



**JOINT MEETING OF THE
KAWEAH DELTA HEALTH CARE DISTRICT BOARD OF DIRECTORS
AND THE VISALIA CITY COUNCIL**

MONDAY FEBRUARY 23, 2009 – 6:00PM

**Kaweah Delta Medical Center – Mineral King Wing {400 W. Mineral King}
Blue Room {Basement Conference Room}**

OPEN MEETING AGENDA



Call to order

Approve agenda

Public participation – Members of the public may comment on agenda items before action is taken and after the item has been discussed by the Board/City Council. Members of the public wishing to address the Board or City Council concerning items not on the agenda and within the subject matter jurisdictions of the Board/City Council are requested to identify themselves at this time.

Medical Staff participation – Members of the Medical Staff wishing to address the Board/City Council concerning items within the subject matter jurisdictions of the Board/City Council are requested to identify themselves at this time.

Action & Informational Items

Time

1. Kaweah Delta Health Care District:

45

- a) **Acequia Wing** – *Mike Williams*
 - i. **Status report** – Virtual tour and status report on the Acequia Wing construction completion.
 - a. **Medical technologies** – *Tom Rayner*
 - b. **Information technologies** – *Dave Gravender*
- b) **Graduate Medical Education** – Review information relative to the status of a proposed medical residency program at Kaweah Delta – *Mark Garfield, MD*
- c) **Physician recruitment and retention progress** – Report on the progress of recruitment and retention of physicians – *Deb Wood*
- d) **West Campus Developments** – Discussion of current and future plans at the West Campus of the Kaweah Delta Health Care District.
 - i. **Laurel Court** - Presentation of information regarding the location of the Laurel Court project on the West Campus – *M. Williams*
 - ii. **Cypress Surgery Center** - Information relative to future planning for the Cypress Surgery Center – *Gary Herbst*

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OPEN MEETING AGENDA (continued)

- iii. **Medical Office Building** – Potential development at the West Campus
– *Mike Williams*
 - e) **Level III Trauma Designation** – Discussion of trauma designation at
Kaweah Delta – *Dr. Rebecca Zulim*
 - f) **Long-Term Master Plan Review** – Downtown campus long-term master
plan review – *Lindsay Mann*
- 2. City of Visalia:** **45**
- a) **Downtown development**
 - i. **City Hall Area and East downtown Plans** – Update on
Acequia/Conyer and East Downtown Planning and Development
Activities.
 - ii. **Downtown Transportation Circulation Planning** – Comprehensive
look at the current and future needs.
 - iii. **Mineral King Sewer Line Expansion** – Update on the current and
future service/capacity needs throughout the City.
 - b) **South East Master Plan Status Report** – Project Update.
 - c) **2020 Plan Update** – Review the 2020 plan including process, timing, and
objectives.

Adjourn

Upcoming Council Meetings

- *Monday, March 2, 2009, Work Session 4:00 p.m. Regular Meeting 7:00 p.m., Council Chambers, 707 W. Acequia, Visalia*
- *Monday, March 16, 2009, Work Session 4:00 p.m. Regular Meeting 7:00 p.m., Council Chambers, 707 W. Acequia, Visalia*
- *Thursday, March 19, 2009, 5:00 p.m. Joint Meeting with the Board of Supervisors, Convention Center, 303 E. Acequia, Visalia*

Note: Meeting dates/times are subject to change, check posted agenda for correct details.

Council Members: Jesus Gamboa, Mayor; Bob Link, Vice Mayor; Don Landers, Council Member; Greg Collins, Council Member; Amy Shuklian, Council Member.

Next meetings of the Board of Directors:

*Monday, March 9, 2009 {Closed 5:30pm / Open 6:00pm}
Monday, March 19, 2009 {Closed 5:30pm / Open 6:00pm}
Monday, April 13, 2009 {Closed 5:30pm / Open 6:00pm}
Monday, April 27, 2009 {Closed 5:30pm / Open 6:00pm}
Monday, May 11, 2009 {Closed 5:30pm / Open 6:00pm}*

*Members of the Board
Jody Graves - Zone 1
Margaret Foley – Zone 2
John Hipskind, MD – Zone 3
Carl Anderson– Zone 4
Teresa Ramos – Zone 5*

City of Visalia

Memo



To: Visalia City Council/ Kaweah Delta Hospital
Board

From: Ricardo Noguera, Housing & Economic Development Director
Cliff Ronk, Development Project Manager

CC: Steve Salomon, City Manager
Michael Olmos, Assistant City Manager

Date: February 23, 2009

Re: ACEQUIA CONYER PLANNING & DEVELOPMENT ACTIVITIES

A. Acequia Conyer Development

On August 20, 2008, "RFP #08-09-03 for Mixed Use Development (Acequia/MineralKing/ Stevenson/Conyer) One Block Area" was published. This was a Request for Proposals to purchase the City-owned properties encompassing approximately three-quarters of the block bounded by Acequia Avenue, Mineral King Avenue, Stevenson Street, and Conyer Street.

