AGENDA ITEM

Sitting as the BOARD OF DIRECTORS of the
TULARE COUNTY REDEVELOPMENT AGENCY

ITEM NO.   District 4

SUBJECT:

Proposed expenditure and required findings for the purpose of constructing a building to house the TCRA sponsored Tulare County Construction Trades Training Program – Construction Equipment Program at Sequoia Field Airport.

REQUEST(S):

1. Approve the expenditure for the purchase and installation of a structure intended to house the Tulare County Construction Trades Training Program equipment at Sequoia Field as contained in the attached AUD 308 form modifying the County General Fund Budget 001-230-4151-6896.

2. Make the supporting findings as contained in the attached Staff Report supporting the expenditure of tax increment funds outside of the Redevelopment Project Areas of Goshen, Cutler-Orosi, Traver and Ivanhoe.

3. Direct staff to file the attached Notice of Exemption with the Office of the Tulare County Clerk – Recorder in compliance with the requirements for the California Environmental Quality Act.

SUMMARY:

In order to centralize the Construction Trades Training Program in a location that provides security and easy access to the planned Community Improvement Projects and proposed Residential Trades Training Program in the Cutler-Orosi, Goshen, Traver and Ivanhoe Redevelopment Project Areas, it is proposed that the Tulare County Redevelopment Agency construct a 2,280 square foot building and necessary improvements within the Sequoia Field Airport. The location also takes advantage of a County owned property which provides large open areas where basic equipment operational skills can be taught prior to trainees operating equipment in public rights-of-way. The entire leased area would constitute 28,050 square feet (see attached map).
The proposed building and improvements will not interfere with airport operations or tenants, nor jeopardize any future Federal Aviation Administration funds. The proposed lease is currently being reviewed by County Counsel and upon completion of the review, it will be brought before your Board (this is expected to be mid June 2006). The term of the proposed lease would be 15 years, after which time ownership of the structure would revert to the Airport.

FINANCING:

The estimated cost of the 2,280 square foot building and improvements, including structures, fueling tank, solar power installation, site preparation and perimeter lighting is $65,000. The expenditure will be distributed as follows:

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Percentage Contribution</th>
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<tbody>
<tr>
<td>Cutler-Orosi</td>
<td>35%</td>
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<tr>
<td>Goshen</td>
<td>35%</td>
</tr>
<tr>
<td>Traver</td>
<td>15%</td>
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<tr>
<td>Ivahoe</td>
<td>15%</td>
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The projected $4,147.20 annual rental income from the leased 28,050 square feet of land including the building site and storage area will be deposited into the Sequoia Field Airport budget as lease revenue in Budget number 012-231-3050-4050. The lease payment will be shared in the same manner as this expenditure.

ALTERNATIVES:

Choose not to rent out airport space and/or direct staff to investigate alternative sites.

IN Volvem ent Of OtHeR DePartmentS Or AgenCies:

Tulare County Auditor’s office to make the budget adjustments and Purchasing Agent to prepare purchase orders for building materials and installation labor.

SIG NATURE REQUIREMENTS:

TCRA Clerk/Secretary of the Board of Directors or authorized designee to attest to the Resolution.

ADM INISTRATIVe SIG N OFF:

RESOURCE MANAGEMENT AGENCY

George E. Finney, Assistant Director
Long Range Planning

Henry Hash, Executive Director

Contact William Hayter ext 4301
BEFORE THE BOARD OF DIRECTORS
TULARE COUNTY REDEVELOPMENT AGENCY
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF EXPENDITURE FOR )
PROPOSED BUILDING FOR HOUSING OF THE )
CONSTRUCTION TRADES TRAINING PROGRAM )
RESOLUTION NO. RA__________

UPON MOTION OF DIRECTOR ________________, SECONDED BY DIRECTOR
______________, THE FOLLOWING WAS ADOPTED BY THE BOARD OF DIRECTORS, AT AN
OFFICIAL MEETING HELD MAY 23, 2006, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: C. BRIAN HADDIX
SECRETARY OF THE BOARD OF DIRECTORS

