

## **Exhibit H**

**Valley Health Team, Inc.  
Plan Amendment and Rezoning Justification**

**July 12, 2022**

**Project Description/Request**

Approve a General Plan Amendment and rezoning changing the general plan designation for the 1.23 +/- acres (54,600 +/- sq. ft.) from the *medium density residential* land use designation to the General Commercial (CG) land use and zoning. An 11,664 +/- sq. ft. medical clinic is proposed which is a *by-right* use per Section 15.16703 of the City of Fresno Development Code.

**Other facts pertinent to this project are as follows:**

**Owner:**

Valley Health Team, Inc.  
P.O. Box 737  
21890 W. Colorado Ave.  
San Joaquin, CA 93660

APPL. NO. P22-00505 EXHIBIT O-1 DATE 09/15/2022  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF FRESNO DARM DEPT**

**Applicant:**

Valley Health Team, Inc.  
Pinedale Community Health Center.  
P.O. Box 737  
21890 W. Colorado Ave.  
San Joaquin, CA 93660

**Representative:**

Land Planner:  
Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Ave., Suite No. 200  
Fresno, CA 93721

Project Architect:  
Bryan Pok  
Centerline Design, LLC  
1508 Tollhouse Rd. Suite C  
Clovis, CA 93611  
559-298-3060 ext.12

**Area/APN:**

APN 303-161-48/49,50, 51, 52 & 53

1.23 +/- Acres

**Site Address:**

**Existing General Plan**

**Designation:**

Medium density residential

**Existing Zone District:**

**Community or Specific Plan:**

Bullard Community Plan

The proposed clinic is also an *infill project* as the surrounding neighborhood was developed many decades ago. Information from long time Pinedale residents indicate that the subject site has never been developed. In fact, the project is subject to City of Fresno *intercity* land use fee reductions.

The project is also within an *Infill Opportunity Zone* of the City of Fresno General Plan adopted to promote and facilitate *both large, catalytic reinvestment projects, as well as smaller-scale strategic interventions*.

**Neighborhood Outreach Efforts:**

The applicant held a *zoom* outreach meeting with Pinedale residents many months ago using a mailing list provided by city staff. The neighborhood is very supportive of project. The applicant committed to working with the neighbors to assure compatibility particularly regarding parking and landscaping.

**Describe how the proposal is complementary to the surrounding neighborhood:**

To provide proximate health care to an undeserved area.

**Describe how the proposal helps implement the Fresno General Plan**

The project will provide health and specialized care services to an underserved area of the community and to the adjacent Pinedale Elementary school.

**1. Background and Project Description**

Valley Health Team, Inc., has a long history of providing healthcare services in the Central Valley. In 1973, concerned citizens from Kerman, San Joaquin, and surrounding communities worked together to bring quality healthcare to this underserved region. Valley Health Team has grown steadily since then to meet the increasing healthcare needs in Fresno, Tulare, and Inyo Counties. In keeping with the applicant's mission to provide accessible,

comprehensive, and quality health care in a culturally and linguistically appropriate manner regardless of patient's ability to pay,

Valley Health Team has Board-certified physicians, certified physician assistants, dentists, dermatologists, optometrists, podiatrists, chiropractors, psychologists, licensed clinical social workers, health educators, case managers, and support staff who work with leadership to provide primary health care and specialty care services to deliver outcome-based care.

Valley Health Team targets the indigent, uninsured, underserved, special needs population, migrant and seasonal agricultural workers, and all persons with limited access to health care including individuals at or below 200% of the Federal Poverty Level.

Valley Health Team desires to construct a 11,664+/- sq. ft. health center on the following the subject property in Pinedale, a previously unincorporated community in Fresno County, CA. The location next to Pinedale Elementary School will allow the students and their parents to have great accessibility to excellent health care.

The health center will meet OSHPD3 requirements and will accommodate exam, treatment, labs, x-ray, behavioral health, dental and other rooms and offices as detailed on the project floor plan prepared by Centerline Design, LLC.

The health center will provide outpatient services in family medicine, internal medicine, pediatrics, perinatal care, gynecology, nutrition and health education, behavioral health, dentistry, diagnostic lab and x-ray, referral services for women, infants and children. Additionally, chiropractic and podiatry dispensing services will be offered.

## **2. Hours of Operation**

The proposed hours of operations are Monday through Friday, from 8:00 a.m. to 6:00 p.m. If demand exists, the proposed health center may offer expanded hours in the evenings to 8pm and on Saturdays. An Urgent Care component may also be provided 7 days a week from 8am to 9pm with a much reduced staff, if the demand for that service exists.

