

AGENDA FOR THE



CITY OF PINOLE PLANNING COMMISSION REGULAR MEETING

Monday, September 28, 2015

7:00 P.M.

City Council Chambers, 2131 Pear Street, Pinole, CA 94564

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in a City meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the Development Services Department at (510) 724-9014. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Assistant listening devices are available at this meeting. Ask staff if you desire to use this device.

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and non-controversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Commissioner(s) wishes to discuss a consent item, it will be removed from the Consent Calendar and taken up in order after the last item under New Business.

PROCEDURE FOR CONSIDERING AN AGENDA ITEM:

At the beginning of an item, the Chair will read the description of that item as stated on the Agenda. The City Staff will then give a brief presentation of the proposed project. The Commission may then ask Staff questions about the item.

For those items listed as Public Hearings, the Chair will open the public hearing and ask the applicant if they wish to make a presentation. Those persons in favor of the project will then be given an opportunity to speak followed by those who are opposed to the project. The applicant will then be given an opportunity for rebuttal.

The Public Hearing will then be closed and the Commission may discuss the item amongst themselves and ask questions of Staff. The Commission will then vote to approve, deny, approve in a modified form, or continue the matter to a later date for a decision. The Chair will announce the Commission's decision and advise the audience of the appeal procedure.

Note: No Public Hearings will begin after 11:00 p.m. Items still remaining on the agenda after 11:00 p.m. will be held over to the next meeting.

CITIZEN PARTICIPATION:

Persons wishing to speak on an item listed on the Agenda may do so when the Chair asks for comments in favor of or in opposition to the item under consideration. After all of those persons wishing to speak have done so, the hearing will be closed and the matter will be discussed amongst the Commission prior to rendering a decision.

Prior to speaking on an item, you must fill out one of the "gold" cards (available at the speaker's podium) and hand it to the Secretary. If a number of persons wish to speak on an item, the Chair may limit each speaker to a set time period in which to address the Commission.

Any person may appeal an action of the Planning Commission or of the Planning Manager by filing an appeal with the City Clerk, in writing, within ten (10) days of such action. Following a Public Hearing, the City Council may act to confirm, modify or reverse the action of the Planning Commission or Planning Manager. The cost to appeal a decision is \$803.

Note: If you challenge a decision of the Commission regarding a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in writing delivered to the City of Pinole at, or prior to, the public hearing.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE AND ROLL CALL

C. CITIZENS TO BE HEARD:

The public may address the Planning Commission on items that are within its jurisdiction and not otherwise listed on the agenda. Planning Commissioners may discuss the matter brought to their attention, but by State law (Ralph M. Brown Act), action must be deferred to a future meeting. Time allowed: five (5) minutes each.

D. CONSENT CALENDAR:

1. Planning Commission Meeting Minutes from August 24, 2015

E. PUBLIC HEARINGS:

1. Conditional Use Permit 15-03 / Design Review 15-11: LifeLong Medical Care Health Center

Request: Consideration of a use permit request to operate an approximately 6,600 square foot medical care center within an existing approximately 9,000 square foot office building and design review of related on-building signage.

Applicant: Stuart Stoller and Alexis Burk
SGPA Architecture
200 Pine Street, Suite 500
San Francisco, CA 94104

Location: 806 San Pablo Avenue APN: 402-390-001

Project Planner: Winston Rhodes

F. OLD BUSINESS: None

G. NEW BUSINESS: None

H. CITY PLANNER'S/COMMISSIONER'S REPORT:

I. COMMUNICATIONS:

J. NEXT MEETING:

Planning Commission Regular Meeting, Monday October 26, 2015 at 7:00PM

K. ADJOURNMENT

POSTED: September 24, 2015



Winston Rhodes, AICP
Planning Manager

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DRAFT
MINUTES OF THE
PINOLE PLANNING COMMISSION
MEETING

August 24, 2015

A. CALL TO ORDER: 7:07 P.M.

B. PLEDGE OF ALLEGIANCE AND ROLL CALL:

Commissioners Present: Bender, Brooks, Kurrent, Martinez-Rubin, Tave,
Thompson, and Chair Toms

Commissioners Absent: None

Staff Present: Winston Rhodes, Planning Manager

C. CITIZENS TO BE HEARD:

There were no citizens to be heard.

D. CONSENT CALENDAR:

1. Planning Commission Meeting Minutes from June 22, 2015

Chair Toms requested a correction in the next to last paragraph on Page 2:

Chair Toms commented that tap water was not being used as dust mitigation with respect to the high school project in Pinole and urged the use of recycled water for dust mitigation in the future.

MOTION to adopt the Consent Calendar, as amended.

MOTION: Martinez-Rubin SECONDED: Thompson APPROVED: 6-0-1
ABSTENTION: Brooks

E. PUBLIC HEARINGS:

1. Conditional Use Permit 15-01: Pinole Express Truck Rental Use Permit

Request: Request consideration of a use permit request to operate an approximately 1,440 square foot truck rental business in conjunction with an existing gasoline fueling station and convenience store.

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2 **Applicant: Mr. Ray Bananzadeh**
3 **2298 Appian Way**
4 **Pinole, CA 94564**

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6 **Location: 2298 Appian Way; APN 402-281-001**

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8 **Project Planner: Winston Rhodes**
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10 Planning Manager Rhodes presented the staff report dated August 24, 2015 for a
11 Conditional Use Permit (CUP) for a truck rental business in conjunction with an
12 existing gasoline fueling station and convenience store located across the street
13 from the former Doctors Medical Center. He reported that the Planning
14 Commission Development Review Subcommittee had met on July 20, 2015 to
15 discuss the project and had discussed on-site circulation and improvements for
16 pavement markings for parking, the condition of vehicles stored on the project site,
17 and the need to prohibit rental vehicle maintenance and vehicle washing on the
18 site. The applicant had agreed to improve the parking lot striping and not have any
19 vehicle maintenance and repair as part of the use.
20

21 Mr. Rhodes responded to questions from the Commission and advised that the
22 one existing pole-mounted signage would remain and no new permanent signage
23 had been proposed for the use; the CUP request was in lieu of paying a penalty for
24 the non-permitted operation; and the operating hours referenced by staff had been
25 submitted by the applicant and related to the truck rental business only.
26

27 **PUBLIC HEARING OPENED**
28

29 RAY BANANZADEH, the owner/operator of Pinole Express Truck Rental, 2298
30 Appian Way, Pinole, for almost 30 years, explained that he had included U-Haul
31 service for the convenience of Pinole residents. When asked about the hours of
32 operation of the truck rental business, and after a discussion with the Commission,
33 he requested a 6:00 A.M. to 6:00 P.M. operation for the truck rental.
34

35 DAVID GRAHAM, 2160 Appian Way, Pinole, spoke in support of the application
36 and explained that the trucks offered were always clean and well maintained.
37

38 ERWING ARANA, 1440 Brett Court, Pinole, stated that he had utilized the U-Haul
39 service and he supported the service for the convenience it offered.
40

41 The Commission reviewed the revised Conditions of Approval attached to the draft
42 Resolution and recommended additional revisions, as follows:
43

- 44 5. The regular operating hours shall be 6:00 A.M. to 6:00 P.M. and relate to
45 the truck rental only.
46

1 6. The Applicant shall limit the maximum number of rental trucks and vans
2 stored on the site to eight vehicles at any given time. The cargo size
3 distribution of the eight vehicles shall be as follows: [as shown in the draft
4 conditions.]
5

6 To the last sentence in Condition 6:
7

8 In the event that more than eight U-Haul vehicles and/or accessories
9 appear on the site, the number shall be reduced to eight vehicles and/or
10 accessories within 24 hours upon notification by the City.
11

12 **MOTION** to adopt Resolution 15-12 approving the Conditional Use Permit request
13 to legalize the operation of a truck rental business at 2298 Appian Way with project
14 conditions, subject to the conditions of approval and the amendments as shown.
15

16 **MOTION: Kurrent**

SECONDED: Brooks

APPROVED: 7-0

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18 **F. OLD BUSINESS: None**

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20 **G. NEW BUSINESS: None**

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22 **H. CITY PLANNER'S / COMMISSIONERS' REPORT:**

23
24 Mr. Rhodes provided an update on the CVS project and a proposed cell site on
25 Pfeiffer Lane, both in the environmental review process, both anticipated to be
26 considered by the Commission later this year.
27

28 Commissioner Kurrent advised that he would not be available for a September
29 meeting; Commissioner Bender advised that he would not be present for meetings
30 in October or November.
31

32 **I. COMMUNICATIONS: None**

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34 **J. NEXT MEETING:**

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36 The next meeting of the Planning Commission will be held on Monday,
37 September 28, 2015 at 7:00 P.M.
38

39 **K. ADJOURNMENT: The meeting adjourned at 8:15 P.M.**

40
41 Transcribed by:

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43
44
45 Anita L. Tucci-Smith
46 Transcriber



Memorandum

TO: PINOLE PLANNING COMMISSION

FROM: WINSTON RHODES, AICP PLANNING MANAGER

SUBJECT: LifeLong Medical Care Health Center

DATE: September 28, 2015

<p>Property Owner: Langxing Pan and Junna Xu 3618 Skypark Place San Pablo, CA 94806-6104</p>	<p>Applicant/Representative: Stuart Stoller and Alexis Burk SGPA Architecture and Planning 200 Pine Street, Suite 500 San Francisco, CA 94104</p>
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<p>PROJECT: LifeLong Medical Care Health Center FILE: CUP 15-03 / DR 15-11 LOCATION: 806 San Pablo Avenue (APN:402-390-001, -002, and -003) GP DESIGNATION: Service Sub-Area (SSA) SPECIFIC PLAN & ZONING: San Pablo Avenue Corridor Office Industrial Mixed Use (OIMU)</p>
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REQUEST

The applicant is seeking a conditional use permit approval to operate an approximately 6,600 square foot health center within the existing vacant space located within an approximately 9,488 square foot building at 806 San Pablo Avenue within the Pinole Shores Business Park along with a request for two new on-building signs. The proposed use includes a reception and 30-seat waiting area lounge; medical and dental examination and treatment areas, a lab, staff meeting and break room areas, medical office space; a "group room," "quiet room", storage areas, and restroom facilities for visitors and staff (see Page A-201 of Attachment B Floor Plan).

STAFF RECOMMENDATION

Adopt Draft Resolution 15-03 conditionally approving the use permit and signage design review request to allow the operation of a primary care outpatient health clinic within the existing building commercial building at 806 San Pablo Avenue.

SITE LOCATION



The project site is located within the southeast corner of Pinole Shores Business Park closest to San Pablo Avenue. Adjacent land uses are summarized below.

Direction from Project Site	Existing Land Use
North	Dental Office
West	Whole Sale Parts Sales, Commercial Kitchen,
South	San Pablo Avenue, Motel, and Professional Office
East	Light Industrial

PROJECT DESCRIPTION

The applicant is seeking a Conditional Use Permit to operate an approximately 6,600 square foot outpatient medical clinic. The proposed LifeLong Health Center would be the sixth health center operated by LifeLong Medical Care in Contra Costa County and is intended to serve the primary health care needs of Pinole area individuals and families at all stages of life offering medical check-ups, short-term illness treatment, and treatment of chronic health conditions. The proposed facility also includes a full range of dental services including dental check-ups, cleanings, and more complex dental service needs. No structural exterior building changes are proposed.

Proposed Use Overview

The project was discussed with the Planning Commission Development Review Subcommittee on September 9. The Subcommittee was generally comfortable with the proposed project but wanted to make sure the most recent project description specifies the maximum hours envisioned for clinic operations during evenings and weekends. The applicant proposes clinic hours of Monday – Sundays from 8:00 AM – 8:00 PM to provide medical, dental and social services. Social services include counseling, wellness education and social service support (See Project Description in Attachment B). The health clinic would be staffed by 14 medical and social service professionals. LifeLong anticipates that the health center will provide care to approximately 71 patients per day of all ages. Peak activity times will vary based on seasonal conditions and different patient needs.

ANALYSIS

Land Use

The project site is located within the Pinole Shores Business Park which includes four existing buildings and four additional buildings that were studied for a possible future phase of the Business Park. Building C and D (the two most northerly existing buildings) house a distribution business (Pro2 Solutions) and include office as well as warehouse uses with a loading dock and tenant improvements that are currently under construction. Building B includes four occupants a food business incubator (Kitchen@812), an industrial equipment supplier (Fastenal), a fitness studio, and a teacher training facility. Building A, where the health center is proposed, is currently partially occupied with a dentist office use which was the first occupant of the Business Park.

The project site is located within the San Pablo Avenue corridor of the Three Corridor Specific Plan and is zoned Office Industrial Mixed Use (OIMU) and is intended to accommodate a wide range of uses. The proposed health clinic use is a conditionally permit use in the OIMU zoning district. The Planning Commission is the approving authority for Conditional Use Permit requests. The

accompanying design review request relates to exterior signage which has been referred by staff in order to provide a more comprehensive review of what is currently proposed.

The project site is designated SSA in the General Plan. The SSA land use designation description that applies to the site is provided below. The SSA designation on San Pablo Avenue includes the Pinole Shores Business Park and includes existing light industrial uses extending further west and east that front on San Pablo Avenue. One of the City's most intensive industrial uses with primarily outdoor operations, Sugar City, is located west of the Business Park and project site.

