



# SANGUINETTI RANCH

COPPEROPOLIS, CALIFORNIA

*±943.44 ACRES DESIGNATED FOR MIXED USE & RESIDENTIAL DEVELOPMENT*

*EXCLUSIVELY LISTED BY:*

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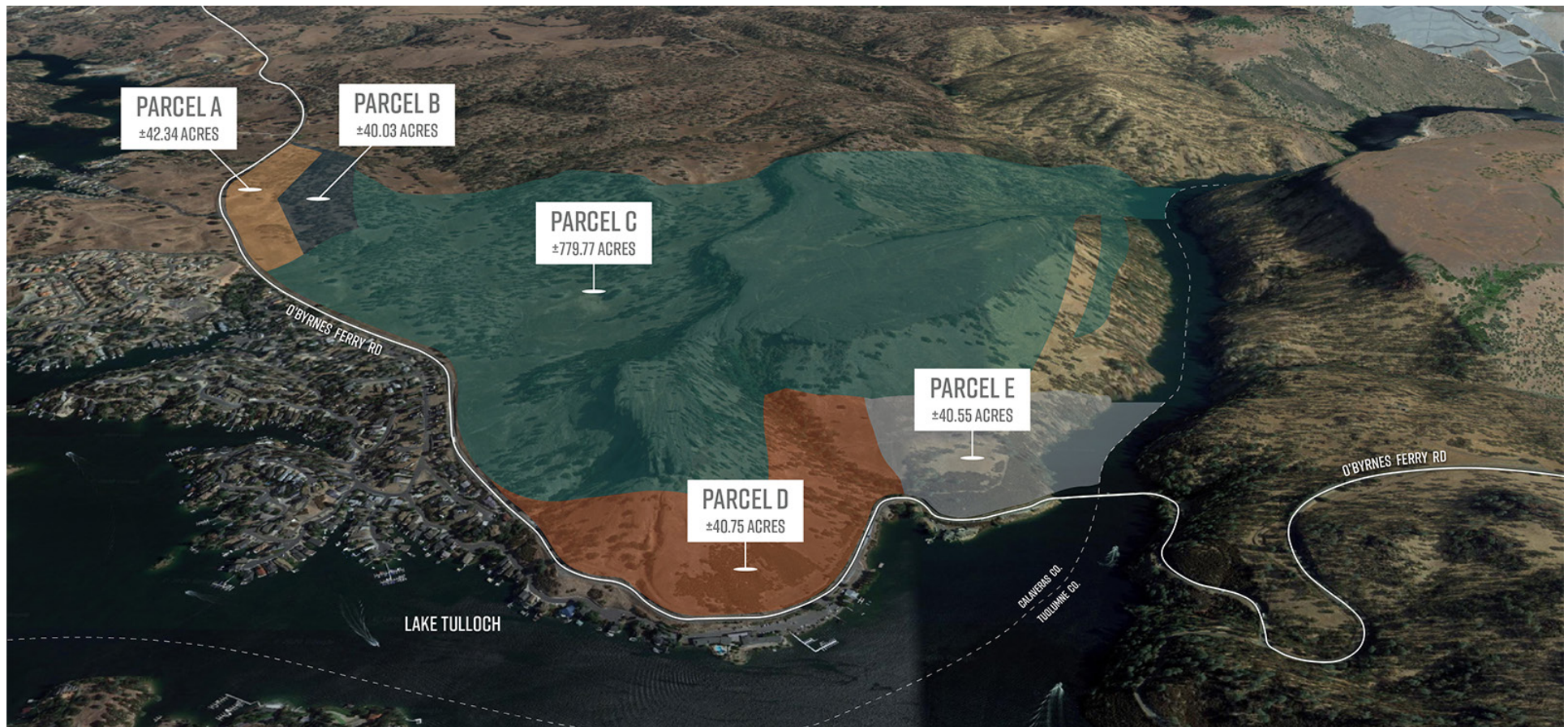




