

Exhibit G

P22-00505 - VHT - Pinedale

Menu Help

File Date: [02/09/2022](#)

Application Status: [On Hold](#)

Application Type: [Development Permit](#)

Application Detail: [Detail](#)

Description of Work: [Development Permit Application No. P22-00505 was filed by Roger Hurtado of Centerline Design, LLC and pertains to 1.23 acres of properties located on West Fir and West Beachwood Avenues between North Sugar Pine and North San Pablo Avenues. The applicant proposes to construct an 11,520 square foot medical clinic across six parcels. The properties are currently zoned RS-5 \(Residential Single-Family, Medium Density\). A related application has been submitted \(P22-00507\) which proposes to rezone 6 parcels from RS-5 zoning to CG \(Commercial General\) in order for the proposed medical clinic to be a by right use at this location.](#)

Application Name: [VHT - Pinedale](#)

Address: [49 W FIR AVE, FRESNO, CA 93650](#)

Owner Name: [CASTELLANOS MARIA REBECCA CASTELLANOS MARIA REBECCA](#)

Owner Address: [734 W LAMONA, FRESNO, CA 93728](#)

Parcel No: [30316148](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Roger Hurtado	Centerline Desi...	Applicant	Active
	Soyla Reyna-Griffin	Valley Health Team	Developer	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$38,760.85](#)

Total Fee Invoiced: [\\$38,242.85](#)

