THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 5, 2008 REPORT NO. PC-08-065

ATTENTION: Planning Commission, Agenda of June 5, 2008

SUBJECT: Proposed Fiscal Year 2009 Capital Improvements Program Budget Conformance.

SUMMARY

Issue – Is the proposed FY 2009 Capital Improvements Program (CIP) in conformance with the City's General Plan and with applicable community plans?

Staff Recommendation – Adopt the resolution (Attachment 1) which finds and recommends to the City Council that:

1. The projects in the Proposed FY 2009 Capital Improvements Program are in conformance with the City's General Plan and with applicable community plans, with the exception of CIP 29-865.0, Home Avenue Neighborhood Park.

Community Planning Group Recommendation – None.

Other Recommendations – None.

Environmental Impact – None with this action. Each capital improvement project will be reviewed under the California Environmental Quality Act prior to implementation.

Fiscal Impact – None with this action. The total proposed CIP budget is $573.9 million, of which $234.6 million (41%) is specified for community planning areas and $339.3 million (59%) is for citywide projects and non specific community areas. $267.7 million or (47%) of the budget is designated for Water and Sewer projects.

Code Enforcement Impact – None with this action.

Housing Affordability Impact – None with this action.

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BACKGROUND

The Mayor has the responsibility for the annual preparation of the citywide, eleven-year Capital Improvements Program (CIP). This program is a listing of necessary capital projects, together with funding estimates and a schedule for their phased completion. The CIP is a means of implementing the City's General and Community Plans. Section 65103 (c) and 65401 (Attachment 3) of the State's Planning and Zoning law require that the CIP be submitted by the Planning Commission to City Council with assurance of general plan conformance prior to adoption. In addition to state requirements, Council Policy 800-06 (Attachment 2) states that the annual preparation of the Capital Improvements Program shall be primarily based upon the General Plan, which includes Community Plans, and adopted growth management strategies.

The Strategic Framework Element of the General Plan, adopted as the strategy for the City of Villages, calls for an established linkage between plans and the CIP as a part of its Action Plan. The Public Facilities and Safety Element have been updated, and as a part of this effort an expanded Community Facilities Element will be developed for each community plan as it is amended.

The following summary data, which includes citywide and annual allocation projects, is provided with regard to this year's proposed CIP. Of the total proposed CIP budget of $573.9 million, $234.6 million (41%) is specified for community planning areas and $339.3 million (59%) is designated as citywide. Of the total budget, Water and Sewer projects account for $267.7 million (47%).

The total amount of funds designated for community planning areas is as follows:

DIF Communities - Approximately $86.6 million (15%) in FY 2009 is programmed for projects in DIF Communities. This amount includes $47.9 million for water and sewer expansion and replacement. The remaining $38.7 million is for projects considered more community oriented in nature and will support private development and revitalization within existing Urbanized Communities. Examples of these are parks, circulation element street improvements, fire stations and libraries. The primary funding sources include water and sewer funds, Transnet, grants, and development impact fees.

FBA Communities – Approximately $128.1million (22%) in FY 2009 is programmed for projects in FBACommunities to accommodate anticipated population, housing and employment growth. These projects will, for the most part, be funded by private developers, Facilities Benefit Assessments (FBA) and water and sewer funds, and are scheduled to coincide with community development. This amount includes $57.5 million for water and sewer expansion and replacement.

Regional Park Areas – Approximately $19.6 million (4%) is programmed for Regional Park Areas, to be funded primarily from Grant and Enterprise Fund revenues.

Citywide and Non Specific Community Areas – Approximately $339.3 million (59%) is programmed for Citywide and Non Specific Communities Areas. This amount includes $148.5 million for water and sewer expansion and replacement.

Further information is contained in the attachments. Attachment 4 of this report lists all the proposed FY 2009 CIP projects within each community as well as the full list of projects receiving any funding this coming fiscal year. Attachment 5 of this report shows the proposed FY 2009 CIP Allocation for water and sewer expansion and replacement by community and citywide.

DISCUSSION

The City of San Diego's Proposed FY 2009 Budget, describes the capital improvement projects proposed for Fiscal Years 2009 through 2019. Included in this comprehensive program are the citywide annual allocations; water and sewer facilities; major street and bikeway projects; park and library improvements; facilities to improve the delivery of fire services; and other public improvements to support the economic, social and physical development of the City.

The CIP budget does not include budgets for CCDC, SEDC, and the City's Redevelopment Division. These budgets are adopted separately from the City Proposed CIP Budget. The budgets for each of the agencies are approved by their respective boards prior to submittal to the City Council, acting as the Redevelopment Agency, for final approval.

In an effort to enhance Community input and involvement, CIP project sheets were distributed to all Planning Groups on April 25, 2008, for review. This information was distributed in order to provide the individual Planning Groups notice of the Planning Commission hearing and also the opportunity to review the Proposed FY 2009 CIP and make any comments prior to, or at the Planning Commission hearing.

As previously noted, all projects scheduled for FY 2009 have been reviewed by the Community Planning Division of the City Planning & Community Investment Department and have been found to be in conformance with the General Plan and the appropriate community plans and associated Local Coastal Programs, with the exception of the following project:

Mid-City

The Home Avenue Neighborhood Park, CIP No. 29-865.0, is currently planned on a vacant site designated for multi-family residential use. The City has already purchased this site for a park. Although this would result in potential loss of residential units that have been identified in the Housing Element as part of the Adequate Site Inventory, it would provide much needed park land in a community lacking in parks per general plan guidelines. A community plan amendment will be processed concurrently with the park project which will consider these and other potential impacts.

Respectfully submitted,

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Attachments:
1. Draft Planning Commission Resolution
2. Council Policy 800-6
3. Sections 65103 (c) and 65401 of the Planning and Zoning Law of the State of California
4. Proposed FY 2009 CIP/All Revenue Sources Allocation by Community
5. Proposed FY 2009 CIP Allocation for Sewer and Water Revenue Sources