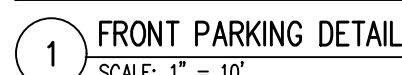


Exhibit E



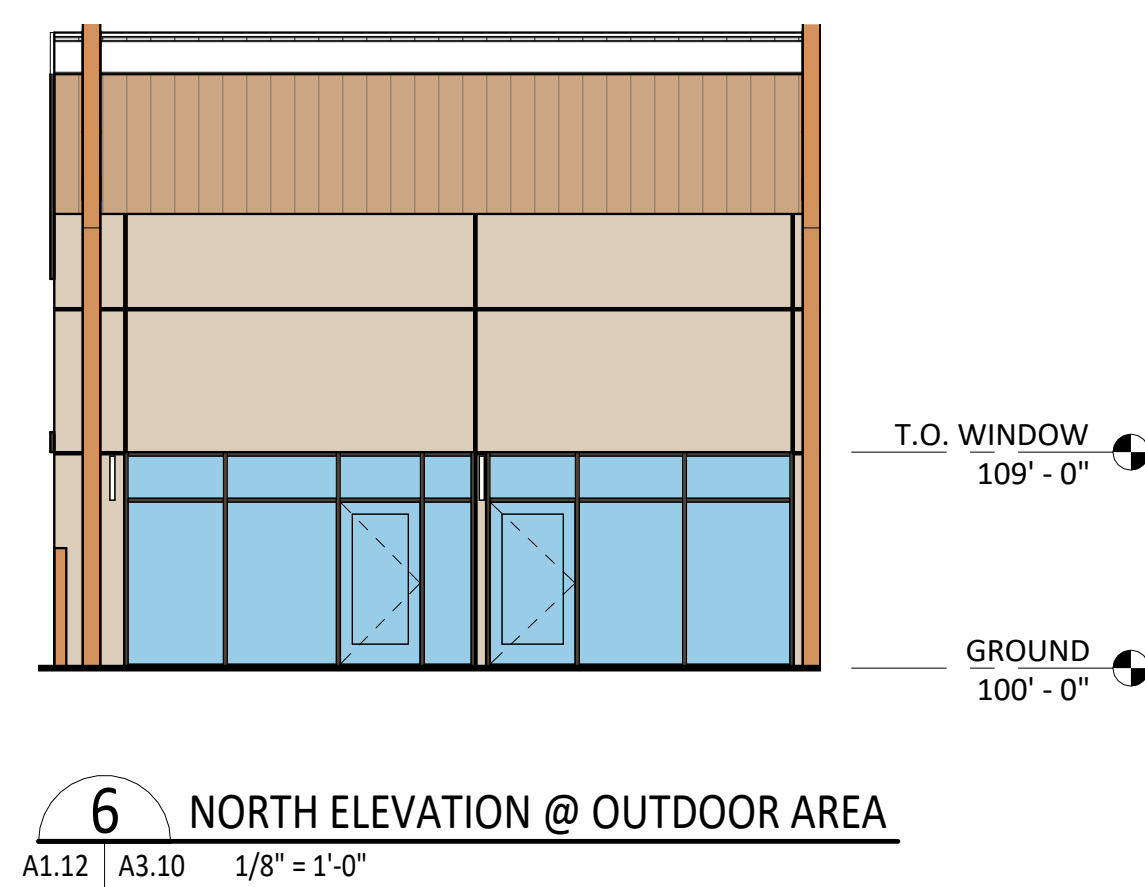
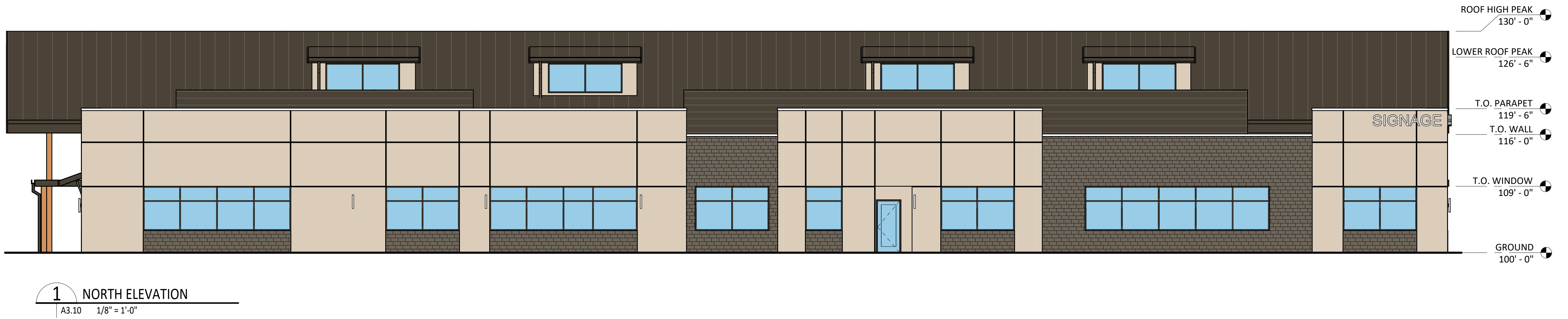
PARKING SUMMARY TABLE			
TYPE	METHOD	REQUIRED	PROVIDED
VEHICLE	ADULT DAY CARE: 1 PER EMPLOYEE + 2 LOADING SPACES	50 + 2 LOADING	58 + 2 LOADING
ACCESSIBLE	TABLE 11B-208.2 & SEC. 11B-208.2.4, 2022 CBC	3 (1 VAN ACCESSIBLE)	3 (1 VAN ACCESSIBLE)
SHORT TERM BICYCLE	SEC. 5.106.4.1.1 2022 CALGREEN STANDARDS	2	3
LONG TERM BICYCLE	SEC. 5.106.4.1.2 2022 CALGREEN STANDARDS	2	2 (INTERIOR)
EV CAPABLE SPACES	TABLE 5.106.5.3.3 2022 CALGREEN STANDARDS	13	13
EVCS	TABLE 5.106.5.3.1 2022 CALGREEN STANDARDS	3	3

