



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

Monday, January 25, 2010 – 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

60

- a) Downtown Master Plan – Review of the downtown master plan including the Master Agreement between Kaweah Delta Health Care District, the City of Visalia, and the Visalia Redevelopment Agency and downtown campus site plans – *Mike Williams, Facilities Planning Director*
 - i) Mill Creek – Review of site plans along Mill Creek.
 - ii) Helipad – Review of proposed site in the east parking lot of the Medical Center for a helipad on the Medical Center campus.
- b) Level III Trauma Designation – Update on the Level III Trauma Designation for Kaweah Delta Health Care District – *Rebecca Zulim, MD*
- c) West Campus services and discussion of new developments – Review of current and near future projects at the Kaweah Delta West Campus located at the corner of Akers and Cypress.
 - i) Laurel Court / Memory Care Center - Status of the Laurel Court project including the building status and construction – *Dena Cochran, Vice President of Development*
 - ii) Medical Office Building – Proposed medical office building on the West Campus at the corner of Akers and Cypress – *Lindsay Mann, Chief Executive Officer*
 - iii) Cypress Surgery Center Expansion – Status of the project for the surgery center expansion- *Lindsay Mann, Chief Executive Officer*

- d) 100 Acres / Long term planning – Review of aerial depiction of the 100 acres located at the corner of Lovers Lane and Caldwell and the site plan as prepared by the Polyzoides Group as an element of the south each area plan commission by the City of Visalia– *Lindsay Mann, Chief Executive Officer*
- e) Graduate medical education at Kaweah Delta – Status on the graduate medical education program / University of California Irvine and Kaweah Delta Health Care District – *Mark Garfield, Vice President & Chief Medical Officer*

2. City of Visalia 60

- a) General Plan Update – *Mike Olmos, Assistant City Manager*
- b) Downtown Development Plans – *Mike Olmos, Assistant City Manager*
- c) Downtown Circulation Planning – *Chris Young, Assistant Community Development Director*
- d) Mineral King Sewer Line – *Chris Young, Assistant Community Development Director*
- e) Planning for District owned property in the Southeast Specific Plan Area – *Michael Olmos, Assistant City Manager*

3. Kaweah Delta Health Care District / City of Visalia 10

- a) Planning for an annual District/City meeting – Kaweah Delta Board of Directors and Visalia City Council discussion about an annual meeting.
- b) Health, Wellness, and Obesity Prevention – Report on coordinating efforts between the Kaweah Delta Health Care District, the Visalia Unified School District, and the City of Visalia {oral report} – *Steve Salomon, City Manager*

Adjourn

Upcoming Council Meetings

- Monday, February 1, 2010, 4:00 p.m. Work Session; Regular Session 7:00 p.m., Council Chambers 707 W. Acequia
- Tues, February 2, 2010, Joint Meeting with VUSD Board of Trustees, 6:00 p.m. 5000 W. Cypress
- Fri/Sat, February 5-6, 2010, Council Workshop, Fri. Noon-8 pm; Sat 8-5 pm; Convention Center 303 E. Acequia

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

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.

Any written materials relating to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the Office of the City Clerk, 425 E. Oak Street, Visalia, CA 93291, during normal business hours.

City of Visalia

Memo



To: Visalia City Council /
Kaweah Delta Health Care District

From: Brandon Smith, AICP, *Senior Planner*
Michael Olmos, AICP, *Assistant City Manager/ Community Devt. Director*

CC: Steve Salomon, *City Manager*

Date: January 25, 2010

Re: Project Update: General Plan Update

SUMMARY

The City Council last month authorized entering into a contract for consultants to prepare a comprehensive General Plan Update and a new city-wide Program Environmental Impact Report (EIR). This effort will be completed by the planning consultants Dyett & Bhatia at a cost of \$1,129,205, with an expected completion date of late 2012. This will be Visalia's first comprehensive (simultaneous) update to all of its General Plan Elements. Visalia's Land Use Element and the accompanying EIR have not received a major update since 1991.

Newly-mandated state legislation regarding air quality, climate change, greenhouse gases, and flood hazard information all necessitate major amendments to multiple General Plan elements in order to remain in state compliance.

Both the Council and City Staff have discussed the critical need for updating the Land Use Element and EIR as these documents are approaching 20 years old and are facing limitations in addressing current and emergent issues and legislation.

The existing General Plan Program EIR – the State-mandated environmental assessment of the General Plan's buildout conditions – is in critical need of an update to address new thresholds of significance that have evolved with development occurring in the last 20 years. Additionally, it lacks discussion of greenhouse gas reductions required pursuant to Assembly Bill 32 and the San Joaquin Valley Blueprint recommendations. The General Plan EIR needs updating to adequately support private and public projects approved by the City.

