

# Visalia City Council Agenda



For the special meeting of: Monday, June 13, 2005

Location: City Hall Council Chambers

Mayor: Bob Link  
Vice Mayor: Jesus J. Gamboa  
Council Member: Walter T. Deissler  
Council Member: Greg Kirkpatrick  
Council Member: Donald K. Landers

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All items listed under the Consent Calendar are considered to be routine and will be enacted by one motion. If anyone desires discussion on any item on the Consent Calendar, please contact the City Clerk who will then request that Council make the item part of the regular agenda.

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## **WORK SESSION AND ACTION ITEMS (as described)**

**4:00 p.m.**

### PUBLIC COMMENTS

*Due to the recent United States Supreme Court ruling, the following Public Hearing-Item 1 has been cancelled:*

1. PUBLIC HEARING - **Introduction of an Urgency Ordinance 2005-\_\_** of the City Council of the City of Visalia Adopting Interim regulations Governing Medical Marijuana Dispensaries, the Cultivation and Processing of Medical Marijuana and the Public Use/Consumption of Medical Marijuana.

*At the request of staff, Item 2 is to be continued to the Work Session of Monday, July 18, 2005 (Motion required.)*

2. PUBLIC HEARING - **Introduction of Ordinance 2005-\_\_** Adoption of Chapter 16.54 of the Municipal Code regarding Groundwater Overdraft Mitigation. The proposed ordinance establishes fees on new development and exiting pumping for municipal water supplies to implement programs to mitigate groundwater overdraft.
3. Review of FY 2004-05 Capital Improvement Program and approval of additional budgetary authority as appropriate.
4. Review of current activity and land use in the Visalia Industrial Park.
5. CONSENT CALENDAR - Consent Calendar items are considered routine and will be enacted by a single vote of the Council with no discussion. For a Consent Calendar item to be discussed, or voted upon individually, it must be removed at the request of the Council.
  - a) Authorization to read ordinances by title only.

- b) Authorizing a Request for Proposals to be advertised to interested parties for the potential purchase and development of the 20,792 square foot City-owned property located at 320 N. Santa Fe for the development of a mixed-use multi-story building.

**CLOSED SESSION**

**6:00 p.m. (Or, immediately following Work Session)**

- 6. Conference with Legal Counsel – Anticipated Litigation (1)  
Pursuant to subdivision (b) of Section 54956.9 G.C.
- 7. Conference with Labor Negotiator  
Employee Groups: Group M  
Agency Negotiator: Jim Harbottle, Eric Frost, Janice Avila
- 8. Conference with Real Property Negotiators  
Property: 50 acre portion of the City owned orchard located on Avenue 280 West of Highway 99, APN: 119-010-021  
Under Negotiation: Discussion of price, terms and conditions of a possible lease option and lease agreement with Tulare County Compost and Biomass, Inc.  
Negotiators: Steve Salomon, Michael Olmos, David Jacobs, Jim Ross, Gary Birdsong, Tulare County Compost and Biomass, Inc.
- 9. Item removed from Agenda.
- 10. Public Employee Performance Evaluations  
Title: City Manager

**Upcoming Council Meetings**

Monday, June 20, 2005  
Monday, July 4, 2005 (NO MEETING)  
Monday, July 18, 2005

Work Session 4:00 p.m.  
Regular Session 7:00 p.m.  
City Hall Council Chambers  
707 West Acequia Avenue

In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing-Impaired - Call (559) 713-4900 (TDD) 48-hours in advance of the scheduled meeting time to request signing services.