# PRIME MIXED USE/RESIDENTIAL DEVELOPMENT ALONG LAKE TULLOCH

SANGUINETTI RANCH IS A **±943.44 TOTAL ACRE RANCH** LOCATED IN THE HEART OF GOLD COUNTRY IN COPPEROPOLIS, CALIFORNIA. THE SUBJECT PROPERTY IS LOCATED ADJACENT TO LAKE TULLOCH RESERVOIR - 55 MILES OF SCENIC SHORELINE THAT STRADDLES CALAVERAS + TUOLUMNE COUNTIES AND HOME TO PRIVATE SHORLINE RESIDENCES, WATERSPORTS, AND FISHING. TABLE MOUNTAIN IS THE HIGHEST PEAK OF THE PROPERTY AT 1,000 FT IN ELEVATION AND GIVES A PANORAMIC VIEW OF THE SIERRA NEVADA MOUNTAINS.

**CALAVERAS COUNTY PROPOSED GENERAL PLAN 2019** HAS GIVEN THE SUBJECT PROPERTY A DESIGNATION OF **LU-2F** AS A FUTURE SPECIFIC PLAN (FSR). THIS PLAN WILL PAVE THE WAY FOR FUTURE MIXED USE + RESIDENTIAL + RECREATIONAL DEVELOPMENT ALONG O'BYRNES FERRY ROAD, WHILE STILL PRESERVING THE NATURAL HABITAT OF THE AREA.



# PROPERTY INFORMATION

PARCELS AVAILABLE:	A	064-029-049:	±42.34 ACRES
	B	064-029-050:	±40.03 ACRES
	C	064-029-051:	±779.77 ACRES
	D	064-029-052:	±40.75 ACRES
	E	064-029-053:	±40.55 ACRES
	TOTAL:		±943.44 ACRES

CALAVERAS COUNTY  
PROPOSED GENERAL PLAN  
ZONING:

**LU-1.6 - FUTURE SPECIFIC PLAN (UNDER LU-2F)**  
LAND DESIGNATED FUTURE SPECIFIC PLAN (FSP) AND  
INTENDED FOR MIXED USE, RECREATIONAL-BASED  
DEVELOPMENT UP TO:

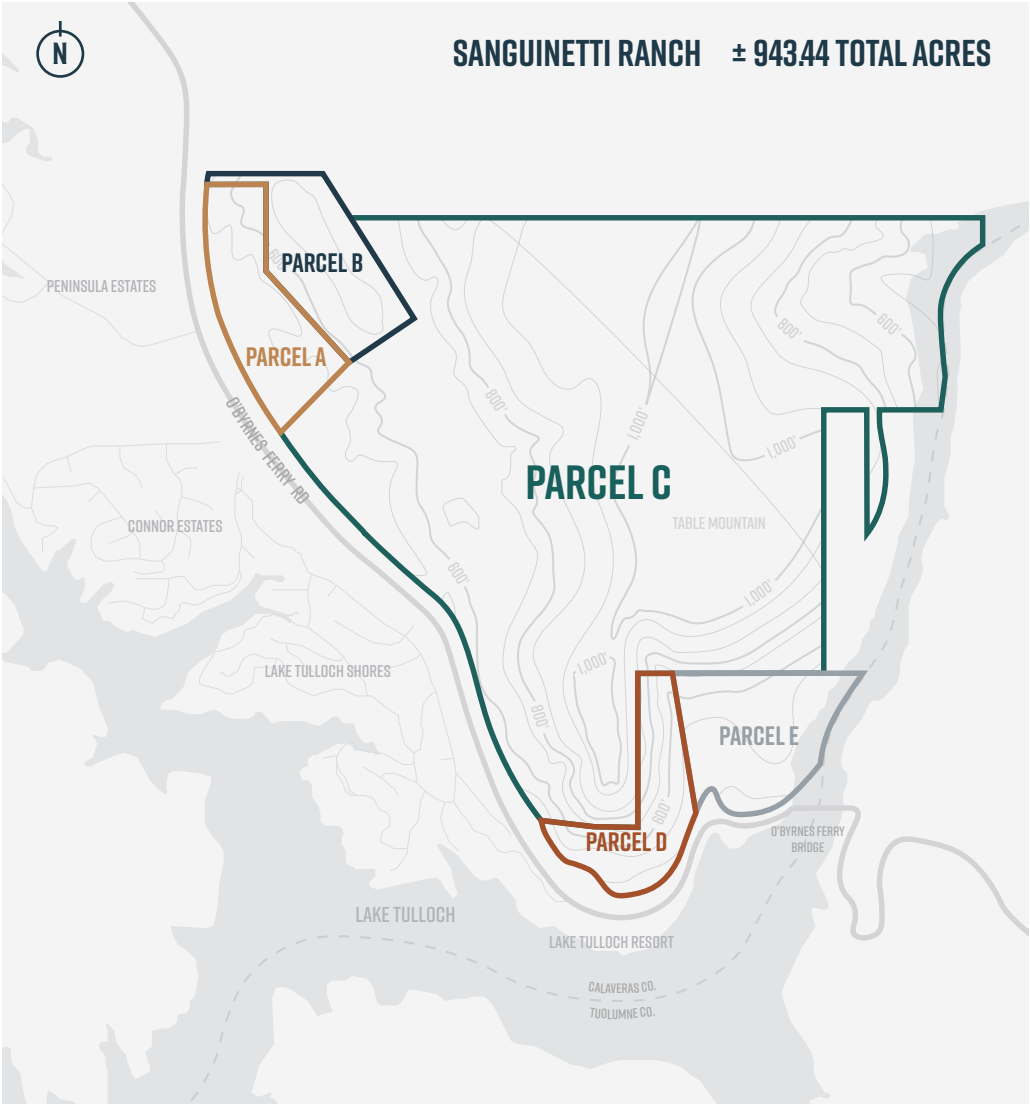
- 900 SINGLE FAMILY RESIDENTIAL UNITS
- 550 FRACTIONAL/VACATION UNITS
- 350 LODGING UNITS
- 100 SPACE RV PARK
- 70,000 SF COMMERCIAL SPACE

**LU-1.7 - FUTURE SPECIFIC PLAN (UNDER LU-2F)**  
LAND DESIGNATED FOR OPEN SPACE AND BUFFERS  
TO PRESERVE AND PROTECT BIOLOGICAL + CULTURAL  
RESOURCES, ENHANCING PUBLIC ACCESS, AND DIVERSE  
RANGE OF HOUSING TYPES

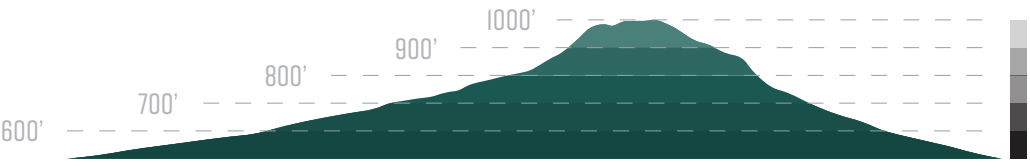
MAIN ACCESS ROAD: O'BYRNES FERRY ROAD

PROXIMITY TO LOCATION:

CA-120/CA-108 JUNCTION: **6.3 MI**  
CA-4 JUNCTION (CENTRAL COPPEROPOLIS): **6.9 MI**  
CA-108/CA-49 JUNCTION: **9.3 MI**  
SONORA, CA: **15.8 MI**  
STOCKTON, CA: **46.6 MI**  
MODESTO, CA: **46.6 MI**  
YOSEMITE NATIONAL PARK: **54.6 MI**  
SACRAMENTO, CA: **90.6 MI**  
SAN FRANCISCO, CA: **127.5 MI**