2009 DEVELOPMENTS

The City Council formally directed in March 2009 that the General Plan Update be a comprehensive effort. The comprehensive approach is noted for updating the City's vision for itself in terms of community development and growth over the next 20 to 30 years. The study area will therefore consider the City's already developed area for opportunities of infill and redevelopment, and identify areas for future City growth and expansion. The process will involve a great deal of community stakeholders' outreach and ongoing public interface over a period of 36 to 48 months. From these efforts, a new General Plan composed of the seven State-required elements and three City optional elements will be prepared for public review and adoption.

A General Plan Update Review Committee (GPURC) was assembled to maintain active citizen and stakeholder oversight of the process until the new General Plan, Program EIR, and special studies are finally approved by the City Council. The 22-member Committee is comprised of key stakeholders representing all facets of the community, including Dena Cochran representing Kaweah Delta Health Care District. One of the first tasks of the GPURC was to assemble a list of issues unique to Visalia and expected to be covered in the Update (attached to this memo).

In June 2009, the City Council authorized the release of Request For Proposals (RFP) coupled with the issues list and scope of work to prospective planning consultants. The City received twelve (12) proposals for comprehensive General Plan Updates, and through a two-step screening process led by GPURC members, the consultant firm of Dyett & Bhatia was chosen as the most qualified consultant. On October 5, 2009, the City Council authorized staff to begin negotiating with Dyett & Bhatia on a scope of work and budget.

CONSULTANTS

Dyett & Bhatia was favored by the GPURC based on the strong project manager, experience in preparing General Plans for Central Valley communities, and innovative public participation program. The San Francisco-based firm has over 30 years of planning experience in California, having prepared general plans for over 50 cities including the Valley cities of Lemoore, Porterville, Turlock, and Lodi. The following sub-consultants will also provide specialized services and land knowledge to the Update process:

Omni-Means (Visalia)	Transportation Planning
Provost & Pritchard (Visalia)	Civil Engineering & Infrastructure
Economic & Planning Systems (Berkeley)	Economic & Fiscal Analysis
Jones & Stokes (Sacramento)	Environmental Consultants
Urban Green (San Francisco)	Sustainability Consultants

NEXT STEPS

A contract for services has already been entered into between the City and Dyett & Bhatia for the General Plan Update, following the approach and timeline attached to this report.

The first task of the consultant will be to lead a kick-off meeting with City staff to discuss ideas and aspirations for the project. City staff will also arrange a field tour of the City to identify and examine key issues. This task is tentatively scheduled for the last week in January.

ATTACHMENTS

- General Plan Update Review Committee “Big Picture” Issues List
- Dyett & Bhatia Phases of Work and Schedule
- Dyett & Bhatia Schedule

TO: Visalia City Council
Kaweah Delta Healthcare District Board Members

FROM: Michael Olmos, Assistant City Manager
Ricardo Noguera, Housing & Economic Development Director

DATE: January 25, 2010

RE: SUMMARY OF DOWNTOWN DEVELOPMENT ACTIVITIES

Despite the downturn in the economy, there has been a substantial amount of development activity and new business openings in Visalia's downtown over the past several months; a sign that the area remains vibrant in this struggling economy. The following consists of a brief summary of private development activities either planned or underway:

1. **Alejandra's Mexican Restaurant.** This successful restaurant is in the process of expanding and will add a 5,000 square foot dining area to accommodate up to 200 patrons.
2. **Main Street Promenade.** This privately-financed redevelopment project is being developed by the Mangano Company. Current plans call for the demolition of the Larsen Hotel and accompanying structure in March. The developer is now seeking both retail and office tenants for the planned mixed-use development which will be constructed in phases.
3. **Relocation and Expansion of Valley Business Bank.** The bank has completed major interior renovations to a building located at the intersection of Main and Johnson streets.
4. **Acequia Conyer Office Development.** The Millcreek Development Team continues to market the site to medical professionals and is preparing site plans for the site located immediately south of Mill Creek. The City is considering to sell this parcel first to the development team in order to construct a 45,000 square foot office building to support "office condos" for medical professionals.
5. **Transit Center Expansion.** Construction continues on this project and it is expected to be completed by May.
6. **Chelsea's Street Boutique.** This women's apparel store opened at 114 E. Main Street as part of a mixed-use rehabilitation project, where the upper floor will be converted to a residential unit.

7. **Downtown Visalians New Office.** The Downtown Visalians relocated from Church Street to Court Street just north of the Starbucks Café at Main Street. Their new offices have been renovated to accommodate the operations of the business organization.

8. **Visitor's Center.** Working drawings are well underway for a visitor center that will be developed to be a destination site for the thousands of visitors that come to this area annually to visit the National Park, National Forest, World Wide Ag Expo, conventions in Visalia, etc. A private company will offer ag tours out of the center, and several visitor-related agencies and non-profits are interested in setting up rotating displays and/or operating out of the Center. Construction will begin once full funding is available and a financially viable business plan approved.