# City of Visalia Agenda Item Transmittal

**Meeting Date:** June 13, 2005

**Agenda Item Number (Assigned by City Clerk):** 3

**Agenda Item Wording:** FY 2004-05 Capital Improvement Program Status Report

**Deadline for Action:** None

**Submitting Department:** Administrative Services - Finance

**Contact Name and Phone Number:**

Eric Frost, Administrative Services Director	713-4474
Gus Aiello, Finance Manager	713-4423
Ruth Martinez, Financial Analyst	713-4327

For action by:

City Council  
 Redev. Agency Bd.  
 Cap. Impr. Corp.  
 VPFA

For placement on which agenda:

Work Session  
 Closed Session  
Regular Session:  
 Consent Calendar  
 Regular Item  
 Public Hearing

Est. Time (Min.): 15

### Department Recommendation and Summary:

That City Council reviews the status of the Capital Improvement Program, provide direction as appropriate and approve the recommended changes. The Council should note that the active projects total \$64,600,000 in budget authority, in excess of 200 projects. The majority of the budget authority, \$33,300,000, is for the top 10 major projects that are either under construction now or will be in FY 05/06.

### Discussion:

Council is in the midst of a mid-cycle review of the City's budget. Although the Council can amend the budget at any regular meeting, the periodic reviews of the budget allow the Council to perform that review efficiently.

The purpose of this report is to provide the status of the current projects in the Capital Improvement Program (CIP). Table I, Capital Improvement Program, Summary by Fund FY 2004-05 and Prior Years, displays the total revised budget amount for FY 04-05 (including the original 04-05 approved budget, prior year roll-over and budget adjustments), current actual/obligated expenditures, and the remaining dollars available for each project as of 4/30/05. Essentially, Table I represents a snapshot of the active CIP projects.

Attachment 1, 2004-05 Capital Improvement Program Status Report, displays CIP detail in the following manner:

- The report is divided into project and equipment sections. Projects include activities such as, construction of streets and public facilities, major maintenance of existing facilities, or land acquisition. The equipment section consists of one-time major purchases, including items such as software, vehicles, etc.
- The project and equipment CIP's are then broken down by Fund. For example, the General Fund (0011) will display all projects and equipment within that Fund.

- Due to the nature of the major projects, certain Funds may be grouped together. For example, Gas Tax Fund (1111), Transportation Impact Fee Fund (1241) and State Transportation Development Act Fund (1611) have been totaled to provide a comprehensive view off all major streets projects.

Table I  
**CAPITAL IMPROVEMENT PROGRAM**  
**Summary By Fund - FY 2004/05 & Prior Years**