- (1) PROPOSED 6-INCH HIGH CONCRETE CURB.
- (2) PROPOSED 6-INCH HIGH CONCRETE CURB WITH 24-INCH WIDE CUTTER.
- (3) PROPOSED CONCRETE WALK (WIDTH PER PLAN).
- (4) PAINT 4-INCH WHITE PARKING STRAIL STRIPE
- (5) ACCESS AISLE PAINTED WITH 4-INCH WIDE BLUE STRIPE BORDER AND 4-INCH WIDE WHITE DIAGONAL LINES SPACED AT MAX 3-FOOT O.C.
- (6) INSTALL ACCESSIBLE TALL SIGNAGE. ACCESSIBLE PARKING ONLY/MINIMUM FINE COMBINATION SIGN (R892(CA)) OR SIMILAR. VAN ACCESSIBLE TALL SIGN SHALL ALSO INCLUDE "VAN ACCESSIBLE" PLAQUE (R7-82) BENEATH PARKING SIGN. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED A MINIMUM OF 60" ABOVE FINISHED GRADE.
- (7) PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY PAVEMENT MARKING PER 2022 CBC 11B-502.6.4.1
- (8) PAINT "NO PARKING" IN MINIMUM 12-INCH HIGH WHITE LETTERS
- (9) PROPOSED VAN ACCESSIBLE PARKING STALL
- (10) PROPOSED ELECTRIC VEHICLE CHARGING STATION (EVS)
- (11) INSTALL EV CHARGING SIGNAGE. NO PARKING EXCEPT EV CHARGING (R113(CA)) OR SIMILAR. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED A MINIMUM OF 60" ABOVE FINISHED GRADE.
- (12) PAINT "EV CHARGING ONLY" IN MINIMUM 12-INCH HIGH WHITE LETTERS.
- (13) PROPOSED EV CAPABLE PARKING STALL
- (14) PROPOSED SITE LIGHT. REF: ELECTRICAL PLANS.
- (15) PROPOSED 6-FOOT TALL DECORATIVE IRON FENCE. REF: ARCHITECTURAL PLANS.
- (16) PAINT CURB RED WITH MINIMUM 4-INCH HIGH WHITE LETTERING READING "FIRE LANE - NO PARKING" AT MAXIMUM 50-FOOT INTERVALS
- (17) PAINT CURB YELLOW
- (18) PROPOSED 2-CELL TRASH ENCLOSURE PER CITY OF FRESNO PIW STDs. P-33A, P-34 AND P-35
- (19) PROPOSED 80-FOOT BY 12-FOOT PASSENGER DROP OFF AND LOADING ZONE
- (20) PROPOSED PEDESTRIAN RAMP
- (21) PROPOSED BIKE RACKS. REF: ARCHITECTURAL PLANS
- (22) PROPOSED 48-INCH WIDE VALLEY CUTTER
- (23) PROPOSED LOCATION OF RELOCATED FIRE HYDRANT ASSEMBLY



1 SCALE: 1" = 10'

REZONE APP. NO. P25-XXXXX
CUP NO. P25-XXXXX



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
- SS

BERRIDGE, STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
- SA

BERRIDGE, STANDING SEAM METAL AWNING - COLOR: DARK BRONZE
- MS

STANDING SEAM MECHANICAL SCREEN
- W

GLULAM WESTERN SERIES
- RF

REDWOOD FENCE
- V1

VISION GLASS



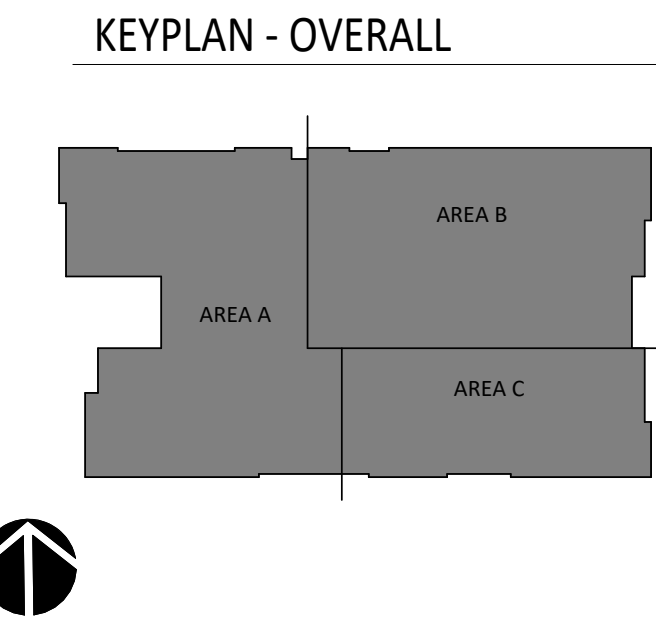
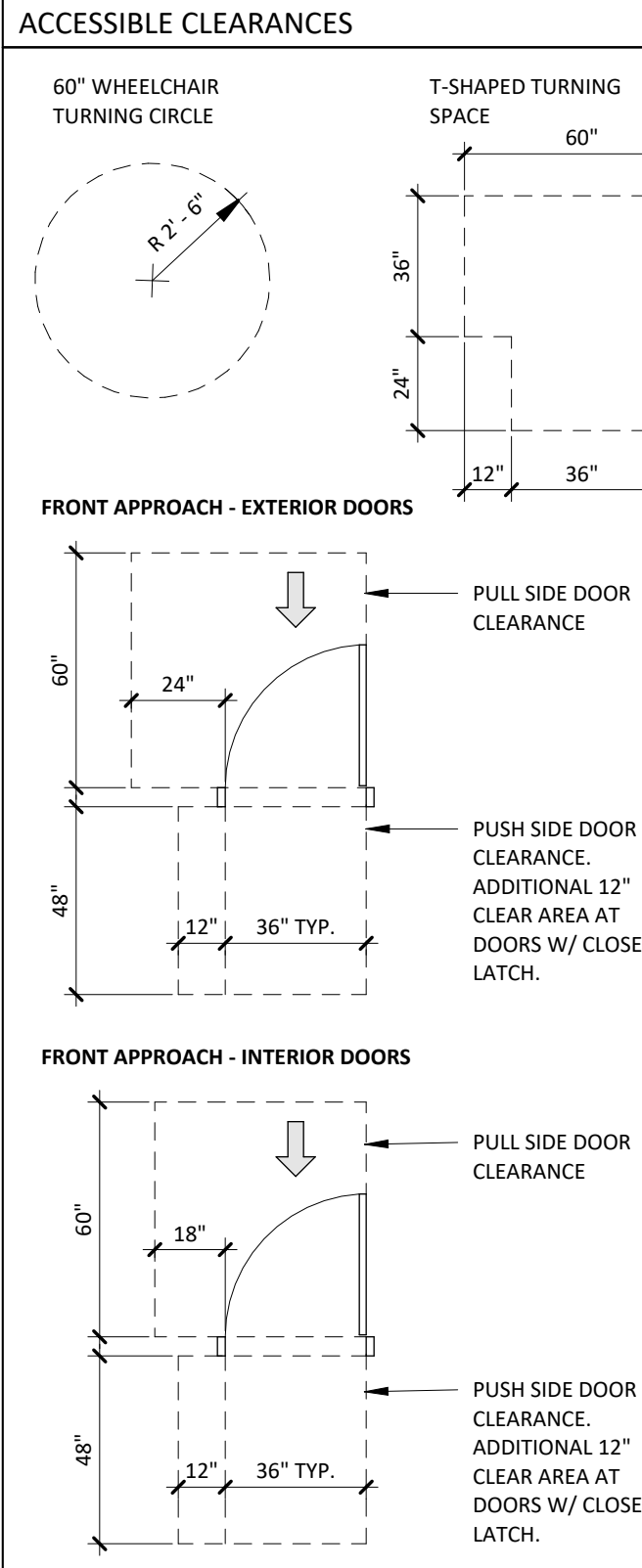
1 DEPARTMENT PLAN
A3.10 | A2.11 1/8" = 1'-0"