9. **Lunch Box.** This past week (January 11th), a new restaurant opened on Locust Street just north of Main Street.

10. **Smitty's Hot Dog Stand.** In late Fall 2009, this restaurant opened immediately adjacent to the Fox Theater.

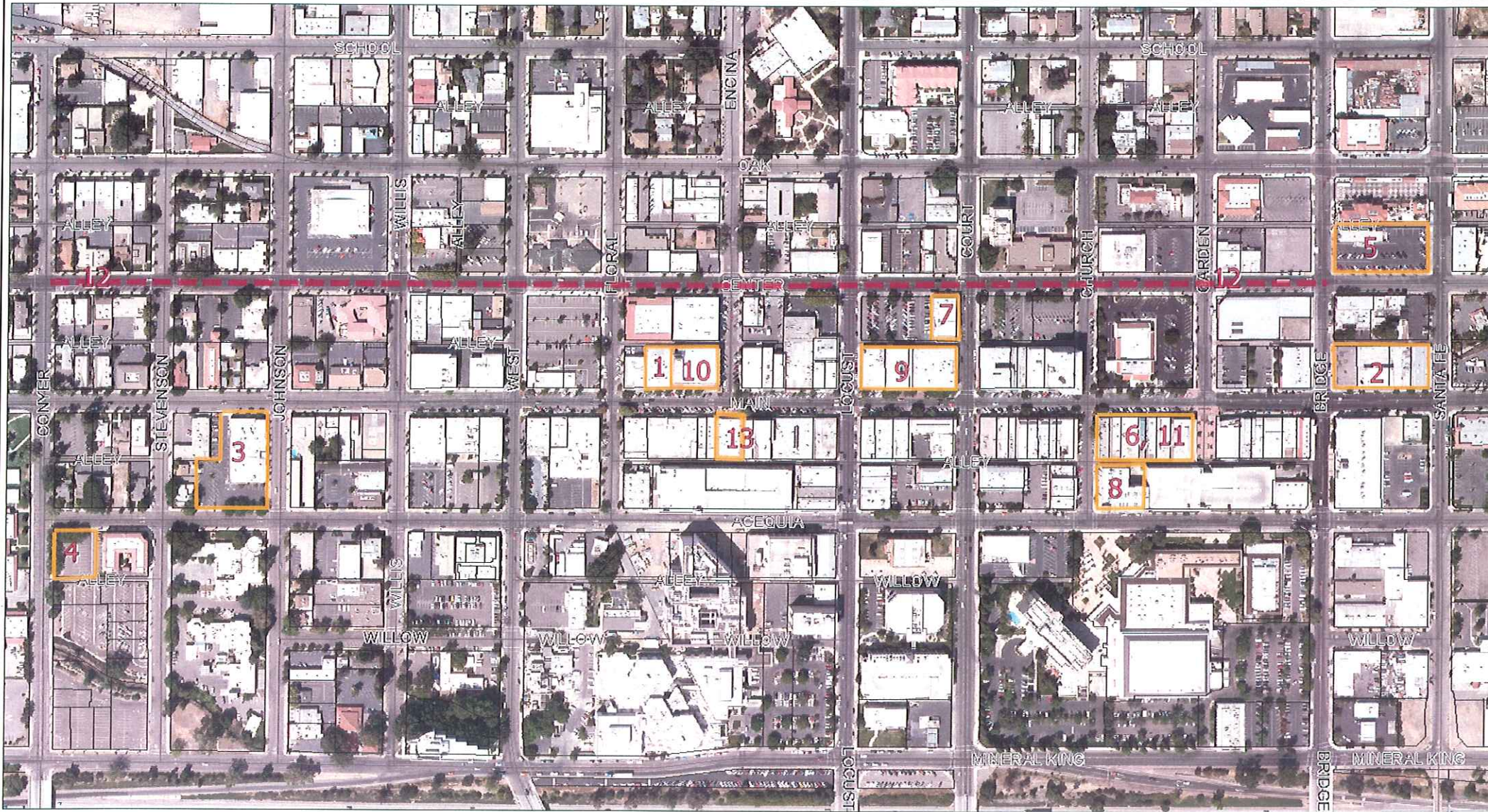
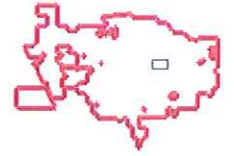
11. **Frosted Muffin Bakery.** This bakery opened on Church Street between Acequia and Main streets in 2009.

12. **Center Street Median Improvements.** Through a federal stimulus grant, the City will be installing median improvements along Center Avenue between Conyer and Bridge Streets. The work involves demolition of pavement, construction of landscape curbing, grading, detectable warning surfaces at curb ramps, and irrigation along Center Avenue. The project contractor has been selected and construction will commence during the next few days with completion anticipated this spring.

