



**TULARE COUNTY
REDEVELOPMENT
AGENCY
COUNTY OF TULARE
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: December 9, 2008

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 checked="" type="checkbox"/>	N/A <input 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 checked="" type="checkbox"/>	N/A <input 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 checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input 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: 559-733-6291

SUBJECT: Pixley Redevelopment Plan, First Amendment

REQUEST(S):

That the Board of Directors:

1. Introduce and waive the First Reading of the proposed uncoded Ordinance of the Tulare County Code pertaining to the adoption of the Pixley Redevelopment Plan, First Amendment.
2. Set a Joint Public Hearing with the Board of Supervisors for December 16, 2008 at 9:30 A.M. for the second reading and adoption of the proposed uncoded Ordinance of the Tulare County Code pertaining to the adoption of the Pixley Redevelopment Plan, First Amendment.

SUMMARY:

The Pixley Redevelopment Plan was adopted on December 16, 1997, by the Tulare County Board of Supervisors, as directed by the Tulare County Redevelopment Agency (TCRA) Board of Directors Resolution No. RA 97-35. Staff, at the direction of the Board of Supervisors with the assistance of County Counsel, has prepared an ordinance which amends the existing Pixley Redevelopment Plan. The proposed Plan Amendment would add four (4) parcels totaling approximately 219 acres to the existing Pixley Redevelopment Plan. This territory is being added to include development which has occurred since the original Redevelopment Plan adoption.

Staff is requesting that the Board introduce and waive the First Reading of an uncoded Ordinance of the Tulare County Code pertaining to the adoption of the

SUBJECT: Pixley Redevelopment Plan First Amendment
DATE: December 9, 2008

Pixley Redevelopment Plan, First Amendment. It is also requested that the Board set a Joint Public Hearing with the Board of Supervisors for 9:30 A.M. on December 16, 2008 to consider the attached proposed Ordinance.

FISCAL IMPACT/FINANCING:

This Redevelopment Plan Amendment is being funded through the Pixley Redevelopment Project Area, Budget No. RP3-RP3-2000. There are no net County costs to the General Fund for this activity. Ultimately, adoption of any Redevelopment Plan or Amendment will result in the reduction of tax revenue to the County from any future development occurring within a Project Area boundary.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

Quality of Life - The amendment of the Pixley Redevelopment Plan First Amendment will address the issues of Quality of Life for its residents. By the elimination of blight and blighting influences, the County will be promoting public health and welfare.

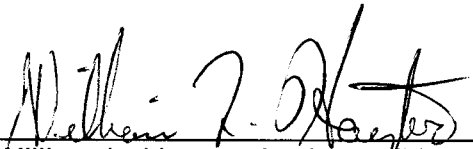
ALTERNATIVES:

The Board may choose to change the date of the proposed Joint Public Hearing or cancel the adoption of the Ordinance.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

California State Board of Equalization to accept and register the Project Area; Auditor-Controller and Assessor's offices to provide various documentation; County Counsel to review all related documentation.

ADMINISTRATIVE SIGN-OFF:



William L. Hayter, Assistant Director
Community & Development Services



Henry Hash,
Executive Director

cc: Auditor/Controller
County Counsel
County Administrative Office (3)

Attachment(s)
Proposed Ordinance Adopting Redevelopment First Amendment
Proposed Resolution Adopting Ordinance
Redevelopment Plan First Amendment

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

**IN THE MATTER OF THE PIXLEY
REDEVELOPMENT PLAN FIRST AMENDMENT**

**) RESOLUTION NO. _____
) AGREEMENT NO. _____**

UPON MOTION OF DIRECTOR _____, SECONDED BY
DIRECTOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF DIRECTORS, AT AN OFFICIAL MEETING HELD DECEMBER 9, 2008, BY
THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JEAN M. ROUSSEAU
 SECRETARY, BOARD OF DIRECTORS

BY: _____
 Deputy Clerk

* * * * *

1. Introduced and waived the First Reading of the proposed uncoded Ordinance of the Tulare County Code pertaining to the adoption of the Pixley Redevelopment Plan, First Amendment.
2. Set a Joint Public Hearing with the Board of Supervisors for December 16, 2008 at 9:30 A.M. for the second reading and adoption of the proposed uncoded Ordinance of the Tulare County Code pertaining to the adoption of the Pixley Redevelopment Plan, First Amendment.

ATTACHMENT: PROPOSED RESOLUTION ADOPTING ORDINANCE

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

IN THE MATTER OF ADOPTION OF TULARE)
COUNTY ORDINANCE NO. _____,) RESOLUTION NO. _____
APPROVING THE PIXLEY REDEVELOPMENT) AGREEMENT NO. _____
PLAN, FIRST AMENDMENT)

WHEREAS: The Tulare County Redevelopment Agency on March 23, 2004, by Resolution No. RA 2004-07, directed the Community Development and Redevelopment Division of the Resource Management Agency to pursue the Pixley Redevelopment Plan, First Amendment, in the unincorporated community of Pixley.

WHEREAS: The Board of Supervisors on December 16, 2008, by Resolution No. _____ designated the Pixley Redevelopment Plan, First Amendment, in the unincorporated community of Pixley.

