



THE CITY OF SAN DIEGO

DATE ISSUED: January 3, 2007

REPORT NO.: RA-07-04
RTC-07-003

ATTENTION: Honorable Chair and Members of the Redevelopment Agency,
Council President and City Council,
Docket of January 9, 2007

SUBJECT: El Cajon Boulevard Median Improvements,
Crossroads Redevelopment Project Area

REFERENCE: RA-04-32 & CMR-04-191, issued on September 8, 2004

REQUESTED ACTIONS:

- 1) Should the Redevelopment Agency and City Council make the necessary findings that the El Cajon Boulevard Median Improvements will benefit the Crossroads Redevelopment Project Area, that no other reasonable means of financing the improvements are available to the community, and that the contribution of \$340,000 from the Crossroads Redevelopment Project Area to the City for the purpose of financing the El Cajon Boulevard Median Improvements (CIP 39-234.0) will assist in the elimination of one or more blighting conditions and is consistent with the Implementation Plan?
- 2) Should the Redevelopment Agency authorize the expenditure of \$340,000 from the Redevelopment Agency (FY 2007 Crossroads Redevelopment Project Area tax increment funds) to be transferred to the City for the purpose of financing the El Cajon Boulevard Median Improvements?
- 3) Should the City Council authorize the City Auditor and Comptroller to set up a new special interest bearing fund, the College Heights Enhanced Maintenance Assessment District CIP fund?
- 4) Should the City Council authorize the City Auditor and Comptroller to transfer and expend \$45,000 from fund 70266 to the new special interest bearing fund, the College Heights Enhanced Maintenance Assessment District CIP?
- 5) Should the City Council amend the Fiscal Year 2007 Capital Improvements Program Budget for the El Cajon Boulevard Median Improvements (CIP 39-234.0) to include an additional contribution from the Redevelopment Agency in the amount of \$340,000 and a contribution from the College Heights Enhanced Maintenance Assessment District in the amount of \$45,000?

Redevelopment Agency

600 B Street, Suite 400, MS 904 • San Diego, CA 92101-4506
Tel (619) 533-4233 Fax (619) 533-5250

Community and Economic Development



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- 6) Should the City accept, appropriate, and expend funds of \$340,000 from the Redevelopment Agency and \$45,000 from the College Heights Enhanced Maintenance Assessment District for the El Cajon Boulevard Median Improvements (CIP 39-234.0)?

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY:

- 1) Make the necessary findings that that the El Cajon Boulevard Median Improvements will benefit the Crossroads Redevelopment Project Area, that no other reasonable means of financing the improvements are available to the community, and that the contribution of \$340,000 from the Crossroads Redevelopment Project Area to the City for the purpose of financing the El Cajon Boulevard Median Improvements (CIP 39-234.0) will assist in the elimination of one or more blighting conditions and is consistent with the Implementation Plan.
- 2) Authorize the expenditure of \$340,000 from the Redevelopment Agency (FY 2007 Crossroads Redevelopment Project Area tax increment funds) to be transferred to the City for the purpose of financing the El Cajon Boulevard Median Improvements.

STAFF RECOMMENDATION TO THE CITY COUNCIL:

- 1) Make the necessary findings that that the El Cajon Boulevard Median Improvements will benefit the Crossroads Redevelopment Project Area, that no other reasonable means of financing the improvements are available to the community, and that the contribution of \$340,000 from the Crossroads Redevelopment Project Area to the City for the purpose of financing the El Cajon Boulevard Median Improvements (CIP 39-234.0) will assist in the elimination of one or more blighting conditions and is consistent with the Implementation Plan.
- 2) Authorize the City Auditor and Comptroller to set up a new special interest bearing fund, the College Heights Enhanced Maintenance Assessment District CIP fund.
- 3) Authorize the City Auditor and Comptroller to transfer and expend \$45,000 from fund 70266 to the new special interest bearing fund, the College Heights Enhanced Maintenance Assessment District CIP fund.
- 4) Amend the Fiscal Year 2007 Capital Improvements Program Budget for the El Cajon Boulevard Median Improvements (CIP 39-234.0) to include an additional contribution from the Redevelopment Agency in the amount of \$340,000 and a contribution from the College Heights Enhanced Maintenance Assessment District in the amount of \$45,000.
- 5) Accept, appropriate, and expend the funds of \$340,000 from the Redevelopment Agency and \$45,000 from the College Heights Enhanced Maintenance Assessment District for the El Cajon Boulevard Median Improvements (CIP 39-234.0).