Fund	2004/05 Original Budget	Prior Year Rollover	Additional Authority	Revised Budget	Actuals/ Obligations	Remaining Budget as of 4-30-05
General Fund (0011)	1,186,190	1,550,290	91,350	2,827,830	1,384,827	1,443,003
Building Safety Fund (0015)	-	177,744	25,000	202,744	170,641	32,103
Multi-Funded Projects (3011)	21,298,550	7,984,079	4,870,608	34,153,237	7,157,539	26,995,698
<u>Internal Service Funds:</u>						
Information Services (5111)	238,000	-	(35,000)	203,000	118,819	84,181
Risk Management (5511)	-	14,853	-	14,853	-	14,853
Internal Service Funds Total	238,000	14,853	(35,000)	217,853	118,819	99,034
CDBG (1811)	265,000	392,092	494,768	1,151,860	964,241	187,619
<u>Redevelopment Funds:</u>						
East Visalia RDA (1902)	-	40,722	-	40,722	2,229	38,493
Downtown RDA (1921)	-	199,942	-	199,942	268	199,674
Redevelopment Funds Total	-	240,664	-	240,664	2,497	238,167
Downtown Parking Fund (6111)	675,000	69,055	134,214	878,269	509,825	368,444
<u>Parks/Waterways Funds:</u>						
Softball Facilities (1011)	251,500	-	-	251,500	45	251,455
Parks & Recreation Facilities (1211)	425,000	971,944	(16,200)	1,380,744	408,315	972,429
Waterways (1251)	850,000	16,375	-	866,375	83,219	783,156
Parks/Waterways Total	1,526,500	988,319	(16,200)	2,498,619	491,579	2,007,040
<u>Streets/Transportation Funds:</u>						
Gas Tax (1111)	2,529,620	9,672,224	41,000	12,242,844	3,173,927	9,068,917
Transportation Impact Fees (1241)	2,590,000	2,063,990	1,015,000	5,668,990	1,176,733	4,492,257
State Transportation (1611)	720,000	3,953,226	30,000	4,703,226	1,138,107	3,565,119
Streets/Transportation Total	5,839,620	15,689,440	1,086,000	22,615,060	5,488,767	17,126,293
Airport (4011)	2,778,000	5,474,434	278,000	8,530,434	3,047,354	5,483,080
Convention Center (4131)	210,700	-	1,500	212,200	31,152	181,048
Valley Oaks Golf Course (4211)	-	-	85,000	85,000	19,427	65,573
Transit (4511)	125,000	4,825,621	(272,974)	4,677,647	1,636,255	3,041,392
Solid Waste (4411)	66,000	38,357	-	104,357	30,155	74,202
Storm Sewer Construction (1221)	1,239,500	594,708	-	1,834,208	371,024	1,463,184
<u>Wastewater Funds:</u>						
Storm Sewer Deficiency (1222)	65,000	596,583	-	661,583	222	661,361
Kaweah Lake Project (1223)	810,000	198,709	-	1,008,709	235,366	773,343
Ground Water Recharge (1224)	140,000	15,000	-	155,000	4,699	150,301
Sanitary Sewer Trunkline (1231)	2,680,000	3,802,229	75,000	6,557,229	4,989,714	1,567,515
Wastewater (4311)	2,076,900	877,631	145,890	3,100,421	1,016,830	2,083,591
Wastewater Funds Total	5,771,900	5,490,152	220,890	11,482,942	6,246,831	5,236,111
Vehicle Replacement (5012)	953,900	101,700	-	1,055,600	479,607	575,993
<b>Capital Projects Total</b>	<b>42,173,860</b>	<b>43,631,508</b>	<b>6,963,156</b>	<b>92,768,524</b>	<b>28,150,540</b>	<b>64,617,984</b>

Table II, Capital Improvement Program, Major Projects lists the major projects in order of remaining budgeted dollars available. These projects represent 51% of the total CIP budget.

Table II  
**CAPITAL IMPROVEMENT PROGRAM**  
**Major Projects**

Fund	Proj	Year	Project Description	2004/05 Revised Budget	2004/05 Actuals/ Obligations	Remaining Budget as of 4-30-05	Project Current Status / Next Step
3011	9536	2005	<b>Parking structure on Acequia</b> between Floral and Locust (1921/1811/1931/6111)	11,128,635	275,406	10,853,229	Design complete; preparing bid documents; expect to break ground Summer 2005
3011	9141	2005	<b>Community Sports Park</b> (0011/0014/1211)	8,360,620	849,749	7,510,871	Off-site plans are complete - will award August 1, 2005; on-site plans at 95% completion; out to bid July 2005, award September 2005
4011	9276	2005	<b>Airport land acquisition</b> for runway protection zones	4,477,434	0	4,477,434	Project on hold until FAA approves Environmental documents
4511	9409	2004	<b>Transit Operations/ Maintenance Facility</b>	3,453,059	1,055,126	2,397,933	Plans at plancheck stage; bid documents are being reviewed by the Construction Manager
1111	9236	2004	<b>Street construction - Hwy 198</b> overcrossing on Santa Fe	2,923,394	872,581	2,050,813	Once Plans, Specifications and Estimate (PS&E) is approved by the City and Caltrans the project will go out to bid Winter 2006; expect completion late 2007
3011	9733	2005	<b>Southside Police Precinct</b> (0013/1051/1121)	1,835,917	227,943	1,607,974	Design is 95% complete; hired construction manager; street improvements out to bid late Summer 2005; construction to begin September 2005; completion by September 2006
3011	9628	2005	<b>Northside Police Precinct</b> (0013/1051/1121)	1,818,809	451,763	1,367,046	Design is 95% complete; hired construction manager; construction to begin September 2005; completion by September 2006
3011	9750	2005	<b>Public Safety Building</b> (0011/1051/1061/1121/1122)	1,300,000	0	1,300,000	Working with RACESTUDIO and Community Committee on Master Plan for consulting
1111	9242	2004	<b>Street construction - Hwy 198</b> overcrossing on Ben Maddox	1,979,521	839,442	1,140,079	Once Plans, Specifications and Estimate (PS&E) is approved by the City and Caltrans the project will go out to bid Winter 2006; expect completion late 2007
1241	9475	2005	<b>Street extension</b> - construct McAuliff extension from Houston to Mineral King	686,124	125,945	560,179	Plans are 95% complete; construction will begin Summer 2005; culvert crossing in design phase - to be complete in 2006
<b>Total for Major Projects</b>				<b>37,963,512</b>	<b>4,697,955</b>	<b>33,265,557</b>	