13. **Clay Café.** This Contemporary Paint Your Own Pottery Studio opened its new location at 225 E. Main in late October 2009.



DOWNTOWN DEVELOPMENT ACTIVITIES



Legend

- LargeStAnno
- Streets
- City Limits
- Railroad
- PARCELS
- Color Aerials - April 2008
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Street Names

1: 4,260



Map By :
HEDD - NR
1/21/2010
@ City of Visalia

Notes

1. Alejandra's 2. Main Street Promenade 3. Valley Business Bank
4. Acequia/Conyer Development 5. Transit Expansion 6. Chelsea's Boutique 7. Downtown Visallians' 8. Visitor's Ctr 9. Lunch Box 10. Smith's Hot Dog Stand 11. Cup Cake Bakery 12.

City of Visalia

Memo



Item 2c

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

From: Chris Young, Assistant Community Dev. Director

Date: January 25, 2010

Re: Downtown Circulation Planning

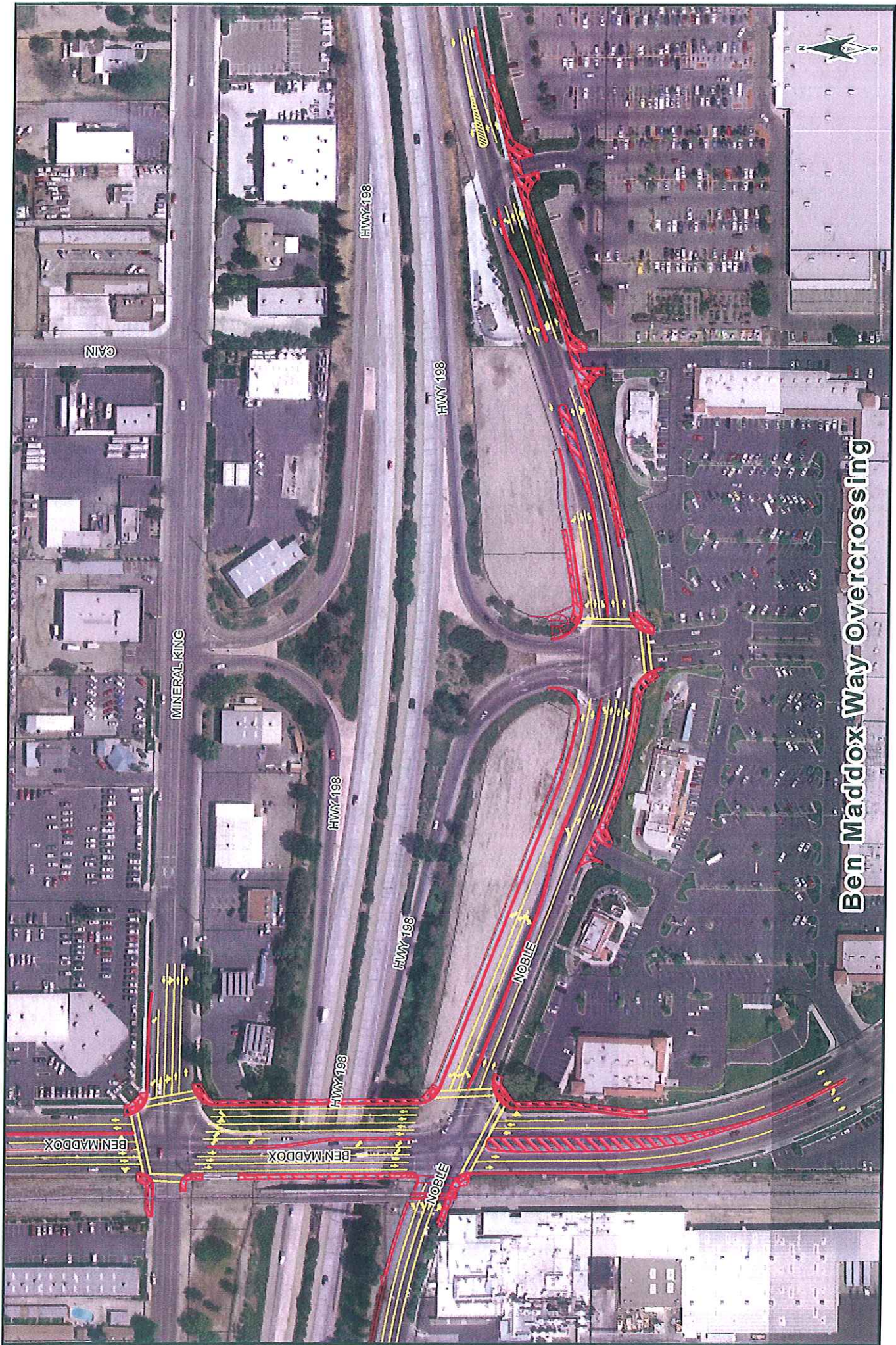
Maintaining and improving transportation circulation is vital to sustaining/serving current businesses and attracting desirable development to the downtown in the future. Toward meeting these goals, there are a number of projects that have been recently completed, are currently under design, or under construction including the following:

- The Acequia Street two-way conversion
- Burke Street extension (Houston – Roosevelt)
- Santa Fe Bridge
- Ben Maddox Bridge widening and related improvements
- Watson Street off-ramp and related improvements (Caltrans' project)
- Expansion of the Transit Center
- Improvements to "timing/synchronization" of traffic signals in the downtown area

City Council has authorized staff to issue a Request for Proposals (RFP) to conduct a Downtown Transportation Circulation Study. The goal of this study would be to develop a comprehensive long-range plan that would analyze, and make specific recommendations regarding transportation circulation, on-street parking, signal coordination corridors, bike lanes and mass transit (both bus and rail) needs in the downtown area. Some projects (future over-crossings, rail crossings, interchanges, corridor improvements, light rail, bus rapid transit, etc.) will require years of planning and coordination with developers, business owners, Caltrans, the California Public Utilities Commission, Tulare County Association of Governments, and other community groups.

The scope of the RFP would include analyzing and discussing the impacts of the possible street closures (West Street between Mineral King and Acequia, and Willis Street between Mineral King and Acequia) needed to accommodate the Kaweah Hospital's Master Plan. The RFP is being advertised next week. Once a consultant's proposal has been selected, staff will return to Council to request an authorization to proceed with the study.

The City of Visalia will continue to partner with developers, business owners (including the hospital), Caltrans, TCAG, and other community groups to meet the transportation needs of the downtown area.



Ben Maddox Way Overcrossing

City of Visalia

Memo



Item 2d

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

From: Chris Young, Assistant Community Dev. Director

Date: January 25, 2010

Re: Mineral King Sewer Line Expansion

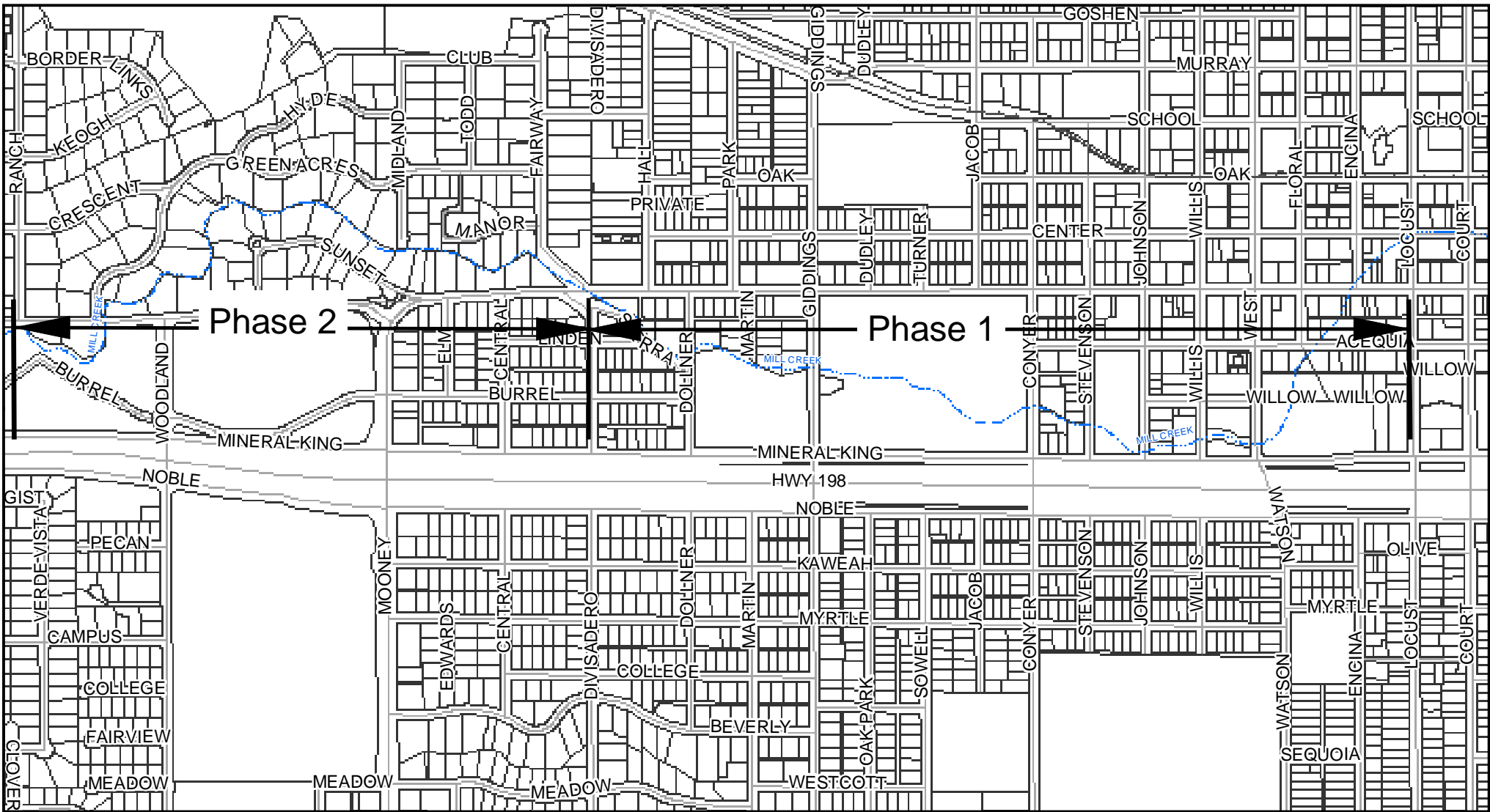
An analysis of the existing sanitary sewer system serving the downtown area was completed last year. This analysis showed that the system meets the current needs of the downtown (including any upcoming downtown projects, as well as the most recent hospital expansion). As the East Downtown develops, and additional hospital expansion occurs, sewer capacity will need to increase. To achieve this increase in capacity, a new parallel sewer line will be constructed.