- FLOOR PLAN GENERAL NOTES**
- DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
 - ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE "X" EXCEPT AT THE FOLLOWING LOCATIONS:
 - 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.
 - AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
 - AT TILE AND WALL PROTECTION LOCATIONS: PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1379 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325.
 - AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILING): PROVIDE 5/8" UNO TYPE "X" MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396.
 - PROVIDE RATED ENCLOSURES OR PUTTY PACKS 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.
 - DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
 - J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE A7 SHEETS.
 - HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY. HIGHER PRIORITY WALLS TAKE PRECEDENCE. SEE WALL PRIORITY DETAILS ON A7 SHEETS.
 - EXISTING PARTITIONS APPEAR AS "HALF-TONE" ON PLANS.
 - 8' FOR LEVEL 5 DRYWALL FINISH LOCATIONS REFER TO FINISH LEGEND AND FINISH PLANS.

PARTITION GRAPHIC LEGEND

1. SEE PARTITION TYPES, SHEET A7.10

GRAPHIC	DESCRIPTION	TYPE
[Solid line]	SOUND PARTITION	0Ac
[Dashed line]	SOUND PARTITION	0Ag
[Dotted line]	BRACED PARTITION	0Ba
[Double line]	BRACED SOUND PARTITION	0Bd
[Thick solid line]	FURRING PARTITION	0Fa