The review of the CIP projects uncovered a reporting problem that deserves more review. A number of projects, street projects in particular, may cost more than is projected. The budget difficulty is that these projects can take longer than expected due to environmental reviews, coordination and funding with other governments and property acquisition issues. To fully budget for a project at the beginning of a multi-year project would tie up more resources than is required. Therefore, some projects are not fully funded because the cost is unknown or to do so would not allow any other project to be funded. Rather, projects are funded over several years. As a result, Finance has pulled out the street, storm sewer and sanitary sewer projects for further review, to be brought back to Council on July 18, 2005.

**Prior Council/Board Actions:** Budget Adoption, June 29, 2004

**Committee/Commission Review and Actions:**

**Alternatives:**

**Attachments:**

Attachment 1: 2004-05 Capital Improvement Program Status Report

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):**  
To accept the CIP Status Report as presented.

***Financial Impact***

**Funding Source:**  
Account Number: \_\_\_\_\_ (Call Finance for assistance)

**Budget Recap:**

Total Estimated cost: \$	New Revenue: \$
Amount Budgeted: \$	Lost Revenue: \$
New funding required:\$	New Personnel: \$

Council Policy Change: Yes\_\_\_\_ No\_\_\_\_

Copies of this report have been provided to:

***Environmental Assessment Status***

**CEQA Review:**  
Required? Yes No  
Review and Action: Prior:  
Required:

**NEPA Review:**  
Required? Yes No  
Review and Action: Prior:  
Required:

**Tracking Information:** *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**

## City of Visalia Agenda Item Transmittal

**Meeting Date:** June 13, 2005

**Agenda Item Number (Assigned by City Clerk):** 4

**Agenda Item Wording:** Review of current activity and land use in the Visalia Industrial Park

**Deadline for Action:** None

**Submitting Department:** Community Development & Public Works

**Contact Name and Phone Number:**

Michael Olmos, Community Development & Public Works Director, 713-4332

Fred Brusuelas, Assistant Director, Community Development & Public Works, 713-4364

Bob Nance, Economic & Redevelopment Manager, 713-4511

Traci Myers, Senior Admin. Analyst, 713-4373

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session
- Regular Session:
  - Consent Calendar
  - Regular Item
  - Public Hearing

Est. Time (Min.): 30

**Department Recommendation and Summary:**

This is an informational item to update the City Council on the current activities and land use status of the Visalia Industrial Park. Upon completion of the review, Staff recommends the City Council authorize staff to meet with property owners and come back with request(s) to initiate annexation of 640 acres within the City's adopted Urban Development Boundary along both sides of Plaza Drive, north of Riggin Avenue to be made available for prospects seeking parcels of 40 acres or greater in size. If authorized, it is estimated the entire process will take approximately 2 years to annex, process entitlements and address other issues necessary to make the land "ready-to-go".