SUMMARY:

This project will reconstruct raised medians and install decorative stamped concrete, irrigation, and landscaping, along El Cajon Boulevard from 54th Street to 73rd Street. The project also includes provisions for the installation of two community area signs within the medians and a new traffic signal at the intersection of El Cajon Boulevard and Dayton Street. The water services and supply conduits were installed as part of a previous project. Maintenance of the

new medians will be provided by the College Heights Enhanced Maintenance Assessment District (College Heights EMAD).

On September 8, 2004 the City Council and Redevelopment Agency made the necessary findings and authorized the contribution of \$1.75 million from the Crossroads Redevelopment Project Area to the City for the purpose of financing the El Cajon Boulevard Median Improvements. On August 8, 2006 the City Council authorized the construction of the El Cajon Boulevard Median Improvements. Engineering and Capital Projects – Transportation Engineering received six construction bids by October 10, 2006. The lowest bid exceeded the engineer's estimate by \$385,000 or 21-percent. All of the bids were within 5-percent of each other.

The engineer's estimate was prepared in June 2006 based on previous bids for similar projects and with input from the Landscape Architect designer. However, the actual bids received were significantly higher (reflecting a volatile bidding environment). The cost for installing the irrigation system and plant material is higher than anticipated. Agency and City staffs believe that re-advertising the project would increase the cost of the project and delay the implementation of the project. The funding gap of \$385,000 will be dealt with by an additional contribution of \$340,000 of Crossroads Redevelopment Project Area tax increment funds and \$45,000 from the College Heights EMAD.

California Community Redevelopment Law requires that certain findings be made by the Redevelopment Agency and the City Council prior to the expenditure of Agency funds for public improvements. The replacement of substandard median curbs and the installation of landscaping and irrigation will assist in the elimination of blighting conditions inside the Project Area, and that the medians and landscaping are consistent with the Redevelopment Plan and the Five-Year Implementation Plan. The landscaping will be maintained by the College Heights EMAD.

The contract for this project received bids on October 31, 2006. The apparent low bid contractor (3-D Enterprises, Inc.) will be authorized to proceed with the base bid in early January 2007 and the pre-construction meeting will be later in January 2007, after the notice to proceed is issued. Work will begin in early February 2007 and completed in late July 2007. If the additional work in the additive alternatives (landscape and irrigation, community signs, sign illumination) is authorized (upon receipt of additional funds), the contract will be extended an additional 64 working days, completing in October of 2007.

FISCAL CONSIDERATIONS:

Funds in the amount of \$340,000 are available from tax increment within the Crossroads Redevelopment Project Area, and \$45,000 are available from assessments within the College Heights EMAD for this project. The total cost of this project is anticipated to be \$2,410,920. The funding consists of \$2,090,000 in tax increment funds, \$60,000 of Water Department funds, \$200,000 of Transnet funds for a traffic signal, \$45,000 of College Heights EMAD funds and \$15,920 of County of San Diego funds for the community signs.

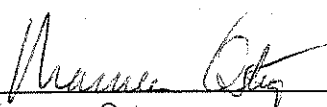
PREVIOUS AGENCY and/or COUNCIL ACTION:

The Redevelopment Agency provided \$1,750,000 of Tax Increment funds from the Crossroads Redevelopment Project Area on September, 14, 2004 (R-03824). The City Council accepted the Redevelopment Agency funds on September, 14, 2004 (R-299645). The City Council authorized the construction of this improvement project on August 8, 2006 (R-301825).

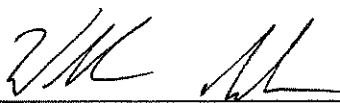
COMMUNITY PARTICIPATION & PUBLIC OUTREACH EFFORTS:

The project is supported by the College Heights EMAD, College Area BID, Crossroads PAC, and College and Eastern community planning groups. Outreach efforts to these groups have been conducted on a regular basis. On November 8, 2006 the Crossroads PAC recommended that the Redevelopment Agency contribute an additional \$340,000 of tax increment funds to the City for this critical community improvement. On November 15, 2006 the College Heights EMAD allocated \$45,000 for the community signs. The apparent low bid contractor was 3-D Enterprises, Inc.

