

REZONE NARRATIVE STATEMENT

The property described in the attached legal description consists of agriculture land that YRMC is in escrow to purchase and develop into healthcare related uses. The property is located west of Main Street between Piceno Drive and Los Oros Street. The proposed project development will be in phases consisting of the anticipated following improvements. These uses are preliminary and subject to modifications as development proceeds.

PHASE 1 - FREE-STANDING EMERGENCY DEPARTMENT

Phase 1 development includes the construction of a new 2-story, 60,000 approximate square foot Medical Office Building. It is expected a Free-Standing Emergency Department will be part of the initial development. Other proposed services include a Pharmacy, Lab, Radiology Services and a variety of Medical Clinics.

FUTURE PHASE - HOSPITAL BUILD-OUT

The facility design can potentially serve as the chassis for future overnight stay and eventually a small hospital.

ADDITIONAL SITE DEVELOPMENT - MEDICAL OFFICE BUILDINGS (MOBs)

Future site development includes the construction of a new Outpatient Medical Office Buildings to support the growing campus. The remaining site can support multiple buildings and associated surface parking.