## ELEVATION RANGE



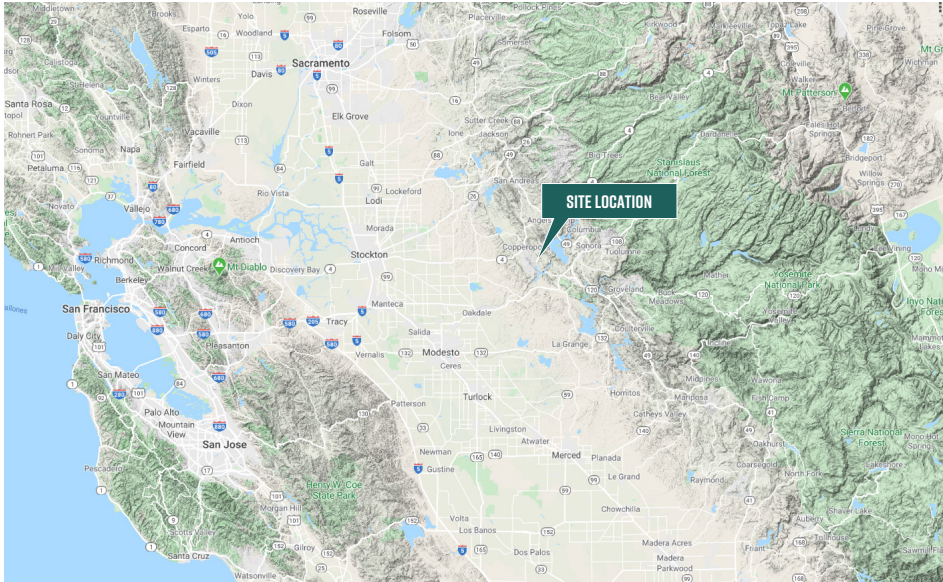
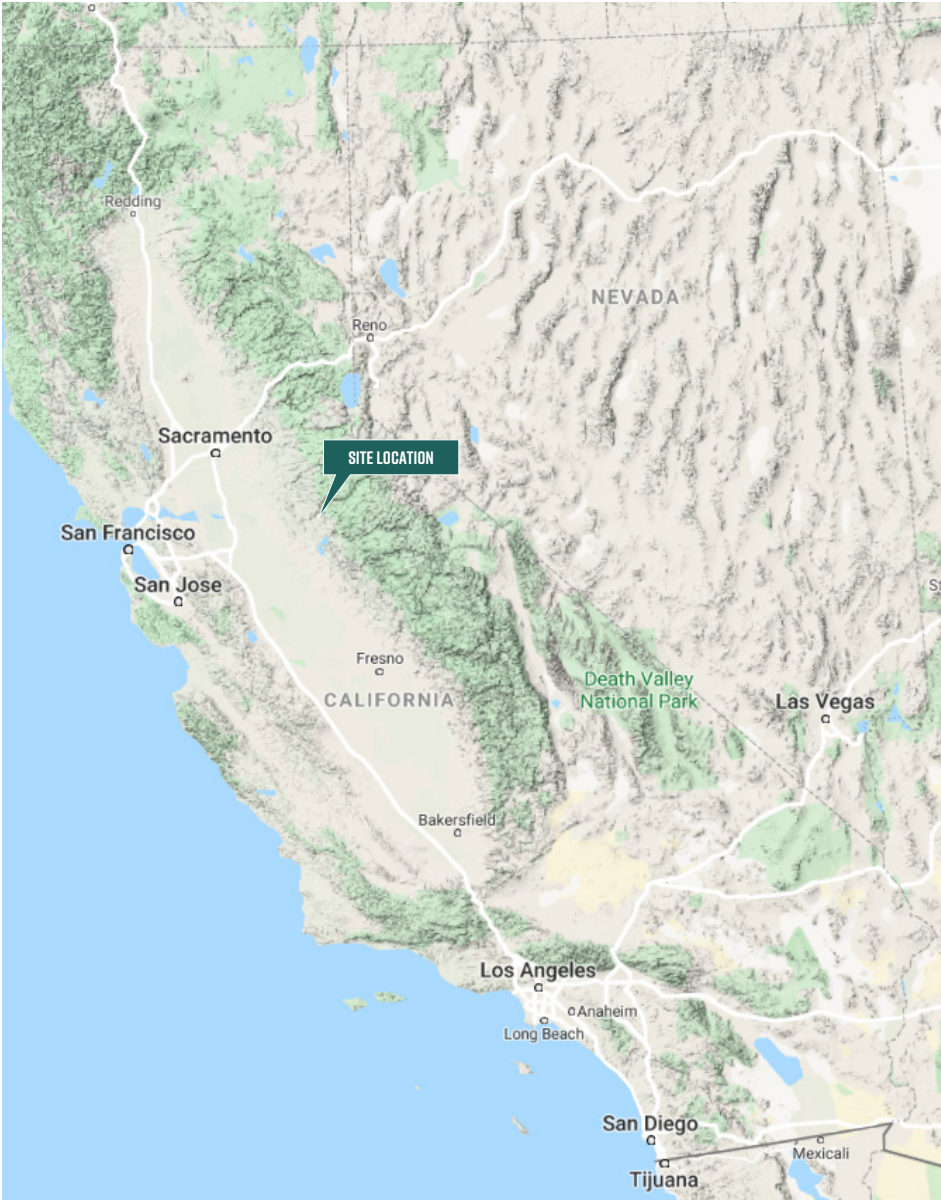


