



# TULARE COUNTY REDEVELOPMENT AGENCY AGENDA ITEM

## BOARD OF DIRECTORS

ALLEN ISHIDA  
District One

CONNIE CONWAY  
District Two

PHILLIP A. COX  
District Three

J. STEVEN WORTHLEY  
District Four

MIKE ENNIS  
District Five

**AGENDA DATE:** May 1, 2007

Public Hearing Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>						

CONTACT PERSON: Celeste Perez PHONE: 733-6291

**SUBJECT:** Adopt the Pixley Redevelopment Project Area Amendment  
Boundaries and Preliminary Plan

**REQUEST(S):**

That the Board of Supervisors:

1. Adopt the Preliminary Plan for the Proposed Pixley Redevelopment Project Area Amendment.
2. Adopt the amended boundaries for the proposed Pixley Redevelopment Project Area.
3. Direct that staff commence with the preparation of the Pixley Redevelopment Plan Amendment.
4. Authorize the transmittal of information to the State Board of Equalization, Tulare County Auditor, Assessor, tax collector and any other relevant taxing entities.
5. Find that the inclusion of the selected agricultural properties with the adopted community plan boundaries is consistent with Redevelopment purposes within the adopted community plan boundaries.
6. Find that the inclusion of the selected agricultural properties will not cause the removal of adjacent land, designated for agricultural use in the County General Plan, from agricultural use.
7. Find that the inclusion of the selected agricultural properties is consistent with the County General Plan and the Pixley Community Plan.
8. Find that the inclusion of the selected agricultural properties will result in a more contiguous pattern of development.

**SUBJECT:** Adopt the Pixley Redevelopment Project Area Amendment Boundaries and Preliminary Plan  
**DATE:** May 1, 2007

**SUMMARY:**

On November 2, 2004, the Tulare County Board of Supervisors adopted a Survey Area Boundary to study the feasibility of expanding a redevelopment project area in the community of Pixley. On June 8, 2005, the Tulare County Planning Commission adopted the attached Preliminary Plan and recommended the plan to be submitted to the Tulare County Redevelopment Agency Board of Directors.

County staff has completed a parcel-by-parcel study of the conditions within the Survey Area. From the results of this study and in accordance with the requirements outlined in §33320.1 of the California Community Redevelopment Law (CRL), staff has selected certain parcels to be included in the Redevelopment Plan Amendment, as explained in the attached Preliminary Plan.

The proposed amendment to the Pixley Redevelopment Plan Boundaries includes five (5) parcels of approximately 224.5 acres. Three parcels are located in the area of Avenue 120 west of State Highway 99, totaling 64.5 acres (APN 300-010-10, APN 300-010-11 and 295-040-01). The fourth and fifth parcels are located south of Avenue 96 west of Road 120, totaling approximately 160 acres and contain the site of Harmon Field, an airport that has been closed by Tulare County (APNs 314-080-26 and 314-080-30). Your board is required to make the findings listed above in accordance with §33321.5 of CRL.

After adoption, the Preliminary Plan and Project Area Boundaries will be forwarded along with a Notice of Preparation to the State Board of Equalization for filing. Additionally, the Notice of Preparation will be sent to all other taxing entities that will be affected by Redevelopment efforts in Pixley. The Tulare County Auditor/Assessor will prepare the Fiscal Officer's report on the assessed valuation of the properties within the Redevelopment Project Area.

With these steps complete, TCRA staff will commence the preparation of the Redevelopment Plan Amendment. The Redevelopment Plan, guided by the existing Redevelopment Project Area Committee, lists the projects and programs that will serve as the strategy for mitigating physical and economic blight in the community of Pixley. TCRA staff will be returning to your Board in the future for the Redevelopment Plan Amendment Adoption.

**FISCAL IMPACT/FINANCING:**

The \$2,700 filing fee with the State Board of Equalization will be paid from RP3-RP3-2000-2200

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The adoption of this Preliminary Plan will have a positive affect on the greater Quality of Life for the residents of Pixley, as it will generate more Redevelopment

**SUBJECT:** Adopt the Pixley Redevelopment Project Area Amendment Boundaries and Preliminary Plan  
**DATE:** May 1, 2007

Financing. This can be used for the completion of Community Improvement Projects. Thus, this item is linked to the Quality of Life Strategic Goal in the County of Tulare Strategic Business Plan.

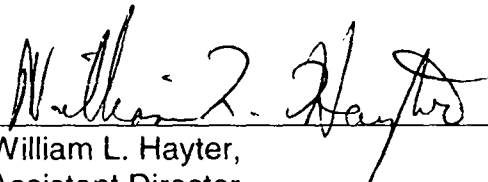
**ALTERNATIVES:**

The Board may recommend modifications to the Project Area Boundaries or the Preliminary Plan.

**INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:**

State of California Board of Equalization to file the Notices and Boundaries, Tulare County Planning Commission to adopt the Preliminary Plan and Boundaries, Tax Assessor-Auditor to prepare Fiscal Officer's Report, Tulare County taxing entities as identified by the Tax Assessor-Auditor to receive and review the Fiscal Officer's Report. County Counsel for legal reviews and RMA for report preparation.

**SIGNATURE REQUIREMENTS:**

  
\_\_\_\_\_  
William L. Hayter,  
Assistant Director

  
\_\_\_\_\_  
Henry Hash,  
Director

cc: Auditor/Controller  
County Counsel  
County Administrative Office (2)

Attachment(s):  
Pixley Redevelopment Project Area Preliminary Plan Amendment

**BEFORE THE BOARD OF DIRECTORS OF THE  
TULARE COUNTY REDEVELOPMENT AGENCY,  
STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING THE )  
PIXLEY REDEVELOPMENT PROJECT AREA ) RESOLUTION NO. \_\_\_\_\_  
AMENDMENT BOUNDARIES AND )  
PRELIMINARY PLAN )

UPON MOTION OF DIRECTOR \_\_\_\_\_, SECONDED BY DIRECTOR \_\_\_\_\_,  
\_\_\_\_\_, THE FOLLOWING WAS ADOPTED BY THE BOARD OF DIRECTORS, AT  
AN OFFICIAL MEETING HELD ON MAY 1, 2007, BY THE FOLLOWING VOTE:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST: C. BRIAN HADDIX  
COUNTY ADMINISTRATIVE OFFICER  
CLERK, BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
Deputy Clerk

\* \* \* \* \*

1. Adopted the Preliminary Plan for the Proposed Pixley Redevelopment Project Area Amendment.
2. Adopted the amended boundaries for the proposed Pixley Redevelopment Project Area.
3. Directed that staff commence with the preparation of the Pixley Redevelopment Plan Amendment.
4. Authorized the transmittal of information to the State Board of Equalization, Tulare County Auditor, Assessor, tax collector, and any other relevant taxing entities.
5. Found that the inclusion of the selected agricultural properties with the adopted community plan boundaries is consistent with Redevelopment purposes within the adopted community plan boundaries.

6. Found that the inclusion of the selected agricultural properties will not cause the removal of adjacent land, designated for agricultural use in the County General Plan, from agricultural use.
7. Found that the inclusion of the selected agricultural properties is consistent with the County General Plan and the Pixley Community Plan.
8. Found that the inclusion of the selected agricultural properties will result in a more contiguous pattern of development.