



# COUNTY OF SAN DIEGO

## LAND USE AGENDA ITEM

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**DATE:** April 22, 2026

**01**

**TO:** Board of Supervisors

### **SUBJECT**

**ESTABLISH APPROPRIATIONS, ADVERTISE AND AWARD CONSTRUCTION CONTRACTS FOR 2024-2025 AND 2025-2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PEDESTRIAN FACILITY IMPROVEMENT PROJECTS (TROY STREET) AND RELATED CEQA EXEMPTION (DISTRICT: 4)**

### **OVERVIEW**

The Department of Public Works (DPW) was awarded funding from the Community Development Block Grant (CDBG) program in 2024 and 2025 for the Troy Street Pedestrian Improvement Project located in the community of Spring Valley. This project will install approximately 1,044 linear feet of new concrete sidewalk, an Americans with Disabilities Act (ADA) compliant pedestrian ramp, 12 ADA compliant concrete driveways, and a marked crosswalk along the north side of Troy Street between Central Avenue and Bancroft Drive. The new facilities will provide a continuous, accessible walking path where none currently exist and will improve pedestrian visibility and safety. Additionally, this project directly supports Climate Action Plan goals as the new ADA ramp and sidewalk help provide active transportation alternatives to car trips that would produce greenhouse gas emissions

These improvements are consistent with DPW's Pedestrian Gap Analysis and the Local Road Safety Plan, which identify pedestrian safety needs and sidewalk gap closures as priority strategies for improving accessibility and safety within unincorporated communities. By implementing projects that close gaps identified in these plans, DPW enhances connectivity, supports Safe Routes to Schools programming, and promotes equitable access to community resources. The proposed improvements will provide a continuous sidewalk network, creating safer and more direct pedestrian routes for students, families, and seniors traveling to Lamar County Park, Goodland Acres Park, and Bancroft Elementary School.

The CDBG program, administered locally by the County's Health and Human Services Agency, provides federal funds from the U.S. Department of Housing and Urban Development to support infrastructure improvements in low- and moderate-income areas. This project aligns with CDBG objectives by enhancing accessibility, mobility, and safety in an underserved neighborhood. The project area is within a 76.21% Low- and Moderate-Income (LMI) census tract based on 2022 HUD LMI Summary Data and serves a community with a Healthy Places Index score of 31.22, indicating it is a historically lower-resourced community.

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Upon Board approval, the Department of Purchasing and Contracting will advertise and award a construction contract to the lowest responsive and responsible bidder. Construction is anticipated to begin in Summer 2026 and be completed by Winter 2026. The total estimated project cost is \$1,303,812, partially funded through the CDBG program (\$303,812) and the remainder from bond proceeds (\$1,000,000).

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Fiscal Years 2024-25 and 2025-26 Community Development Block Grant (CDBG) Troy Street Pedestrian Improvement Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, because it involves the installation of concrete sidewalk, ADA pedestrian ramp, curb, gutter, driveways, and a marked crosswalk along the north side of Troy Street between Central Avenue and Bancroft Drive involving negligible or no expansion of existing or former use.
2. Establish appropriations of \$35,000, in the Department of Public Works, Road Fund, Services & Supplies, for the design and right of way acquisition of the CDBG Troy Street Pedestrian Improvement Project, based on revenue from the Community Development Block Grant. **(4 VOTES)**
3. Authorize the Director of Purchasing and Contracting to advertise and award a construction contract and to take any action authorized by Section 401 et seq. of the County Administrative Code, with respect to contracting for the CDBG Troy Street Pedestrian Improvement Project.
4. Designate the Director, Department of Public Works, as County Officer responsible for administering the construction contract in accordance with Board Policy F-41 (Public Works Construction Projects).

