

Exhibit B

OPERATIONAL STATEMENT

TM 6106 (COPPER/CHESTNUT)

Fresno, CA 93619

APN: 579-074-28s & 29s

December 7, 2017

Project Description:

Owner: Copper & Chestnut Development, Inc.

The applicant is proposing to develop a 65 unit, single family housing planned unit development at the northeast corner of Copper Avenue and Chestnut Avenue in northeast Fresno, at Copper River Ranch. The subject site is 17.63 acres in size and the proposed density is 3.68 units/acre. The development will include a private gated entrance, sidewalk on one side of the streets and a pedestrian access off of Chestnut.

The surrounding neighborhood includes single family homes and vacant property to the south, vacant property to the east and west, and it abuts the Copper River Golf Course on the north side.

The project is a part of the Master Planned Community Copper River Ranch, identified in the original CUP as Village K. The unit count will be within that allowed as part of the Master CUP for this planned community, and will not surpass the allowable number of units.

APPL. NO. C-14-003 EXHIBIT B DATE 1-8-18
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT