

Exhibit B



APPL. NO. P24-02488	EXHIBIT O	DATE 09/09/24
PLANNING REVIEW BY _____		DATE _____
TRAFFIC ENG. _____		DATE _____
APPROVED BY _____		DATE _____
CITY OF FRESNO DARM DEPT		

Planning & Development Department
Development Services Division
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721-3604

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

Copper Portofino Apartments is being submitted by Brenda Cosio of Granville Homes on behalf of Granville Homes and pertains to 7.5 acres of property located at 11045 N Portofino Ave. APN: 579-390-06S and is zoned RS-5/UGM/cz with a planned land use of Multi Unit Residential

The applicant is requesting authorization to: Develop and construct a
multifamily residential complex.

The proposed development will consist of

15 six-plex multifamily residential buildings, for a total of 90 units, and a community clubhouse

The existing site currently consists of vacant land with _____ existing parking spaces

The proposed hours of operation are from _____ to _____ on _____

Other facts pertinent to this project are as follows:

The project, as proposed, is compliant with the land use and zoning and is requesting no deviation from the standards of the RS-5/UGM/cz Residential Medium Density.

The project, as proposed, is conditionally permitted with the land use and zoning and has already completed the Planned Development Application portion. The proposed density for this project is 12 units per acre. This project was evaluated under CEQA through the Copper River Ranch Subsequent EIR (SCH#2000021003). in which it was evaluated at the same density (90 units). The proposed project will fit well into the existing neighborhood, as it is walking distance to the commercial complexes located on Copper and Maple and will ultimately help implement the General Plan Policy UF-1-f. Along the same lines, the addition of a multifamily project to the Copper River Ranch project would create diversity in housing as there are currently no active multifamily projects within Copper River.

1. Project Narrative: *(communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.)*