BA

Boulder Associates

1651 ALHAMBRA BLVD, SUITE 120
SACRAMENTO, CALIFORNIA 95816
916.492.8796

PROJECT246763.00

WELBEHEALTH
FRESNO CEDAR
ADULT DAY CARE

4092 N CEDAR AVE, FRESNO, CA
93726

SCHEMATIC DESIGN

DATE6/10/2025

REVISIONS

DESCRIPTION	DATE
-------------	------

SHEET TITLE

DEPARTMENT PLAN

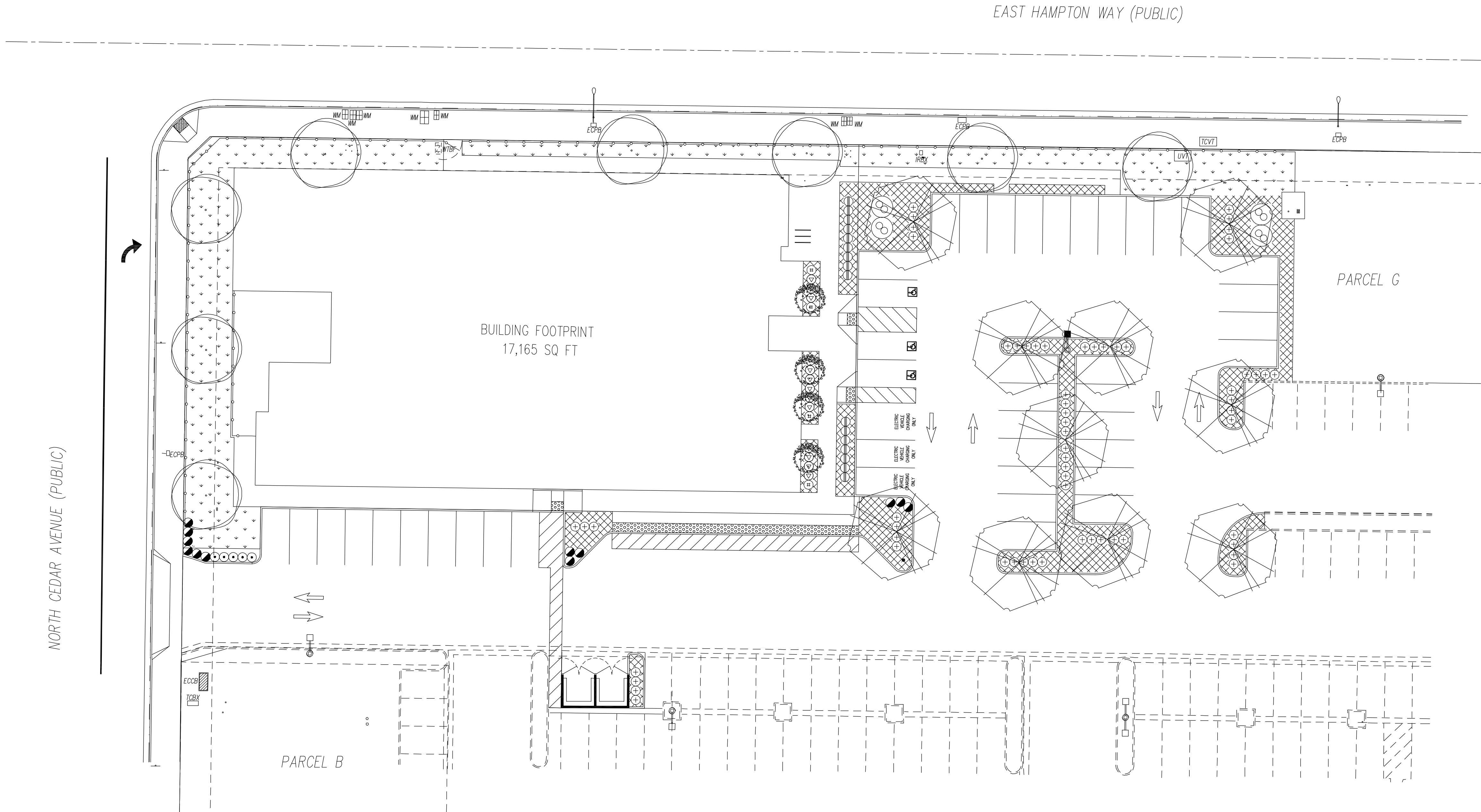
SHEET NUMBER

A2.11

7/22/2025 1:02:26 PM
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©BOULDER ASSOCIATES

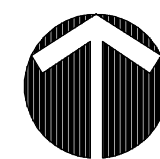
C:\Users\pbigler\Documents\Granite Park Pace Facility\Granite Park Pace Facility.dwg 1/25/2025 1:02:20 PM

APPL. NO. P25-01774 EXHIBIT L-1 DATE 07/25/2025
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



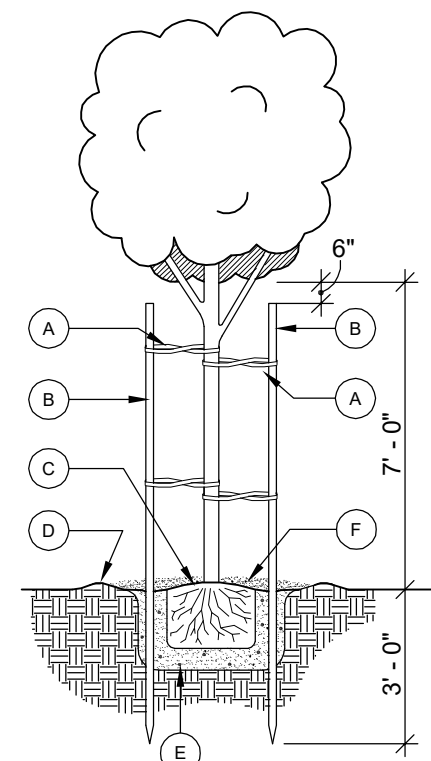
PLANTING LEGEND

TREES SYMBOL	SIZE	BOTANICAL NAME / COMMON NAME	COMMENTS	QUANT.
	15 GAL	ACER PALMATUM / JAPANESE MAPLE	STANDARD	4
	15 GAL	PISTACHIA CHINENSIS / CHINESE PISTACHE	STANDARD	10
	15 GAL	NYSSA SYLVATICA / TUPELO	STANDARD	8
SHRUBS & GROUNDCOVERS SYMBOL	SIZE	BOTANICAL NAME / COMMON NAME	COMMENTS	
	5 GAL	LAGERSTROEMIA INDICA / CRAPE MYRTLE SHRUB	MULTI-TRUNK	
	5 GAL	PHOTENIA FRASERI / PHOTENIA	STANDARD	
	5 GAL	LIGUSTRUM TEXANUM / WAXLEAF PRIVET	STANDARD	
	5 GAL	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIA HAWTHORN	STANDARD	
	5 GAL	ESCALLONIA FRADESI / ESCALLONIA	STANDARD	
	5 GAL	VIBURNUM TINUS 'SPRING BOUQUET' / LAURUSTINUS	STANDARD	
	5 GAL	LOROPETALUM / PLUM DELIGHT	STANDARD	
	FLATS	LONICERA / HONEYSUCKLE	SPACE @ 12" O.C.	
	SOD	FESCUE		



PLANTING PLAN

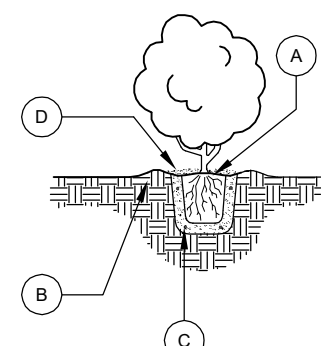
SCALE: 1"=20'-0"



KEY NOTES

- TREE TIES TO BE APPROVED RUBBER OR PLASTIC STRAPS NAILED TO STAKES.
- TREATED 2"x10" LODGE POLE STAKE TO BE SET VERTICAL.
- TOP OF ROOT BALL IS TO BE SET SLIGHTLY ABOVE FINISH GRADE.
- CONSTRUCT WATER BASIN TO THE DIAMETER NOTED BELOW WITH 3" BERM AROUND PERIMETER.
- AGRIFORM PLANT FERTILIZER TABLETS.
- MULCH AS TOP DRESSING ALL NON-TURF LANDSCAPE AREAS WITH SHREDDED BARK. INSTALL TO A COMPACTED DEPTH OF THREE INCHES (3"). DO NOT ENGULF THE STEMS OR TRUNKS OF TREES.