Respectfully submitted,



Maureen Ostrye
Deputy Executive Director



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

- Attachments: 1. Map – El Cajon Boulevard Median Improvements
2. Findings – Health & Safety Code § 33445

To locate the attachments please see the following pages:

- Attachment 1 see page 5
Attachment 2 see pages 7 and 8

EL CAJON BLVD MEDIAN IMPROVEMENTS

EL CAJON BLVD MEDIAN - RECONSTRUCTION

CONTRACTOR'S NOTES AND RESPONSIBILITIES

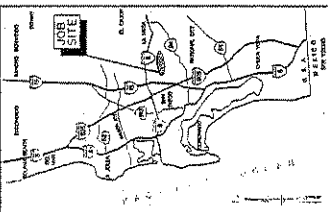
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE SAFETY MEASURES ON RECONSTRUCTION. THE CONTRACTOR SHALL DESIGN CONTRACT WORK AREAS TO BE PROTECTED BY SIGNAGE, LIGHTS, BARRIERS, AND OTHER SAFETY MEASURES FOR CONSTRUCTION TO ALL LOCAL, STATE, AND FEDERAL AGENCIES AND HEALTH STANDARDS AGENCIES AND REGULATIONS.
- RESPONSIBILITY FOR ASBESTOS CONTAMINATION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTORS SHALL BE HELD TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MONITOR THAT ALL SHEET PILES BE BUILT TO THE REQUIRED DEPTH AND TO MONITOR THE BENTONITE SLURRY LEVELS THROUGHOUT THE WORK. THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND UNDERSTANDS THAT THE CITY ENGINEER HAS THE FINAL SAY ON ALL MATTERS PERTAINING TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND UNDERSTANDS THAT THE CITY ENGINEER HAS THE FINAL SAY ON ALL MATTERS PERTAINING TO THE PROJECT.
- LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MADE BY WORK TO BE DONE SHALL BE DETERMINED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND UNDERSTANDS THAT THE CITY ENGINEER HAS THE FINAL SAY ON ALL MATTERS PERTAINING TO THE PROJECT.
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STANDARD SPECIFICATIONS:

SEC. NO.	FILED	DESCRIPTION
1. SECTION 01-01-04	FILED	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2003 EDITION), INCLUDING SUPPLEMENTAL ADDENDUMS, CALIFORNIA DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MAINTENANCE WORK BOOK, 1998 EDITION
2. SECTION 01-01-01	FILED	STANDARD SPECIAL PROVISIONS FOR SIGNALS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, 1998 EDITION
3. SECTION 01-01-01	FILED	STANDARD SPECIAL PROVISIONS FOR TRAFFIC SIGNALS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, 1998 EDITION
4. SECTION 01-01-01	FILED	STANDARD SPECIAL PROVISIONS FOR TRAFFIC SIGNALS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, 1998 EDITION

STANDARD DRAWINGS:

SEC. NO.	FILED	DESCRIPTION
1. SECTION 01-01-04	FILED	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2003 EDITION), INCLUDING SUPPLEMENTAL ADDENDUMS, CALIFORNIA DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MAINTENANCE WORK BOOK, 1998 EDITION
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4. SECTION 01-01-01	FILED	STANDARD SPECIAL PROVISIONS FOR TRAFFIC SIGNALS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, 1998 EDITION



WORK TO BE DONE

RE-CONSTRUCTION OF MEDIANS CONSISTS OF REVISIONS, PLACING PCC CURB, STAMPED COLORED PCC, LANDSCAPE AND ADDITIONAL ELECTRICAL COMPONENTS, ASPHALT PAVING, IMPROVEMENTS, ASBESTOS TESTING AND REMEDIATION, AND SIGNAGE WITH THESE SPECIFICATIONS AND DRAWINGS NUMBERED 32221-F-0 THROUGH 32221-F-6.

SHEET INDEX

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50	UTILITY PLANS

ABBREVIATIONS

AC	ASBESTOS CEMENT
AD	ASBESTOS DUST
AG	ASBESTOS
AI	ASBESTOS IDENTIFICATION
AL	ALUMINUM
AM	ASBESTOS MAPPING
AN	ASBESTOS NODAL
AO	ASBESTOS OBTAINING
AP	ASBESTOS PLANNING
AQ	ASBESTOS QUANTIFICATION
AR	ASBESTOS REMEDIATION
AS	ASBESTOS SURVEILLANCE
AT	ASBESTOS TESTING
AV	ASBESTOS VERIFICATION
AW	ASBESTOS WORK
AX	ASBESTOS X-RAY
AY	ASBESTOS YIELD
AZ	ASBESTOS ZONING
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Findings
(Health & Safety Code § 33445)
Crossroads Redevelopment Project Area

SUBJECT IMPROVEMENTS:

RECONSTRUCTION OF MEDIANS AND THE INSTALLATION OF LANDSCAPING (El Cajon Boulevard from 54th Street to 73rd Street)

The following findings are for the El Cajon Boulevard Median Improvements – within the Crossroads Redevelopment Project Area.