SSA - Service Sub-Area (10.1 to 50.0 dwelling units per acre). The Service Sub-Area is intended to maintain and enhance existing land uses while providing land use flexibility and incentives to encourage new private investment and additional development. Each service sub-area has a different emphasis as summarized below and as described in greater detail in the Specific Plan:

San Pablo Avenue: *Preserve land for manufacturing and industrial uses, particularly "green industry". A limited amount of general office, retail and residential uses may be permitted where they will not conflict with the principal industrial uses in the area.*

The proposed medical clinic is consistent with several General Plan policies that support economic development, job creation, and alternative means of transportation and access to health facilities. The project would help offset the recent loss of medical facilities in West Contra Costa County due to the closure of Doctor's Hospital in April of this year and provide outpatient non-urgent care and wellness services in Pinole. Below are General Plan goals and policies that supported the proposed use:

Community Character Element

GOAL CC.3 Support the development and retention of local-oriented services in Old Town Pinole and other commercial areas, and encourage and support the local economy.

POLICY CC.3.2 Support locally owned businesses with the goals of promoting a strong business base, encouraging joint marketing and improving the City's business climate. Encourage residents and employees to obtain their goods and services locally

Land Use and Economic Development Element

GOAL LU.7 Balance housing and employment opportunities to reduce trips in and out of the region and encourage commercial development which maintains and enhances the quality of the city's commercial areas, provides services for residents and broadens the tax base of the community to provide needed revenues for public services.

POLICY LU.7.1 Provide sufficient land for commercial and industrial uses to allow for development that provides basic goods and services to Pinole residents.

POLICY LU.7.2 Provide for economic development which (1) maintains the City's ability to finance services and the construction and maintenance of public improvements; (2) offers local employment opportunities for Pinole residents to reduce inter-city commuting; and (3) assures the availability and diversity of resident-serving goods and services.

GOAL LU.8 Concentrate commercial development and mixed-use activity areas within the Fitzgerald Drive, San Pablo Avenue, Pinole Valley Road, and Appian Way corridors.

Circulation Element

GOAL CE.5 Provide adequate parking and loading facilities while encouraging alternative means of transportation.

Health and Safety Element

POLICY HS.5.2 Encourage mixed-use developments that put residences in close proximity to services, employment, transit, schools and civic facilities/services

GOAL HS.10 Ensure that environmental and public service conditions are adequate to support a healthy community.

POLICY HS.10.1 Ensure resources and programs are available for the health needs of the entire community, including children and senior citizens.

The proposed project helps implement the General Plan by filling a vacant portion of an existing office/industrial building and increasing the range of health services within the community for lower income households that have limited access to primary health care, wellness services, disease prevention and treatment. The project, as conditioned, include the placement of rider shelter along San Pablo Avenue to improve the comfort of many clinic patients that are transit dependent and have no where to comfortably sit while waiting for a bus at the nearby existing bus stop in front of the Business Park. Additionally, the project has been conditioned to make transit and rideshare information available at the health center for employees and visitors to help encourage fewer single occupancy auto trips.

The Zoning District for the site is OIMU. Below is a brief description of the OIMU Zoning District:

Office Industrial Mixed Use Zoning District. This zoning district allows a wide range of office and light industrial development as well as emergency housing. It is intended for office and light industrial uses with supporting retail and service uses. Commercial and other support services may be integrated vertically and/or horizontally in this district.

The proposed use is consistent with the intent of the OIMU zone in that it includes a wide array of medical and dental services use for all age groups in close proximity to Pinole residences north of Interstate 80 and several Pinole schools (i.e. Shannon Elementary and Pinole Middle School). Staff has included proposed conditions to have children accompanied by adults at all times and require the proposed use to be conducted inside the building to prevent conflicts with the nearby existing uses and due to a private State Water Board restriction limiting land uses serving children within Pinole Shores Business Park to prevent direct contact with soils which have elevated lead levels on the undeveloped northern portion of the Business Park

Circulation

Access to the project site is provided by San Pablo Avenue in conjunction with private roadways that

provide reciprocal access to four existing buildings including a roadway west of Building A. The proposed health clinic would occupy approximately 70% of Building A which is closest to San Pablo Avenue. The project site is in close proximity to an existing West Contra Costa Transit Authority (WestCAT) bus stop that is served by three bus routes along the San Pablo Avenue frontage directly in front of the Pinole Shores Business Park and in close proximity to Building A. A draft condition has been added to have the health clinic operator diligently work with the City, WestCAT, and affected property owners to improve the existing bus stop amenities to encourage more comfortable conditions for transit users while waiting for buses. The Planning Commission may want to discuss this in detail to help assure actual amenities will be provided in conjunction with the proposed project.

Parking

The proposed project as well as the existing dental office require 1 auto parking space per 250 square feet. The building is approximately 9,488 square feet and requires 40 auto spaces. There are currently 56 spaces provided as well as reciprocal parking available within the Business Park if needed. Staff does not foresee a parking problem based on the supply of auto spaces immediately adjacent to the project site and nearby within the Business Park. Additionally, existing transit service is in close proximity to the proposed clinic which further helps to reduce parking demand. Nonetheless, a draft condition has been placed on the project requiring clinic employees to park in the least convenient parking space to help ensure parking is more readily available for ill patients or physically disabled health clinic visitors. A draft condition of approval has also been added calling for installation of wheel stops near the building to prevent serious accidents involving drivers with medical conditions who sometimes mistake the gas pedal for the brake.

Signage

The applicant is proposing two on-building signs. The proposed signage is consistent with the Specific Plan Sign Program with respect to letter size and location. Further details will be required as part of the construction plan sign review. A draft condition of approval has been included requiring that the sign design be consistent with the previously approved sign program for the Business Park. and submitted for review and approval by staff prior to the issuance of a building permit to confirm consistency with the approved Pinole Shores Business Park Sign Program.

Unfortunately, the approved sign program for the Pinole Shores Business Park does not include provisions for a monument sign to help identify the Pinole Shores Business Park from San Pablo Avenue. Staff has encouraged property owners in the past to bring forward a sign program amendment request for this purpose in order to help identify the Business Park. This would be especially important at the time development of the second phase of the Business Park is proposed.

The proposed medical clinic is the most intensive use in the Business Park thus far. Therefore, selection of the commercial space closest to San Pablo Avenue along with the on-building signage proposed will help visitors locate the clinic.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt per Section 15301, Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines in that the project consists of the operation of a health clinic within an existing commercial building involving no expansion with minor exterior changes involving new signage.

CONCLUSION

The proposed use permit request and design review request for on-building signage would allow for a new outpatient medical clinic within Pinole. The proposed use would provide primary medical and dental services in close proximity to many existing low income households and help improve access to services, especially for youth and seniors who generally require the most frequent medical attention. The proposed project, as conditioned, provides beneficial health service consistent with General Plan policies, the Three Corridors Specific Plan and applicable Zoning Code requirements.

ATTACHMENTS

- A. Draft Resolution 15-13 with Exhibit A: Conditions of Approval
- B. Project Description Narrative with project plans date stamped received September 4th and August 27, 2012
- C. LifeLong Medical Care Annual Report 2014
- D. Written Correspondence Received and Letters of Support Provided By Applicant

**PLANNING COMMISSION RESOLUTION 1513
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 15-03) AND A DESIGN REVIEW (DR15-11) REQUEST TO ALLOW THE OPERATION OF AN APPROXIMATELY 6,600 SQUARE FOOT HEALTH CENTER AND ACCOMPANYING BUILDING SIGNAGE AT 806 SAN PABLO AVENUE, APN: 402-390-001, -002, and -003

WHEREAS, SGPA Architecture and Planning has filed an application for a Conditional Use Permit (CUP 15-03) and Design Review (DR15-11) request with the City of Pinole to allow the operation of an approximately 6,600 square foot health center within an existing 9,488 square foot existing office building within the Pinole Shores Business Park at 806 San Pablo Avenue; and

WHEREAS, the Planning Commission of the City of Pinole is the appropriate authority to hear and take action on this project; and

WHEREAS, Said property is designated Service Sub-Area (SSA) in the Pinole General Plan and is intended to encourage new private investment and additional transit-oriented development that includes office uses; and

WHEREAS, The property is located within the San Pablo Avenue corridor of the Three Corridors Specific Plan and is zoned Office Industrial Mixed Use (OIMU) that allows office uses in an office park setting including outpatient medical service facility uses subject to securing a Conditional Use Permit; and

WHEREAS, The land use request includes a request for on-building exterior signage; and

WHEREAS, The project meets the criteria for a Categorical Exemption as a Existing Facility pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines;

WHEREAS, The Planning Commission of the City of Pinole has conducted a duly noticed public hearing to consider CUP 15-03 and DR 15-11 on August 24, 2015;

WHEREAS, after the close of public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed development;

NOW, THEREFORE, the Planning Commission hereby finds that:

1. The use permit request is consistent with General Plan in that it encourages commercial development, expands the range of services for residents, and as conditioned encourages alternatives to single occupancy auto travel by working towards upgrading transit rider amenities along an established San Pablo Avenue bus route and supports General Plan Goals and Policies found in the Community Character, Land Use and Economic Development, Health and Safety, and Circulation Elements.
2. The use permit request and design review request, as conditioned, is consistent with the Three Corridors Specific Plan and the applicable portions of the Zoning Code, in that it furthers the purpose of the Office Industrial Mixed Use Zone, and will help ensure the protection and preservation of public health, safety, and welfare by expanding the range of commercial services in Pinole, providing local employment opportunities and will help

provide more convenient access to affordable medical treatment for all residents

3. The establishment and operation of the proposed health center, as conditioned, will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the City.
4. The site of the proposed use is physically suitable for the type and intensity of the use proposed.
5. The use permit and design review request is Categorically Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines because it involves minor physical changes and no expansion to an existing building in an area that is not environmentally sensitive

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pinole:

- A. Hereby approves CUP 15-03 and DR 15-11 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.
- B. The approval of CUP 15-03 and DR 15-11 shall expire on September 28, 2016, unless exercised and actual construction or alteration under valid permits has begun within said period or a written request has been submitted to the City, prior to the expiration date, for an extension of time as allowed under the Zoning Ordinance.

The above action is final unless an appeal is filed pursuant to Chapter 17.10 of the Pinole Municipal Code within ten (10) calendar days following Planning Commission action.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 28th day of September 2015, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Maureen Toms, Chair, 2015-2016

ATTEST:

Winston Rhodes, AICP, Planning Manager

**PLANNING COMMISSION RESOLUTION 15-13 EXHIBIT A
 CONDITIONS OF APPROVAL LIFELONG MEDICAL CARE HEALTH CENTER
 CONDITIONAL USE PERMIT 15-03 / DESIGN REVIEW 15-11**

	<u>Timing/ Implementation</u>	<u>Monitoring Department or Division</u>	<u>Verification</u>
1. If any of these conditions are found to be disregarded, the use permit for the health center may be subject to revocation. If necessary, the Planning Commission may modify the use permit or may revoke the use permit after holding a noticed public hearing and making applicable findings.	Ongoing	Development Services/Police	
2. The proposed use shall be operated in a manner consistent with the project description provided by the applicant date-stamped received September 4, 2015 and project plans provided by the applicant date-stamped received August 27, 2015 unless otherwise specified in these conditions of approval and shall be conducted in a manner which is consistent with all federal, State & local laws.	Ongoing	Development Services/Police	
3. The Applicant and Operator shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	Ongoing	Development Services	
4. The operating hours of the Health Center shall be Monday – Sunday 8:00 AM to 8:00PM.	Ongoing	Development Services/Police	
5. A copy of these conditions of approval shall be kept on premises and available upon request.	Ongoing	Development Services/Police	
6. The property owner and operator shall ensure that any graffiti appearing on the building occupied by the Health Center be removed	Ongoing	Development Services/Police	

**PLANNING COMMISSION RESOLUTION 15-13 EXHIBIT A
 CONDITIONS OF APPROVAL LIFELONG MEDICAL CARE HEALTH CENTER
 CONDITIONAL USE PERMIT 15-03 / DESIGN REVIEW 15-11**

		<u>Timing/ Implementation</u>	<u>Monitoring Department or Division</u>	<u>Verification</u>
	within 72 hours upon notification by the City.			
7.	The holder of the use permit shall prepare a security plan for review and approval by the Police Department to help prevent crime on-site during construction and after commencement of operations. The plan shall include procedures for employees opening and closing the facility, key control, and alarm system type and coverage.	Prior to Building Permit Issuance	Police	
8.	The operator shall prepare a landscape plan to replace dead landscape material with new landscaping within the parking lot area adjacent to the building housing the medical clinic for inclusion in the construction plans.	Prior to Building Permit Issuance	Development Services	
9.	The operator shall prepare a service plan to help ensure that patients seeking care on a daily basis can be accommodated inside the building. The plan shall include provisions to address potential instances when the waiting area is full and additional health center customers arrive who are seeking treatment.	Prior to Building Permit Issuance	Development Services	
10.	The operator shall submit proposed signage construction plans for review and approval by City staff prior to issuance of building permits. The plans shall be consistent with the Pinole Shores Business Park Sign Program.	Prior to Building Permit Issuance	Development Services	
11.	The operator shall install parking space wheel stops in the portions parking lot immediately adjacent the north and west side of the building to the satisfaction of the Development Services Department.	Prior to Occupancy	Development Services	
12.	The operator shall complete a Police Department Business Emergency Information Form.	Prior to Occupancy and	Police	

**PLANNING COMMISSION RESOLUTION 15-13 EXHIBIT A
 CONDITIONS OF APPROVAL LIFELONG MEDICAL CARE HEALTH CENTER
 CONDITIONAL USE PERMIT 15-03 / DESIGN REVIEW 15-11**

		<u>Timing/ Implementation</u>	<u>Monitoring Department or Division</u>	<u>Verification</u>
13.	The operator shall arrange for a Health Center employee security training event with the Police Department prior to commencement of the Health Center operations.	Ongoing Prior to Occupancy	Police	
14.	The City, West Contra Costa Transit Authority, the operator, and affected property owners shall diligently pursue bus stop enhancement along the San Pablo Avenue frontage of the Pinole Shores Business Park.	Ongoing	Development Services	
15.	The operator shall provide full cooperation with the Police Department on an ongoing basis to establish an effective crime prevention program.	Ongoing	Police	
16.	The use shall take place inside the building. Children shall be accompanied by an adult at all times.	Ongoing	Police / Development Services	
17.	Proposed modification of the operating hours or other aspects of the use shall be submitted for review and approval by staff prior to implementation of a modification. Staff will determine if changes are substantial and require further review by the Planning Commission.	Ongoing	Development Services	
18.	The operator shall comply with all applicable Pinole Municipal Code requirements.	Ongoing	Development Services/Police	
19.	The surrounding area shall be maintained in a clean and orderly manner at all times. Landscaping material shall be regularly maintained around the site so that it cannot be used as a hiding place. On-site lighting shall be maintained in good working condition at all times.	Ongoing	Development Services	

**PLANNING COMMISSION RESOLUTION 15-13 EXHIBIT A
 CONDITIONS OF APPROVAL LIFELONG MEDICAL CARE HEALTH CENTER
 CONDITIONAL USE PERMIT 15-03 / DESIGN REVIEW 15-11**

		<u>Timing/ Implementation</u>	<u>Monitoring Department or Division</u>	<u>Verification</u>
20.	The operator shall make rideshare and public transit information continuously available for employees and Health Center visitors.	Ongoing	Development Services	
21.	All Health Center employees shall be required by the operator to park in the least convenient available spaces to maximize efficient available parking for Health Center customers.	Ongoing	Development Services Department	
22.	If the operation of the use results in conflicts pertaining to parking, noise, nuisance, traffic or other impacts, at the discretion of staff, the use permit may be referred to the Planning Commission for subsequent review and potential revocation at a public hearing.	Ongoing	Development Services	

LifeLong Medical Care



Health Services For All Ages
a california *health* center

Leading the Way to a Healthier Community

LifeLong Over 60 Health Center • LifeLong Ashby Health Center • LifeLong Downtown Oakland
LifeLong East Oakland • LifeLong West Berkeley • LifeLong Howard Daniel Clinic • LifeLong Dental Care
LifeLong Brookside Richmond • LifeLong Brookside San Pablo • LifeLong Brookside Dental Care
LifeLong Richmond Health Center • LifeLong Dr. William M. Jenkins, Jr. Pediatric Center
LifeLong Urgent Care San Pablo • LifeLong Marin Adult Day Health Center
LifeLong School-Based Health Services

PROJECT DESCRIPTION: LIFELONG MEDICAL CARE, PINOLE HEALTH CENTER

806 SAN PABLO AVENUE

LifeLong Medical Care (LifeLong) is a Federally Qualified Health Center with a 39-year history of providing health and wellness services in Contra Costa and Alameda Counties. LifeLong's mission is to provide high-quality health and social services to underserved people of all ages; create models of care for the elderly, people with disabilities and families; and advocate for continuous improvements in the health of our communities.

Access to primary care has been demonstrated to improve overall health and reduce the need for costly hospital and emergency care. LifeLong Medical Care, Pinole Health Center (LifeLong Pinole) will meet all regulatory requirements for State licensure as a primary care clinic, and it will provide local access to high quality primary care services for residents so they don't need to travel to adjacent cities. LifeLong Pinole will benefit residents with transportation challenges (including seniors, other frail adults, and other individuals and families reliant on public transportation), while reducing traffic. Families with children will have a convenient location for immunizations and well-child visits. Older adults and their loved ones will have access to social workers to help plan for needed care. In short, the whole community will benefit from a local health center designed to meet the needs of area residents.

LifeLong Pinole will offer primary health care to people of all ages, including medical, dental and social services. Medical services will include check-ups for all ages, family planning and prenatal care, medical care for short term illnesses (such as flu and ear ache) – as well as care for chronic conditions such as diabetes and high blood pressure. LifeLong dentists will provide regular dental checkups, sealants and fluoride, extractions, crowns and bridges, and dentures. Social services such as counseling, wellness education and support will also be available. Per federal restrictions on health centers such as LifeLong, abortion services will not be provided. Individuals in need of treatment for substance abuse will be referred to other community resources. The staff of 14 includes physicians, dentists, nurses, medical and dental assistants, social workers, and office staff. Services will be available at LifeLong Pinole Monday – Sunday, 8am – 8 pm. At full capacity, the health center will provide care to 71 patients per day.

LifeLong's history of growth, financial stability and innovation in primary care lays the groundwork to move forward successfully to provide high quality health services at LifeLong Pinole. LifeLong currently operates 14 primary care health centers, 3 dental clinics and a newly opened Urgent Care service in San Pablo. In 2014, LifeLong served 44,000 patients in 228,000 patient visits.

Please see our annual report and the attached flyer for additional information.





OPENING SOON

LIFELONG MEDICAL CARE - PINOLE

Pinole Shores Business Park
806 San Pablo Avenue
Pinole, CA 94564

A Health Center to Meet Your Needs!

- Primary medical care
- Dental care
- Counseling
- Health education and wellness programs

Residents of all ages are welcome!

We accept MediCal, Medicare, and private insurance. We also offer a sliding scale for low-income patients based on family size and income. No one is denied health care services based on inability to pay.

About Us

LifeLong Medical Care is a Federally Qualified Health Center with a 39-year history of serving low-income communities in Alameda, Contra Costa and Marin Counties. We provide high-quality health and social services to underserved people of all ages; create models of care for the elderly, people with disabilities and families; and advocate for continuous improvements in the health of our communities.

**LifeLong
Medical
Care**



Health Services For All Ages

a california *health* center

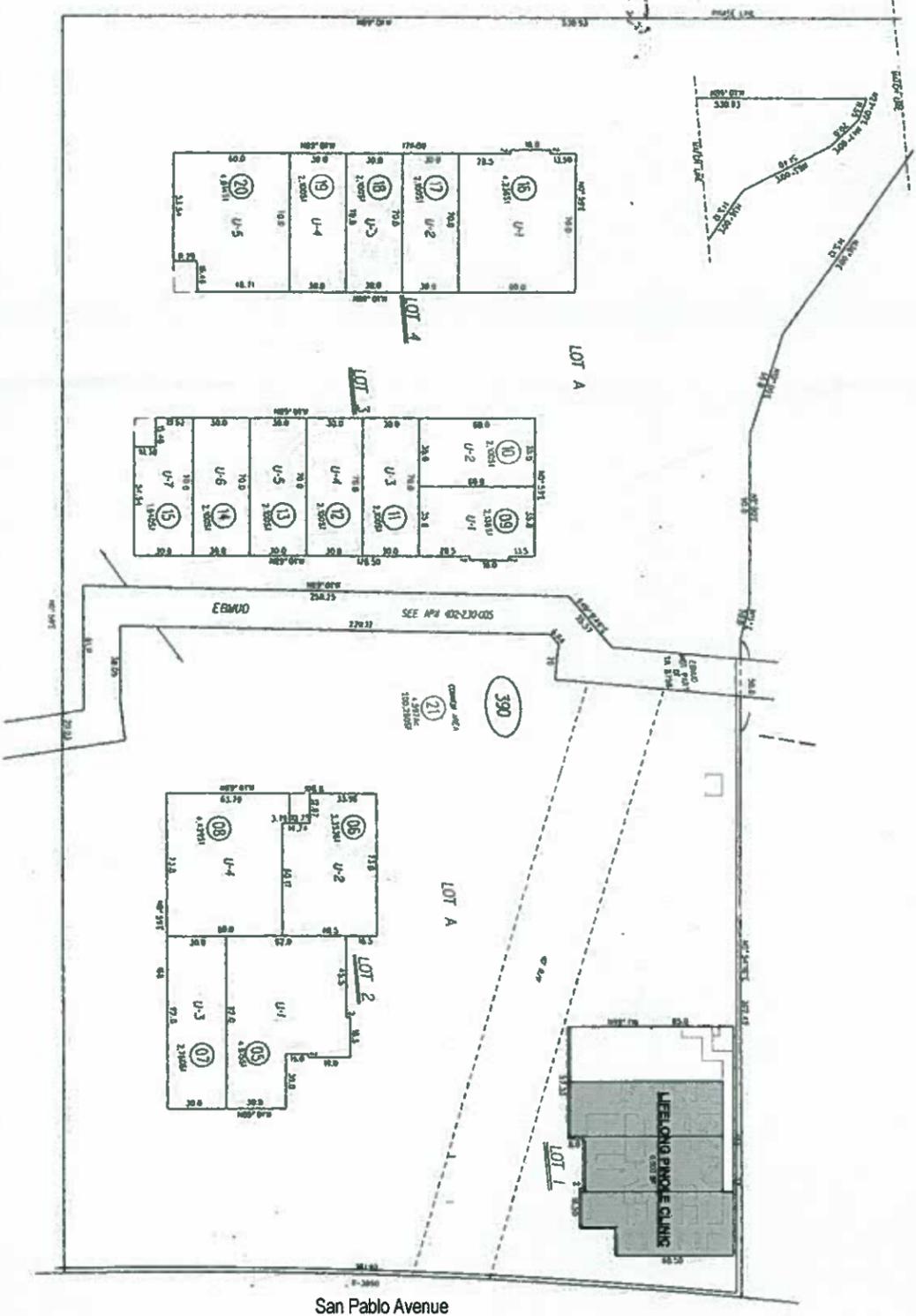
For additional information, contact Nance Rosencranz:
nrosencranz@lifelongmedical.org – 510-981-4137

P.O. Box 11247, Berkeley, CA 94712 - (510) 981-4100 - www.lifelongmedical.org

LIFELONG MEDICAL CARE PINOLE HEALTH CENTER Conditional Use Permit

Lifelong Medical Care

ATTACHMENT B



ASSASSOR'S PARCEL MAP 1"=300' **2**

PROJECT DATA

PROJECT NAME	LIFELONG MEDICAL CARE
PROJECT ADDRESS	200 Pine & Blake Ave, Pinole, CA 94648
OWNER	Lifelong Medical Care
DESIGNER	SGPA Architecture and Planning
DATE	August 2015

PROJECT DIRECTORY

ARCHITECT	SGPA ARCHITECTURE AND PLANNING 200 Pine & Blake Ave Pinole, CA 94648 Tel: (925) 261-1111 www.sgpa.com
ENGINEER	LANDSCAPE ARCHITECTURE & PLANNING 200 Pine & Blake Ave Pinole, CA 94648 Tel: (925) 261-1111 www.sgpa.com

VICINITY MAP



SHEET INDEX

COUNT	1
SHEET NO.	1
TITLE SHEET	PROJECT DATA / PROJ. DATA / MAP

RECEIVED
AUG 27 2015
CITY OF PINOLE
DEVELOPMENT SERVICES DEPT.

SGPA ARCHITECTURE AND PLANNING
200 PINE STREET, STUDIO 500
SAN FRANCISCO, CA 94104
WWW.SGPA.COM

Lifelong Medical Care

FOR THE ARCHITECT
LIFELONG MEDICAL CARE
200 PINE STREET
SAN FRANCISCO, CA 94104
PROPERTY OWNER - APPLICANT
LIFELONG MEDICAL CARE
200 PINE STREET, PINOLE, CA 94648