Currently, the hospital is being served by two parallel sewer lines (one 24-inch and one 18-inch). The "Mineral King Sanitary Sewer Project" will add a new "high capacity" trunk sewer line, running parallel to existing sewer lines in Mineral King Avenue, between Locust and the Ranch Street alignment (west of Woodland Street). This project 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 phase is 90% complete. Engineering staff anticipates that this project will be out to bid in May of 2010, with construction to commence in July of 2010.

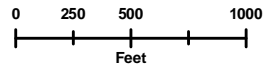
Phase II of the Mineral King Sanitary Sewer project is currently under design. This phase will consist of installing a 42-inch diameter sanitary sewer trunk line along Mineral King between Divisadero and Ranch Streets. This project is currently under design and scheduled to start construction in the summer of 2011.

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



- CITY LIMITS
- STREETS
- RAILROAD
- WATERWAYS
- PARCELS

Mineral King Sewer Line Extension (Project Location Map)



City of Visalia

Memo



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

From: Mike Olmos, Assistant City Manager

Date: January 25, 2009

Re: Update on Southeast Area Specific Plan

The Southeast Area Specific Plan (SEASP) has been underway for several years. A final draft document is complete and the accompanying environmental impact report is undergoing final amendments. The SEASP is intended to establish a contemporary and sustainable neighborhood with a blend of single and multiple family housing, neighborhood retail commercial, offices, open space with trail system, and a master planned health care campus for Kaweah Delta. The District owns approximately 102 acres within the SEASP boundaries (bounded by Caldwell Avenue/Santa Fe Street/Lovers Lane/Avenue 272 – approx. 840 acres total).

Kaweah Delta Property

At the time the SEASP was being prepared, Kaweah Delta had been involved in expansions to its campuses in Downtown Visalia and West Visalia (Cypress/Akers). The District has not yet had a need to initiate a master planning process for its property inside the specific plan area. Recognizing this, the specific plan did not identify a detailed land use mix for the District's property. Instead, the Plan defers to the District to develop a future master plan for its property as intended uses for the site become known. This approach is intended to provide maximum flexibility to the District to plan and utilize its property in the most effective manner to meet regional health care needs. This is similar to the master planning process that occurred for the Kaweah Delta Hospital campus in Downtown Visalia. As the master plan for Kaweah Delta's southeast property is developed in the future, City planning permits (General Plan and zoning amendments, conditional use permits, etc.) may be needed to reflect the District's long term plans for its 102 acres.

Next Steps for SEASP

The SEASP was initiated and formulated during the recent boom in housing development and economic activity that occurred in the mid 2000s. At that time, the City has interest in developing a "state of the art" plan for the southeast area with a high level of "quality of life" amenities, such as ample open space, natural areas, and hiking/biking trails. This