BY: __________________________________
Deputy

**   **     **     **    **    **    **     **    **    **    **    **    **

1. Approved the expenditure for the purchase and installation of a structure intended to house the
Tulare County Construction Trades Training Program equipment at Sequoia Field as contained in
the attached AUD 308 form modifying the County General Fund Budget 001-230-4151-6896.
2. Made the supporting findings as contained in the attached Staff Report supporting the expenditure of
tax increment funds outside of the Redevelopment Project Areas of Goshen, Cutler-Orosi, Traver
and Ivanhoe.
3. Directed staff to file the attached Notice of Exemption with the Office of the Tulare County Clerk –
Recorder in compliance with the requirements for the California Environmental Quality Act.
1. Background

The Tulare County Redevelopment Agency sponsored Construction Trades Training Program (CTTP) has reached a point in time where the prior purchases of grant and redevelopment tax increment financed construction equipment, supplies and support vehicles makes it necessary to base the program operations in one location.

The CTTP has numerous redevelopment funded and “fee for service” community improvement projects in progress or planned over the next 5-10 years in Cutler-Orosi, Goshen and Ivanhoe along with proposed construction of low income infill housing project in Traver. Favoring one community over another for location of the equipment is not feasible due to the distance the equipment must be moved on a daily basis in order to complete projects in each community.

The County General Fund Budget 001-230-4151 provides for distribution of expenses incurred in the General Fund on behalf of TCRA for costs or purchases which are spread to more than one redevelopment project area. Therefore, it is appropriate that your Board sitting as the Board of Directors, consent and approve the modification by the Board of Supervisors to the General Fund Budget 001-230-4151 as contained in the attached AUD 308 form prior to the costs being charged to the TCRA by the County.

2. Proposed Site

Sequoia Field represents a centralized location which minimizes the daily travel distance in the north County area and increases transportation and logistics efficiencies, especially at the end of each work day when the equipment is serviced and fueled in order to head out to the job site the following morning. This point was very well made during the recent flooding when the CTTP was called upon by the County to provide specialized equipment manned by our staff and our operator trainees to assist in closing the breach in the levee on Cottonwood Creek. The CTTP equipment had to be loaded and shipped from its temporary home in Goshen on a County owned dump truck and trailer as the CTTP service truck and trailer were stored in another location.

Security is also a factor as the equipment needs to be located in an area that is secured and monitored at night and on weekends. The Tulare County Sheriff’s facilities and adjacent areas are monitored and patrolled seven days a week.

A fixed training site for initial orientation by the trainees on operation of the equipment is best done in a location that presents few physical obstacles. Sequoia Field has several locations, the most ideal being the old gravel pit, where initial training can occur in familiarizing the operator trainees with the equipment before they are assigned to projects in public rights-of-way where hazards (telephone poles, fire hydrants, fences etc.) and automotive traffic are numerous and prevalent.
The area proposed for the building and storage yard is currently underutilized (see Exhibit A) and is used on occasion for storage of surplus materials by various entities and also was the site of small storage buildings which were removed several years ago.

4. Project Determination

In compliance with the State Guidelines for implementation of the California Environmental Quality Act (CEQA), this project is determined to be generally exempt from CEQA under the Categorical Exemptions; specifically title 14, California Code of Regulations (CCR) Section 15301 (Class 1, Existing Facilities) and Section 15303 (Class 3, New Construction or Conversion of Small Structures).

The proposed project could not be seen to create a significant effect on the environment because the construction of the 2,280 square foot structure and adjacent improvements are on a site adjacent to existing improvements (Section 15301) and the structure is within the limits imposed by CEQA wherein a small structure is defined as a building that must be under 10,000 square feet (Section 15303). The proposed building will not house any restroom facilities and electrical service shall be provided by solar power. All onsite fuel and lubricant storage shall be housed in spill containment facilities and all equipment washwaters shall be filtered prior to disposal.

5. Required Findings

Health and Safety Code Section 33127 stipulates that an Agency may obtain, hire, purchase, or rent office space, equipment, supplies, insurance, or services. The proposed building purchase and lease of Sequoia Field Airport property is to be for the purpose of housing Agency owned equipment, therefore this constitutes an administrative action by your Board and not a capital improvement for another public entity or community.

However, in addition to the approval as set forth above, staff recommends your Board make supporting findings as set forth in the following.