FOR THE ENGINEER
LANDSCAPE ARCHITECTURE & PLANNING
200 PINE STREET, PINOLE, CA 94648

LIFELONG MEDICAL CARE PINOLE HEALTH CENTER

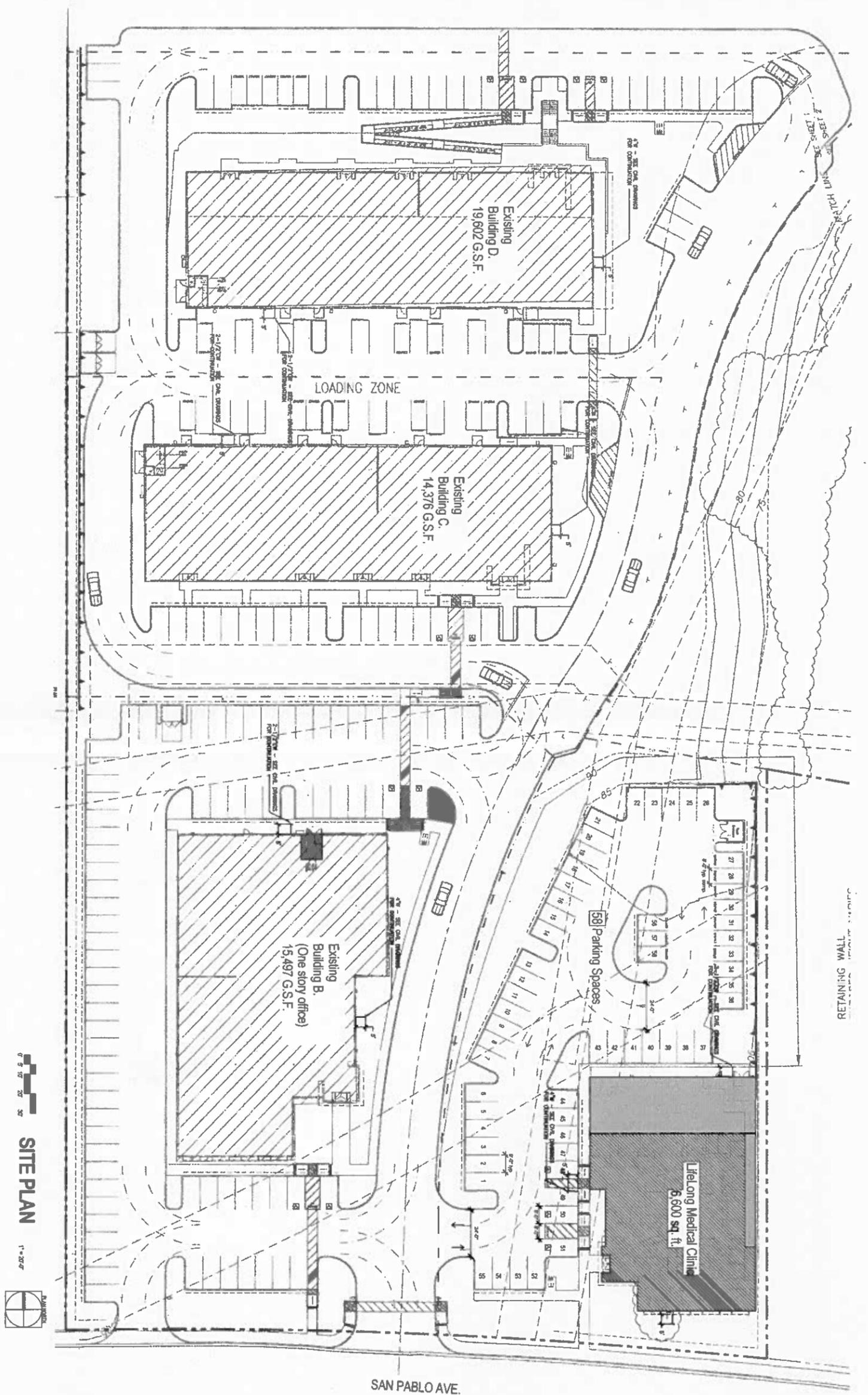
Conditional Use Permit

PROJECT ADDRESS
200 Pine & Blake Ave, Pinole, CA

OWNER: LIFELONG MEDICAL CARE

DESIGNER: SGPA ARCHITECTURE AND PLANNING

TITLE SHEET / PROJ. DATA / MAP
ASSASSOR'S MAP
TS-1



SGPA
ARCHITECTURE
AND PLANNING
 200 PINE STREET, SUITE 200
 SAN FRANCISCO, CA 94104
 WWW.SGPA.COM

Lifelong Medical
 Care
 6,600 sq. ft.

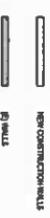
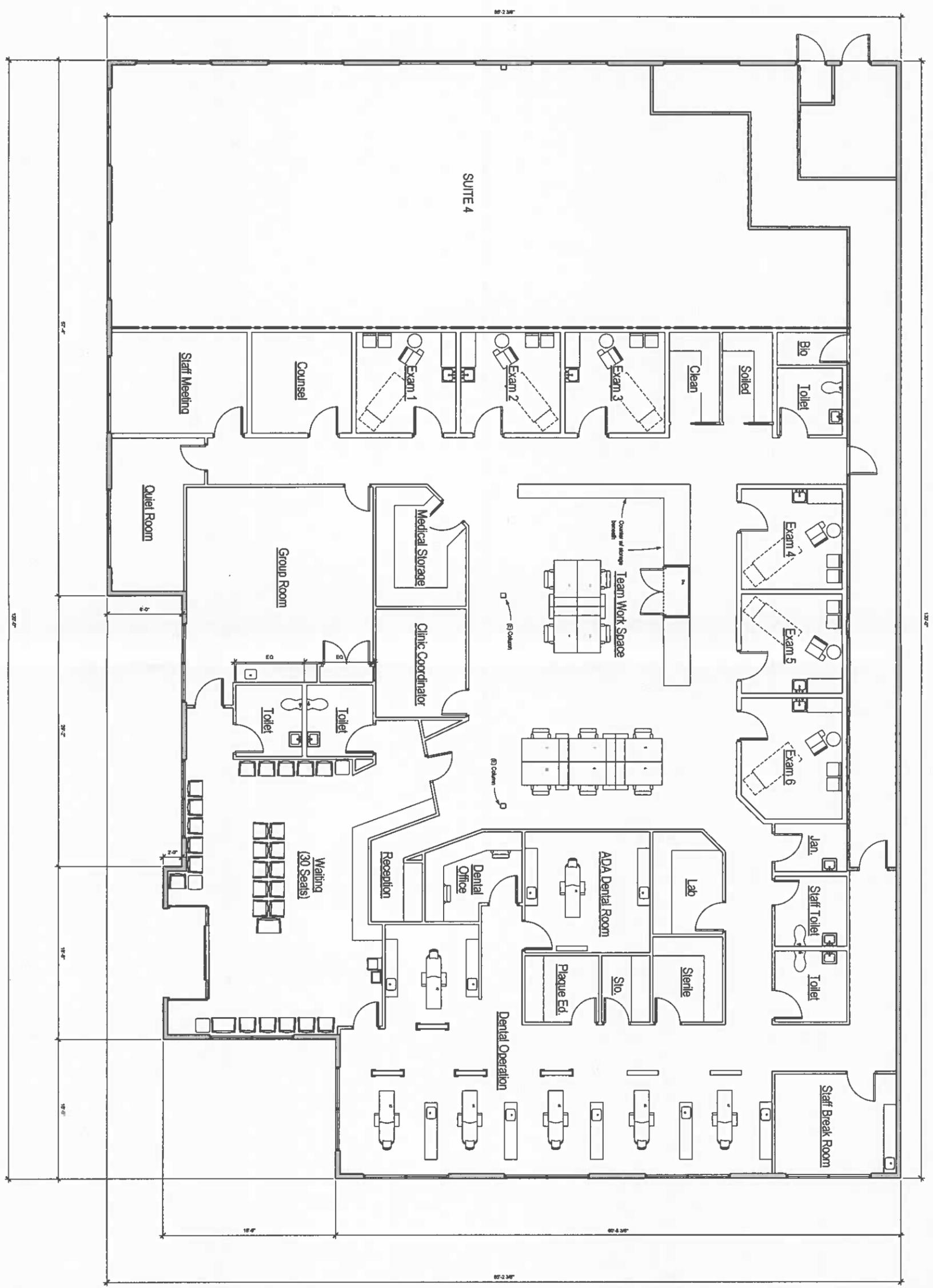


CLIENT: LIFELONG MEDICAL CARE
 PROJECT ADDRESS: 675 SAN PABLO, SAN FRANCISCO, CA
 PROPERTY OWNER: ANTHONY PAUL & JENNIFER XU
 SAN FRANCISCO, CA 94108

LIFELONG
MEDICAL
CARE PINOLE
HEALTH
CENTER

Conditional Use Permit
 PROJECT ADDRESS: 675 SAN PABLO, SAN FRANCISCO, CA
 DRAWING IDENTIFICATION: 04/20/15

SITE PLAN
A-101



WALL LEGEND

Floor Plan 1

SGPA
ARCHITECTURE
AND PLANNING
 200 PINE STREET, STUDIO 500
 SAN FRANCISCO, CA 94104
 WWW.SGPA.COM

Lifelong Medical
 Care
 200 PINE STREET
 SAN FRANCISCO, CA 94104

DATE: 08/26/15
 DRAWING NO: 21441-F01
 PROJECT: LIFELONG MEDICAL CARE
 SHEET: 1 OF 1
 PROPERTY OWNER: APPLICANT
 ARCHITECT: SGPA
 SAN FRANCISCO, CA 94104

LIFELONG
MEDICAL
CARE PINOLE
HEALTH
CENTER

Conditional Use Permit
 PROJECT ADDRESS:
 400 SAN RAFAEL, PINOLE, CA
 SHEETING CONTRACTOR: SCHWABE
 CONDITIONAL USE PERMIT: 08/27/15

FLOOR PLAN
 A-201



Lifelong Administrative Office
2344 Sixth Street
Berkeley, CA 94710

P.O. Box 11247
Berkeley, CA 94712
(510) 981-4100

lifelongmedical.org

Lifelong Medical Care is a 501(c)(3) nonprofit, Federally Qualified Health Center. We are independent, community-based, and patient-directed.

Annual Report Design: Robin Brandes
www.robinbrandes.com

"I'm 27 years old and I have been coming to Lifelong since I was born. They also delivered my daughter. I love the family atmosphere and the people here. I can't imagine going anywhere else."
- Letrece R.

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U.S. POSTAGE
PAID
OAKLAND, CA
PERMIT NO. 379

Lifelong Medical Care provides high quality health and social services to underserved people of all ages.

ATTACHMENT C





BOARD OF DIRECTORS

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 Kevin D. Williams, *Vice Chair*
 Nancy Threatt, *Secretary*
 Scott Sporre, *Treasurer*
 Georgia Lacy, *Past Chair*

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Executive Director/CEO

Eric Henley
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 DL Poole
 Lisa Schilling
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Senior Editor: Katherine S. O'Donnell
Editor: Mazuri Colley
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Graphic Design: Robin Brandes, robinbrandes.com
Photo Courtesy: Patrick Crossan, Vickie Leonard, Laura Oda, *Contra Costa Times*

Dear Lifelong Supporter:

This past year has been very special for Lifelong and our community. The Coverage Expansion part of national Health Reform was rolled out, allowing us to enroll more than 5,000 of our uninsured patients into MediCal. We also enrolled many other community members into both MediCal and the Exchange-based private insurance plans. Lifelong assisted 1,943 people to enroll in coverage.

Less well known about Health Reform are the provisions that seek to change how health care organizations work together to provide care. Lifelong is now actively involved in tracking our patients who are hospitalized to make sure they get an appointment at their health center soon after they are discharged, and that they receive the help they need to continue to recover. This may seem like common sense, but in the health care arena we have often been in separate silos, not working together in the best possible way. A key message of Health Reform is that we all need to work together on the "Triple Aim" – that is, to improve health care quality at the individual level; to coordinate health care delivery with community partners; and to improve patients' experience of care when they interact with us throughout the Lifelong system.

The health system should work for the people who use it, not just for the professionals who deliver care; we have to provide ways to give more cost efficient care. The United States has the most expensive health care system in the

world and only gets mediocre results. As a broader health system, and at Lifelong, we want to do better than we have done.

We continue to be very proud of the work you help us accomplish. In the past fiscal year (July 1, 2013 – June 30, 2014), Lifelong saw more than 45,000 patients for a variety of medical, mental health, and social service related issues. We are dedicated to assuring that all of our community residents have access to high quality health care services and that our community is a healthier place – for everyone. We also continue our fantastic services for mothers, children, and families while retaining our special services for elders, patients with medical and mental health issues, the homeless, and other adults with complex problems.

In the past year we have rolled out electronic health records at all of our sites. In the coming year, we will begin to open up internet-based patient portals for our patients and explore telemedicine for certain services. We are dedicated to getting our patients the best care in a way that works for them.

Your support continues to allow us to serve members of our community. We can become healthier when all of us work together.

Thank you for being part of our community and continuing to support Lifelong.

Sincerely,

Mardy Lynch, PhD, MPA, *Executive Director/CEO*

Taking On New Challenges

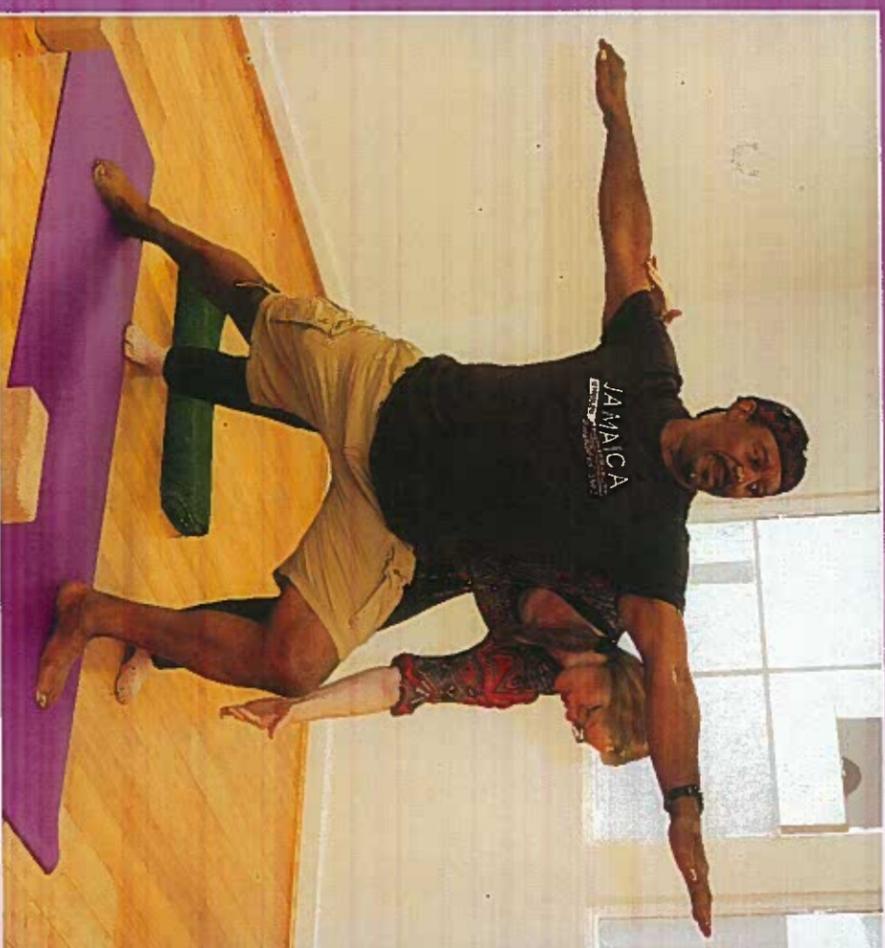
"When I think of Lifelong, the word that comes to mind is hope. They gave me hope that I can live a decent life after all I have done to my body. I can be healthy in mind, body, and spirit. The smoking cessation classes helped me to see some of the mental and spiritual problems I had been dealing with. I would say, hope is what I see in Lifelong. The people here are awesome. They seem to be genuine."