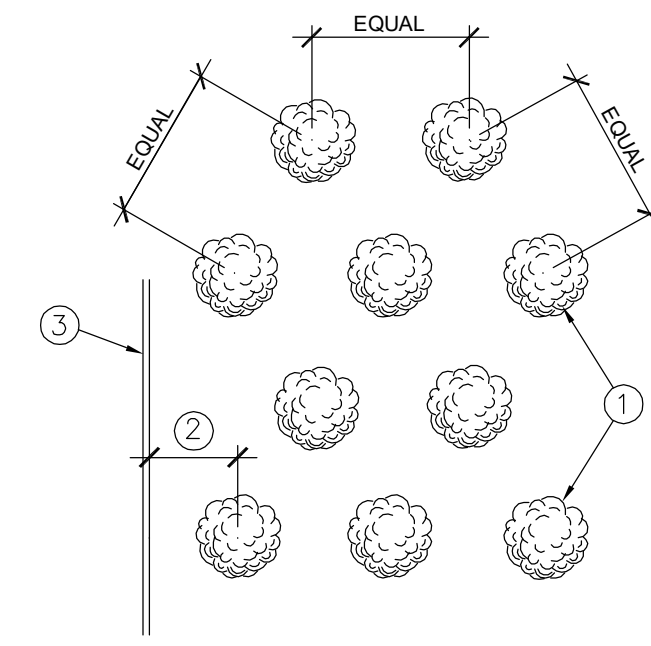
TREE PLANTING



KEY NOTES

- TOP OF ROOT BALL IS TO BE SET SLIGHTLY ABOVE FINISH GRADE.
- CONSTRUCT WATER BASIN TO THE DIAMETER NOTED BELOW WITH 3" BERM AROUND PERIMETER.
- AGRIFORM PLANT FERTILIZER TABLETS.
- MULCH AS TOP DRESSING ALL NON-TURF LANDSCAPE AREAS WITH SHREDDED BARK. INSTALL TO A COMPACTED DEPTH OF THREE INCHES (3"). DO NOT ENGULF THE STEMS OR TRUNKS OF SHRUBS.

SHRUB PLANTING



LEGEND

- LOCATE PLANTS WITH EQUAL SPACING AS INDICATED ON PLAN (TRIANGULAR SPACING).
- 1/2 ON CENTER SPACING.
- WALK, CURB, WALL, PAVEMENT, OR EDGE OF PLANTING BED.

GROUNDCOVER SPACING

SPACING AS NOTED	PLANTS PER SQUARE FOOT
6" O.C.	4.61
8" O.C.	2.60
10" O.C.	1.66
12" O.C.	1.15
15" O.C.	0.74
18" O.C.	0.50
24" O.C.	0.28
30" O.C.	0.18
36" O.C.	0.12
48" O.C.	0.07
60" O.C.	0.04
72" O.C.	0.03

NOTES:

- 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.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

PARKING LOT SHADING

TOTAL SQUARE FOOTAGE OF PAVED PARKING SURFACE:	15,704 S.F.
REQUIRED SQUARE FOOTAGE OF SHADED PARKING SURFACE (50%):	7,852 S.F.
TREE CANOPY AREA EACH @ 962 S.F.	
PISTACHE CHINENSIS	10 9,620 S.F.
TOTAL SQUARE FOOTAGE:	9,620 S.F.
PERCENTAGE OF PAVED PARKING SURFACE SHADED:	61%

MWELO COMPLIANCE STATEMENT

I, THE LANDSCAPE ARCHITECT OF RECORD, HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION & LANDSCAPE DESIGN PLAN.

DAVE BIGLER 5/8/25
DATE



David Bigler Associates
Landscape Architect #3887
1589 W. Shaw Avenue, Ste. 5
Fresno, California 93711
E Mail: davebigler@aol.com
Tel: (559) 276-9495
Fax: (559) 276-9497

