

Exhibit E

APPL. NO. P25-01774 EXHIBIT E DATE 07/25/2025
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



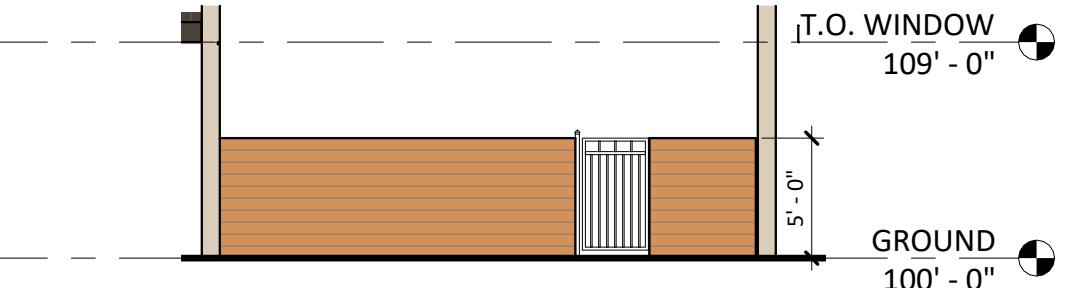
1 NORTH ELEVATION

A3.10 1/8" = 1'-0"



2 EAST ELEVATION

A3.10 1/8" = 1'-0"



3 EXTERIOR PATIO REDWOOD FENCE

A3.10 1/8" = 1'-0"



4 SOUTH ELEVATION

A3.10 1/8" = 1'-0"



5 WEST ELEVATION

A3.10 1/8" = 1'-0"



6 NORTH ELEVATION @ OUTDOOR AREA

A1.12 A3.10 1/8" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

S1	STUCCO - STO POWERWALL, TEXTURE: FINE, COLOR TO MATCH SHERWIN WILLIAM SW 6157, FAVORITE TAN
T1	TILE PATTERN 1 - CROSSVILLE, PORCELAIN STONE, BASALT
S5	BERRIDGE, STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
S4	BERRIDGE, STANDING SEAM METAL AWNING - COLOR: DARK BRONZE
M5	STANDING SEAM MECHANICAL SCREEN
W	GUILAM WESTERN SERIES
RF	REDWOOD FENCE
V1	VISION GLASS

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.10



1 DEPARTMENT PLAN

A3.10 | A2.11 | 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERINES WHERE INDICATED.
2. ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
 - A. AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
 - B. IN WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM4 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
 - C. AT PAINTED GYPSUM BOARD LOCATIONS INCLUDING ALL CEILINGS, GYPSUM BOARD 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396.
 - D. PROVIDE RECESSED ENCLOSURES OR PUTTY PLATES AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN FIRE-RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE DETAILS ON THE A7 SHEETS.
 - E. DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALLS. DOORS SHALL NOT SWING INTO THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A7 SHEETS.
 - F. J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE A7 SHEETS.
 - G. HIGHER PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY. HIGHER PRIORITY WALLS TAKE PRIORITY, SEE WALL PRIORITY DETAILS ON A7 SHEETS.
 - H. EXTERIOR PARTITIONS APPEAR AS 'HALF-TONE' ON PLANS.
 - I. 8 FOR LEVELS 5 DRYWALL FINISH LOCATIONS REFER TO FINISH LEGEND AND FINISH PLANS.