The City has been seeking a private development team that can support the expanding hospital with private medical offices, potential mixed use residential, limited retail, and a parking structure. Two proposals were received. Both proposals were reviewed and ranked by the City's review team. The City appreciated having Mike Williams as a member of the review team.

Both proposals incorporated private medical office, mixed use residential, limited retail, and a parking structure. Both proposals also contemplated a hotel to be situated along the frontage of Mineral King Avenue.

The review team selected Paloma Development Company as its preferred choice with which to begin negotiations. Among the reasons for selecting the Paloma Development team was the fact that they have a proven local performance record, they demonstrated sensitivity to the local architecture, and they already have potential tenants interested in occupying the medical offices.

On February 9, 2009, City Council authorized City Staff to negotiate with the Paloma Development Company team the terms of a potential sale of the above described property. The Paloma team, which includes Harvey May, Tom Gaebe and others, will operate under the business name of Mill Creek Professional Center, LLC.

Six months has been allowed to work out the development and purchase terms, and create a definitive agreement between the City and Mill Creek Professional Center, LLC, to be followed by a six-month feasibility due diligence period.

B. Assessment of the Existing City Hall West and Public Safety Facility Block

Because of the economic climate, funding for the new Public Safety Building in east downtown is currently somewhat uncertain. Therefore, the process of completing a physical analysis of City Hall West and the existing Public Safety Building has been determined to be premature at this time. The timing of this analysis will be re-evaluated later this year. When the work on this analysis is resumed, the objective will be to determine what sections of the current buildings should be demolished, and/or which sections could be retained in anticipation of a sale to the private sector.

C. Attachments

1. Two-Block West Downtown Development Aerial Map illustrating the two-block area encompassing Acequia/Conyer/Mineral King/Johnson.
2. Conceptual Site Plan for Development of Acequia-Conyer-Mineral King-Stevenson block.

City of Visalia



Memo

To: Visalia City Council/ Kaweah Delta Health Care District

From: Ricardo Noguera, Housing & Economic Development Director
Cliff Ronk, Development Project Manager

CC: Steve Salomon, City Manager
Michael Olmos, Assistant City Manager

Date: February 23, 2009

Re: EAST DOWNTOWN PLANNING ACTIVITIES

Introduction

The Civic Center Master Plan prepared by Race Studios, together with the East Downtown Parks & Infrastructure Plan prepared by EDAW, comprise the underlying concepts for the development of the East Downtown and Civic Center Master Plan.

The Civic Center plan encompasses the area between Oak Avenue, School Avenue, Tipton Street, and Burke Street. It will include a new Civic Center supporting a new public safety facility, city hall, parking structure and park.

The East Downtown plan comprises 182 acres of land and is located between Murray Avenue, Mineral King Avenue, Bridge Street, and Ben Maddox Way. This plan area is intended to include government facilities, residential neighborhoods, commercial areas, mixed use, and open space projects, which shall be commenced as market conditions indicate.

Following is a listing of some of the recent significant progress in this area:

A. Land Improvements

The City parking lot at the southeast corner of School Avenue and Tipton Street was completed in December 2008. A photograph of the newly finished lot is included with this report.

B. Street Improvements

The plans for extension of School Street and Oak Street, as well as improvements along Burke Street, being prepared by Provost & Pritchard, are almost complete. Plans for railroad improvements in Oak Avenue have been submitted to Union Pacific, and are being reviewed by them. City Engineering is continuing to work with the Public Utilities Commission (PUC) and the utility companies to obtain the necessary approvals and schedules for the railroad work and the undergrounding of utilities. Currently, construction on the street improvements is expected to commence by the end of 2009.

C. Right-of-Way and Land Acquisition

The Kugler property at the southeast corner of Tipton Street and Oak Avenue was purchased by the City in June, 2007. This parcel is considered a strategic acquisition of corner property that also has frontage on Mill Creek. The building is currently being privately leased for auto repair and miscellaneous storage pending ultimate disposition as a part of the Civic Center and Park development.

The Gas Company has agreed to the City's acquisition of land for School Avenue right-of-way. The Raibleys, who own the parcel on the northwest corner of School Avenue and Burke Street, have also indicated their willingness to sell School Street right-of-way to the City. An appraisal is currently being prepared by Hopper & Associates which may be completed within 30 days.

D. Brownfield Clean-up

The brownfield clean-up project has commenced on the Civic Center block between School Avenue and Oak Avenue, east of Tipton Street and west of Burke Street. The physical clean-up is scheduled to be completed this year, with the requisite follow-up documentation and certification to be completed next year.