GRANITE PARK PACE FACILITY
STOCK FIVE DEVELOPMENT, INC

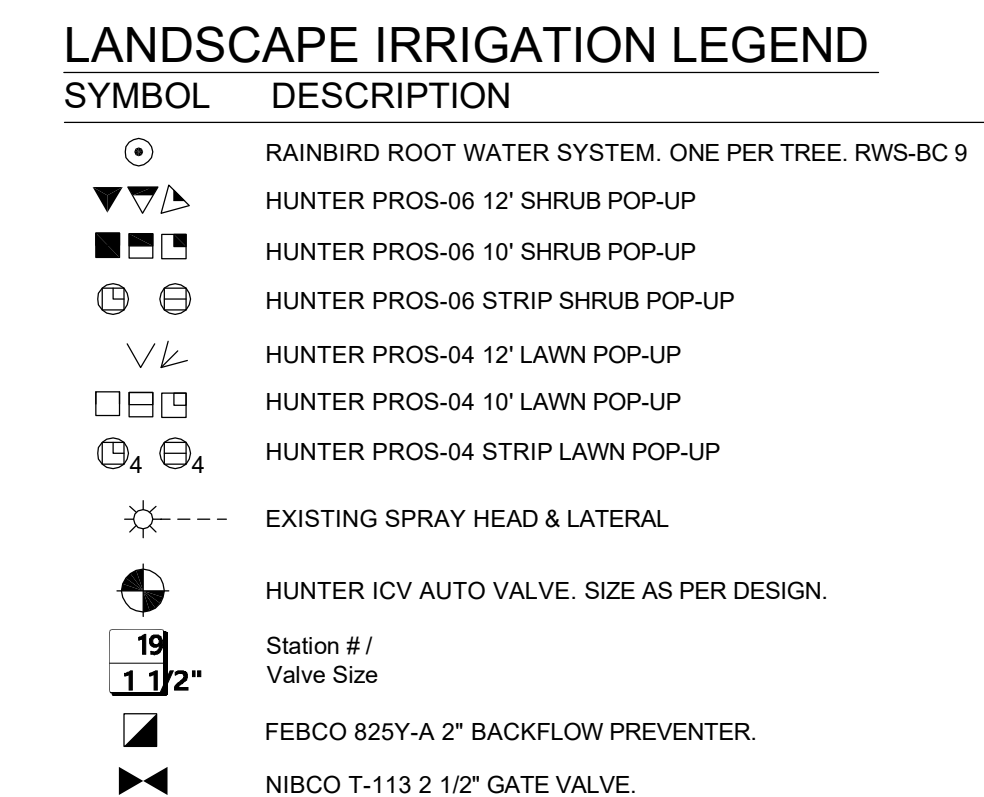
SEC CEDAR AVENUE & HAMPTON WAY
FRESNO, CA 93726

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project No: ---
Drawn By: SHD
Checked By: GS
Date: 05/03/25

PLANTING PLAN

L1.00



PIPE SIZE	ALLOWABLE RANGE GALLONS PER MINUTE
¾"	0 - 8 GPM
1"	9 - 14 GPM
1 ½"	15 - 30 GPM
2"	31 - 46 GPM
2 ½"	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.

QCV & 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.

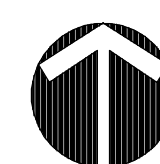
110 VOLT POWER TO CONTROLLER - BY OTHERS.

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

CONTROLLER LOCATION BY OWNER.

CONTROLLER LOCATION BY OWNER.

MWEO CALCULATIONS							
Reference Evapotranspiration (ET _o)			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	1,251.20	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	1,274.67	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	1,117.60	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							
				Totals	8,444	8,011.47	
				ETWU Total			253,819
				Maximum Allowed Water Allowance (MAWA) ^e			273,453



SCALE: 1"=20'-0"

MWEO COMPLIANCE STATEMENT

I, THE LANDSCAPE ARCHITECT OF RECORD, HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION & LANDSCAPE DESIGN PLAN.

 5/8/25

DAVE BIGLER DATE



David Bigler Associates
Landscape Architect #3887
1589 W. Shaw Avenue, Ste. 5
Fresno, California 93711
E Mail: davebigler@aol.com
Tel: (559) 276-9495
Fax: (559) 276-9497

GRANITE PARK PACE FACILITY
STOCK FIVE DEVELOPMENT, INC

1500 SEC CEDAR AVENUE & HAMPTON WAY
FRESNO, CA 93726

[illegible]

Project No:	---
Drawn By:	SHD
Checked By:	GS
Date:	05/03/25

IRRIGATION PLAN

L2.00

APPL. NO. P25-01774	EXHIBIT O-1	DATE 07/25/2025
PLANNING REVIEW BY	DATE	
TRAFFIC ENG.	DATE	
APPROVED BY	DATE	
CITY OF FRESNO DARM DEPT		

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,



Granite Park PACE Center
Operational Statement

APPL. NO. P25-01774	EXHIBIT O-3	DATE 07/25/2025
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

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.