BA
BOULDER ASSOCIATES
1651 ALHAMBRA BLVD, SUITE 120
SACRAMENTO, CALIFORNIA 95816
916.492.8796

PROJECT 246763.00

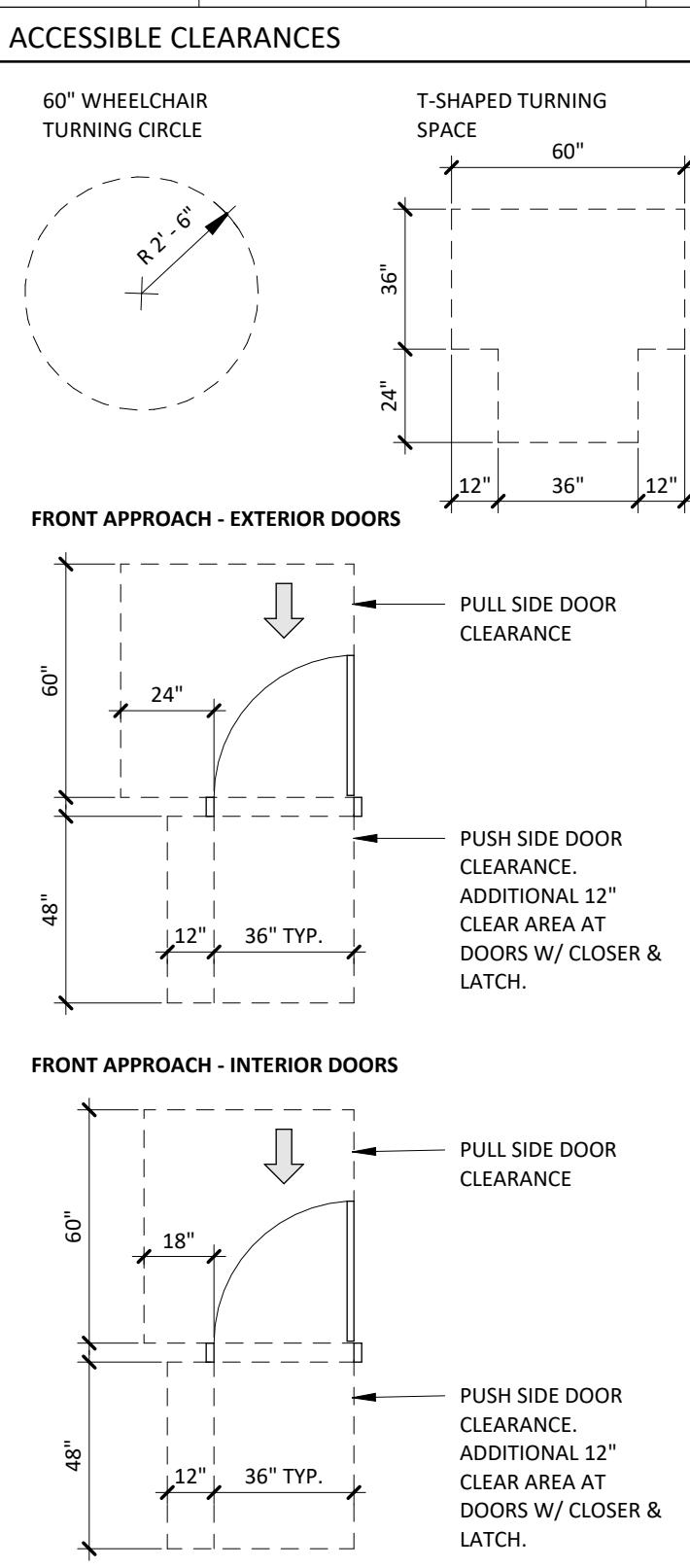
WELBEHEALTH
FRESNO CEDAR
ADULT DAY CARE4092 N CEDAR AVE, FRESNO, CA
93726

