



November 9, 2021

City of Visalia  
Rafael Garcia  
Senior Planner  
Community Development Department  
315 E. Acequia Ave.  
Visalia, CA 93291  
Tel: (559) 713-4031  
Email: [Rafael.Garcia@visalia.city](mailto:Rafael.Garcia@visalia.city)

Re: 3221 S Mooney Blvd Suite B, Visalia, CA – Medical Clinic Operational Statement

Dear Mr. Garcia,

The proposed new 6,526 s.f. medical clinic will be located in an existing 10,200 s.f. single story multi-tenant commercial building at 3221 S Mooney Blvd, Suite B, Visalia, CA. The site is fully developed and served by all public utilities.

The user is a leading provider of high-quality healthcare services, including pediatric and adult primary care services, to thousands of women, men, and children throughout California every year, by investing in communities, expanding healthcare to all.

This medical clinic will initially operate Monday through Friday generally from 9:00am to 5:00pm, with potential to expand to weekend hours, including Saturday from 9:00am to 2:00pm, depending on volume. It is expected to receive as many as 40 patients per day. To provide these services, it is anticipated that at least seven to 10 full-time employees will be needed which will include two onsite physicians. There are no unique or specific traffic patterns that will require accommodations for operations, patients, or employees. Operations do not require truck deliveries.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Nohr", with a long horizontal line extending to the right.

Matt Nohr  
Director of Development