Agency on May 15, 2007.

PREVIOUS AGENCY AND/OR COMMITTEE ACTION – The Land Use and Housing Committee of the San Diego City Council reviewed the Imperial Avenue Corridor Master Plan at its meeting held November 30, 2005.

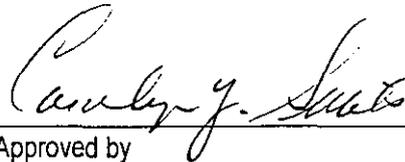
COMMUNITY PARTICIPATION – On October 24, 2007, the SEDC Board of Directors approved the recommendation that the Agency approve the transfer of funds in the amount of up to \$210,000 for the installation of mid-block streetlights on Imperial Avenue between 61st and 69th Streets.

CONCLUSION

The proposed installation of an additional twenty-one mid-block streetlights along Imperial Avenue from 61st to 69th Streets will provide a pedestrian-friendly, safe environment for community members as they walk, drive, live, work and play in the community.



Submitted by
Sherry A. Brooks
Project Manager



Approved by
Carolyn Y. Smith
President

001247

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

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 _____; 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

001248

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 61st – 69th Streets, Fund No. 98789 to CIP Fund No. 61-203.1, Installation of Streetlights – Imperial Avenue from 61st to 69th Streets, to be used for the purpose of the installation of streetlights within the Central Imperial Redevelopment Project Area.

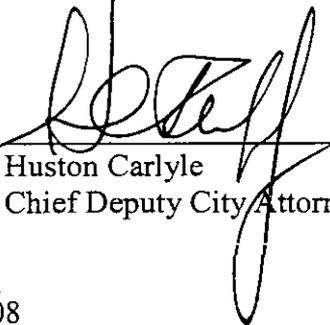
3. That it authorizes a \$210,000 increase in the Fiscal Year 2008 Capital Improvements Program Budget in CIP 61-203.1, Fund _____, Installation of Streetlights – Imperial Avenue from 61st to 69th Streets, and

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4. Authorize the appropriation and expenditure of up to \$210,000 from CIP 61-203.1, Fund _____, Installation of Streetlights - Imperial Avenue from 61st to 69th 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 _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(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.

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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 61st to 69th Streets will contribute to the alleviation of crime/public safety.