Please note:

This report staff has concentrated on those Visalia Industrial Park parcels currently zoned Light (IL) and Heavy (IH) Industrial within the existing City Limits. The study area roughly bounded by Shirk Street, State Highway 99, Riggin Avenue and State Highway 198. It is noted there are other industrial zoned parcels within the City of Visalia but due to their location and limited impact for availability and marketing they were not included in this study. Also not included in the study are those parcels within the Visalia Industrial Park that are zoned A- Agriculture or BRP – Business Research Park as they also do represent a significant impact for current industrial development activity.

**Background:**

Development activity in the Visalia Industrial Park is on an upward swing. This has the positive aspect of job generation. According to the City's building permit activity and noted in a report in the Construction Monitor – Building Permit Report For Industrial-Manufacturing, Warehouse-Shops, for Visalia during the two year period between January 01, 2003 and December 31, 2004 a total of 418,800 square feet of Industrial/Warehouse buildings were permitted all within



Visalia. Additionally, local industrial/commercial realtors provided staff with a study done for them by the Society of Industrial and Office Realtors for 2005. The study indicates that in Visalia during 2004/05 a total of 350,000 square feet of Industrial/Manufacturing was under construction with 250,000 square feet pre-sold or pre-leased and 100,000 square feet under construction for speculation. At the time of the report there was noted a 4% vacancy rate.

The report also suggested the following future need for Visalia:

<u>Building Square Footage</u>	<u>Vacancy Indicators</u>
▪ Less than 5,000	Substantial Shortage
▪ 5,000-19,999	Moderate Shortage
▪ 20,000-39,999	Moderate Shortage
▪ 40,000-59,999	Balanced Market
▪ 60,000-99,999	Moderate Shortage
▪ 100,000-250,000	Moderate Shortage
▪ More that 250,000	Moderate Shortage

Staff has noticed the increase in activity as represented by the number and size of projects being brought through the Site Plan Review process that are not accounted for in the Realtors survey plus the increase in requests for information, including available sites, by industry representatives and site locaters.

This indicates that, for Visalia, industrial development is in an upward trend that should continue for the next couple of years. To be able take advantage of this trend, the Visalia Industrial Park must be able to provide a sufficient number of “ready-to-go” parcels in a variety of sizes to meet potential new or expanding industrial user needs.

**Typical Inquiry:**

Over the past year the inquiries have covered a large range of activities including distribution of electronic components, cheese manufacturing, plastics manufacturing and clothing distribution. Though they represent a wide variety of products, the companies typically fall into two categories:

Existing Companies in California:

Those companies who are already in California and need new facilities to relocate to address an expanding market and services or to consolidate facilities to increase efficiency and reduce operating costs. Example: A regional business recently consolidated resulting in the closing of a Madera facility in favor of expanding the Visalia plant.

New to California Companies:

These companies either have a limited presence in California or are new to the area. Typically these are companies who have to service their retail outlets or clients in California or western United States. Example: Jo-Ann Stores, Inc. who has retail outlets throughout California and the West constructed their distribution center in Visalia to service their stores in both California and the western United States.

Typical conditions requested by businesses seeking industrial sites in the Central San Joaquin Valley include:

- Sufficient size and configuration to meet building and operational needs;
- Readily available utilities: water, sanitary sewer, electricity, natural gas at reasonable rates;
- Few or no discretionary permits to allow construction to begin as soon as possible with minimal processing time, effort or cost;
- Easy access to major highways for trucking and employee access
- Responsive plan check and permitting process: reducing the time needed for construction and beginning operations
- Readily available labor force: high number of employees from which to select with low turn-over rates
- Acceptance by the community: a good fit and complementary image between the company and community both in arriving and long-term operations
- Rail service (occasionally)
- Employee hiring and training services
- Retention incentives (TTA, BIZ incentives)

**Summary of Recent Inquiries**

New inquiries received by the City, either through the State of California through the Tulare County EDC, Visalia EDC, local real estate brokers and others have also increased in recent months. The following is a summary of those inquiries received since May 2004 based on building size:

<u><i>Description by Square Footage</i></u>	<u><i>Inquiries</i></u>
less than 50,000.....	11
50,000 – 100,000 .....	2
100,000 – 250,000 .....	6
250,000 - 500,000.....	4
over 500,000 .....	<u>4</u>
Total	27

Please note that a direct comparison between building square footage and land requirements is not possible due to the various uses, needs and specific operational requirements for each specific development. The Tulare County EDC records note the recent activity level for active prospects as follows: Fiscal Year-end June 30, 2004 – 31 and for Fiscal Year 04/05 as of June 9, 2005 – 40 inquiries. It is noteworthy that the TCEDC Active Prospect list does not include all inquiries brought directly to the respective TCEDC membership communities by realtors, site locators or other company representatives. Primarily the interest has been for either smaller parcels (less than 5 acres) or by those seeking larger parcels (greater than 40 acres).

Visalia has been successful in dealing with recent inquiries in large measure due to the fact that it had an adequately number of parcels of a variety of sizes, zoned and “ready-to-go”. In order to continue to be successful, the City needs to be proactive in assuring an adequate inventory of properly zoned, entitled and “ready-to-go” property is available. This is a critical aspect in economic development and job creation efforts in the Industrial Park. Other components that are equal in importance in this strategy include filling of vacant industrial buildings and facilitating expansion of existing industrial tenants.

Recently an industrial park developer submitted a project on 56-acres of undeveloped land in the southwest quadrant of the study area that is zoned Light Industrial. The project proposes to construct a series of 0.5 to 1.0 acre sites for lease to smaller companies. If constructed, it would significantly reduce the amount of undeveloped land zoned Light Industrial in the

southwest quadrant of the Visalia Industrial Park. The project site is adjacent to the 50+/- small industrial lots created by Pickett and Sons located at the west end of W. Nicholas Court and south end of Nevada Street in the southwest quadrant of the industrial park.

**Visalia Industrial Park:**

The Visalia Industrial Park is located along in the northwest portion of the City and consists of approximately 2,090 gross acres. The following is a “snap-shot” view of the Visalia Industrial Park land and its uses.

<u>Total Land in Industrial Park</u>	<u>Area in Acres</u>
▪ Gross Acreage:	2,090 acres
▪ Less: Developed non-Industrial Land Uses (Roads, Rail lines, land zoned Ag, CS and BRP):	- <u>356 acres</u>
Net Land for Light/Heavy Industrial Use:	1,734 acres

<u>Land Use Description</u>	<u>Area in Acres</u>
▪ Net Land for Light/Heavy Industrial Use:	1,734 acres
▪ Previously Developed Land:	- <u>934 acres</u>
Net Land Available for Future Development	800 acres

<u>Ownership Summary for Undeveloped Available Land</u>	<u>Area in Acres</u>
▪ Land Controlled by Professional Development Firms or Real Estate Representatives:	540 acres
▪ Other Undeveloped Land:	<u>260 acres</u>
Total:	800 acres

This shows that approximately 46% of the Visalia Industrial Park land zoned Light or Heavy Industry is available for development and that approximately 67% of the available vacant Light and Heavy Industry zoned land is under control of professional developers and real estate representatives actively promoting its development. A significant portion of the remaining 264-acres of vacant land are being developed in smaller parcels as noted by the recently proposed 56-acre development consisting of parcels between ½ and 2-acres located in the southwest quadrant of the Visalia Industrial Park. This single development proposal represents an approximately 21% reduction in vacant land zoned IL - Light Industrial.