**EQUITY IMPACT STATEMENT**

The Community Development Block Grant (CDBG) Program provides federal funds to improve infrastructure and services in communities with the greatest social and economic need. The Troy Street Pedestrian Improvement Project is in the community of Spring Valley, where 76.21 percent of surrounding households are considered low- and moderate-income according to federal standards. This area also has a Healthy Places Index score of 31.22, reflecting health and socioeconomic disparities that the project seeks to address through safer, more equitable access to transportation. This project directly benefits residents who rely on walking as their primary mode of transportation, including students, seniors, and individuals with disabilities. The improvements will enhance access to nearby parks, schools, and transit stops, supporting daily mobility and promoting active lifestyles within a historically underserved community.

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### **SUSTAINABILITY IMPACT STATEMENT**

The Troy Street Pedestrian Improvement Project supports economic, social, and environmental sustainability by connecting residents to parks, schools, and transit stops, thereby improving access to essential community destinations. By promoting walkability and reducing vehicle miles traveled, the project will contribute to improved air quality and help advance the County's Climate Action Plan goals related to reducing greenhouse gas emissions. The project will improve mobility, accessibility, and safety for pedestrians within the community of Spring Valley. Installing new sidewalks, curb, gutter, and ADA-compliant pedestrian ramps will provide safe routes for walking and other non-vehicular travel modes. These improvements support the County's efforts to expand sustainable transportation infrastructure and promote active transportation options that reduce reliance on single-occupancy vehicles. The project also enhances long-term resilience by incorporating durable, low-maintenance infrastructure that promotes safety and accessibility for all users. These pedestrian facilities will improve mobility and quality of life while enhancing pedestrian accessibility and safety along existing public roadways and support the County's Climate Action Plan by improving roadway segments as multimodal facilities. Together, these improvements contribute to the County's vision of creating healthy, connected, and sustainable communities.

### **FISCAL IMPACT**

Funds for this request are partially included in the Fiscal Year 2025-26 Operational Plan in the Department of Public Works (DPW) Road Fund. If approved, this request will result in additional cost and revenue of \$35,000, based on Community Development Block Grant tied to Recommendation 2. The total estimated project costs are \$1,303,812, including \$303,812 for design, environmental review, right-of-way acquisition, and construction inspection. The construction contract is estimated at \$1,000,000 including a 25% contingency for unforeseen conditions. The funding sources are Community Development Block Grant (\$303,812) and bond proceeds (\$1,000,000). There will be no change in net General Fund costs and no additional staff years.

### **BUSINESS IMPACT STATEMENT**

County of San Diego construction contracts are publicly and competitively bid, helping to stimulate the local economy by creating construction-related employment opportunities. All workers employed on County public works projects must be paid prevailing wages determined by the California Department of Industrial Relations, based on the type of work and project location. The Troy Street Pedestrian Improvement Project will comply with the County of San Diego's Working Families Ordinance, which requires the use of a skilled and trained workforce for County construction projects. By following these standards, the project will support fair wages, equitable hiring, and the development of local labor skills while contributing to the overall economic vitality of the region.

### **ADVISORY BOARD STATEMENT**

Department of Public Works staff coordinated with the Spring Valley Community Planning Group (CPG) regarding the Troy Street Pedestrian Improvement Project. The project advances pedestrian

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and infrastructure improvements that have been identified as important to the Spring Valley community by enhancing safety, accessibility, and connectivity in the area. The CPG expressed support for the project and its objectives, and DPW will continue engagement with the CPG and community members during construction to ensure ongoing communication and collaboration.

**BACKGROUND**

In 2023, the Department of Public Works (DPW) identified Troy Street in the community of Spring Valley as a priority location for pedestrian safety improvements based on findings from the County’s Pedestrian Gap Analysis and Local Road Safety Plan (LRSP). The corridor currently lacks continuous sidewalk infrastructure and serves several key community destinations, including schools, parks, and transit stops. To address this safety and accessibility needs, DPW applied for and received Fiscal Year 2023-24 Community Development Block Grant (CDBG) funding for the Troy Street Pedestrian Improvement Project.