WHEREAS: The Tulare County Planning Commission, in cooperation with the Tulare County Redevelopment Agency, selected the Pixley Redevelopment Plan, First Amendment, by its Resolution No. 8245 and approved a Preliminary Plan, by its Resolution No. 8123, for such redevelopment project area, which set out the parameters for the redevelopment of the selected project area and submitted such information to the Tulare County Redevelopment Agency.

WHEREAS: The Tulare County Redevelopment Agency by its Resolution No. RA 2007-03, accepted the Preliminary Plan, directed the submittal of the information required by Health and Safety Code Section 33327 to the County Tax Officials, and directed Redevelopment Agency staff to prepare the Pixley Redevelopment Plan, First Amendment.

WHEREAS: The Tulare County Redevelopment Agency has prepared and submitted to the Board of Supervisors and the Tulare County Planning Commission for consideration, the Pixley Redevelopment Plan, First Amendment.

WHEREAS: The Tulare County Redevelopment Agency has certified the Mitigated Negative Declaration prepared for the Pixley Redevelopment Plan, First Amendment in accordance with the California Environmental Quality Act for use to review the proposed Pixley Redevelopment Plan, First Amendment.

WHEREAS: The Tulare County Board of Supervisors has adopted and certified the

aforementioned Preliminary Report for the Pixley Redevelopment Plan, First Amendment; the Mitigated Negative Declaration certified by the Tulare County Redevelopment Agency for review of the proposed Pixley Redevelopment Plan, First Amendment; and the report prepared on this proposed project by the Tulare County Redevelopment Agency pursuant to Health and Safety Code Section 33352.

WHEREAS: The Tulare County Board of Supervisors set and held a joint public hearing with the Tulare County Redevelopment Agency on December 16, 2008, regarding the adoption of the Pixley Redevelopment Plan, First Amendment, and subsequently received the recommendations of the Tulare County Redevelopment Agency as set out in its Resolution No. _____.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Finds and determined as follows:
 - a. That the Board considered the Mitigated Negative Declaration prepared for the Pixley Redevelopment Plan, First Amendment, staff comments and any or all comments received at the public hearing in review of the Pixley Redevelopment Plan, First Amendment.
 - b. That the Mitigated Negative Declaration prepared for the Pixley Redevelopment Plan, First Amendment, reflects the independent judgment of the County and is hereby certified and approved.
 - c. That there is substantial evidence that the Pixley Redevelopment Plan, First Amendment, will have a significant effect on the environment which can be mitigated.
 - d. That the mitigation measures included in the Mitigation Monitoring Checklist set out in Planning Commission Resolution No. 8245 are applicable to, and are hereby approved and adopted, for the Pixley Redevelopment Plan, First Amendment, and are incorporated herein by reference as if set out in full.
2. Determined that no written objections to the proposed Pixley Redevelopment Plan, First Amendment, were filed and not withdrawn prior to the close of the public hearing.
3. Waived the second reading in full and adopted the proposed Ordinance No. _____, and directed the Clerk of the Board to carry out Section 9 of such Ordinance, and to file a Notice of Determination in accordance with the California Environmental Quality Act with the County Clerk-Recorder.
4. Certified that it has reviewed and considered the Mitigated Negative Declaration prepared for the Pixley Redevelopment Plan First Amendment, which document has also been certified by the Tulare County Redevelopment Agency as adequate, sufficient, and in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq., for review of this project, that such Mitigated Negative Declaration reflects the independent judgment of the County of Tulare, and that such Mitigated Negative Declaration was certified and approved, that findings were made pertaining to significant effects, and that mitigation measures included in the Mitigation Monitoring Checklist were adopted by Tulare

County Board of Supervisors Resolution No. 2008-0572 on July 29, 2008, which approval and supporting determinations, and findings and approvals are incorporated herein by reference as if set out in full.

5. Incorporated in the Pixley Redevelopment Plan, First Amendment, the mitigation measures, identified and adopted in Tulare County Board of Supervisors Resolution No. 2008-0572 and Tulare County Redevelopment Agency Resolution No. RA 2008-16 adopted herein for the Pixley Redevelopment Project Area.
6. Directed the Clerk of the Board of Supervisors to send certified copy of this Ordinance to the Tulare County Redevelopment Agency, whereupon such Agency is vested with the authority and responsibility for carrying out the Redevelopment Plan as adopted and approved herein.
7. Directed the Clerk of the Board of Supervisors to record with the Tulare County Recorder a notice of the approval and adoption of the Pixley Redevelopment Plan, First Amendment, pursuant to this Ordinance, which notice shall contain a description of the boundaries of the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.
8. Directed the Clerk of the Board of Supervisors to transmit a copy of this Ordinance, a description of the land within the Project Area, and a map or plat indicating the boundaries of the Project Area to the Auditor, Assessor and Tax Collector of the County of Tulare, to the officer or officers performing the functions of auditor or assessor for any taxing agencies, which in levying taxes, do not use the County of Tulare assessment rolls, to the governing bodies of each taxing agency with levies taxes upon any property in the Project Area, and to the State Board of Equalization.

THE FOREGOING RESOLUTION WAS ADOPTED UPON MOTION OF DIRECTOR _____, SECONDED BY DIRECTOR _____, AT A REGULAR MEETING ON DECEMBER 16, 2008 BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: JEAN ROUSSEAU
 SECRETARY, BOARD OF DIRECTORS

BY: _____
 DEPUTY CLERK