

Exhibit F



APPL. NO. P23-01190	EXHIBIT O	DATE 08/15/2023
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 Maple Apartments being submitted by Drew Phelps of Granville Homes on behalf of _____ and pertains to 8.31 acres of property located at 1911 E. Copper River Ranch Dr.
 APN: _____ and is zoned RM-2/UGM/cz with a planned land use of Residential Urban Neighborhood

The applicant is requesting authorization to: Develop and construct a

 multifamily residential complex.

The proposed development will consist of _____

 19 six-plex multifamily residential buildings, for a total of 114 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 RM-2 zone district. The proposed density of the project is 16 units per acre. This project has been evaluated under CEQA through the Copper River Ranch Subsequent EIR (SCH#2000021003), in which it was evaluated at a slightly higher density (118 units).
 The proposed project will fit well into the existing neighborhood, as it is connected on the southern property line to a future commercial center with proposed shops and restaurants. In this sense, it will also help implement, among others, General Plan Policy UF-1-f. Along the same lines, the addition of a multifamily project to the overall Copper River Ranch project, which is largely a single-family neighborhood, will help create a complete neighborhood.

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.*)