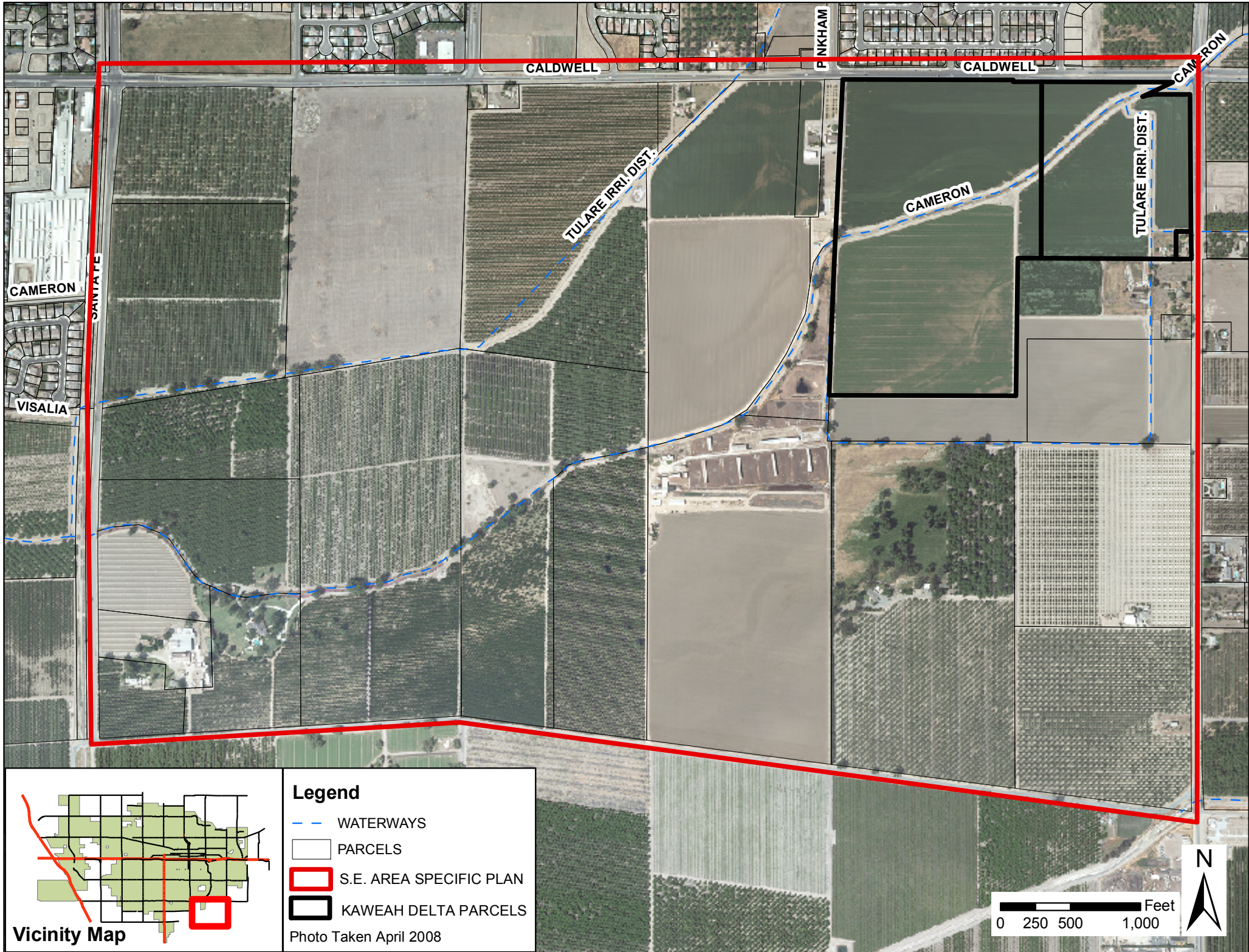
has resulted in a plan that will be costlier to implement than typical neighborhood development in Visalia, both in terms of public infrastructure and private sector development. These higher costs would be borne by landowners and consumers who choose to invest in this neighborhood. Given the significant economic recession, this does not appear feasible in the current and future economy.

Though the draft plan has been completed, it is apparent that the plan needs substantial adjustments to reflect the profound changes in the economy that now exist. While we are beginning to see glimmers of improvement in the economy, it is also apparent that job growth, housing starts, and overall consumer confidence will not markedly improve for years into the future, and that long term changes in consumer spending habits (i.e., preference for greater affordability and better debt management in major purchases) will occur.

The SEASP needs revisions to address these economic changes. Therefore, prior to releasing the draft environmental impact report for public review or initiating any public hearings on the plan, the City will be undertaking additional outreach on the draft SEASP with both property owners inside the plan area, and with representatives of the development community to review and revise the design and improvement components of the draft plan to reflect current economic conditions. This outreach effort will begin in February. Depending on the outcome of these stakeholder discussions, and pending any future direction from our Council on this matter, it is anticipated that the plan will be revised, the Draft EIR distributed for public review, and hearings scheduled in 2010.

Next Steps for Kaweah Delta Campus Master Plan

Development of future health care campus on Kaweah Delta's 102 acres in southeast Visalia is envisioned to begin with a collaborative master planning process undertaken by the District, and involving the City and other stakeholders in the southeast area. This process can be initiated at any time. Depending on the needs of the District, the master plan can be incorporated into the SEASP, into the upcoming General Plan Update, or as a future amendment to these documents. At the time the District is ready to begin the master planning process, the City will be available to assist.