SCHEMATIC DESIGN

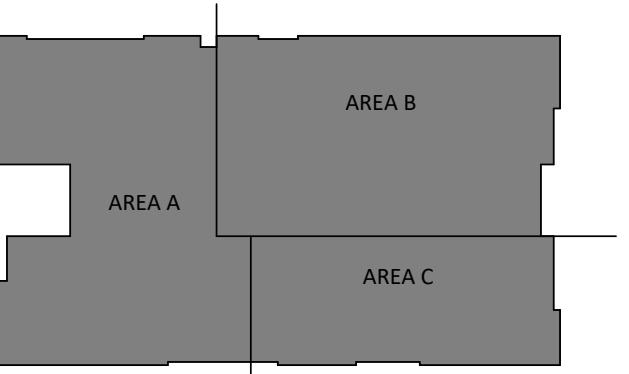
DATE 6/10/2025

REVISIONS

DESCRIPTION DATE



KEYPLAN - OVERALL



SHEET TITLE

DEPARTMENT PLAN

SHEET NUMBER

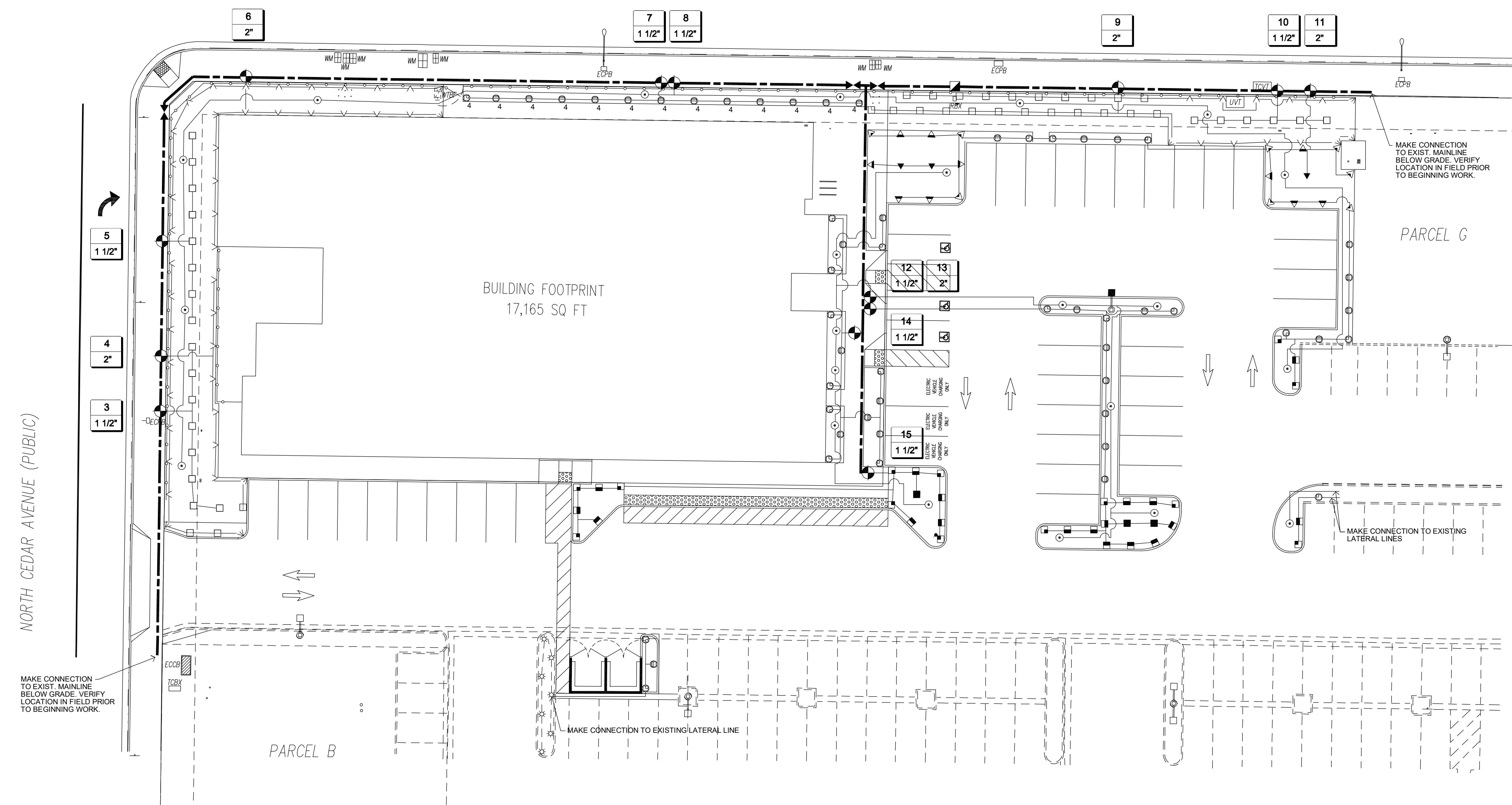
A2.11



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SEC CEDAR AVENUE & HAMPTON WAY
STOCK FIVE DEVELOPMENT, INC
FRESNO, CA 93726

EAST HAMPTON WAY (PUBLIC)



LANDSCAPE IRRIGATION LEGEND
SYMBOL DESCRIPTION

○	RAINBIRD ROOT WATER SYSTEM. ONE PER TREE. RWS-BC 9
▼▽△	HUNTER PROS-06 12" SHRUB POP-UP
■□□	HUNTER PROS-06 10" SHRUB POP-UP
○△	HUNTER PROS-06 STRIP SHRUB POP-UP
▽△	HUNTER PROS-04 12" LAWN POP-UP
□○□	HUNTER PROS-04 10" LAWN POP-UP
○ ₄ △ ₄	HUNTER PROS-04 STRIP LAWN POP-UP
○---	EXISTING SPRAY HEAD & LATERAL
○	HUNTER ICV AUTO VALVE. SIZE AS PER DESIGN.
19 1 1/2"	Station # / Valve Size
	FEBCO 825Y-A 2" BACKFLOW PREVENTER.
	NIBCO T-113 2 1/2" GATE VALVE.