—Mr. Ishman Finister

At the age of 63, Ishman Finister is ready to take on new challenges. Mr. Finister can now stretch in ways he never thought was possible! This is in part due to attending yoga classes at Lifelong's East Oakland Wellness Center.

"Two of my children go to Lifelong, and they get great care. I really like the services they offer and it's great to have such high-quality care near our home."

—Phyllis L. Patient



Mr. Ishman Finister in yoga pose with Dr. Adisa Williams at Lifelong East Oakland's Wellness Center

Bringing Health and Support to New Mothers

"What I appreciate most about Lifelong is that I get help fast, and they give me very good referrals for everything I need."

— Mary Malangi

Expectant mother, Mary Malangi is new to Lifelong Medical Care and very excited about the services provided. Lifelong and our staff helped her as she prepared for the arrival of her baby's birth.

"I'm 27 years old, and I have been coming to Lifelong since I was born. They also delivered my daughter. I love the family atmosphere and the people here. I can't imagine going anywhere else."

— Leatrice R. Patton



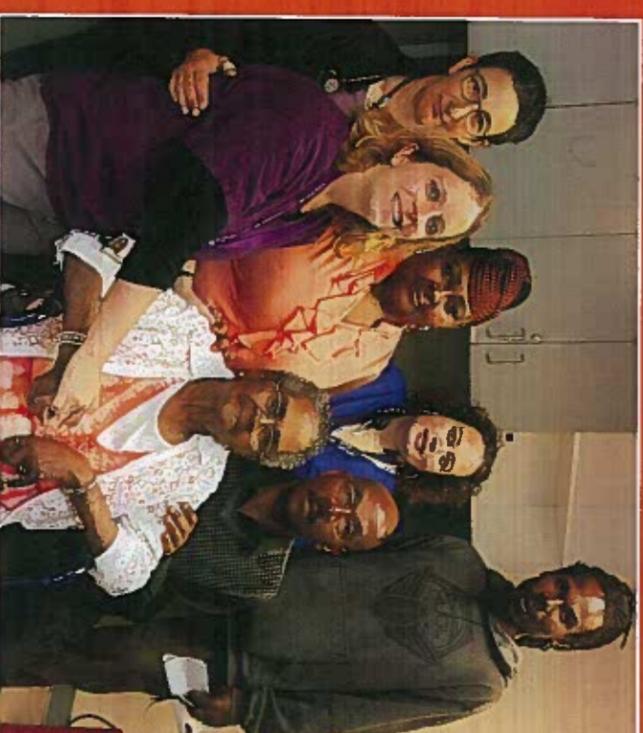
Mary Malangi getting advice from Nurse Practitioner Sally Daniel at Lifelong Howard Daniel Health Center.

Living Life to the Fullest



Winnie Bishop (far right), Faima Knox (center) and her infant son, Niko Knox, in the Waiting Room at Lifelong's Over 60 Health Center.

At 94 years young, Mrs. Johnnie (Wae) Poindexter believes in living life to the fullest. She has been a frequent volunteer with Lifelong's Over 60 Health Center Veggie Giveaway. She credits Lifelong's smoking cessation program to helping her kick a 51-year smoking habit! Her son Nicky and daughter Diana also appreciate the positive changes Lifelong has brought to their mother's life.



Mrs. Johnnie Poindexter, with her family members, daughter Diana, and son Nicky, along with Dr. Andrea Thach and other medical providers.

Lifelong West Berkeley Health Center Celebrates a Grand Opening and Changes Lives!

Lifelong successfully completed a \$2.1 million capital campaign to renovate and expand Lifelong West Berkeley Health Center to better meet our patients' needs. Hundreds of community members joined public officials, supporters, and Lifelong staff to celebrate the new building in March, 2014.

At the event, Patient Advocate Rafael Baca explained how he, his wife Veronica, and their daughters Amaris (10) and Cassiel (7) benefit from the comprehensive care and services Lifelong provides



Exterior view of West Berkeley Health Center on Sixth and Addison Streets, Berkeley.

"Lifelong has helped me to change my lifestyle. I've lost more than 40 pounds and am learning to eat healthier. Now, I have control of my diabetes. I am so happy the entire family has been involved in getting healthier as well. I even went to a Zumba class to get more exercise. Lifelong is not just thinking about the patients, but the whole family." Veronica adds, "What the girls have learned in the Healthy Kids Class makes it easier for me in the kitchen." Amaris and Cassiel also enjoy dancing and practicing their new dance moves they learned at Lifelong.



Mr. Baca addressing the crowd, as Berkeley Mayor Tom Bates hears Mr. Baca's medical success story before talking stage.



Political dignitaries pictured: Berkeley Mayor Tom Bates, Senator Loni Hancock, Assemblymember Nancy Skinner, and Berkeley Councilmember Darryl Moore waiting to speak in front of the crowd.



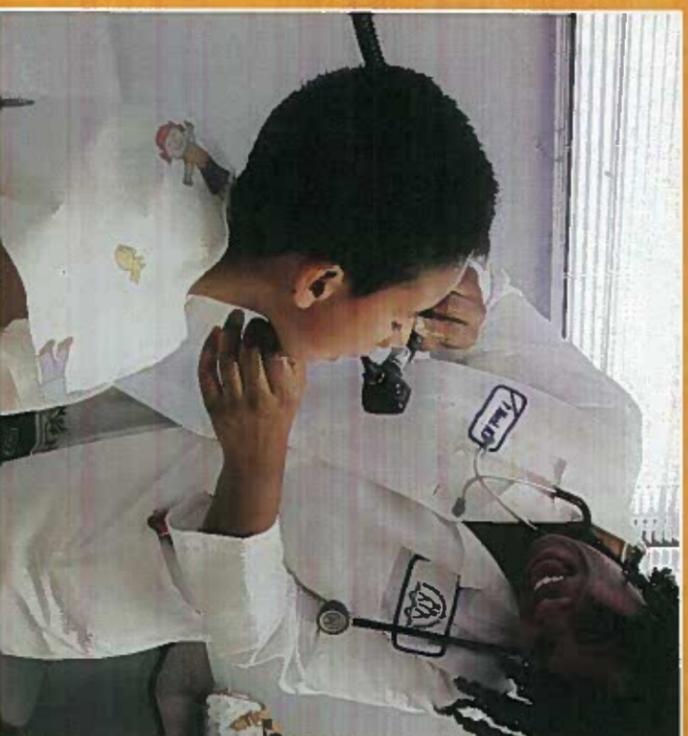
Ron Adler, Lifelong's Board Chair, presenting Robert C. Brooks, Lifelong West Berkeley's Capital Campaign Chair, with a painting dedicated to her at West Berkeley Health Center's Grand Opening.

Dedicated to Seeing Our Patients Grow Up Healthy

Dr. Porshia Mack truly loves working with children. She says she could not imagine a better patient population. Dr. Mack recognizes the importance of high-quality health care and says, "great medical and social support in the pediatric stage of life has a profound effect on adulthood." At Lifelong, we are dedicated to helping each patient live a healthy productive life.



Dr. Porshia Mack, provider at Lifelong Contra Costa/San Pablo Health Centers, giving a well-child exam to one of our young patients.



Photos courtesy: Laura Ota, Contra Costa Times

A Realization: Life Can Change in an Instant Story of Patrick and Betty Crossan

Patrick Crossan and his mother Betty have traveled many places together over the years, but Patrick was not quite prepared for the new life journey when his mother became ill. He packed up her belongings, moved her to California, and became her primary caregiver. Patrick needed support for both his mother and himself. Betty was at the stage where she needed certain services that Patrick could not provide at home. So Patrick enrolled Betty into the Lifelong Marin Adult Day Health Center where Betty gets to enjoy time with her friends and staff, and Patrick now has peace of mind.

Lifelong's Marin Adult Day Health Center provides skilled medical care in a setting that delights Betty and prolongs her independence as a senior in need of constant supervision. It also offers Patrick respite and relief to know that his mother is receiving high-quality care from caring professionals during the hours they are apart. As Patrick noted, "no one can prepare you for the role of a caregiver, but Lifelong provides life-saving guidance once you're on that road."



Betty, her husband, and three sons baptized into church in 1966. Photo courtesy: Patrick Crossan



Betty visiting her son in California, 2006. Photo courtesy: Patrick Crossan



Today, Betty on the exercise bike at Lifelong Marin Adult Day Health Center.

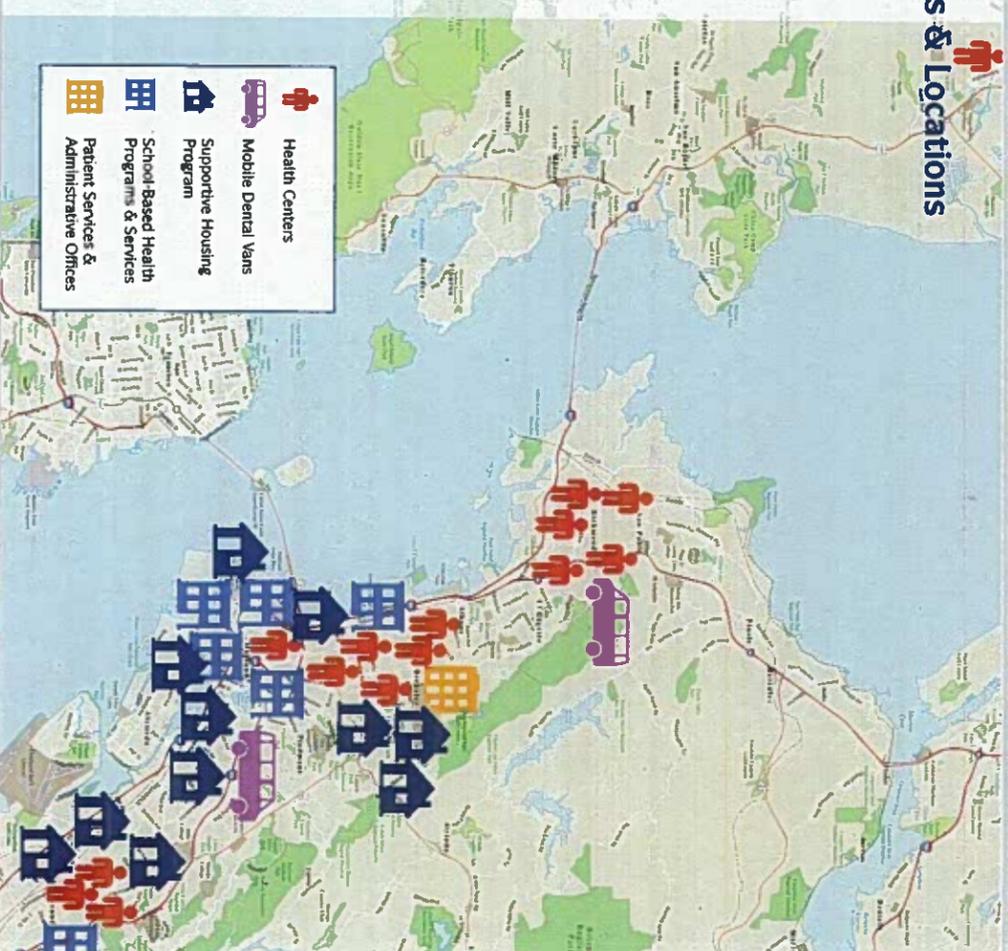
Lifelong Medical Care Services & Locations

- Services**
- Primary & Preventive Health Care
 - Mental Health & Social Services
 - Pediatric Care
 - Women's Health Services
 - Dental Services for All Ages
 - Podiatry
 - Acupuncture
 - HIV/AIDS Testing & Treatment
 - Chronic Disease Screening and Management
 - And More!