# PROPERTY IMAGES





# SITE LOCATION







RANGING IN ALTITUDE FROM CLOSE TO SEA LEVEL IN THE FOOTHILLS TO MORE THAN 8,000 FEET AT THE SIERRA CREST, CALAVERAS COUNTY BOASTS SUCH DIVERSE GEOLOGICAL LANDSCAPES THAT IT'S POSSIBLE TO SKI IN THE MORNING AND PLAY A ROUND OF GOLF IN THE AFTERNOON. HISTORIC GOLD RUSH TOWNS, WITH CHARMING PERIOD ARCHITECTURE, EACH WITH ITS OWN DISTINCT CHARACTER, CAN BE FOUND THROUGHOUT THE COUNTY.

THE COUNTY'S GEOGRAPHY INCLUDES BEAUTIFUL LANDMARKS, ROLLING HILLS, AND GIANT VALLEYS. IT CONTAINS THREE OF THE STATE'S SEVEN SHOW CAVES THAT ARE NATIONAL DESTINATIONS FOR TOURISTS FROM ACROSS THE COUNTRY. WITH OUTSTANDING MOUNTAIN SPORTS RECREATION, FRIENDLY LOCALS, ABUNDANT HISTORY, A THRIVING WINE INDUSTRY, YEAR-ROUND MUSIC AND PERFORMING ARTS, AND A PASSION FOR EXCELLENT CUISINE, CALAVERAS COUNTY OFFERS THE AUTHENTIC CALIFORNIA EXPERIENCE WITH MULTIPLE OPPORTUNITIES FOR HIGH ADRENALINE ADVENTURE AND LAID-BACK ENTERTAINMENT.

CALAVERAS COUNTY IS SITUATED IN THE BEAUTIFUL SIERRA NEVADA FOOTHILLS IN CALIFORNIA'S HISTORIC GOLD COUNTRY REGION. ACCORDING TO A USDA STUDY, CALAVERAS RANKS 14TH NATIONALLY FOR SCENIC BEAUTY AND CLIMATE. DRIVE TIMES FROM GATEWAY CITIES AND MAJOR DESTINATIONS ARE: SAN FRANCISCO 2.5 HOURS; SACRAMENTO 1.5 HOURS; LAKE TAHOE 2.5 HOURS; YOSEMITE 2.5 HOURS.

INFORMATION PROVIDED BY THE **CALAVERAS VISITORS BUREAU**. TO LEARN MORE, VISIT [GOCALAVERAS.COM](http://GOCALAVERAS.COM).







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◆  
COPPEROPOLIS, CALIFORNIA

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