Balance: [\\$0.00](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application	Enrique Aponte	Accept	09/14/2022	Enrique Aponte
	Pre-review-TIS	Jill Gormley	Content Suff...	02/17/2022	Andreina Aguilar
	Pre-review-Traffic	Louise Gilio	Content Suff...	02/17/2022	Andreina Aguilar
	Plan Distribution		Assign Revie...	09/15/2022	Kenneth Jimenez
	Public Utilities Commi...				
	County PW and Planning Caltrans	County Planning			
	Traffic Planning	Louise Gilio	Reviewed wit...	10/13/2022	Andreina Aguilar
	Public Works Engineering		No Comment	11/30/2022	Luis Gonzalez
	DPU Water Division	Robert Diaz	Review Complete	10/10/2022	Robert Diaz
	DPU Planning and Engin...	Kevin Gray	Reviewed wit...	11/04/2022	Kevin Gray
	DPU Solid Waste Manage...	Kevin Gray	Reviewed wit...	11/04/2022	Kevin Gray
	Fire Review	Deborah L Remily	Revisions Re...	10/05/2022	Deborah L Remily
	Police Review	Northwest PD	No Comment	10/04/2022	Northwest PD
	Fresno County Environm...	Public Health	Reviewed wit...	10/03/2022	Public Health
	Building and Safety Se...	Christian Mendez	Review Complete	11/10/2022	Christian Mendez
	Airports	Airports	Review Complete	09/27/2022	Airports
	Fresno Area Express	FAX	No Comment	09/27/2022	FAX
	Irrigation District		Review Complete	10/06/2022	FID
	Flood Control District	FMFCD	Review Complete	10/05/2022	FMFCD
	Air Pollution Control ...	SJVAPCD	Review Complete	10/06/2022	SJVAPCD
	PGandE	PG&E	Review Complete	10/11/2022	PG&E
	School District	CUSD	No Comment	10/03/2022	CUSD
	Council District Commi...	Kelsey George	Review Complete	11/10/2022	Thomas Veatch
	Council Member	District2	No Response ...	11/30/2022	Enrique Aponte
	US Postal Service	USPS	No Response ...	11/30/2022	Enrique Aponte
	Planner Review	Enrique Aponte			
	Long Range Planning	Long Range Plan...	Review Complete	11/23/2022	Long Range Plan...
	Public Works TIS Review	Jill Gormley	Add'l Info R...	11/30/2022	Harmanjit Dhaliwal
	Public Works- CFD	Randy Gull	No Comment	11/30/2022	Luis Gonzalez
	Historic Preservation	HISTORIC PRESER...	Review Complete	11/30/2022	Enrique Aponte
	Land Division Impact Fees	Frank Saburit	Review Complete	09/20/2022	Frank Saburit
	Review Verification				
	CEQA Review				
	Planner Analysis and P...				
	CEQA Publication				
	NOD-NOE				
	Closure				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	02 - Development-Appli...	PLN_GENERAL	Other	Development Applica...	application/pdf	Uploaded	02/09/2022
	03 - P21-05497 DRC Rev...	PLN_GENERAL	DRC Letter	DRC Review Letter	application/pdf	Uploaded	02/09/2022
	04 - G4 - Environmental...	PLN_GENERAL	Environmental A...	Completed Environme...	application/pdf	Uploaded	02/09/2022
	05 - Letter of Owner A...	PLN_GENERAL	Owner Authoriza...	Letter of Owner Aut...	application/pdf	Uploaded	02/09/2022
	05 - Letter of Owner A...	PLN_GENERAL	Owner Authoriza...	Letter of Owner Aut...	application/pdf	Uploaded	02/09/2022
	05 - Letter of Owner A...	PLN_GENERAL	Owner Authoriza...	Letter of Owner Aut...	application/pdf	Uploaded	02/09/2022
	07 - G1 - Contents Req...	PLN_GENERAL	Verification Ch...	Completed Contents ...	application/pdf	Uploaded	02/09/2022
	09 - G11 - Traffic Pla...	PLN_GENERAL	Verification Ch...	Completed Traffic P...	application/pdf	Uploaded	02/09/2022
	20-168 - G6 - Operatio...	PLN_GENERAL	Operational Sta...	Project Operational...	application/pdf	Uploaded	02/09/2022
	Lots 39-40 Preliminary...	PLN_GENERAL	Title Report	Preliminary Title R...	application/pdf	Uploaded	02/09/2022
	Lots 41-52 Preliminary...	PLN_GENERAL	Title Report	Preliminary Title R...	application/pdf	Uploaded	02/09/2022
	SJVAPCD ISR - applicab...	PLN_GENERAL	Verification Le...	SJVAPCD ISR determi...	application/pdf	Uploaded	02/09/2022
	20-168 - Demo Site Pla...	PLN_GENERAL	Site Plan	Demolition Site Plan	application/pdf	Uploaded	02/09/2022
	20-168 - Proposed Site...	PLN_GENERAL	Site Plan	Proposed Site Plan	application/pdf	Uploaded	02/09/2022
	20-168 - Site Details.pdf	PLN_GENERAL	Other	Site Details Sheet	application/pdf	Uploaded	02/09/2022
	20-168 - Proposed Floo...	PLN_GENERAL	Floor Plan	Proposed Floor Plan	application/pdf	Uploaded	02/09/2022
	20-168 - Proposed Exte...	PLN_GENERAL	Elevations	Proposed Exterior E...	application/pdf	Uploaded	02/09/2022
	20-168 - Proposed Land...	PLN_GENERAL	Landscape Plan	Landscape Plan	application/pdf	Uploaded	02/09/2022
	20-168 - Deed Document...	PLN_GENERAL	Deed Documents	Deed Documents	application/pdf	Uploaded	02/09/2022
	P22-00505 and P22-0050...	PLN_GENERAL	Exhibit	Incomplete Letter	application/pdf	Uploaded	03/08/2022

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
02 - Development-Appli...	PLN_GENERAL	Verification Ch...	Development Applica...	application/pdf	Uploaded	07/21/2022
03 - P21-05497 DRC Rev...	PLN_GENERAL	DRC Letter	DRC Review Letter	application/pdf	Uploaded	07/21/2022
05 - Letter of Owner A...	PLN_GENERAL	Owner Authoriza...	Signed Owner's Auth...	application/pdf	Uploaded	07/21/2022
05 - Letter of Owner A...	PLN_GENERAL	Owner Authoriza...	Signed Owner's Auth...	application/pdf	Uploaded	07/21/2022
07 - G1 - Contents Req...	PLN_GENERAL	Verification Ch...	Drawing Content Req...	application/pdf	Uploaded	07/21/2022
09 - G11 - Traffic Pla...	PLN_GENERAL	Verification Ch...	Signed Traffic Plan...	application/pdf	Uploaded	07/21/2022
20-168 - Demo Site Pla...	PLN_GENERAL	Site Plan	Demolition Site Plan	application/pdf	Uploaded	07/21/2022
20-168 - Proposed Exte...	PLN_GENERAL	Elevations	Proposed Exterior E...	application/pdf	Uploaded	07/21/2022
20-168 - Proposed Floo...	PLN_GENERAL	Floor Plan	Proposed Floor Plan	application/pdf	Uploaded	07/21/2022
20-168 - Proposed Site...	PLN_GENERAL	Site Plan	Proposed Site Plan	application/pdf	Uploaded	07/21/2022
20-168 - Site Details...	PLN_GENERAL	Exhibit	Proposed Site Details	application/pdf	Uploaded	07/21/2022
22-01-010 LSP-1 - Land...	PLN_GENERAL	Landscape Plan	Proposed Landscape ...	application/pdf	Uploaded	07/21/2022
Agreement - VHT Med Of...	PLN_GENERAL	Other	Executed Three Part...	application/pdf	Uploaded	07/21/2022
Environmental Assessme...	PLN_GENERAL	Environmental A...	Completed Environme...	application/pdf	Uploaded	07/21/2022
Justification-Operatio...	PLN_GENERAL	Operational Sta...	Operational Statement	application/pdf	Uploaded	07/21/2022
Lots 38-52 Preliminary...	PLN_GENERAL	Title Report	Preliminary Title R...	application/pdf	Uploaded	07/21/2022
SJVAPCD ISR - applicab...	PLN_GENERAL	Environmental A...	SJVAPCD ISR Exempti...	application/pdf	Uploaded	07/21/2022
VHT Pinedale Elec 2201...	PLN_GENERAL	Site Plan	Site Photometric Plan	application/pdf	Uploaded	07/21/2022
P22-00505 Operational ...	PLN_GENERAL	Operational Sta...	Stamped Exhibit	application/pdf	Uploaded	09/15/2022
P22-00505 Exterior Ele...	PLN_GENERAL	Elevations	Stamped Exhibit	application/pdf	Uploaded	09/15/2022
P22-00505 Floor Plan ...	PLN_GENERAL	Floor Plan	Stamped Exhibit	application/pdf	Uploaded	09/15/2022
P22-00505 Landscape Pl...	PLN_GENERAL	Landscape Plan	Stamped Exhibit	application/pdf	Uploaded	09/15/2022
P22-00505 Site Plan ...	PLN_GENERAL	Site Plan	Stamped Exhibit	application/pdf	Uploaded	09/15/2022
P22-00505 - Medical Cl...	PLN_GENERAL	Agency Conditions	City of Fresno Deve...	application/pdf	Uploaded	09/20/2022
2022-00505 MAILED.pdf	PLN_GENERAL	Notices	FMFCD NOR	application/pdf	Uploaded	10/05/2022
P22-00505 FID Comments...	PLN_GENERAL	Agency Conditions	FID's Comments	application/pdf	Uploaded	10/06/2022
SJVAPCD comment letter...	PLN_EA		Comment Letter	application/pdf	Uploaded	10/06/2022
PG&E Impact Letter 10-...	PLN_GENERAL	Agency Conditions	PG&E Impact Letter	application/pdf	Uploaded	10/11/2022
P22-00505 FIR 49 W.pdf	PLN_GENERAL	Public Works Tr...	COA TRAFFIC PLANNING	application/pdf	Uploaded	10/13/2022
P22-00505 CP1.pdf	PLN_GENERAL	Exhibit	CP1 TRAFFIC PLANNING	application/pdf	Uploaded	10/13/2022
P22-00505 Medical Clin...	DPU_WATER_SEWER	Correspondence	DPU CONDITIONS	application/pdf	Uploaded	11/04/2022

[Show all](#)

Application Comments:	View ID	Comment	Date
	ENRIQUEA	K:\Master Files - 2022\Development Permit\P22-0...	03/08/2022

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

P22-00507 - VHT - Pinedale

Menu Help

File Date: [02/09/2022](#)