Locations

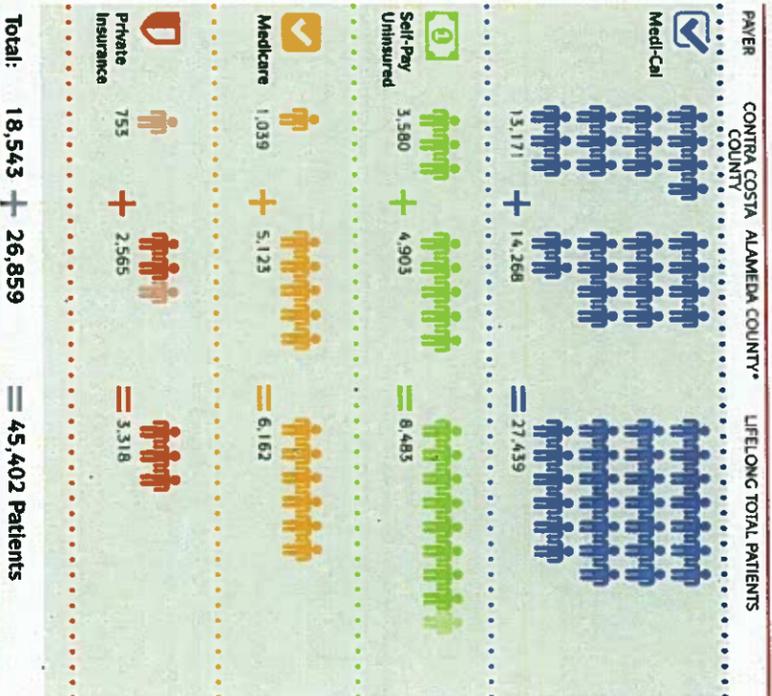
- ALAMEDA COUNTY**
- Over 60 Health Center
 - Berkeley Primary Care Health Center
 - West Berkeley Health Center
 - Dental Care
 - Mobile Dental Vans
 - East Oakland Health Center
 - Downtown Oakland Health Center
 - Howard Daniel Health Center
 - Eastmont Health Center
 - Supportive Housing Program
 - Oakland (8 sites)
 - Berkeley (3 sites)
- CONTRA COSTA COUNTY**
- Dr. William Jenkins Pediatric Health Center
 - Richmond Health Center
 - Brookside Richmond Health Center
 - Brookside San Pablo Health Center
 - Brookside Dental Care
 - Marin Adult Day Health Center
- MARIN COUNTY**
- School Based Health Programs & Services
 - Oakland (5 sites)
 - Berkeley (1 site)
 - Patient Services & Administrative Offices
 - Future locations coming soon to Oakland and Emeryville

Please call 510-981-4100 for information about services offered and/or to find out which Lifelong Medical Care health center best meets your needs. Our Patient Services & Administrative Offices are located at 2344 Sixth Street in Berkeley, CA. Learn more about our programs, services, and locations by visiting lifelongmedical.org.



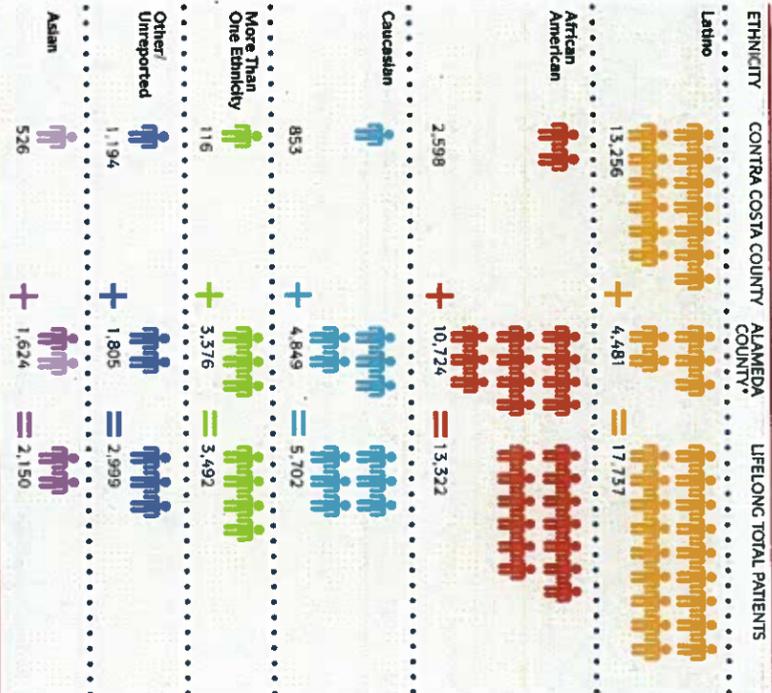
Did You Know?

Lifelong Medical Care Patients: **By Insurance Status**



*Includes 79 Marin County Patients Fiscal Year: July 1, 2013 - June 30, 2014

Lifelong Medical Care Patients: **Ethnic Breakdown**

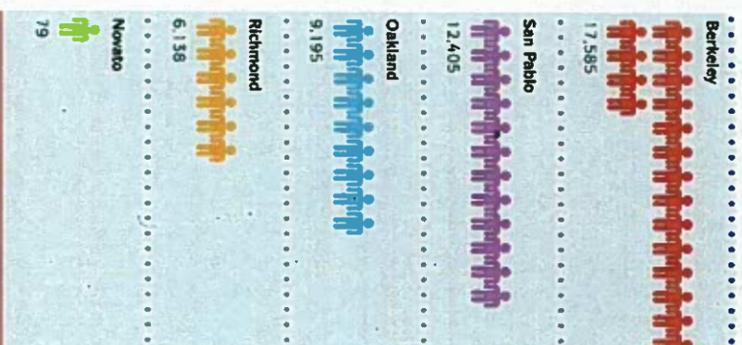


Fiscal Year: July 1, 2013 - June 30, 2014

Did You Know?

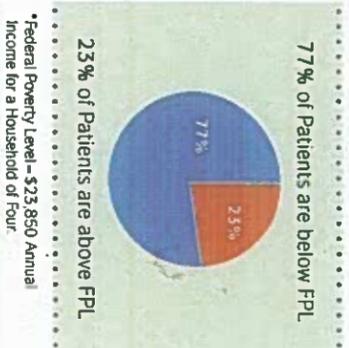
Lifelong Medical Care Patients

Within These Bay Area Locations:



Fiscal Year: July 1, 2013 - June 30, 2014

Lifelong Medical Care Patients Living at or Below Federal Poverty Level (FPL)*

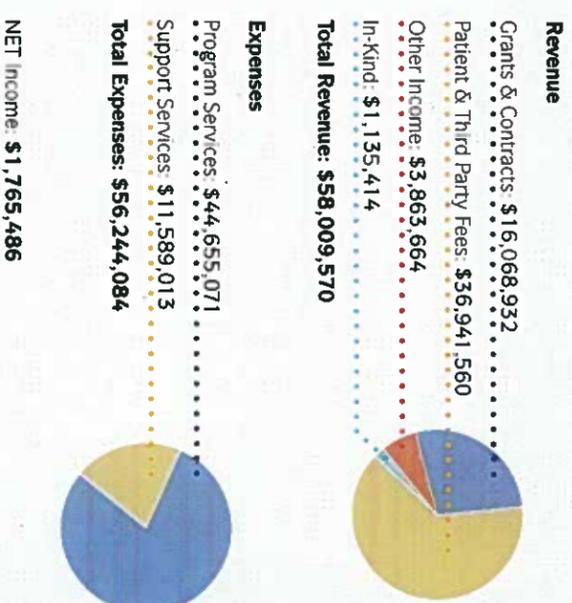


Lifelong Medical Care recently received the **highest level of recognition for a Patient-Centered Medical Home (PCMH)** from the National Committee for Quality Assurance (NCQA). Lifelong Medical Care demonstrated the ability to meet the program's key elements and characteristics of the medical home model.

Fiscal Year: July 1, 2013 - June 30, 2014

Lifelong Medical Care: **Financial Statement**

Fiscal Year July 1, 2013-June 30, 2014*



*Unaudited financial reporting ending June 30, 2014.

Ways You Can Make a Difference

Give A Gift Today!

Your contribution helps us fulfill our mission of providing health care to people of all ages.

Double Your Impact: Find out if your company has a matching gift program.

Leave A Legacy: Contact our Development Director for information on setting up a lasting gift.

Give Your Time and Volunteer!

Check out our profile on www.volunteermatch.org for open positions or email us at: volunteer@lifelongmedical.org.

Donate Your Vehicle!

We accept cars, trucks, vans, motorcycles, RV's and boats! Car Donation Services makes it easy for you. You may get a tax write-off when you donate it to Lifelong Medical Care. Call 1-888-686-4483 today to make an appointment with Car Donation Services.

Attend Our Events!

CHECK www.lifelongmedical.org/blogs/ community events/ for dates and details.

SAVE THE DATE: Annual Crab & Cocktails
Fundraiser on February 28, 2015
5:30 PM - 9:00 PM

NEW EVENT LOCATION: Ed Roberts Campus, 3075 Adeline Street, Berkeley at the new home of Lifelong's Berkeley Primary Care. In Berkeley, join us and our Masters of Ceremony, Award-Winning Journalist, Frank Somerville of KTVU. More details to come.

Follow Us Online!

See what we're up to on Facebook www.facebook.com/lifelongmedicalcare

View Our Videos On YouTube www.youtube.com/lifelongmedicalcare

It's been said that laughter is the best medicine and providing high quality health care to everyone is worth smiling about.

Give While You Shop!

Lifelong Medical Care will benefit when you shop with www.escrip.com and Amazon Smile. Visit Amazon.com or www.lifelongmedical.org for details.

Hold a Fundraiser!

Work with our Development Department to hold a fundraiser on Lifelong's behalf. This type of event helps to spread the word about our cause and in turn, we share the good you're doing to help us. A win-win for both parties involved.

Speak with our Development Director, Katherine O'Donnell

about making a gift of any amount, or to hold a fundraiser, please call 510-981-4183 or email: kodonnell@lifelongmedical.org.

Lifelong Medical Care is deeply appreciative of the many individuals, foundations, government agencies, organizations and businesses who believe in our mission. Thank you for your help and support!

-
- \$10,000 and Above**
- Anonymous
Dr. Ronald** & Patricia Adler ^
Jesse & Lauren Brill ^
David & Elizabeth Swin ^
- \$5,000-\$9,999**
- Dorothy Graham
J. Hannah Krantzberg ^
Steve Lowe
Richard & Marlene Milligan ^
Madeline H. Smeier
Dr. Nels & Megan Thygeson
- \$2,500-\$4,999**
- Denny Abrams ^
Jim Charlin & Rachel Richman
Anne B. Hannah-Boy
Philip & Carol Kamhar ^
Dan McLoughlin
Dr. Phillip & Shirley Schild
Lisa Schilling**
- \$1,000-\$2,499**
- Anonymous (2)
Bernie Albrecht** & Bruce Harris
Dennis & Joni Cole
Edward & Donna DeKard
Mark Donohue
Susan** & Robert Edmondson
Joyce Fernandez & Paul Rainagar
Bill Falk & Diana Cohen
Andrew Gaines & Linda Dederich
Dr. Amnerary Franks
Patrick & Julie Kennedy
Dr. Chris** & Martha Keifer ^
Ira M. Lapidus & Brenda Webster
- Emily & Dan Leeb
Roland Lum
Steve & Linda Lusig ^
Marry Lynch** & Eileen Carey
Chester Mark
Chris & Maureen Oakes
Gloria Ravitch
David Rosenthal & Eva Yarnon ^
Gayle and Jim Sells
Judith** & Elton Turkel
Kirsti Peters
Amy Roth & Bob Epstein
Nancy Rosencrantz** ^
Dr. Richard L. Litwin ^
Richard Spodard & Charlotte Anderson
Catherine Timbur & Mal Burnstein ^
Robert B. Thompson
Tom Meyer
Joseph Wilson
Daniel Waltery
Dr. Li-Hsia Wang & Dr. Henry L. Abnon ^
- \$500-\$999**
- Anonymous
Kathleen Auker-Groening ^
Dr. Leonard Bachman
Roberta Brooks** & Billy McDonald
Arlene Chase
Wesley Christensen
Rick Clark & Perry Reed
Donna De Souza
Jan Deird & Peter Sautu
Crystal Tuhants** ^
Majorie Fein
Gloria Flores-Garcia** ^
Mary & Stan Friedman
Lyle Giese
Larry Goldman & Paul Hammond
Amy & George Gorman
Marian & Roger Gray
Janet M. Howley** & Michael Bridges ^
Ellen Jacobs
- Carol Jenkins
John** & Amy Jenkins
Fidela M. Jones*
John Kelly**
Dr. Gretchen Kuntz
Dr. Arden Kwan & Dr. Mei Chow-Kwan
Georgia M. Lagy**
David Rosenberg & Eva Yarnon ^
Paul & Sandra Little
Kirsti Peters
Emily & Bill Martinson ^
Dr. Meredith Muller & Amy Peters
Katherine S** & Greg O'Donnell ^
Karen and Arnold Perline ^
Abraham Prado*
Carolyn Quist & Will Glaser
Stephanie Reif ^
Allina Salpankoff
Roger & Mae Lani Sanket
Linda Schacht & John Gage ^
Merrill & Patricia Shanks
Bernice Shipp
Scott Spore** & Kristine M. Carl
Mary E. Stevens
Patricia** & Peter Susman
Tilda Smith
Justin Waldrop
- \$250-\$499**
- Anonymous (4)
Richard Avelles
Andrew Alcantara*
Jeffery D. Angell & Dr. Joan King-Angell
Dr. Arthur & Debra Bejal
Mayo Thomas Bates & Senator Loni Hancock
Susan Battersby*
Lurinda** & Ron Beale
Ruth Bernhart
Mark Brown
Richard & Alice Brown
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- Supervisor Keith Carson
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Alta Bates Medical Group, A Division of
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Alta Bates Summit Medical Center
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Thank you to all who gave in honor of:
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Dr. Chris Kleier
Herbert Huidman
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Memorial Gifts
Thank you to all who gave in memory of:
Arnell Carter
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Kelli Hamel
John Kazan
David Martin
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Virginia Thomas
Matthew Vener
Ida Young

Lifelong Medical Care Staff*
Lifelong Medical Care Board
Member**
Lifelong West Berkeley Capital
Campaign Donor ^

We have recognized contributions made between July 1, 2013 and June 30, 2014.

We hope we have acknowledged your generosity accurately. Please contact us at development@lifelongmedical.org to notify us of any unintended errors or omissions.

*I support the Victor Graham Memorial Fund at Lifelong Medical Care because it's a way to reach some of the most vulnerable seniors at risk of institutionalization. Even a small contribution can make a difference in a person's life and most importantly, keep them in their homes. It's also gratifying to know my donations provide Lifelong staff with the tools to support people in need of these critical services." - Dorothy C.