CAMDWELL
 PINKHAM
 SANTA FE
 VISALIA
 CAMERON

CAMDWELL

CAMDWELL

CAMDWELL

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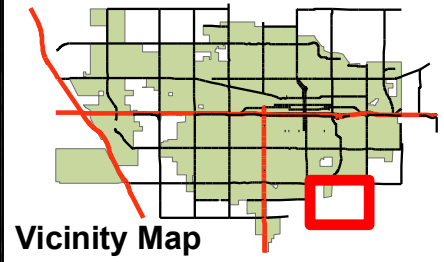
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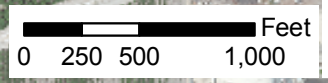
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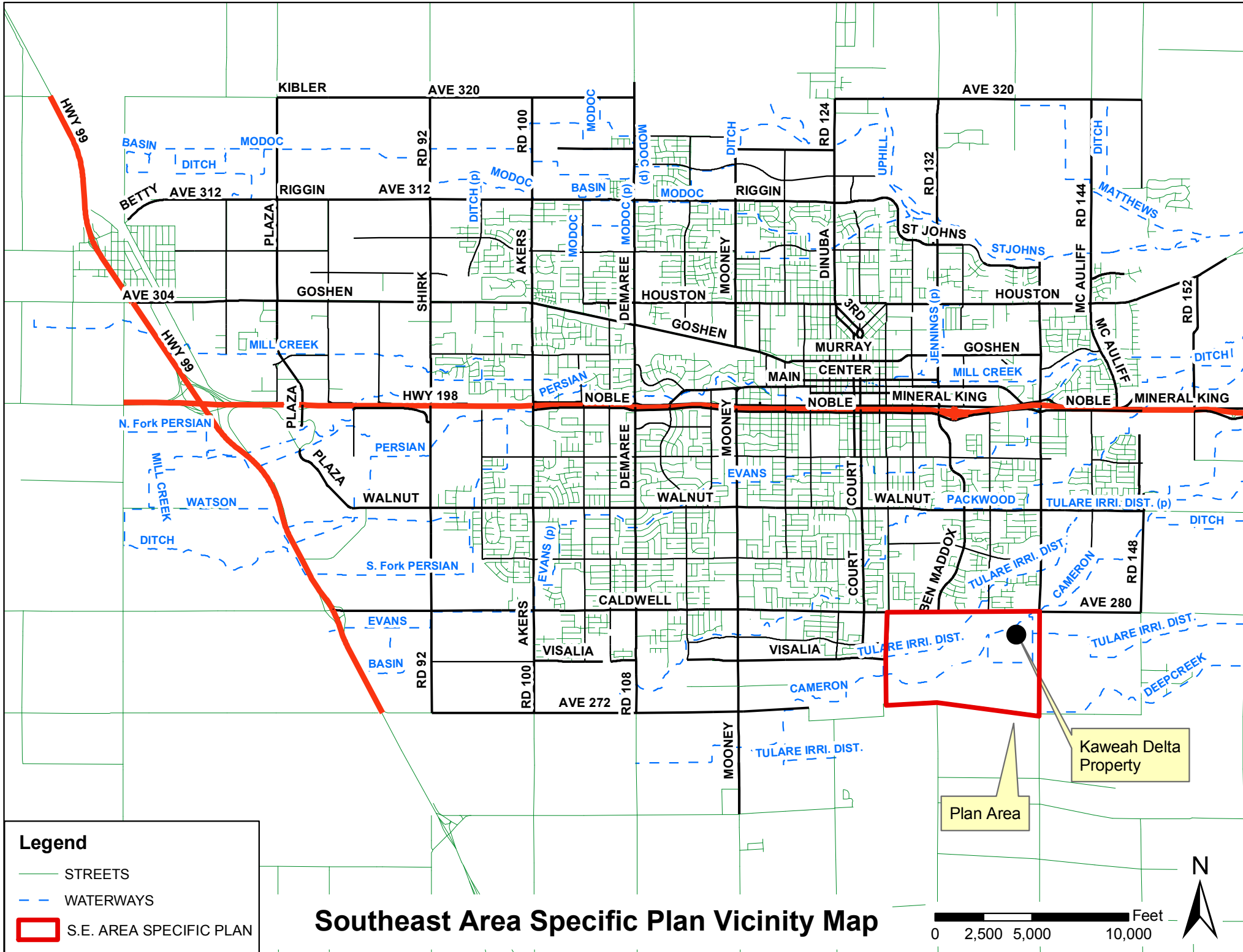
- WATERWAYS
- PARCELS
- S.E. AREA SPECIFIC PLAN
- KAWEAH DELTA PARCELS

Photo Taken April 2008



Vicinity Map

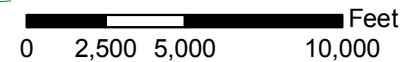




Legend

- STREETS
- - - WATERWAYS
- S.E. AREA SPECIFIC PLAN

Southeast Area Specific Plan Vicinity Map



Plan Area

Kaweah Delta Property