

June 4, 1999

Kerry McCants  
Development Services Manager  
County of Fresno  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, California 93721

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FRESNO COUNTY  
PUBLIC WORKS & DEVELOPMENT  
SERVICES DEPARTMENT



GARY McDONALD  
REAL ESTATE &  
DEVELOPMENT COMPANY

Subject: Fresno County General Update

Dear Mr. McCants:

Thank you for the opportunity to respond with these comments on the Fresno County General Plan and it's associated Environmental Impact Report. It is our understanding that these comments will be made a part of the public record and incorporated into the environmental documentation.

As you are aware, Copper River Ranch LLC, is committed to developing the property surrounding Copper River Country Club with a variety of urban uses.

During the last few months, the members of our "team" have discussed the possibility of developing the site within the City of Fresno with officials of both City and County of Fresno. The consensus opinion of most persons contacted is that the property surrounding the Country Club should be developed within the City of Fresno.

Obviously, to accomplish this, several things have to occur:

- 1) The City of Fresno, City of Clovis, and County of Fresno would have to agree upon a change to Fresno's Sphere of Influence line to include the subject property.
- 2) A variety of entitlements would need to be submitted, processed, and approved for the proposed urban uses with conditions that are feasible to both the municipality and the developer.
- 3) The property would need to be annexed to the City of Fresno after the 'Conditions of Annexation' specified by the Local Agency Formation Commission are satisfied.

The County of Fresno and the Cities of Fresno and Clovis are currently in the process of negotiating on new revenue-sharing and spheres of influence. Due to the complexity of the issues, estimating a completion date is impossible. Therefore, we believe that the County should be aware of the development plans for the property and consider these concepts and related issues in the preparation of the Environmental Impact Report for the Fresno County General Plan Update.

We have provided, on the attached exhibits, a written and graphic description of the proposed Copper River Ranch Project. This information will provide sufficient detail to the General Plan Update and Environmental Impact Report consultants to determine impact levels in a variety of categories. If, however, the County staff or its consultants require additional data, we would be happy to provide it.

Again, thank you for this opportunity to respond with this information. Please feel free to contact us if you have any questions or need additional information.

Sincerely,

Robert Maddux  
Project Manager  
COPPER RIVER RANCH, LLC

## **Copper River Ranch Project Description**

The 600+ acre site is located in eastern Fresno County, north and adjacent to the Sphere of Influence for the City of Fresno. The property is bounded by Copper Avenue on the south, Willow Avenue on the east, Friant Road on the west, and the Silaxo Avenue alignment on the north. The Copper River Country Club is completely surrounded by the subject site.

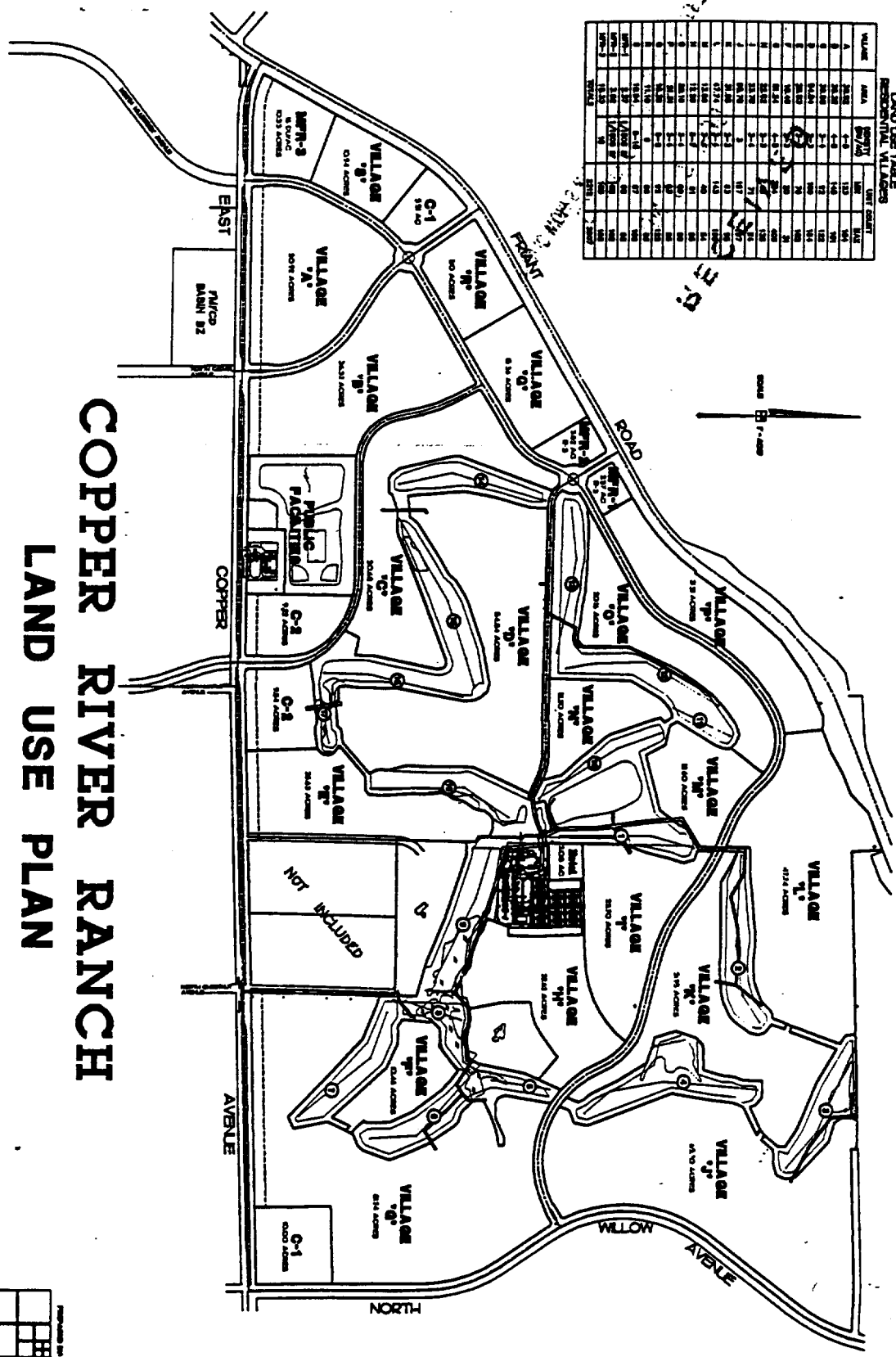
Copper River Ranch L.L.C., the proposed developer of the site, is interested in obtaining the necessary governmental approvals to provide for a community that is focused upon a recreational lifestyle. The developer, envisions a project that would include the following:

- 1) Approximately 2000 single family lots that will be developed with 'custom' or production homes. The range in lot size will be from 5000 sq. ft. to 1 acre.
- 2) Approximately 16.2 acres of land for multi-family development which would provide for the development of 335 units.
- 3) Approximately 38.5 acres of land for planned unit developments (over 5 units/acre) which would provide for the development of 240 units.
- 4) Approximately 34 acres of neighborhood and community commercial property to provide the necessary commercial facilities to serve residents of the project and the adjacent urban areas.
- 5) Approximately 2 acres of land for Hotel/Motel/Resort Condominium project adjacent to the Country Club facilities.
- 6) Complete road systems with collector and local streets to serve the population of the project area.
- 7) Public Facilities such as a sewage collection and treatment system, water wells and storm water collection system.

**LAND USE TABLE**  
RESIDENTIAL VILLAGES

VILLAGE	AREA	POPULATION	LOT COUNT	LOT AREA
1	2.00	100	100	1.00
2	2.00	100	100	1.00
3	2.00	100	100	1.00
4	2.00	100	100	1.00
5	2.00	100	100	1.00
6	2.00	100	100	1.00
7	2.00	100	100	1.00
8	2.00	100	100	1.00
9	2.00	100	100	1.00
10	2.00	100	100	1.00
11	2.00	100	100	1.00
12	2.00	100	100	1.00
13	2.00	100	100	1.00
14	2.00	100	100	1.00
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29	2.00	100	100	1.00
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53	2.00	100	100	1.00
54	2.00	100	100	1.00
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60	2.00	100	100	1.00
61	2.00	100	100	1.00
62	2.00	100	100	1.00
63	2.00	100	100	1.00
64	2.00	100	100	1.00
65	2.00	100	100	1.00
66	2.00	100	100	1.00
67	2.00	100	100	1.00
68	2.00	100	100	1.00
69	2.00	100	100	1.00
70	2.00	100	100	1.00
71	2.00	100	100	1.00
72	2.00	100	100	1.00
73	2.00	100	100	1.00
74	2.00	100	100	1.00
75	2.00	100	100	1.00
76	2.00	100	100	1.00
77	2.00	100	100	1.00
78	2.00	100	100	1.00
79	2.00	100	100	1.00
80	2.00	100	100	1.00
81	2.00	100	100	1.00
82	2.00	100	100	1.00
83	2.00	100	100	1.00
84	2.00	100	100	1.00
85	2.00	100	100	1.00
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92	2.00	100	100	1.00
93	2.00	100	100	1.00
94	2.00	100	100	1.00
95	2.00	100	100	1.00
96	2.00	100	100	1.00
97	2.00	100	100	1.00
98	2.00	100	100	1.00
99	2.00	100	100	1.00
100	2.00	100	100	1.00

# COPPER RIVER RANCH LAND USE PLAN



Prepared by  
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