Health and Safety Code section 33445 (a) states that a redevelopment agency may, with the consent of the legislative body, pay for all or part of the value of the land for and the cost of installation and construction of any building, facility or other structure that is publicly owned either within or without the project area subject to making specific findings.

Based upon the agenda item, staff report and other evidence presented to the Board, the Tulare County Redevelopment Agency (TCRA) Board of Directors, pursuant to Health and Safety Code section 33445, subdivision (a), hereby consents to the payment of funds by the TCRA for proposed construction of a public facility at Sequoia Field Airport to house the TCRA sponsored Construction Trades Training Program and finds:

i) That participation in the construction of the building and improvement project will encourage economic development within the Goshen, Cutler-Orosi, Traver and Ivanhoe Redevelopment Project Areas by providing construction employment training opportunities to the residents of each community, which is of primary public benefit to residents of the Goshen, Cutler-Orosi, Traver and Ivanhoe project areas.

ii) That no other means reasonable of financing these public improvements are available as funds are limited by other public agencies due to inadequate reserves, commitment of resources to other priority projects or limitations due to governmental regulations.
iii) That payment for such improvements at this site which shall provide for a base of operations for the trainee crews and house the equipment purchased and designated for use in the construction of community public improvements in Cutler-Orosi, Goshen and Ivanhoe along with proposed construction of low income infill housing project in Traver project areas, assists in the eradication of blight by enhancing each community’s image, reducing public safety hazards and is consistent with the implementation plan for implementing public improvements in each of the aforementioned project areas.
Fixed asset budget adjustment for the purpose of constructing a building to house the Tulare County Construction Trades Training Program equipment at Sequoia Field Airport and land lease with the Tulare County Redevelopment Agency.

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<tr>
<th>Action</th>
<th>Description</th>
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<tr>
<td>C</td>
<td>Change</td>
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<tr>
<td>A</td>
<td>Add</td>
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* Whenever a 33XX account budget is adjusted, a corresponding 87XX account revenue budget must be adjusted in the billing agency.
* Whenever a 35XX account budget is adjusted, a corresponding 88XX account revenue budget must be adjusted in the billing agency.
* Whenever a 36XX account budget is adjusted, a corresponding 39XX account revenue budget must be adjusted in the billing agency.
NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: County of Tulare
Resource Management Agency
5961 S. Mooney Blvd.
Visalia, CA 93277-9394

☑ County Clerk
County of Tulare
2800 Burrel Avenue
Visalia, CA 93291-4582

Project Title: TCRA Construction Trades Training Program Equipment Storage Facility

Project Location – Sequoia Field Airport, 36000 Road 112

Project Location - County: Tulare

Description of Nature, Purpose, and Beneficiaries of Project: Tulare County Redevelopment Agency sponsored Construction Trades Training Program equipment storage building

Name of Public Agency Approving Project: County of Tulare Resource Management Agency

Name of Person or Agency Carrying Out Project: Tulare County Redevelopment Agency - William L. Hayter, Community Development & Redevelopment Manager

Exempt Status:

☐ Ministerial (Section 21080(b); 15268)
☐ Declared Emergency (Section 21080(b)(3); 15269(a))
☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
☑ Categorical Exemption - Section 15303 – Class 3, New Construction or Conversion of Small Structures
☐ Statutory Exemption - State type and section number (see below)
☐ General Rule Exemption (Section 15061(b)(3))

Reasons why project is exempt: The proposed project could not be seen to create a significant effect on the environment because the construction of the 2,280 square foot structure and adjacent improvements are on a site adjacent to existing improvements (Section 15301) and the structure is within the limits imposed by CEQA wherein a small structure is defined as a building that must be under 10,000 square feet (Section 15303). The proposed building will not house any restroom facilities and electrical service shall be provided by solar power.

Lead Agency Contact Person: Bill Hayter
Area Code/Telephone/Ext.: 559-733-6291, Ext. 4301

Determination made by: Tulare County Resource Management Agency

William L. Hayter
Community Development & Redevelopment Manager
Title May 8, 2006
Date

Lead Agency: Tulare County Resource Management Agency

George E. Finney
Environmental Assessment Officer
Title

☐ Signed by Lead Agency ☐ Signed by Applicant Date Received for filing at OPR:
Construction Trades Training Program Building

Leased Area

- Building
- Fence (Proposed)