Application Status: [In Review](#)

Application Type: [Plan Amendment - Rezone](#)

Application Detail: [Detail](#)

Description of Work: [Planned Amendment - Rezone Application No. P22-00507 was filed by Roger Hurtado of Centerline Design, LLC and pertains to 1.23 acres of properties located on West Fir and West Beachwood Avenues between North Sugar Pine and North San Pablo Avenues. The applicant proposes to rezone 6 parcels from RS-5 \(Residential Single-Family, Medium Density\) zoning to CG \(Commercial General\) in order to construct an 11,520 square foot medical clinic across six parcels, as a by right use at this location. A related Development Permit application has been submitted \(P22-00505\) for the proposed medical clinic.](#)

Application Name: [VHT - Pinedale](#)

Address: [49 W FIR AVE, FRESNO, CA 93650](#)

Owner Name: [CASTELLANOS MARIA REBECCA CASTELLANOS MARIA REBECCA](#)

Owner Address: [734 W LAMONA, FRESNO, CA 93728](#)

Parcel No: [30316148](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Roger Hurtado	Centerline Desi...	Applicant	Active
	Soyla Reyna-Griffin	Valley Health Team	Business Owner	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$0.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application	Enrique Aponte	Accept	09/14/2022	Enrique Aponte
	Review Distribution		Accepted for...	09/16/2022	Kenneth Jimenez
	Traffic Planning	Louise Gilio	Review Complete	10/11/2022	Andreina Aguilar
	Fresno Area Express	FAX	No Comment	09/27/2022	FAX
	Public Works Engineering		No Comment	11/30/2022	Luis Gonzalez
	County PW and Planning				
	DPU Water Division	Robert Diaz	Review Complete	10/11/2022	Robert Diaz
	Irrigation District	FID	Review Complete	09/23/2022	FID
	DPU Planning and Engin...	Kevin Gray	Reviewed wit...	11/07/2022	Kevin Gray
	Flood Control District	FMFCD	Review Complete	10/18/2022	FMFCD
	DPU Solid Waste Manage...	Kevin Gray	Reviewed wit...	11/07/2022	Kevin Gray
	Air Pollution Control ...	SJVAPCD			
	Fire Review	Steven R Robinson	No Comment	10/07/2022	Steven R. Robinson
	Caltrans				
	Public Utilities Commi...				
	PGandE	PG&E	Reviewed wit...	10/12/2022	PG&E
	School District	CUSD	No Comment	10/03/2022	CUSD
	Police Review	Northwest PD	No Comment	10/05/2022	Northwest PD
	Fresno County Environm...	Public Health	Reviewed wit...	10/03/2022	Public Health
	Council District Commi...	Kelsey George	Review Complete	11/10/2022	Thomas Veatch
	Council Member	District2	No Response ...	11/30/2022	Enrique Aponte
	Building and Safety Se...	Christian Mendez	No Comment	11/16/2022	Christian Mendez
	US Postal Service	USPS	No Response ...	11/30/2022	Enrique Aponte
	Airports	Airports	No Comment	09/27/2022	Airports
	Planner Review	Enrique Aponte			
	Long Range Planning	Long Range Plan...	Review Complete	11/23/2022	Long Range Plan...
	Historic Preservation	HISTORIC PRESER...	Review Complete	11/30/2022	Enrique Aponte
	Land Division Impact Fees	Frank Saburit	Review Complete	09/20/2022	Frank Saburit
	LRP GIS Review	Michael Andrade	No Comment	12/01/2022	Karlo Guillermo
	Public Works TIS Review	Harmanjit Dhaliwal	Add'l Info R...	11/30/2022	Harmanjit Dhaliwal
	Review Verification				
	CEQA Study				
	Neighborhood Meetings				
	ALUC				
	CEQA Publication				
	Planning Commission				
	City Council				
	Closure				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
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[Show all](#)

Application Comments:	View ID	Comment	Date
	ENRIQUEA	K:\Master Files - 2022\Development Permit\P22-0...	08/18/2022

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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2600 Fresno Street-Third Floor
Fresno, California 93721-3604
(559) 621-8277

Planning & Development Department
Jennifer K. Clark, AICP, HDFP
Director

Letter of Owner Authorization

Name and Address of Owner(s) of the Property

Name: MS. MARIA REBECCA CASTELLANOS

Address: 734 W. Lamona Ave.