**Available Land Make-up:**

The following is a summary of those vacant parcels zoned Light (IL) and Heavy Industrial (IH) totaling 800-acres that are available for development based upon parcel size as they existed on May 26, 2005:

<u>Zoning Designation</u>	<u>Acreage Range</u>	<u>Number of Parcels</u>
IL – Light Industrial (Approx. 264 acres)	0.1-5	78
	5-10	3
	10-20	2
	20-40	4
IH – Heavy Industrial (Approx. 536 acres)	0.1-5	12
	5-10	11
	10-20	1
	20-40	6
	100-120	2

**Conclusion and Staff Recommendation:**

The Visalia Industrial Park is experiencing an upward cycle in industrial activity. To take advantage of the current interest levels and strategically best position Visalia for future opportunities, it is important to have sufficient industrial land including large parcels located along major access routes. It is anticipated that Visalia will continue to be a focal point for future inquires seeking warehouse, distribution and agricultural based industries seeking a centralized location from which to operate throughout California and western United States. For the short-term there is sufficient land for most inquiries seeking moderate to small sized parcels (20 acres or less). However, should a company seeking parcels of 50-acres or more; there would be few sites available.

For Visalia to be able to continue being competitive in attracting industrial companies and creating jobs, it will be necessary to have an adequate supply of land in both significant number of parcels and variety of sizes (including parcels of 40-acres or more) in which to continue attracting many of these companies and promote job creation opportunities for the community.

Staff recommends the following actions:

1. Initiate the process necessary to annex the 640-acres along Plaza Drive that are within the City's Urban Development Boundary;
2. Begin work necessary to fully entitle the land thereby reducing the time needed to begin construction;
3. Undertake any mandatory Environmental Reviews;
4. Address any agricultural preserves.

It is anticipated this process will take approximately 2-years thereby emphasizing the need to begin the process as soon as possible to make this land "ready-to-go".

**Prior Council/Board Actions:**

None

**Committee/Commission Review and Actions:**

Industrial Park Specific Plan as prepared by the VEDC Technical Review Committee

**Alternatives:**

None recommended

**Attachments:** Site Map

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):**

Move to direct staff to:

1. Initiate the process necessary to annex the 640-acres along Plaza Drive that are within the City's Urban Development Boundary;
2. Begin work necessary to fully entitle the land thereby reducing the time needed to begin construction;
3. Undertake any mandatory Environmental Reviews;
4. Address any agricultural preserves.

***Financial Impact***

**Funding Source:** No funds are needed for this item

Account Number: \_\_\_\_\_ (Call Finance for assistance)

**Budget Recap:**

Total Estimated cost: \$	New Revenue: \$
Amount Budgeted: \$	Lost Revenue: \$
New funding required: \$	New Personnel: \$
Council Policy Change: Yes___	No__X__

Copies of this report have been provided to:

***Environmental Assessment Status***

**CEQA Review:**

Required? Yes No X

Review and Action: Prior:

<b>NEPA Review:</b>	Required:
Required? Yes	No X
Review and Action:	Prior:
	Required:

<b>Tracking Information:</b> Staff to follow-up per City Council direction
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<b><u>Review and Approval - As needed:</u></b>
<b>Department Head Review (Signature):</b>
<b>Risk Management Review (Signature):</b>
<b>City Attorney Review (Signature):</b>
<b>Administrative Services Finance Review (Signature):</b>
<b>Others:</b>

**City of Visalia  
Agenda Item Transmittal**

**Meeting Date:** June 13, 2005

**Agenda Item Number (Assigned by City Clerk):** 5b

**Agenda Item Wording:** Authorizing a Request for Proposals to be advertised to interested parties for the potential purchase and development of the 20,792 square foot City-owned property located at 320 N. Santa Fe for the development of a mixed-use multi-story building.