MWELO CALCULATIONS

Reference Evapotranspiration (ET ₀)		51.1					
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
3 / Turf	0.8	Spray	0.75	1.067	399.00	425.60	13,484
4 / Turf	0.8	Spray	0.75	1.067	846.00	902.40	28,590
5 / Turf	0.8	Spray	0.75	1.067	283.00	301.87	9,564
6 / Turf	0.8	Spray	0.75	1.067	1,173.00	1251.20	39,641
7 / Turf	0.8	Spray	0.75	1.067	560.00	597.33	18,925
8 / Med. Trees	0.6	Bubbler	0.75	0.800	20.00	16.00	507
9 / Turf	0.8	Spray	0.75	1.067	1,195.00	1274.67	40,384
10 / Turf	0.8	Spray	0.75	1.067	255.00	272.00	8,618
11 / Med. Shrubs	0.6	Spray	0.75	0.800	871.00	696.80	22,076
12 / Med. Trees	0.6	Bubbler	0.75	0.800	22.00	17.60	558
13 / Med. Shrubs	0.6	Spray	0.75	0.800	908.00	726.40	23,014
14 / Med. Shrubs	0.6	Spray	0.75	0.800	1,397.00	1117.60	35,408
15 / Med. Shrubs	0.6	Spray	0.75	0.800	515.00	412.00	13,053
						Totals	8,444 8,011.47 253,819
Special Landscape Areas							
						ETWU Total	253,819
						Maximum Allowed Water Allowance (MAWA) ^e	273,453

LATERAL PIPE SIZING CHART	
PIPE SIZE	ALLOWABLE RANGE GALLONS PER MINUTE
3/4"	0 - 8 GPM
1"	9 - 14 GPM
1 1/2"	15 - 30 GPM
2"	31 - 46 GPM
2 1/2"	47+ GPM
3"	NOT USED

NOTES:

1. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
2. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

GENERAL NOTES:
MAINLINE PIPE TO BE 2 1/2" CL 315 PVC - 18" COVER.

LATERAL PIPE TO BE CL 200 PVC - 12" COVER.

AUTO VALVES TO BE INSTALLED IN RECTANGULAR VALVE BOX.

OCV & GATE VALVES TO BE INSTALLED IN ROUND VALVE BOX.

ALL SPRAY HEADS TO BE INSTALLED WITH SJ-512 HUNTER SWING JOINT ASSEMBLY.

INSTALL FEBCO BACKFLOW PREVENTER AS PER LOCAL CODE.

110 VOLT POWER TO CONTROLLER - BY OTHERS.

ALL PVC PIPE UNDER PAVING TO BE INSTALLED IN SCH. 40 PVC SLEEVES.

CONTROLLER LOCATION BY OWNER.

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TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

MWELO COMPLIANCE STATEMENT
I, THE LANDSCAPE ARCHITECT OF RECORD, HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED FOR APPROVAL ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION & LANDSCAPE DESIGN PLAN
DAVE BIGLER
5/8/25
DATE

L2.00

Stock Five Holdings
Granite Park PACE Center
July 24, 2025

OPERATIONAL STATEMENT

Project Address: 4092 N Cedar Avenue, Fresno, CA (Agreed upon address to be assigned by City of Fresno)

APN:

- DPA includes portion of APN's 438-220-01, 438-220-08, 438-220-09, and 438-220-10 (Lot Line Adjustment submitted concurrently to create desired parcel configuration)
- Rezone includes all 10 parcels of Granite Park Professional Center – APN's: 438-220-01, 02, 03, 04, 05, 06, 07, 08, 09, and 10.

Owner(s):

Stock Five Holdings, LLC
2972 Larkin Avenue
Clovis, CA 93612
(559) 292-2900

Granite Park Professional Center
Owner's Association
2972 Larkin Avenue, Clovis, CA 93612
(559) 292-2900

Applicant:

Stock Five Development, Inc.
2972 Larkin Avenue, Clovis, CA 93612
(559) 292-2900

Representative:

Galloway & Company, Inc.
Attn: Terra Mortensen, PE
575 East Locust, Suite 103, Fresno, CA 93730
(559) 721-5030

CEQA Consultant:

Provost & Pritchard Consulting Group
Attn: Jarred Olsen
455 W Fir Avenue, Clovis, CA 93611
(559) 636-1166, Ext. 535

Existing Building Area: 0 SF

Proposed Building Area:

Office - 2,577 sf
Medical - 2,950 sf
Support – 12,353 sf (Includes the adult daycare spaces)
Total: 17,880 SF

