

VS medical clinic gets planning panel's OK

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A proposal for a new state-of-the-art medical clinic in Valley Springs and additional retail, residential, food service and medical office development at the southwest corner of State Route 26 and Vista Del Lago Drive was approved June 9 by the Calaveras County Planning Commission.

Mark Twain Health Care District received the planning panel's blessing for a Planned Development project with the first phase being construction of an approximately 15,000-square-foot clinic.

Daymon Doss, executive director of the health care district, Thursday morning told members of the Rotary Club of West Calaveras he expects site work to begin in August or September and construction of the clinic to begin sometime in the late summer of 2017.

It may take a year from that time before the clinic is completed, Doss said. The district is looking at whether to go with a modular or traditional construction, with modular being the quickest for completion.

Public bids will be sought for both types of construction, he added.

The 14.4-acre parcel was purchased from Marvin Stark for \$900,000 and the health care district spent another \$100,000 in pre-development costs for the necessary studies.

Doss expects construction costs to be in the neighborhood of \$7 million and the district will spend another \$1.2 million on furniture, equipment, cabling and internet technology for the new clinic. In all, total costs are nearly \$9 million.

The district received a 30-year low interest loan from the U.S. Department of Agriculture Rural Development Program to finance the construction.

The clinic will be owned by the health care district, which is looking to partner with a developer to complete Phase 2. The district will continue to own the land and derive revenue from leasing the remaining property.

Phase 2 could include a grocery store, senior-living center, restaurants, retail sites and professional offices.

The existing clinic has a staff of 18 and Doss sees that doubling over time. The clinic will offer primary care, women's health care, rotating specialty care, radiology and lab services.

The current clinic across the intersection is only a third the size and has its limits.

"Valley Springs was identified many years ago as needing more services," he said.