

August 12, 2014

OPERATIONAL STATEMENT

*PB Companies LLC/Liberty Health Fresno
Application for Conditional Use Permit, City of Fresno*

MISSION STATEMENT

The Mission of Liberty Health Fresno (LHF) is to offer an individualized level of care services to seniors facing diminishing capabilities and an ability to maintain their desired quality of life. By providing a high quality facility and professional staff, LHF is positioned to meet the physical, emotional, and spiritual needs of the growing demands for comprehensive senior health and living services in the Central Valley.

BACKGROUND

Liberty Health Fresno, the developer, has secured interest and intent from Compass Health to operate the facility. Compass Health, known for attentive care, superior service, and responsible management, owns and operates several skilled nursing and assisted living facilities on the Central Coast, in addition to other related health care businesses.

PROJECT DESCRIPTION

Located at 3771 W. Beechwood Avenue, Fresno (APNs 501-152-01s,-07S), the proposed project will provide services for seniors requiring assisted living and memory care support. Memory loss, Alzheimer's, or other dementia residents will benefit from a trained and caring staff committed to providing each resident a life of dignity, compassion, and respect. Care plans will be customized to each particular person, based on a comprehensive analysis of their needs, interests, and abilities. In support of these services, the facility is designed to provide numerous opportunities for care, activity, socialization, exercise, nutrition, and outdoor activities. Additionally, counseling and support to the families and loved ones of the residents will be available to comprehensively provide assistance in their coping with the emotions and demands of the stages of end of life progression.

Development of the 2.93-acre project site will occur in a manner consistent with City zoning development standards. The current General Plan designation is 'Commercial Office', the zoning designation is 'C-P Administrative and Professional Office', and it is within the Sierra SkyPark Airport Policy Plan area. It will assist in implementing goals of the 2025 Fresno General Plan with respect to housing, medical care, and office space, and the facility will be licensed and monitored by the California Department of Social Services. Two structures are proposed, one being a two story medical office building of 23,475 square feet intended to establish an on-site medical presence and to augment and enhance the second structure, a three

story, 100-resident care facility of 62,800 square feet. The development will provide 114 parking spaces, which exceeds City parking standards. And the structures are within the height and density allowances of zoning and other constraints.

Features and services of the care facility will include private rooms, private baths, grooming care, medication management, housekeeping, security, visitation areas, outdoor areas, exercise areas, group socialization areas, dining facilities, and an ability to determine and respond to specialized individual needs and interests of each resident. The adjacent medical office building will provide lease space for physicians and other health service tenants offering support to the care facility and other health care needs in the surrounding areas.

Both structures will feature stucco exteriors with architectural accents compatible to residential styles. Ample windows are provided for natural light and interior design features will be provided to enhance the interior environments and promote a healthy setting for employees and residents. The architectural theme will be shared between structures in order to provide a continuity of style and features for the project. Landscaping will exceed minimum City standards and be designed to compliment the architecture, site layout, and offsite views.

The care facility will be staffed 24-hours per day with skilled professionals and trained assistants. Security will be maintained at all times. Approved family members may visit at any time by appointment, and shift staff will be comprised of dedicated teams to provide comprehensive care, supervision, and emergency response at all times. The medical office building will operate during normal business hours. Approximately 80 employees will be on the premises over a 24-hour period between both buildings, in addition to the 100 residents within the care facility.

It is recognized that interim mitigation methods will be required during construction. The Developer is well experienced in the demands and constraints associated with managing noise, dust, trash, traffic, work hours, and other effects of construction activities. City standards will be employed to the fullest possible extent, and an on-site manager will be available to respond to matters requiring immediate attention.

Particular attention has been given to accommodate zoning standards, surrounding property owner issues, site features, and area environmental impact constraints. Mitigation of these and other impacts on and from the project are reflected in the proposed site plan, architecture, layout, landscaping, and development concept. In particular, the layout and concept reflect attention to surrounding properties, land uses, vehicular circulation, and operational needs. And enhancement features such as architecture and landscaping further seek to adapt the project into established, prescribed, and intended patterns of area development.

SUMMARY

In summary, the proposed project will be developed and managed to meet the highest possible standards of professional, caring practice and service. It is the intent of the developer to conceive and construct a project that will reflect the high level of unique, quality attention to be provided to those from whom they have been given the trust, honor, and responsibility of providing care.