

Exhibit H



January 16, 2023
City of Fresno
Planning & Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

DIALYSIS FACILITY OPERATIONAL STATEMENT

Subject Project:

A Building Shell Development for a Future OSHPD 3 Dialysis Medical Office Facility Tenant Improvement & Medical Office Building T.I.

Subject Property:

3147 East Gettysburg Avenue
Fresno, CA 93726
APN: **427-261-25 / 427-261-26**
Zoning: **O/cz (Office)**
Existing Land Use: **V (Vacant Parcel)**
Community Plan Area: **Hoover**
Hours of Operation: **8:00am – 6:00pm** – (7 days a week) Dialysis Facility
Expected Daily Visitors: **100 Visitors**
Number of Daily Deliveries: **1 or 2**
Number of Employees: **plus/minus 20**

APPL. NO. P23-00186 EXHIBIT O DATE 03/30/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

No efforts have been made to discuss the proposal with the neighbors because this proposed project is an allowed use by right. The building will be aesthetically pleasing and will complement the surrounding buildings. We do not see any foreseeable effects from construction or operations of the Site that will impact the surrounding neighbors. The security measures that will be in place are on site security cameras and the building will also be equipped with a security alarm system. This project development helps implement the Fresno General Plan by complying with the General Plan that is in place.

Project Description:

An application for the Development Review Committee is being submitted by Dr. Dhingra of MHAA, Inc. and pertains to the vacant 1.96 acres of property located at the First Street and Gettysburg Avenue APN: 427-261-25 / 427-261-26 and is currently zoned O/cz (Office).

The proposed development will consist of one (1) New Shell Building, one (1) Future Shell Building, and a shared parking field. The New Shell Building will accommodate a future plus/minus 11,360 s.f. Dialysis Medical Office Facility which will be submitted under a separate permit and application. The future building will potentially accommodate a plus/minus 5,010 s.f. Medical Office Tenant. The future building shell plan and/or the future tenant improvement plans will also be submitted under a separate permit and application.

The proposed hours of operation for the Future Dialysis Medical Office Facility Tenant Improvement will be from 8:00am to 6:00pm 7 days a week. The facility will consist of 32 various Treatment Rooms/Areas, a Nurse Station, Doctor Offices, a Nutritionist Office, Storage Rooms, Equipment Rooms, Administrative Rooms/Areas, and Restrooms. Dialysis treatment for patients are typically four-hour long treatments and this facility will see two rounds of patients per day. No noise or hazardous materials or waste will be produced as part of this project or as part of the Future Dialysis Medical Office Facility.

Thank you,

Bryan Pok