



THE CITY OF SAN DIEGO
Redevelopment Agency's Report

DATE ISSUED: April 9, 2009 REPORT NO. RA-09-10
RTC-09-042

ATTENTION: Honorable Chair and Members of the Redevelopment Agency,
Council President and City Council,
Docket of April 14, 2009

SUBJECT: Installation of Streetlights along El Cajon Boulevard from 54th Street to
73rd Street and along Streamview Drive from 54th Street to College
Avenue

REFERENCE: None

REQUESTED REDEVELOPMENT AGENCY ACTIONS:

1. Make necessary findings and authorize the use of Redevelopment Agency funds for the installation of streetlights along El Cajon Boulevard and Streamview Drive within the Crossroads Redevelopment Project Area; and
2. Authorize Redevelopment Agency contribution and transfer of funds to the City of up to \$580,000 into CIP No. 52-293.0, for installation of streetlights along El Cajon Boulevard and Streamview Drive.

REQUESTED CITY COUNCIL ACTIONS:

1. Make necessary findings to accept Redevelopment Agency funds into Fund 10274, Crossroads Redevelopment Project Area, for the City's installation of streetlights along El Cajon Boulevard and Streamview Drive (CIP 52-293.0) within the Crossroads Redevelopment Project Area; and
2. Authorize an amendment to the FY 2009, Capital Improvement Program (CIP 52-293.0), budget for the installation of streetlights along El Cajon Boulevard and Streamview Drive; and
3. Authorize a \$580,000 increase in the FY 2009 Capital Improvement Program (CIP 52-293.0) budget for the installation of streetlights along El Cajon Boulevard and Streamview Drive, Fund No.10274, Crossroads Redevelopment Project Area; and
4. Authorizing the City Comptroller to appropriate and expend funds up to \$580,000 from Fund 10274, Crossroads Redevelopment Project Area, CIP 52-293.0, for the purpose of installing streetlights along El Cajon Boulevard and Streamview Drive, contingent upon the City Comptroller first certifying funds for this action are available.

STAFF RECOMMENDATION TO REDEVELOPMENT AGENCY:

1. Make necessary findings and authorize the use of funds for the installation of streetlights along El Cajon Boulevard and Streamview Drive within the Crossroads Redevelopment Project Area; and
2. Authorize contribution and transfer of funds to the City of up to \$580,000 into CIP No. 52-293.0, for installation of streetlights along El Cajon Boulevard and Streamview Drive.

STAFF RECOMMENDATION TO CITY COUNCIL:

1. Make necessary findings to accept funds into Fund 10274, Crossroads Redevelopment Project Area, for the City's installation of streetlights along El Cajon Boulevard and Streamview Drive (CIP 52-293.0) within the Crossroads Redevelopment Project Area; and
2. Authorize an amendment to the FY 2009, Capital Improvement Program (CIP 52-293.0), budget for the installation of streetlights along El Cajon Boulevard and Streamview Drive; and
3. Authorize a \$580,000 increase in the FY 2009 Capital Improvement Program (CIP 52-293.0) budget for the installation of streetlights along El Cajon Boulevard and Streamview Drive, Fund No.10274, Crossroads Redevelopment Project Area; and
4. Authorizing the City Comptroller to appropriate and expend funds up to \$580,000 from Fund 10274, Crossroads Redevelopment Project Area, CIP 52-293.0, for the purpose of installing streetlights along El Cajon Boulevard and Streamview Drive, contingent upon the City Comptroller first certifying funds for this action are available.

SUMMARY:

The requested actions will allow for the installation of additional streetlights along El Cajon Boulevard from 54th Street to 73rd Street and along Streamview Drive from 54th Street to College Avenue within the Crossroads Redevelopment Project Area. Approximately 48 new streetlights may be installed along El Cajon Boulevard and Streamview Drive with an estimated total project cost of \$580,000. The cost per light varies because of location characteristics (i.e., trenching, conduit run, pullbox and circuit capacity). The new streetlights will create a safe, walkable environment for College and Eastern Area residents, visitors, and merchants, and help generate economic vitality for this vital commercial/transit corridor and remove blight.

El Cajon Boulevard east of 54th Street to 73rd Street, and along Streamview Drive from 54th Street to College Avenue has a deficient inventory of streetlights which has contributed to the existence of blight, crime and unsafe lighting conditions within this vital commercial/transit corridor. Agency staff has worked with the community, property owners, merchants, San Diego Police Department, and Engineering and Capital Projects Department to identify locations along El Cajon Boulevard and Streamview Drive that need additional streetlights. The existing street

lighting within this portion of El Cajon Boulevard, and Streamview Drive does not meet the current City standard for commercial/transit/residential corridor lighting requirements. This project will design and install approximately 48 additional streetlights along El Cajon Boulevard and Streamview Drive and the design work for the potential future installation of pedestrian lights (i.e., acorn type) along both sides of El Cajon Boulevard funding for installing pedestrian lights would be provided by others (i.e., Maintenance Assessment District).

This project is consistent with the Second Five Year Implementation Plan for the Crossroads Redevelopment Project, which is recorded with the Redevelopment Agency as Document No. D-04266 and dated May 13, 2008. The improvements will eliminate and prevent the spread of blight and deterioration, and redevelop the proposed Redevelopment Project Area in accordance with the Crossroads Redevelopment Plan, General Plan, applicable community plans, and local codes and ordinances.

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

FISCAL CONSIDERATIONS:

The total estimated project cost is \$580,000, which will be funded by Redevelopment Agency funds. Funding for this project will provide approximately 11 full-time equivalent jobs (i.e., engineering, construction and manufacturing) while providing standard lighting to commercial and residential corridors. The annual maintenance and electrical costs for approximately 48 street lights is approximately \$8,880. The general fund will assume this annual cost because the streetlights are consistent with City standards.

ENVIRONMENTAL IMPACT:

This activity is categorically exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (new construction).

PREVIOUS AGENCY and/or CITY COUNCIL ACTIONS:

This project implements the goals and recommendations of the Mid-City Community Plan, the Crossroads Redevelopment Plan and is in conformance with the Progress Guide and General Plan.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

On September 25, 2008, the Crossroads Project Area Committee (PAC) discussed this project and voted 11-0-1 to recommend the Agency fund this public improvement with Crossroad Redevelopment Project tax increment funds.

KEY STAKEHOLDERS & PROJECTED IMPACTS:

College Area Economic Development Corporation (i.e. College Business Improvement District), College Heights Enhanced Maintenance District, property owners and merchants along El Cajon Boulevard east of 54th Street to 73rd Street, and property owners and residents along Streamview Drive east of 54th Street to College Avenue.

Respectfully submitted,

Janice L. Weinrick
Deputy Executive Director
Redevelopment Agency /
Assistant Director
City Planning & Community Investment

Approved: William Anderson
Assistant Executive Director
Redevelopment Agency /
Director City Planning & Community
Investment

WEINRICK/TWR

Attachment: Special Findings (Health & Safety Code § 33445) Crossroads Redevelopment Project Area, El Cajon Boulevard and Streamview Drive Streetlights.