**Deadline for Action:** None

**Submitting Department:** Administration and Community Development & Public Works

**Contact Name and Phone Number:**

Steve Salomon, City Manager, 713-4312  
Michael Olmos, Community Development & Public Works Director, 713-4332  
Fred Brusuelas, Assistant Director, Community Development & Public Works, 713-4364  
Bob Nance, Economic & Redevelopment Manager, 713-4511

For action by:

City Council  
 Redev. Agency Bd.  
 Cap. Impr. Corp.  
 VPFA

For placement on which agenda:

Work Session  
 Closed Session  
Regular Session:  
 Consent Calendar  
 Regular Item  
 Public Hearing

Est. Time (Min.): 5

**Department Recommendation and Summary:**

Staff recommends the City Council authorize staff to advertise a Request for Proposals to interested parties for the potential purchase and development of the 20,792 square foot City-owned property located at 320 N. Santa Fe Street for the development of a multi-story mixed-use building.

The City purchased the 20,792 square foot site located at the northeast corner of N. Santa Fe and Oak Street from Michael Toomey as part of a two parcel purchase and sale agreement.

The parcel was purchased with the intent of constructing a temporary parking lot that would service the immediate area until a larger more permanent parking solution could be developed. With the existing permanent parking lot that runs along the north side of the alleyway between Santa Fe and Tipton south of Oak and the planned temporary parking lot located at the southwest corner of Tipton and Oak that will be built as part of the Chamber of Commerce office complex currently under construction, the northeast corner of Oak and Santa Fe is no longer needed for public parking and can be offered for immediate sale and development.

In keeping with the East Main Street and draft Civic Center Master Plans, it is proposed the site be offered for sale and development of a multi-story, mixed use building in an urban design that would complement the surrounding area. Uses for the site would include commercial/retail, professional office and/or residential. Any development proposal submitted would be required

to include at least two of these three uses within a multi-story building. Proposals would be evaluated in consideration of the feasibility of the proposed mix and on building design for the site. Additionally, any proposed development would need to utilize the Parking-in-lieu program to minimize or eliminate any on-site parking in order to maximize the lot for building improvements

**Proposal Process:**

Upon authorization by the City Council, staff would prepare a request for proposals for the site and submit it to known developers and real estate representatives as well as advertise the site's availability in various newspapers. All proposals received would be evaluated to make sure they meet the requirements established by the City. The most responsive proposals would be presented to the City Council along with a recommendation by staff for approval and authorization to negotiate a purchase and sale agreement with a recommended developer.

**Prior Council/Board Actions:**

City Council authorization to purchase the site

**Committee/Commission Review and Actions:**

None

**Alternatives:**

The City Council could determine to proceed with developing this site as a temporary public parking lot.

**Attachments:** Site Map

**City Manager Recommendation:**

**Recommended Motion (and Alternative Motions if expected):**

I move the City Council authorize staff to offer the 20,792 square foot City owned parcel located at 320 N. Santa Fe for development into a mixed-use, multi-story development containing at least two of following uses: retail/commercial, professional office or residential and direct staff to return to the City Council for review of proposals received and authorization to negotiate a purchase and sale agreement with the selected developer.

Copies of this report have been provided to:



***Financial Impact***

**Funding Source:** No funds requested at this time

Account Number: \_\_\_\_\_ (Call Finance for assistance)

**Budget Recap:**

Total Estimated cost: \$	New Revenue: \$
Amount Budgeted: \$	Lost Revenue: \$
New funding required: \$	New Personnel: \$
Council Policy Change: Yes ___ No <u>X</u>	

***Environmental Assessment Status***

**CEQA Review:**

Required? Yes X No

Review and Action: Prior:  
Required: A CEQA review will be required as part of any sale and development agreement.

**NEPA Review:**

Required? Yes No X

Review and Action: Prior:  
Required: No federal funds are anticipated to be used for this project.

**Tracking Information:** Upon approval by the City Council:  
Staff to prepare and circulate a request for sale and development of the site;  
Return to the City Council with the proposals;  
Receive direction negotiation of a purchase and sale agreement.

**Review and Approval - As needed:**

**Department Head Review (Signature):**

**Risk Management Review (Signature):**

**City Attorney Review (Signature):**

**Administrative Services Finance Review (Signature):**

**Others:**