E. Civic Center Master Plan

An RFP for Program Manager for the new public safety building has been prepared, but is on hold while funding is being evaluated in light of current economic conditions.

The Program Manager, when selected, will assist the City in scoping the project and selecting an Architect. The RFP for Architect will likely be issued about three months after the Program Manager is on board.

The current plan is to start construction on the new Public Safety Building in three to five years depending upon the state of the economy.

The Environmental Impact Report for the 180 acres of East Downtown is expected to be folded into the Environmental Impact Report for an upcoming General Plan Update. If the public safety building project moves forward prior to the General Plan Update, a separate environmental review will be conducted just for the public safety project.

Attachments:

- Visalia Civic Center Master Plan
- East Downtown Visalia Parks & Infrastructure Master Plan
- Photo of New City Parking Lot
- Aerial Map of current East Down Downtown Civic Center block

City of Visalia

Memo



To: Visalia City Council
Kaweah Delta Health Care District Board of Dir.

From: Chris Young, Assistant Community Dev. Director

Date: February 23, 2009

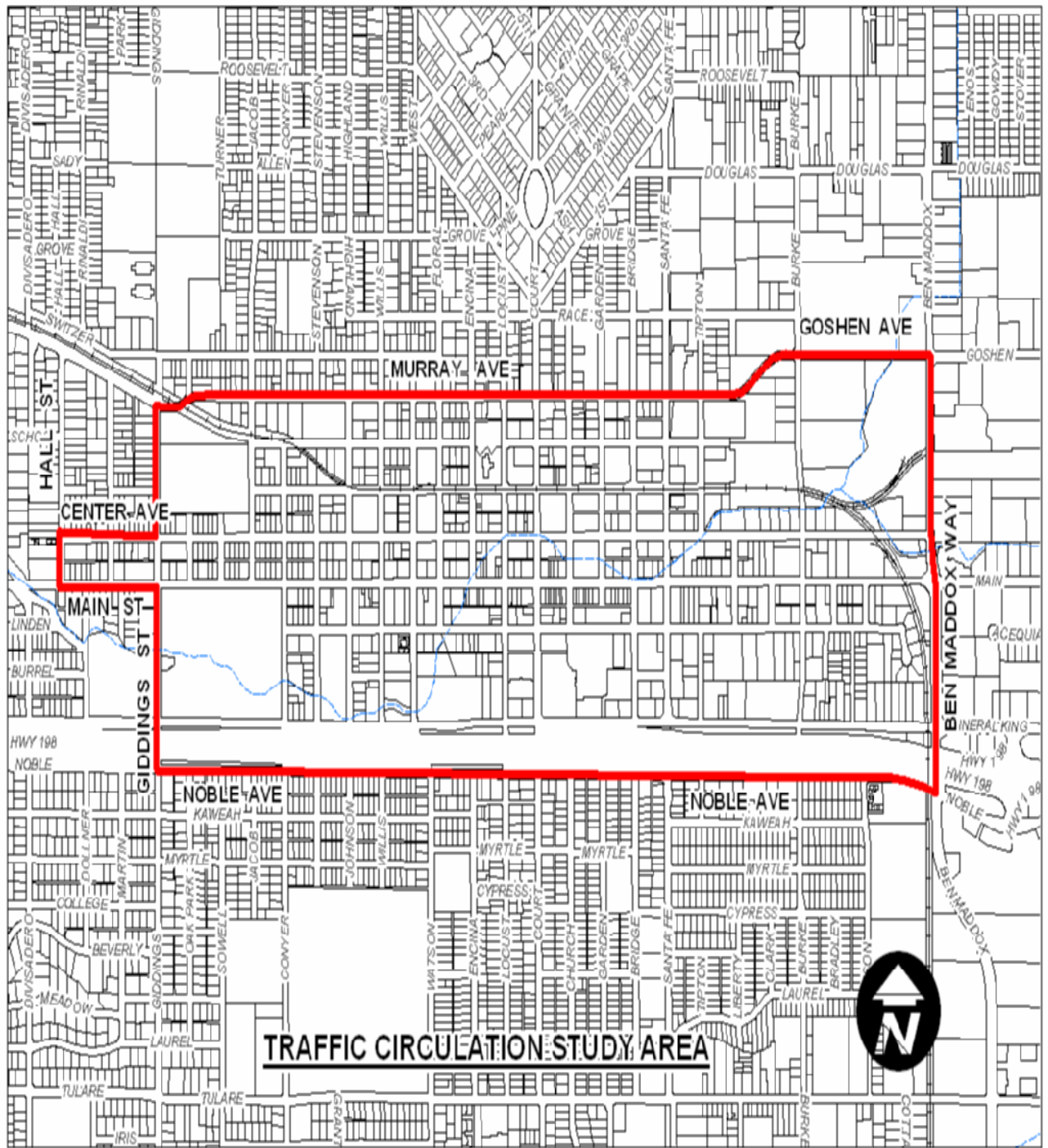
Re: Downtown Transportation Circulation Planning

At the February 9th, 2009 Council Meeting, City staff requested that the City Council authorize staff to issue a request for proposals to conduct a Downtown Transportation Circulation Study. Staff also requested that Council authorize an expenditure (not to exceed \$135,000) to pay for this study. Included in the staff report, was a letter of support (for the study) from the Board of Directors of the Property and Business Improvement District (PBID). PBID had agreed to provide \$5,000 toward the funding of the study.