Existing Site Area: N/A – Multiple Parcels to be reconfigured with LLA

Total Rezone Area: 3.46-acres



Proposed Site Area: (Per concurrently submitted LLA)

- Proposed PACE Facility building parcel: 0.61-acres
- Outlot for shared parking: 1.93-acres
- Total disturbed area: ~1.2-acres

Zoning, Land Use, Planning Process:

- Existing General Plan Designation: Office
- Existing zone: "O", Office
- Community or Specific Plan: McLane Community Plan
- Existing Use(s): Vacant (parcels involved with DPA), Physical Therapy Office, Law Office
- Proposed zone: No change
- Adult Daycare Facility is a permitted use and typically only a Development Permit Application would be required.
- A concurrent Rezone is required to remove Condition of Zoning (cz) which prohibits adult daycare. This Rezone will apply to all existing 10 parcels of Granite Park Professional Center, totally 3.46-acres.
- The added Rezone brings this to a Level 4 approval and triggers the requirement for a CEQA Initial Study. A 3rd party agreement has been submitted concurrently by Provost & Pritchard Consulting Group. Air Quality/GHG, Desktop Biology, and VMT studies are in progress.

Project Description:

Turner Healthcare Facilities Fund II ("THFF") seeks to develop a 20,000sf, one-story healthcare facility (the "Project") at 4092 N Cedar Ave (the "Site") located in the City of Fresno. The Project will consist of a Program of All-Inclusive Care ("PACE") facility serving seniors in the community ("Project").

The Project would offer community-based services and medical care services to individuals aged 55 and over who have been categorized as "nursing home eligible" by the state's Medicaid program. The Project would provide a viable alternative to nursing home placement for such patients by delivering care through a comprehensive service package of medical, behavioral, and social services that enables patients to stay in their own homes and communities.

The community-based services would include rehabilitation therapies (physical therapy, occupational therapy, speech therapy), engagement programs promoting socialization among seniors, nutritional support services including counseling and meals, and counseling services. The medical care services would include medical care from doctors and advance practice providers, nursing and medication services, dentistry care, podiatry care, optometry care, and audiology care. The Project would also oversee and coordinate ride services to and from the center as patients would not be expected to drive to the Site. The Project will not include any overnight services, and all patients would be returned to their homes via private van service at the end of each day.

The proposed PACE center will provide comprehensive healthcare for Fresno's frail and/or incapacitated seniors, operating Monday through Friday from 8 am to 5 pm. It will serve 100–200 patients total per day in two shifts, with over 90% transported by Welbe shuttles and the remainder dropped off by caregivers. Patients are expected to visit twice per week,



and approximately 50 employees will be on site once fully operational. The site will not exceed 300 people per acre at any time.

The proposed in-fill project is located within city limits in a developed neighborhood surrounded by existing urban, office, commercial, and nearby single- and multi-family uses. It aligns with the general plan and zoning regulations, occupies less than five acres, and is served by municipal sewer, water, and dry utilities. Sidewalks and lighting are already installed along North Cedar Ave. and East Hampton Way.

The previously graded site includes an existing asphalt parking lot and driveways with no habitat value for threatened or endangered species. The parking lot will be reconfigured to support the proposed building and meet City of Fresno standards. Existing landscaping along N. Cedar Ave. and E. Hampton Way will be retained, with additional landscaping added per city requirements.

The project will receive two daily deliveries via UPS-type vans. Most patients will arrive by PACE van, with a designated drop-off area on the south side of the building. No goods will be sold onsite.

Access is provided via a paved driveway off North Cedar Ave. A paved path from the East Hampton Way sidewalk connects to the PACE facility parking lot, enhancing walkability and neighborhood connectivity.

Based on prior experience, the applicant anticipates strong demand for services from the surrounding area.

The proposed rezone, required solely to remove an existing outdated Condition of Zoning (CZ), will enable the establishment of an adult daycare facility that offers significant benefits to the neighborhood. This use will create a supportive, inclusive environment that promotes health, independence, and social connection for elderly residents. It will improve quality of life not only for seniors but also for their families by providing accessible, comprehensive care close to home, reducing reliance on long-term institutionalization. The facility will help stabilize the neighborhood by enabling older adults to age in place, stimulate the local economy through job creation, and enrich the community through engagement and wellness-focused programming, all while integrating seamlessly into the area through context-sensitive architectural design that respects and enhances the character of the surrounding neighborhood.