## **3. Employees**

The project is anticipated to employ approximately 40 staff members including providers and support staff at the site.

## **4. Customers**

The project will serve an estimated 5,000 unduplicated patients and provide 21,450 patient visits per year or 82 clients per day including telemedicine which will account for 25% (or 20+/- patients) of all client visits.

Valley Health Team anticipates that 40-50% of patient visits will consist of visits from residents within the Pinedale community and students from Pinedale Elementary School. Please find the attached letter of support from Debra Bolls Principal Pinedale Elementary

School acknowledging the opportunity to provide her students excellent health care proximate to their homes and school.

**5. Service Delivery Vehicles**

The are no service delivery vehicles.

**6. Access to the site:**

The site has frontage on two roads Beechwood and Spruce Avenues. Both roads are in good condition.

**7. Number of parking spaces for employees, customers, and service/delivery vehicles.  
Type of surfacing on parking area.**

Please see the attached site plan prepared by Centerline Design, LLC.

**8. Estimated traffic**

See the project traffic study prepared by JLB Traffic Engineering.

**9. Are any goods to be sold on-site?**

No goods will be sold on site.

**10. What equipment is used? If appropriate, provide pictures or brochure.**

Typical office and medical equipment will be used.

**11. What supplies or materials are used and how are they stored?**

Typical office and medical supplies will be used.

**12. Does the use cause an unsightly appearance?**

Noise: Typical medical office noise

Glare: Lighting will be hooded and directed to not annoy adjacent properties

Dust: n/a

Odor: n/a

**13. List any solid or liquid waste to be produced.**

All solid waste will be disposed of per applicable health and safety codes. *Sharps* will also be disposed of in accordance with applicable regulations.

**14. Describe proposed advertising including size, appearance, and placement.**

Signage will be per City of Fresno standards

**15. Will existing buildings be used or will new buildings be constructed?**

**Describe type of construction materials, height, color, etc. Provide floor plan and elevations, if appropriate**

The site is vacant. All improvements will be new. Please see the attached site plan prepared by Centerline Design, LLC.

**16. Will any outdoor lighting or an outdoor sound amplification system be used?**

**Describe and indicate when used.**

Outdoor lighting will be hooded and directed to not annoy nearby residents. No sound amplification will be used on site.

**17. Landscaping or fencing proposed? Describe type and location.**

The site will be nicely landscaped per city standards. Please see the attached site plan prepared by Centerline Design, LLC.

**18. Any other information that will provide a clear understanding of the project or operation.**

A major premise of the Valley Health Team business plan is to locate clinics with a wide range of medical, physical, psychological services in underserved areas such as Pinedale. The proposed location was selected due to its immediately proximity meaning literally across the street from the Pinedale Elementary School located at 7171 N. Sugar Pine Ave. Please see the attached aerial. This proximity will allow the Pinedale Elementary School children and their families to walk to the clinic substantially reducing vehicular trips.

The proposed clinic is also proximate to the Pinedale Community Center located at 7170 N. San Pablo Ave. which located immediately west and functionally a part of the Pinedale Elementary School. The proposed Valley Health Team site proximity to these two community activity centers allows their clients to literally walk to the clinic. Valley Health Team has already established a protocol with Pinedale Elementary School to serve the students health care needs and by way of extension the family of the students.

The facility is located within 1,000 feet of the City of Fresno bus rapid transit system (BRT). The purpose of the BRT system is to facilitate accelerated bus transportation along major city job and housing corridors thereby reducing automobile travel. Empirical information developed by the city at the time of the BRT implementation hearings concluded that the BRT reduces vehicle miles traveled for users proximate to BRT shelters.

Without the proposed Valley Health Team facility, Pinedale residents would have to travel outside of their community to obtain medical services. By locating the proposed Valley

Health Team facility within the community of Pinedale at the site proposed Pinedale residence medical, psychological, physical therapy and pharmaceutical needs can be addressed with much shorter trip lengths. In fact, as illustrated on the attached aerial, the unincorporated community of Pinedale is under 2 square miles and the community's furthest point from the proposed health center location is only 3,294+/- feet or .62 of a mile. Therefore, based on the information provided above, a majority of project vehicle trip lengths will be unusually short.

The project is within a highly *mixed use area* of substantial office, regional commercial and single and multifamily uses. Hundreds of acres of regional commercial uses including grocery, food, entertainment, fitness, general merchandising, home repair, etc. are proximate to the subject site. A variety of housing types exist in the Pinedale community including mobile home parks south of the subject site on Herndon Ave. This mix of uses substantially increases the likelihood that typical traffic counts overstate the *net* traffic generated by a use in a mixed use area.

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