This study would have taken a comprehensive look at the current and future needs related to downtown transportation circulation. This study would have discussed, analyzed, and made specific recommendations regarding mass transit (rail and bus), traffic circulation, on-street parking, improvements to the City's Bikeway Plan, pedestrian use, etc. in the downtown area. The draft scope of services for this study also included an analysis of the impacts of possible street closures of West Street (Mineral King to Acequia) and Willis Street (Mineral King to Acequia).

The result of the Council vote on February 9th was two votes aye, and two votes no. The study was not authorized. The Council may consider this item again in the future.

Attachment: Map showing the limits of the study area



City of Visalia

Memo

Item 2a(iii)



To: Visalia City Council
Kaweah Delta Health Care District Board of Dir.

From: Chris Young, Assistant Community Dev. Director

Date: February 23, 2009

Re: Mineral King Sewer Line Expansion

The City's wastewater master plan was recently updated. This update considered both current and future service/capacity needs throughout the City. This study identified wastewater infrastructure improvements that are needed to meet the service/capacity needs of the downtown. More specifically, this analysis showed that current sewer system could adequately serve the downtown including the hospital's most recent expansion (135-beds). However, future downtown development (including the hospital's 200-bed addition that is planned within the next ten years) will require an increase in capacity to a section of the downtown sewer "system". This section is on Mineral King between Locust Street and the Ranch Road alignment.

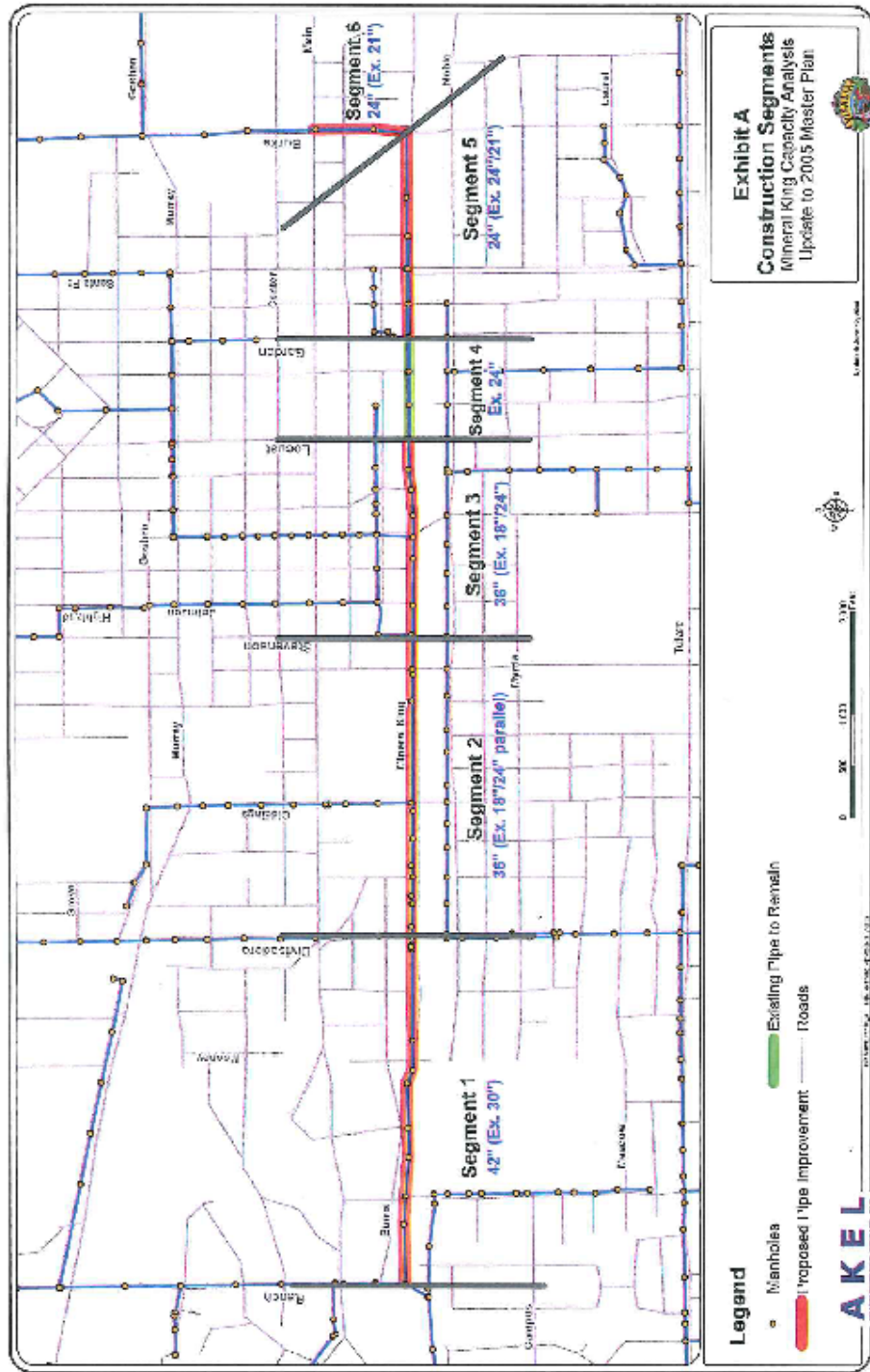
Currently, the downtown (including the hospital) is being served by two parallel sewer lines (one 24-inch and one 18-inch). The Mineral King Sanitary Sewer Project (Locust Street to the Ranch Road alignment) will provide a significant increase in capacity by adding a third sewer line (parallel to the other two). This new sewer line will be constructed in two phases.