To check out the Victor Graham Memorial Fund or other funds designated to Lifelong Medical Care's programs and services, please visit our website: lifelongmedical.org.

4

Date 9-3-2015

Planning Commission
City of Pinole
2131 Pear Street
Pinole, CA 94564

RECEIVED

SEP 08 2015

CITY OF PINOLE
DEVELOPMENT SERVICES DEPT. /
PUBLIC WORKS

To Whom It May Concern:

I am a property owner (or resident) at 424 Felice Circle Pinole CA
(insert your property address here).

I am writing in support of LifeLong Medical Care's plan to open a health center at 806 San Pablo.
The new service will help make Pinole a healthy place to live by providing access to high quality
medical and dental services, particularly for low-income residents.

Sincerely,

Sheree Alley

Name

Date 8/31/15

Planning Commission
City of Pinole
2131 Pear Street
Pinole, CA 94564

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SEP 03 2015

CITY OF PINOLE
DEVELOPMENT SERVICES DEPT. /
PUBLIC WORKS

To Whom It May Concern:

I am a property owner (or resident) at 824 Nob Hill Ave Pinole
(insert your property address here).

I am writing in support of LifeLong Medical Care's plan to open a health center at 806 San Pablo.
The new service will help make Pinole a healthy place to live by providing access to high quality
medical and dental services, particularly for low-income residents.

Sincerely, *David B. Zuerner*

David B. Zuerner

Name

NO 1 NO 1 NO 1

Date

Planning Commission
City of Pinole
2131 Pear Street
Pinole, CA 94564

To Whom It May Concern:

I am a property owner (or resident) at
(insert your property address here)

648 Carlotta Circle

~~I am writing in support of Eric Long Medical Care's plan to open a health center at 600 San Pablo~~
The new service will help make Pinole a healthy place to live by providing access to high quality medical and dental services, particularly for low-income residents.

~~Put this down by Karsin!~~

RECEIVED

AUG 31 2015

Name

Dee Johnson

648 Carlotta Circle
Pinole, CA 94564

CITY OF PINOLE
DEVELOPMENT SERVICES DEPT. /
PUBLIC WORKS

Date

Planning Commission
City of Pinole
2131 Pear Street
Pinole, CA 94564

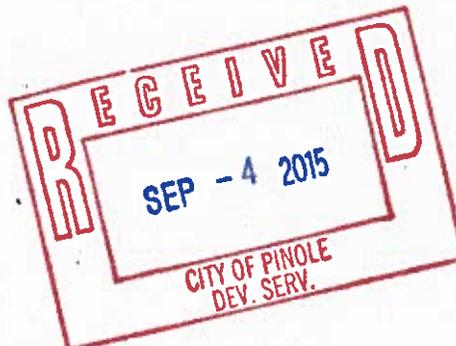
To Whom It May Concern:

I am a property owner (or resident) at 952 Patrick Dr.
(insert your property address here).

I am writing in support of LifeLong Medical Care's plan to open a health center at 806 San Pablo.
The new service will help make Pinole a healthy place to live by providing access to high quality
medical and dental services, particularly for low-income residents.

Sincerely,

Edgar G. Penagos m. Olga Penagos
Name



Date

Planning Commission
City of Pinole
2131 Pear Street
Pinole, CA 94564

To Whom It May Concern:

I am a property owner (or resident) at 711 SAN PABLO AVENUE
(insert your property address here).

I am writing in support of LifeLong Medical Care's plan to open a health center at 806 San Pablo.
The new service will help make Pinole a healthy place to live by providing access to high quality
medical and dental services, particularly for low-income residents.

Sincerely,

Francisco Portillo

Name



Date

Planning Commission
City of Pinole
2131 Pear Street
Pinole, CA 94564

To Whom It May Concern:

I am a property owner (or resident) at 962 Patrick DR
(insert your property address here).

I am writing in support of LifeLong Medical Care's plan to open a health center at 806 San Pablo.
The new service will help make Pinole a healthy place to live by providing access to high quality
medical and dental services, particularly for low-income residents.

Sincerely,

Arvin + Alice Krueger
Name



Date 9-2-15

Planning Commission
City of Pinole
2131 Pear Street
Pinole, CA 94564

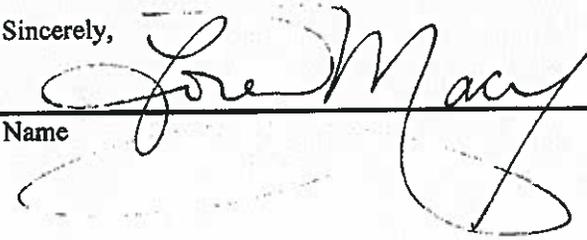
To Whom It May Concern:

I am a property owner (or resident) at 474 Dohrmann Lane, Pinole, 94564
(insert your property address here)

I am writing in support of LifeLong Medical Care's plan to open a health center at 806 San Pablo.
The new service will help make Pinole a healthy place to live by providing access to high quality
medical and dental services, particularly for low-income residents.

Sincerely,

Name



COREN MACV



Nance Rosencranz

From: andrew880@gmail.com
Sent: Wednesday, September 02, 2015 8:07 PM
To: Nance Rosencranz
Subject: Lifelong in Pinole community

To whom it may concern.

I recently received a letter regarding the proposal to have a health center open near my neighborhood.

I am concerned about the type of patients that this may draw to our neighborhood and also the increase in traffic.

I believe they this will have a negative effect to property value.

I am opposed to it unless you can further inform me of the project.

Regards,

Dr. Andrew Rivamonte, DDS

Sent from my iPhone



RECEIVED
SEP - 11 2015

Date 09/01/2015

Planning Commission
City of Pinole
2161 Pear Street
Pinole, CA 94564

To Whom It May Concern

I am a property owner (or resident) at 6440 Carleton Cir, Pinole

I am writing to support of the Long Medical Care program upon approval at 6440 Carleton Cir, Pinole. The new services will be to make Pinole a healthy place to live by providing access to high quality medical and dental services, particularly for low-income residents.

Sincerely,
C. Davis
Marian Davis

ENCL

August 26, 2015

Winston Rhodes
Planning Manager
City of Pinole
2131 Pear Street
Pinole 94564



Dear Mr. Rhodes,

We enthusiastically support LifeLong Medical Care's plan to open a new primary care health center at 806 San Pablo in Pinole. LifeLong's mission of providing comprehensive and patient-centered health services to vulnerable residents is increasingly important, especially in light of the recent closure of Doctors Medical Center.

The new health center will greatly improve access to health care for all residents in our community, particularly those on low, fixed incomes and/or without health insurance. We value the high quality health services that LifeLong provides to individuals of all ages, and we look forward to continuing our collaborative working relationship with LifeLong to improve access to primary care and preventative services in West County.

Respectfully submitted,



Yvette Radford
Vice President, External & Community Affairs
Kaiser Foundation Health Plan, Inc.



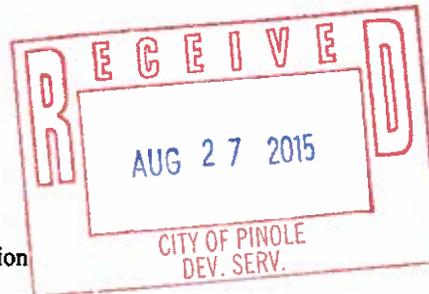
John Muir
Community Health Improvement
Community Benefit Programs

1656 N. California Boulevard
Walnut Creek, CA 94596
T. 925-941-7900
F. 925-941-7918

A not-for-profit organization

September 30, 2014

Jim Macrae, Associate Administrator
Bureau of Primary Health Care
Health Resources and Services Administration
5600 Fishers Lane
Rockville, MD 20857



Re: Support for LifeLong Medical Care's application for HRSA Affordable Care Act New Access Point Grants (HRSA-15-016)

Dear Mr. Macrae:

I enthusiastically support LifeLong Medical Care's New Access Point application to establish a primary care home for underserved residents in West Contra Costa County. The LifeLong West County Health Center in Pinole and its satellite site in Rodeo will target public housing residents and their neighbors in communities facing significant health disparities and barriers to primary care services. We value the high quality health services that LifeLong provides to individuals of all ages, and we pledge to work collaboratively with LifeLong to improve access to comprehensive primary care services these communities need.

For the past ten years we have partnered with LifeLong Medical Care to provide much needed mobile dental care for uninsured and underserved children in West Contra Costa County through the Dental Collaborative of Contra Costa. During this time we have provided dental services for over 1600 individual children. With the establishment of new LifeLong primary care centers we would be able to increase outreach for screening and access to treatment for children who need dental services as part of their primary care home.

LifeLong's mission of providing comprehensive and patient-centered health services to vulnerable populations is increasingly important to maintaining and improving the health status of our community. Federal funding provided by the Bureau of Primary Health Care plays a critical role in covering costs associated with the provision of this care. Funding through your office will ensure the availability and accessibility of high quality, culturally competent medical services for underserved residents, and consequently has my full endorsement.

I wholeheartedly support LifeLong's proposal and hope that you will give it your highest consideration. Please feel free to contact me at 925-941-7940 should you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Chris Grazzini".

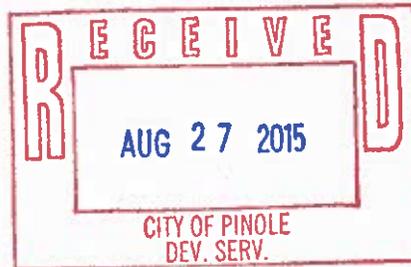
Chris Grazzini, RN MS
Program Manager



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

September 23, 2014

Jim Macrae, Associate Administrator
Bureau of Primary Health Care
Health Resources and Services Administration
5600 Fishers Lane
Rockville, MD 20857



Re: Support for LifeLong Medical Care's application for HRSA Affordable Care Act New Access Point Grants (HRSA-15-016)

Dear Mr. Macrae:

I enthusiastically support LifeLong Medical Care's New Access Point application to establish a primary care home for underserved residents in West Contra Costa County. The LifeLong West County Health Center in Pinole and its satellite site in Rodeo will target public housing residents and their neighbors in communities facing significant health disparities and barriers to primary care services. We value the high quality health services that LifeLong provides to individuals of all ages, and we pledge to work collaboratively to improve access to comprehensive primary care services.

The YMCA operates many family-focused programs, including child care programs and a High School Health Center near the proposed Pinole location and child development center serving 55 children ages 18 month to 5 year and a community center in the public housing development just down the street from LifeLong's proposed Rodeo location. We look forward to coordinating outreach and health education events with LifeLong and making referrals to LifeLong for families in need of health care services.

LifeLong's mission of providing comprehensive and patient-centered health services to vulnerable populations is increasingly important to improving the health status of our community. Federal funding provided by the Bureau of Primary Health Care plays a critical role in covering costs associated with the provision of this care. Funding through your office will ensure the availability and accessibility of high quality, culturally competent medical services for underserved residents, and consequently has my full endorsement.

I wholeheartedly support LifeLong's proposal and hope that you will give it your highest consideration. Please feel free to contact me at 510.837.6969 should you have any questions. Thank you.

Sincerely,



Don Lau
Executive Vice President

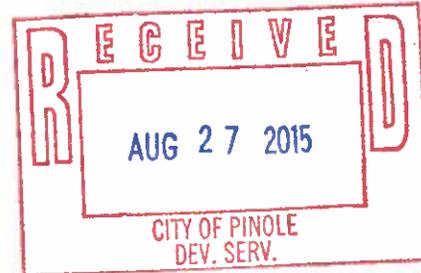
WEST CONTRA COSTA YMCA
263 South 20th Street, Richmond CA 94804
P 510 412 5647 F 510 412 5650 www.westcontracostaymca.org



Office of the Mayor

August 18, 2015

Peter Murray, Mayor
City of Pinole
2131 Pear Street
Pinole, CA 94564



Dear Mayor Murray,

I am writing in strong support of LifeLong Medical Care's application for a Conditional Use Permit to open a new health center in Pinole at 806 San Pablo Avenue. We value LifeLong as a mission-driven and committed partner with the City of Berkeley to ensure that all residents have the opportunity to live healthy lives. Some highlights of our 30 year relationship:

LifeLong has successfully leveraged City CDBG funding to provide high quality medical, dental, behavioral health, and prevention services to almost 10% of City residents (11,000 individuals), including children, adults and frail seniors. The vast majority of residents served are living on incomes less than 200% of the Federal Poverty Level and have few other options for care. LifeLong's sliding fee scale ensures that no patient is denied services due to inability to pay.

LifeLong is a key partner with the City in reducing homelessness, conducting street outreach and case management move residents into stable, permanent housing. Last year LifeLong initiated a new service in collaboration with Alta Bates Summit, providing homeless individuals discharged from the hospital with a safe place to recover and services to reduce inpatient readmissions.

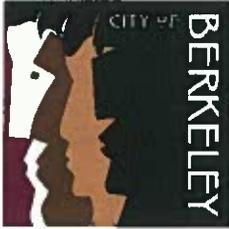
In 2011, we negotiated a partnership with LifeLong and the local school district to transfer a beautiful but poorly maintained historic building from the school district to LifeLong. LifeLong subsequently invested \$13M to restore and expand LifeLong West Berkeley, which now provides medical services to more than 125 patients every day.

LifeLong has provided mental health and after school services at Berkeley's Rosa Parks Elementary School for over 10 years, providing a critical early response system to make sure that mental health needs are identified and addressed early, so that children can continue to learn and grow.