City: Fresno State: CA Zip Code: 93728

Phone: 559-260-5099 Email: cmaria530@aol.com

To Whom It May Concern:

As owner(s) of the property located at 49 W Fir, APN: 303-161-48

I/we authorize CENTERLINE DESIGN, LLC
DIRK BOESCHEL LAND DEV. SYC INC. to act as Agent for the following permits:

GPA, REZONE, SITE PLAN APPROVAL

\$ AIR DISTRICT PERMITS

Sincerely,
Maria Castellanos

Owner's Printed Name

DocuSigned by:
Maria Castellanos

Owner's Signature

01/20/2022

Date

City of



2600 Fresno Street-Third Floor
Fresno, California 93721-3604
(559) 621-8277

Planning & Development Department
Jennifer K. Clark, AICP, HDFP
Director

Letter of Owner Authorization

Name and Address of Owner(s) of the Property

Name: MR. RONALD STEVEN ASADOOR & MRS. SHARI LYNN ASADOOR

Address: 407 E. Niles

City: Fresno

State: CA

Zip Code: 93720

Phone: _____

Email: _____

To Whom It May Concern:

As owner(s) of the property located at APN: 33-161-49, 50, 51, 52, 53

I/we authorize CENTERLINE DESIGN, LLC
~~DIRK BOESCHEL LAND DEV. SVCS INC.~~ to act as Agent for the following permits:

GPA, REZONE, SITE PLAN APPROVAL

† AIR DISTRICT PERMITS

Sincerely,

Ronald Steven Asadoor & Shari Lynn Asadoor

Owner's Printed Name

Ronald Steven Asadoor + Shari Lynn Asadoor

Owner's Signature

1-24-22

Date

February 22, 2021

Valley Health Team Neighborhood Outreach Zoom Meeting

The Valley Health Team neighborhood outreach zoom meeting was conducted on Monday, February 22 at 6:00 p.m. Various members of the community were in attendance including Ms. Debbie Bolls the principal of the Pinedale Elementary school, David Rodriguez who represents the City District Advisory Committee, Tyler Mackey who is a member of the PWD board, and whose property neighbors the project site, Ms. Anna H. Herrera, Ms. Elaine Guerrero, Ms. Lisa Guzman, and Richard and Linda Amparano.

A wide ranging discussion ensued about the project regarding the loss of residential housing opportunities in Pinedale. Soyla A. Reyna-Griffin, Chief Executive Officer of Valley Health Team, provided an overview of the proposed services focused on people who are often at or below 200% of the federal poverty level. The project will provide medical, dental, behavioral health, and specialty services. In addition, a pharmacy dispensary is also under consideration. The behavioral services will not include alcohol or drug treatment, but instead focus on general mental health and family issues.

The building will be one story and is estimated to be no more than 11,900 sq. ft. The site was selected due to its ability to provide convenient access to members of the Pinedale community and its proximity to Pinedale Elementary school. Hours may include Saturdays and evenings to best serve the community and address unmet medical needs. Valley Health Team facilities are accredited by the Joint Commission. Achieving Joint Commission accreditation demonstrates a commitment to continuous improvement in patient care and affirms that you are committed to providing safe, high quality care to patients. While it is not a necessary accreditation, it is Valley Health Team's plan to ensure that the health center will achieve Joint Commission accreditation.

Pinedale Elementary School previously had a health clinic on site, but has since closed due to a lack in funding. Ms. Bolls, Principal of Pinedale Elementary was very supportive of the project and offered to assist in any way she could, being very appreciative of the benefit for students and families. The applicant committed to further meetings with the neighbors and particularly with Mr. Mackey who is the most immediate neighbor to address noise and parking.

All but one person in attendance supported the proposed clinic. I provided my phone number and email address for people to communicate with me to assure that they were included in any future meetings or public notices.