Phase I will install a 36-inch diameter sanitary sewer trunk line along Mineral King Avenue between Locust and Divisadero Streets. The design of this first phase is 90% complete. Engineering staff anticipates the project will be out to bid in May of 2009 with construction to commence in July of 2009.

Phase II of the Mineral King Sanitary Sewer project is currently in the first stage of design. This phase will consist of installing a 42-inch diameter sanitary sewer trunk line along Mineral King between Divisadero Street and the Ranch Road alignment. This project is scheduled to go to construction in the summer of 2010. The increased capacity will utilize the existing lift station and piping to cross Highway 198. No significant improvements will be required south of Highway 198 as wastewater is transported to the City's Wastewater Treatment Facility.

The increased capacity provided by this new line will meet the future service needs of the downtown area including those needs identified by the hospital's master plan.

Attachments: Project location map



City of Visalia

Memo



To: Visalia City Council/ Kaweah Delta Health Care District

From: Fred Brusuelas, AICP,
Community Development Assistant Director

CC: Steve Salomon, *City Manager*

Date: February 23, 2009

Re: Project Update: Southeast Area Specific Plan
The 850 acre specific plan area is bounded by Caldwell Avenue, Santa Fe, Lovers Lane, and Avenue 272.

Background:

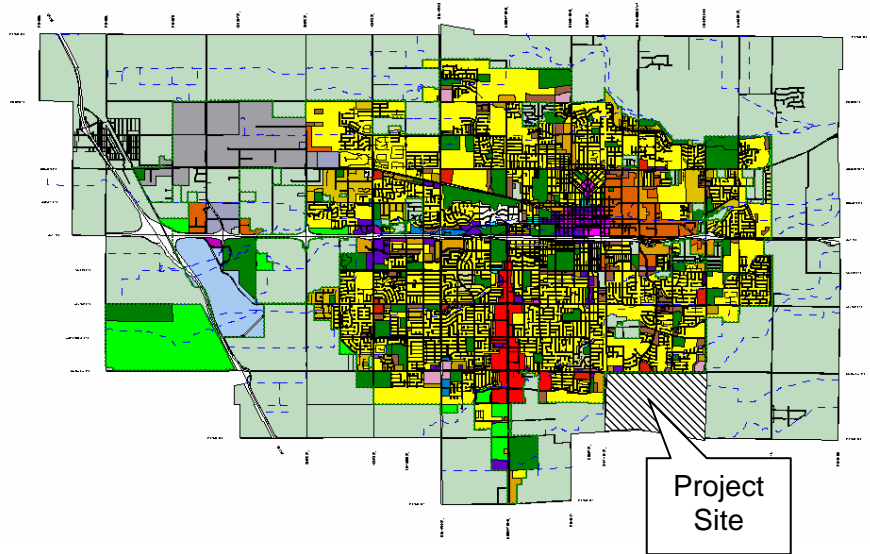
The City Council made a determination that alternatives to conventional development should be considered as an objective to Visalia's long term continuing growth. There was a recognition that new development located along the urban edge of the city could benefit from contemporary planning practices and principles that promoted land use efficiency, resource conservation and master planning.