2015 marks the opening of LifeLong Ashby, built within the Ed Roberts Campus, a City-supported building dedicated to universal access and disability rights. This project was funded via \$5M of federal funding secured by LifeLong. This 12,000 SF site has the capacity to serve 9,000 unduplicated residents annually.

I highly recommend LifeLong to you and can be sure that the proposed new site will provide much needed services to Pinole residents.

Tom Bates
Mayor



Police Department

August 25, 2015

Winston Rhodes
Planning Manager
City of Pinole
2131 Pear Street
Pinole, CA 94564

RECEIVED

AUG 31 2015

CITY OF PINOLE
DEVELOPMENT SERVICES DEPT. /
PUBLIC WORKS

Dear Mr. Rhodes:

On behalf of the City of Berkeley Police Department, I enthusiastically support LifeLong Medical Care's plan to open a new primary care health center at 806 San Pablo in Pinole. The new health center will greatly improve access to health care for low-income seniors and other residents in your community, particularly those on low, fixed incomes.

We know that when communities are healthy, there is less crime and violence. LifeLong's work to build healthy communities has been an important component in the City of Berkeley's ongoing work to ensure all residents have the opportunity to live healthy, fulfilling lives.

Sincerely,

A handwritten signature in blue ink that reads "Michael K. Meehan".

Michael K. Meehan
Chief of Police



September 15, 2014

Jim Macrae, Associate Administrator
Bureau of Primary Health Care
Health Resources and Services Administration
5600 Fishers Lane
Rockville, MD 20857

Re: Support for LifeLong Medical Care's application for HRSA Affordable Care Act New Access Point Grants (HRSA-15-016)

Dear Mr. Macrae:

I enthusiastically support LifeLong Medical Care's New Access Point application to establish a primary care home for underserved residents in West Contra Costa County. The LifeLong West County Health Center in Pinole and its satellite site in Rodeo will target public housing residents and their neighbors in communities facing significant health disparities and barriers to primary care services. We value the high quality health services that LifeLong provides to individuals of all ages, and we pledge to work collaboratively with LifeLong to improve access to comprehensive primary care services these communities in need.

Dedicated to promoting and improving the health and quality of life for all Contra Costa and Solano County residents, the Community Clinic Consortium provides representation and support to 4 non-profit community health centers including LifeLong Medical Care and their patients. The Consortium works at the county, state and federal government levels to advocate for funding and policy changes that help health centers meet the diverse health care and social service needs of almost 200,000 patients annually. The Consortium supports the involvement of communities in developing a responsive health care system and articulating and advancing the role of community health centers. The Consortium is committed to representing and advancing LifeLong Medical Care's establishment of a primary care home for underserved residents in West Contra Costa County.

LifeLong's mission of providing comprehensive and patient-centered health services to vulnerable populations is increasingly important to maintaining and improving the health status of our community. Federal funding provided by the Bureau of Primary Health Care plays a critical role in covering costs associated with the provision of this care. Funding through your office will ensure the availability and accessibility of high quality, culturally competent medical services for underserved residents, and consequently has my full endorsement.

I wholeheartedly support LifeLong's proposal and hope that you will give it your highest consideration. Please feel free to contact me at 510-233-6230 should you have any questions.

Sincerely,

Alvaro Fuentes
Executive Director

OFFICE OF THE DIRECTOR
WILLIAM B. WALKER, M.D.
DIRECTOR & HEALTH OFFICER

50 Douglas Drive, Suite 310-A
Martinez, California
94553-4003
Ph (925) 957-5403
Fax (925) 957-5409



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COUNTY ADMINISTRATOR
DAVID TWA

September 25, 2014

Mr. Jim Macrae, Associate Administrator
Bureau of Primary Health Care
Health Resources and Services Administration
5600 Fishers Lane
Rockville, MD 20857



Re: **Support for LifeLong Medical Care's application for HRSA Affordable Care Act New Access Point Grants (HRSA-15-016)**

Dear Mr. Macrae:

I enthusiastically support LifeLong Medical Care's New Access Point application to establish a primary care home for underserved residents in West Contra Costa County. The LifeLong West County Health Center in Pinole and its satellite site in Rodeo will target public housing residents and their neighbors in communities facing significant health disparities and barriers to primary care services. The services that LifeLong provides to individuals of all ages, and particularly for seniors and people with disabilities are extremely important in our County and we intend to work with them to improve access to comprehensive primary care services for these residents.

Contra Costa Health Services (CCHS) is a comprehensive integrated system of health care services, community health improvement and environmental protection. We are the largest FQHC provider in the County providing primary care in our ten health centers, our school based health centers and providing health homes for Contra Costa Health Plan, our county owned and operated health plan. We operate the only disproportionate share hospital in the County, Contra Costa Regional Medical Center, provide mental health and substance abuse programs, public and environmental health, and hazardous materials programs.

Since its expansion to Contra Costa County, Lifelong has worked closely with CCHS to help meet the health needs of uninsured and underinsured residents in West Contra Costa County. Although our service areas overlap, we consider Lifelong a valuable partner. Lifelong is a core provider for our health plan, Contra Costa Health Plan. CCHS also works with Lifelong to ensure that their clients have access to ancillary and labor and delivery services. As health care resources have become scarcer and the needs have become greater, our partnerships with



Mr. Jim Macrae
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community health providers such as Lifelong are an integral part of our health care access strategy.

LifeLong's mission of providing comprehensive and patient-centered health services to vulnerable populations is increasingly important to maintaining and improving the health status of our community. Federal funding provided by the Bureau of Primary Health Care plays a critical role in covering costs associated with the provision of this care. Funding through your office will ensure the availability and accessibility of high quality, culturally competent medical services for underserved residents, and consequently has my full endorsement.

I wholeheartedly support LifeLong's proposal and hope that you will give it your highest consideration. Please feel free to contact me at 925-957-5410 should you have any questions. Thank you.

Sincerely,



William B. Walker, M.D.
Director and Health Officer
Contra Costa Health Services

PATRICIA TANQUARY, MPH, PhD
Chief Executive Officer
JAMES TYSELL, MD
Medical Director

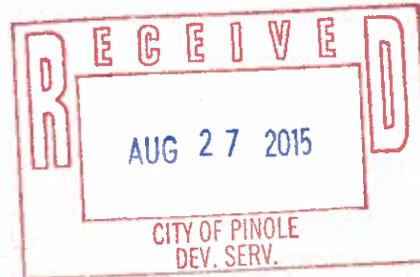


ADMINISTRATION
595 Center Avenue, Suite 100
Martinez, California 94553
Main Number: 925-313-6000
Member Call Center: 877-881-8230
Provider Call Center: 877-800-7423

Se Habla Español

September 30, 2014

Jim Macrae, Associate Administrator
Bureau of Primary Health Care
Health Resources and Services Administration
5600 Fishers Lane
Rockville, MD 20857



Re: Support for LifeLong Medical Care's application for HRSA Affordable Care Act New Access Point Grants (HRSA-15-016)

Dear Mr. Macrae:

I support LifeLong Medical Care's New Access Point application to establish a primary care home for underserved residents in West Contra Costa County. The LifeLong West County Health Center in Pinole and its satellite site in Rodeo will target public housing residents and their neighbors in communities facing significant health disparities and barriers to primary care services. We value the high quality health services that LifeLong provides to individuals of all ages, and we pledge to work collaboratively with LifeLong to improve access to comprehensive primary care services these communities in need.

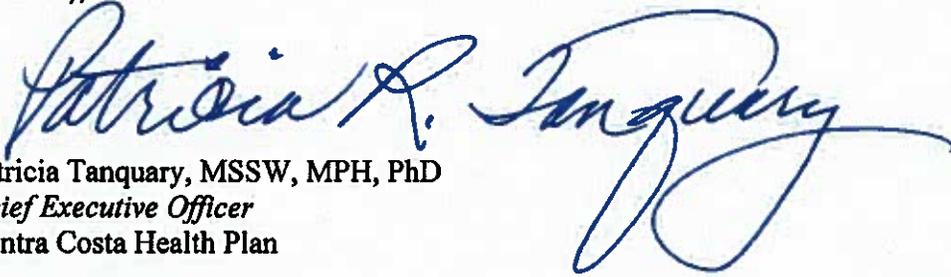
Contra Costa Health Plan, as a 41 year old county-wide health plan, currently has 155,000 members and contracts with Lifelong as a major provider for many of our members who live in West County. Additional provider primary care sites in this area will allow us to expand our contract with Lifelong and provide additional clinics for the primarily low income population we serve.

LifeLong's mission of providing comprehensive and patient-centered health services to vulnerable populations is increasingly important to maintaining and improving the health status of our community. Federal funding provided by the Bureau of Primary Health Care plays a critical role in covering costs associated with the provision of this care. Funding through your office will ensure the availability and accessibility of high quality, culturally competent medical services for underserved residents, and consequently has my full endorsement.



I wholeheartedly support LifeLong's proposal and hope that you will give it your highest consideration. Please feel free to contact me at 925-313-6005 should you have any questions. Thank you.

Sincerely,



Patricia Tanquary, MSSW, MPH, PhD
Chief Executive Officer
Contra Costa Health Plan





TOBY DOUGLAS
DIRECTOR

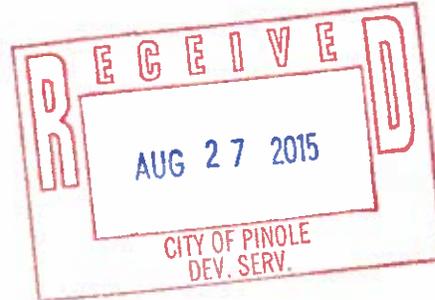
State of California—Health and Human Services Agency
Department of Health Care Services



EDMUND G. BROWN JR.
GOVERNOR

September 26, 2014

Mr. Marty Lynch
Chief Executive Officer
Lifelong Medical Care
2344 Sixth Street
Berkeley, CA 94710



Dear Mr. Lynch:

**LETTER OF SUPPORT FOR APPLICATION FOR HEALTH SERVICES AND
RESOURCES ADMINISTRATION (HRSA) AFFORDABLE CARE ACT NEW ACCESS
POINT GRANTS (HRSA-15-016)**

The Department of Health Care Services (DHCS) is pleased to support the application from the Lifelong Medical Care (LMC) for funding under the HRSA Affordable Care Act New Access Point Grants (HRSA-15-016).

LMC's proposal for a new access point site will increase access to appropriate comprehensive primary health care to an underserved population.

DHCS' mission is to provide Californians with access to affordable, high-quality health care, including medical, dental, mental health, substance use treatment, and long term care. DHCS supports expanding access to health care in a manner that is effective, efficient, and equitable, and that serves to improve the health for Medi-Cal members. If selected for this funding opportunity, LMC indicates that they will be able to strengthen their service area's accessibility to primary medical care by building upon their existing array of health services and treatment for those seeking care. Expanding access to primary health care services to the Medi-Cal population is integral to DHCS' mission.

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DHCS offers full support for LMC's planned objectives under this grant. For any additional information or questions, please contact Sandra (Sam) Willburn at (916) 449-5770 or by email at sandra.willburn@dhcs.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Toby Douglas', with a long horizontal flourish extending to the right.

Toby Douglas
Director

WILLIAM B. WALKER, M.D.
Health Services Director
CYNTHIA BELON, L.C.S.W.
Behavioral Health Services Director

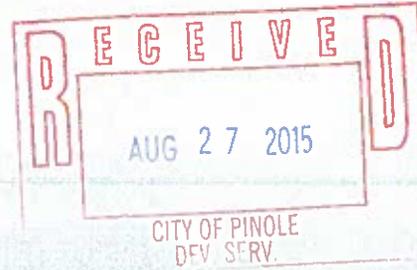


**CONTRA COSTA
BEHAVIORAL HEALTH
SERVICES
ADMINISTRATION**

1340 Arnold Drive, Suite 200
Martinez, CA 94553-4639
Ph 925/957-5201
Fax 925/957-5156

September 23, 2014

Jim Macrae, Associate Administrator
Bureau of Primary Health Care
Health Resources and Services Administration
5600 Fishers Lane
Rockville, MD 20857



Re: Support for LifeLong Medical Care's application for HRSA Affordable Care Act New Access Point Grants (HRSA-15-016)

Dear Mr. Macrae:

I enthusiastically support LifeLong Medical Care's New Access Point application to establish a primary care home for underserved residents in West Contra Costa County. The LifeLong West County Health Center in Pinole and its satellite site in Rodeo will target public housing residents and their neighbors in communities facing significant health disparities and barriers to primary care services. We value the high quality health services that LifeLong provides to individuals of all ages, and we pledge to work collaboratively with LifeLong to improve access to comprehensive primary care services these communities need.

Contra Costa Behavioral Health strives to provide welcoming, integrated services for mental health, substance abuse, homelessness and other needs that promote wellness, recovery, and resiliency. Utilizing funding through the Mental Health Services Act, Contra Costa Behavioral Health has partnered with Lifelong Medical Care to provide Prevention & Early Intervention services to isolated seniors living in public housing developments. Lifelong has been a reliable partner in delivering quality services and timely reporting.

LifeLong's mission of providing comprehensive and patient-centered health services to vulnerable populations is increasingly important to maintaining and improving the health status of our community. Federal funding provided by the Bureau of Primary Health Care plays a critical role in covering costs associated with the provision of this care. Funding through your office will ensure the availability and accessibility of high quality, culturally competent medical services for underserved residents, and consequently has my full endorsement.

I wholeheartedly support LifeLong's proposal and hope that you will give it your highest consideration. Please feel free to contact me at 925-957-5202 should you have any questions. Thank you.

Sincerely,


Cynthia Belon, LCSW
Director of Behavioral Health Services