The project will install approximately 1,044 linear feet of new concrete sidewalk, two ADA-compliant pedestrian ramps, curb, gutter, and a marked crosswalk along the north side of Troy Street between Central Avenue and Bancroft Drive. These improvements will provide a continuous and accessible pedestrian route along a busy residential and community corridor, improving visibility and safety for all users. The project area is within a 76.21 percent Low- and Moderate-Income census tract and has a Healthy Places Index score of 31.22 percentile, reflecting socioeconomic and health disparities. The improvements will directly benefit residents by providing safer routes to Bancroft Elementary School, Goodland Acres Park, and Lamar County Park, while supporting walkability and active transportation within the community.

The Community Development Block Grant Program provides federal funds from the U.S. Department of Housing and Urban Development (HUD) to develop and enhance communities, principally for low- and moderate-income areas. The County’s Health and Human Services administers the local CDBG program and established a Memorandum of Understanding (MOU) with DPW to direct project implementation consistent with HUD program requirements and the County’s Annual Funding Plan.

The total estimated project cost is \$1,303,812, funded by the CDBG program and bond proceeds. Design and the National Environmental Policy Act (NEPA) environmental review have been completed, and construction documents are being finalized for advertisement. Upon Board approval, the Department of Purchasing and Contracting will advertise and award the construction contract to the lowest responsive and responsible bidder. Construction is anticipated to begin in Summer 2026 and be completed by Winter 2026.

The project has received continued support from the Spring Valley Community Planning Group, which identified Troy Street as a high-priority location for pedestrian safety improvements. These improvements directly support the County’s Climate Action Plan by increasing active transportation solutions through the construction of new ADA ramps and sidewalk. DPW will

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continue coordination with the group and the community prior to construction to ensure residents are informed of project activities and anticipated timelines.

**ENVIRONMENTAL STATEMENT**

Section 15301 of the California Environmental Quality Act (CEQA) Guidelines exempts from CEQA review actions consisting of the “operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use.” The key consideration is whether the activity involves negligible or no expansion of an existing use. The proposed project consists of the repair and minor alteration of existing public facilities within the existing public right-of-way, including sidewalks, curbs, gutters, and pedestrian ramps to enhance pedestrian accessibility and safety. Existing conditions at the proposed sites include asphalt and dirt shoulders, some of which are currently utilized by pedestrians. As such, the proposed action will result in a minor alteration of existing public roadway and pedestrian facilities, involving negligible or no expansion of existing or former use, and none of the exceptions under Section 15300.2 of the CEQA Guidelines apply. Accordingly, the proposed action is categorically exempt from CEQA pursuant to Section 15301 of the state CEQA Guidelines. This project is also funded by the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program and is therefore subject to the National Environmental Policy Act (NEPA). Troy Street Pedestrian Improvement Project was determined to be categorically excluded under Section 58.35(a)(1), as it involves the repair, improvement, and reconstruction of existing public facilities within the existing public right-of-way. The proposed improvements will retain the same use and will not result in a change in size or capacity exceeding 20 percent. CDBG funding supports the project’s design phase, right-of-way acquisition and coordination, utility coordination, advertising and award of the construction contract, and construction activities.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today’s actions support the Sustainability, Community, and Equity strategic initiatives outlined in the County of San Diego’s 2026–2031 Strategic Plan by improving public infrastructure in historically underserved communities. The Troy Street Pedestrian Improvement Project will provide new ADA-compliant, multimodal infrastructure that enhances pedestrian safety, accessibility, and connectivity in Spring Valley by closing existing sidewalk gaps and improving access to parks, schools, and transit stops. By supporting safer non-vehicular travel options, the project advances the County’s long-term sustainability and mobility goals through improved walkability, reduced greenhouse gas emissions, better air quality, and more equitable access to community resources. The project also supports local economic opportunity through public construction contracts that prioritize a skilled and trained workforce and provide employment opportunities to low- and very-low-income workers in compliance with federal Section 3 requirements.

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Respectfully submitted,



DAHVIA LYNCH  
Deputy Chief Administrative Officer

**ATTACHMENT(S)**

Attachment A: Vicinity Map