It was concluded that proper master planning of large areas would produce better results in creating new neighborhoods and communities. The emphasis of the Southeast Area Specific Plan is to prepare a land use and street circulation



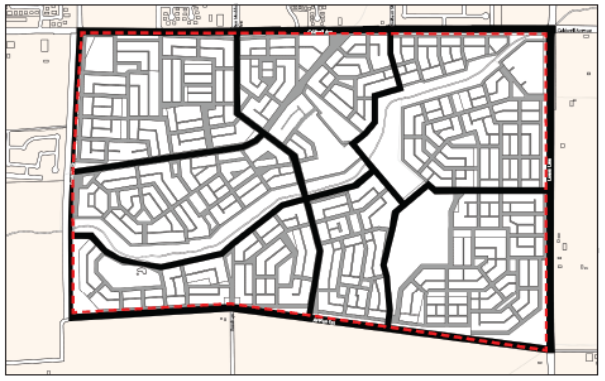
alternative to conventional development. The Southeast Area Specific Plan approach is the emphasis of well constructed streets, walk-ability, mixed use development, sustainability, open space, and community-oriented place making. The resulting Plan provides an alternative to creating neighborhoods through a series of subdivisions, rather it begins with the neighborhood(s) as a street and land use pattern which provides the opportunity to increase densities, increase open space, and provide pedestrian connectivity through the elimination of cul-de-sacs, and similar closed loop streets, with well-connected land use patterns. Walls are also eliminated as the predominant exterior subdivision feature.

The City Council initiated 850 acre Southeast Area Specific Plan remains the most significant departure from conventional development in the regional area and central valley. The area is within the current Urban Development Boundary (129,000 UDB), and the southern portion of the area is outside the Visalia Sphere of Influence Boundary. There are 14 property owners and 30 parcels of land in the Specific Plan area, ranging in size from ½ acre to over 100 acres.



The Specific Plan has been developed based upon a series of plan wide policies:

1. Neighborhoods have a clear center
2. Civic buildings at prominent sites
3. Shops and offices are adjacent
4. There is a five minute walk from dwellings to center
5. Small ancillary buildings are encouraged
6. Streets are sustainable for pedestrians
7. A variety of dwelling types
8. Schools are located within walking distance
9. Places of gathering and community decision making in each neighborhood
10. Buildings create outdoor rooms
11. Small playgrounds are distributed
12. Parking provided at the rear of buildings



Discovery Workshop session with Southeast Area Task Force

These policies are combined with six steps to achieve the proposed plan:

1. Conserve natural resources
2. Establish neighborhood walking sheds
3. Adjust existing property boundaries
4. Establish a well-connected roads network and great streets
5. Establish a variety of development intensities
6. Integrate sustainable design

The culmination of these elements is reflected in the Southeast Area specific Plan which integrates policies and strategies to develop a specific plan which is centered on the policies and not the development of stand alone subdivisions.

Medical District – The Kaweah Delta Health Care District was included as a member of the Plan Area Task Force. The Staff and consultants worked directly with the Hospital District to integrate their goals into the plan area while maintaining the intent and character of the plan. The Hospital District's property is approximately 100 acres in size at the southwest corner of Caldwell Avenue and Lovers Lane. Approximately 50 acres is identified for exclusive medical use. The Plan includes a policy allowing deviations from the Plan based upon a Medical District Master Plan being prepared by the District which is found to be consistent with the intent and character of the plan by the Planning Commission and City Council.



SW Corner of Lovers Lane and Caldwell

Next Steps:

The draft Specific Plan document has been completed. This document is being used as the basis for the preparation of the Environmental Impact Report, which staff anticipates will be completed and processed by summer 2009. Upon completion of the EIR, the enabling actions would occur over the following 60 to 90 day period, with final adoption in late 2009.

Annexation and Sphere of Influence Boundary Amendment: The Hospital District currently owns approximately 100 acres at the southwest corner of Lovers Lane and Caldwell Avenue. Approximately 70 acres of the property is within the current Tulare County Sphere of Influence for the City of Visalia. Prior or concurrently with annexation, the Sphere of Influence Boundary would need to be amended to include the southerly 30 acres of the Hospital District property. Upon adoption of the Southeast Area Specific Plan, the Hospital District would be able to apply for a boundary amendment to the Sphere and annexation.