I. FINDINGS OF BENEFIT

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

- A. These improvements are within the Crossroads Redevelopment Project Area.
- B. The improvements will enhance portions of the Crossroads Redevelopment Project Area for the benefit of nearby users as well as residents.
- C. These improvements will be completed in two phases: Phase one replaces substandard curbs and asphalt - surfaced raised medians with new curbs and color stamped concrete on El Cajon Boulevard between 54th Street and 73rd Street (the City boundary with La Mesa). Phase two will install landscaping and irrigation. Enhancements included street trees, shrubs, ground covers, automatic irrigation, and community signage.
- D. The improvements will contribute to parallel efforts to revitalize and beautify the community. By a majority vote the business owners established the College Area Economic Development Corporation (i.e., College Area Business Improvement Districts). By the majority vote of the property owners created the College Heights Maintenance Assessment District (“MAD”). The MAD will provide enhanced maintenance services with the goal of beautifying and improving the appearance of a specified boundary generally located on El Cajon Boulevard by providing street sweeping, graffiti removal, enhanced landscaping services, lighting and other services.

II. NO OTHER REASONABLE MEANS OF FINANCING

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

City of San Diego

- A. The Capital Improvements Program ("CIP") Annual Budget supports construction projects such as the development of parkland, the construction of a sewer pump plant, the installation of a traffic signal and street lighting system, or the construction or remodeling of a City facility. These monies are derived from sources such as sewer and water fees, a half-cent local sales tax for transportation improvements (TransNet), development impact fees, State and federal grants, and/or the issuance of bonds. The Annual Fiscal Year 2007 CIP Budget totals \$293.7 million, which is a decrease of \$95.9 million or a 25% reduction from the Fiscal Year 2006 Annual Budget. The decrease in the Fiscal Year 2007 Capital Improvements Budget is primarily due to the City's inability to access the public bond market.
- B. The Agency's Budget was developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the respective budgets. The Fiscal Year 2007 Annual Budget for City Redevelopment totals \$96.3 million. Of this amount, \$45.1 million is comprised of new funds with \$51.2 million carrying over from the previous year. Tax increment to be generated in Fiscal Year 2007 in the City Redevelopment areas is estimated to exceed \$39.5 million or \$11.2 million more than Fiscal Year 2006 Budgeted levels.
- C. The total cost for the El Cajon Boulevard Median Improvements Project has increased from \$2,025,920 to \$2,410,920, resulting in a funding gap of \$385,000. There are insufficient funds currently allocated in the CIP Annual Budget to fund the additional cost of the improvements. The College Heights Maintenance Assessment District shall contribute \$45,000 and the Agency shall contribute an additional \$340,000 of Crossroads Redevelopment Project Area tax increment funds to finance the additional cost for the improvements.

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of Agency funds toward the cost of the construction and installation of the subject improvements will assist in the elimination of blighting conditions inside the Crossroads Redevelopment Project Area and the proposed improvements are consistent

with the Implementation Plan for the Crossroads Redevelopment Project, adopted pursuant to Health and Safety Code Section 33490, in that:

- A. The improvements will correct and upgrade substandard and deteriorated infrastructure facilities and will specifically improve surface drainage, traffic safety, and improve pedestrian safety.
- B. The improvements will upgrade deficient public open spaces with decorative paving, street trees and other landscaping and will improve the image of a primary gateway into the College and Mid-City Communities.
- C. The improvements project is consistent with the First Implementation Plan for Crossroads Redevelopment Project Area, which is recorded with the Agency as Document No. O-19174 and dated May 6, 2003, in that the project addresses the Plan's specific priority goals which include the following:
 - 1) Reduce visible physical blight.
 - 2) Increase public awareness of community identity by physically improving and defining community boundaries and entryways, preserving the identity of separate neighborhoods and promoting the positive characteristics of the area.
 - 3) Upgrade streetscapes and improve pedestrian, public transit and bicycle orientation in the commercial areas.
 - 4) Concentrate improvements in demonstration block and at community gateways.
- D. The First Implementation Plan provides that one of the programs/projects for the 2004-2005 Fiscal Year period is to "develop master infrastructure improvement plan for El Cajon Boulevard and University Avenue." The First Implementation Plan further provides that one of the Agency's goals and objectives for the Crossroads Redevelopment Project Area is to "enhance economic growth within the Project Area by continuing ongoing efforts to revitalize commercial areas, particularly the commercial corridor along El Cajon Boulevard and University Avenue."