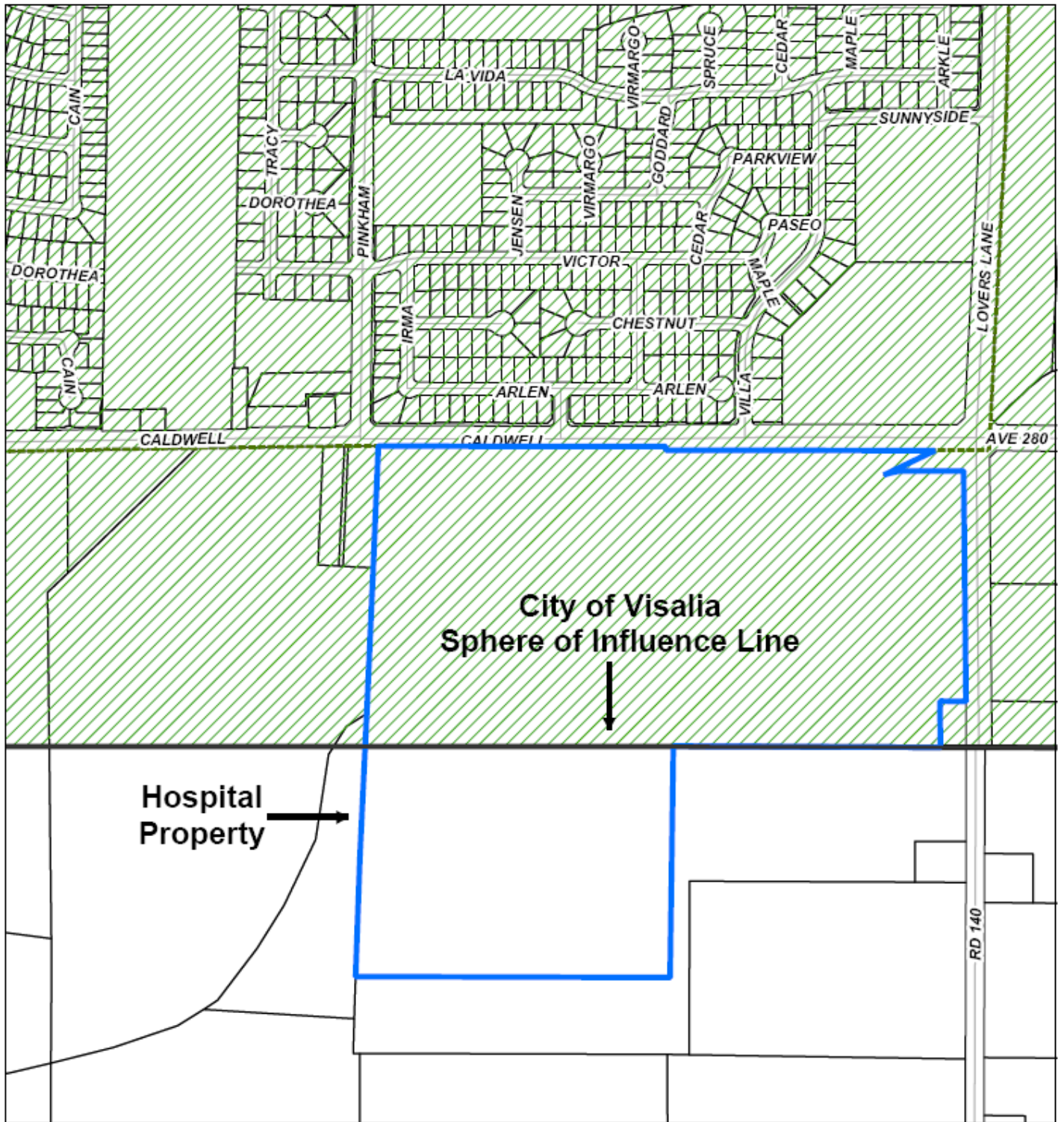
Timing on applications for amendments to the Sphere of Influence and annexations are controlled by the Local Agency Formation Commission (LAFCO), which is under the jurisdiction of Tulare County. The Hospital District annexation and boundary amendment process could take place in 2010.

Development: Development of the Kaweah Delta Health Care District property will be based upon completion of the annexation process and the availability of urban services infrastructure in the area. Infrastructure typically includes sanitary sewer, water, electricity, and gas. Sanitary Sewer is the primary infrastructure which regulates the amount and pace of development. The planned sewer infrastructure to serve the hospital property must be extended from Santa Fe Avenue approximately one mile in distance to the hospital site. Timing for installation of the sewer infrastructure to the hospital property is uncertain because it will be dependent upon market and development circumstances. Considering today's economy and development slowdown, it will be a number of years before infrastructure will be available to the site. Storm water is less critical since temporary (short or long term) storm water run-off can usually be accommodated on-site until such time as planned infrastructure is available in the area.

Consultants:

Moule and Polyzoides – Southeast Area Specific Plan

Crawford Multari and Clark Associates – Environmental Impact Report



Tulare County Sphere



City of Visalia

Memo



To: Visalia City Council /
Kaweah Delta Health Care District

From: Brandon Smith, AICP, *Senior Planner*
Paul Scheibel, AICP, *Planning Services Manager*

CC: Steve Salomon, *City Manager*

Date: February 23, 2009

Re: Project Update: General Plan Update

BACKGROUND

In 2008, the Planning Division discussed with the City Council the critical need to update the City's General Plan and the city-wide Program Environmental Impact Report (EIR). The City Council expressed interest in re-evaluating growth management policies that better reflect smart growth principles of compact and resourceful growth and that would better adapt to the growth accrued in the last 20 years.

Information has been presented over the past year on two approaches toward a General Plan update. A "focused" update to the General Plan would examine strategies to extend the life of the 129,000 population urban development boundary (UDB). That strategy assumes continuing to abide by the other goals and visions set forth in the 1991 Land Use Element.

The second option is the "comprehensive" General Plan update, which varies from the former option in its operative timeframe, preparation cost, and overall scope. A comprehensive update would recast the City's vision for itself in terms of community development and growth over the next 20 to 30 years. The process would involve hiring a professional planning and environmental team to conduct workshops and outreach for community input. From these sessions, a new general plan consisting of the six required elements would be prepared for public review and adoption.

The City Council previously authorized proceeding with the "focused" approach, citing the high priority and immediate needs to extend the effective life of the 2010 (129,000 population) growth boundary and promote new residential growth areas being studied by the City.

However, some Council members and community members have expressed concern that the "focused" approach may be shortsighted and may not adequately address other contemporary issues being faced by the community. That concern has prompted the City to reconsider a strategy more like a "comprehensive" update.

DISCUSSION AT CITY COUNCIL RETREAT

A retreat conducted on January 23 and 24, 2009 allowed for discussion among Council members, staff, and some community stakeholders. The discussion yielded an interest among the Council members to proceed with a General Plan update merging concepts from the focus and comprehensive approaches. Below are some of the key considerations which may bear on the decision as to the appropriate scope of the General Plan Update effort:

- The Land Use and Circulation Elements are the two General Plan Elements that most directly impact development patterns. Priority consideration should be given to focusing City resources to these Elements initially in a selected work program.
- Core tenants of the 2020 Plan should be carried over as key components in the General Plan update. These concepts include growth rings as a primary growth management tool, concentric growth pattern from the Core Area (Mooney Blvd. to Ben Maddox Way and Houston Ave. to Tulare Ave.), commitment to preserving the Downtown and the broader Core Area, maintaining Visalia's role as a regional commercial & industrial center, and the preservation of agricultural viability.
- The need for a new Program EIR prepared and certified in a timely manner is critical. Therefore, the General Plan Update must include an update to the Program EIR. Such an update would address new thresholds of significance that have evolved since the last Program EIR was certified in 1991. In addition, the update must incorporate "carbon footprint" reductions, energy and water conservation mandates, and other associated regulations that are emerging from recently enacted state laws such as AB 32 (Greenhouse Gasses) and SB 375 (Sustainable Growth).
- The General Plan Update should consider measures that maximize the efficiency of future residential development in the City's growth areas. The criteria for the expanding to a future growth boundary would be re-evaluated based on the intended outcome of new measures affecting infill development, residential densities, transit, and Smart Growth principles. A likely outcome would be changing the thresholds to extend the life of the 2010 Boundary, whose growth areas are mostly undeveloped.
- Current trends and development patterns warrant the study of new land use policy initiatives. Topics discussed previously at the Council level include the Mooney Blvd. regional commercial corridor, Dinuba Blvd. commercial corridor, BRP zone policies, office conversion sites, consideration of a beltway transportation network, and agriculture land mitigation.
- The Conservation, Open Space, Recreation & Parks Element is a key document relative to land use and development. It will warrant revision to address parks, recreational trails and agriculture, open space preservation strategies closely associated with residential growth and City demographic trends.
- The Housing Element is on track for adoption in August 2009, independently of the rest of the General Plan. The timeline for this update is pursuant to state mandate.
- The Noise and Safety Elements are among the most outdated Elements, yet the City has been able to successfully implement significant programs not reflected in

them. On that basis, updating these Elements could be a secondary priority to be undertaken after completion of the other more pressing Elements.

- Adequate resources to see the GP Update process through to completion is vital. The GP Update will be a costly and time consuming effort. Although various strategies to fund the GP Update and to provide staff resources to it can be explored, the City will need to make a long-term commitment to sustain the effort with an adequate and assured resource stream.
- Public outreach and Community-wide input should remain a top priority in the General Plan Update process. The public would be asked to evaluate the success of existing General Plan polices and identify what new policies would best serve the public interest.

NEXT STEPS

The City Council retreat has provided City staff with the basic direction to begin a work program that merges key concepts of the two update approaches reviewed extensively by Council. This work program will include steps toward defining a scope of work and the principal ideas that will embody the update process. The program would also address ideas for funding the update effort, which is anticipated to cost in the range of \$0.5 to \$1.5 million, depending on the final scope of work authorized by the City Council.

The City already has some money budgeted and available for these efforts; however cost recovery methods would likely be sought out. Thought would also be given on how to respond to forthcoming development in the interim period while the update is being prepared.

A City Council Work session is tentatively scheduled for April 6th, 2009, to discuss the new conceptual work program.