

# RESOURCE MANAGEMENT AGENCY PLANNING DEPARTMENT

Rayburn Beach, Planning Director

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## NOTICE OF AVAILABILITY

DATE: November 17, 2006

TO: Interested Agencies, Organizations, and Individuals

FROM: Rayburn Beach, Madera County Planning Department

RE: PUBLIC NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT/ FOR THE GATEWAY VILLAGE AREA PLAN

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Madera County, as lead agency, has prepared a Draft Environmental Impact Report (EIR) for the Gateway Village Area Plan. The Gateway Village Area Plan proposes a development of a comprehensive planned conversion of 2,062 – acres site to urban uses. The master planned community as proposed would consist of 1,457 acres of 5,836 low-density residential units, 132 acres of commercial and mixed use (including 742 residential units), 40 acres of highway service commercial uses, 19 acres of neighborhood commercial uses, 148 acres of open space, and 177 acres of right-of-way. The project site also includes existing light industrial uses (89 acres). In addition, the project includes improvements to some off-site area (approximately 2,940 acres) related to infrastructure improvements.

The EIR evaluates potential environmental impacts relating to Aesthetics, Biological Resources, Land Use / Planning, Mineral Resources, Public Services, Utilities / Service Systems, Agriculture Resources, Cultural Resources, Hydrology / Water Quality, Noise, Recreation, Air Quality, Geology /Soils, Hazards & Hazardous Materials, Transportation/Traffic and Population / Housing.

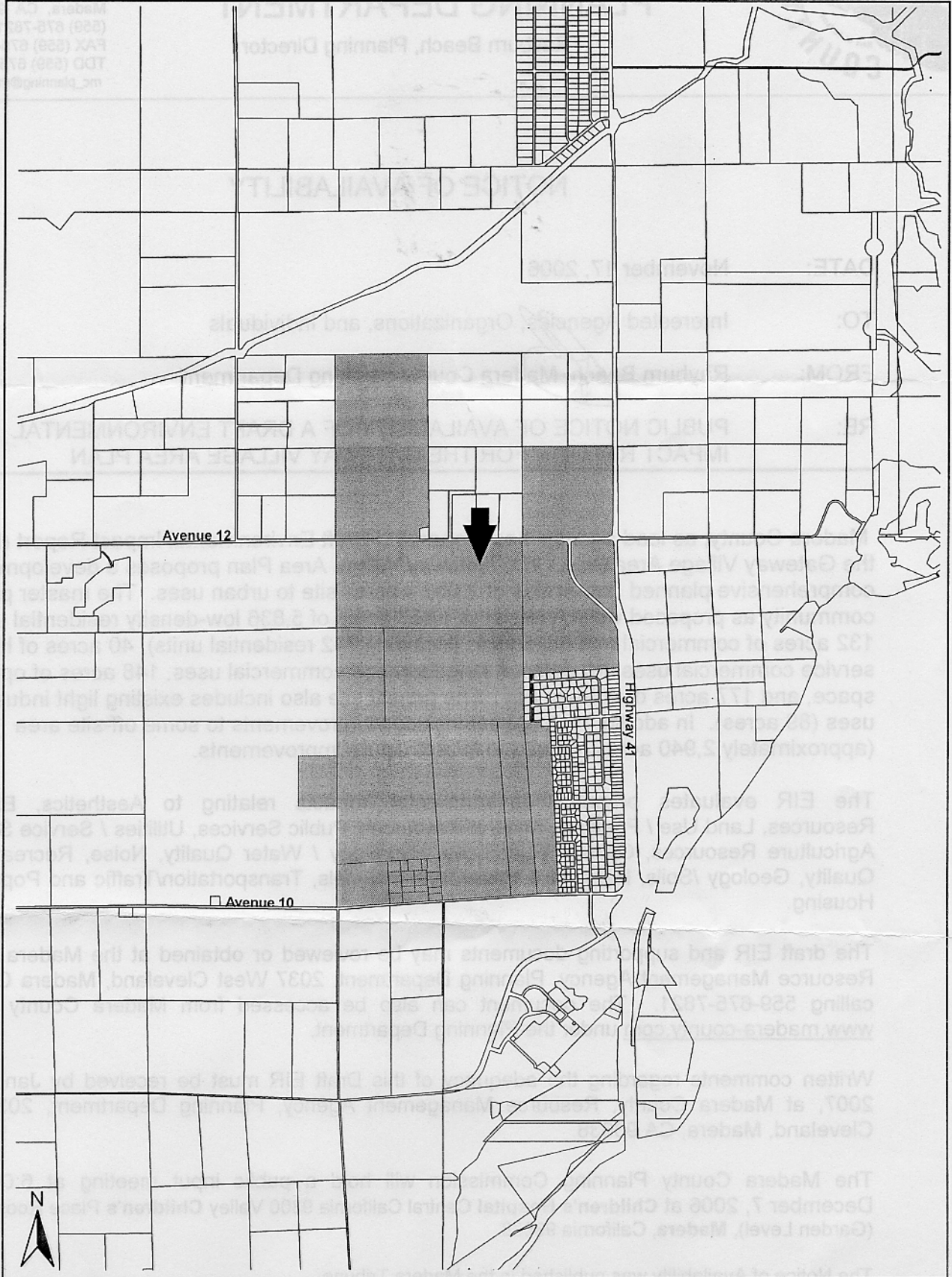
The draft EIR and supporting documents may be reviewed or obtained at the Madera County, Resource Management Agency, Planning Department, 2037 West Cleveland, Madera CA or by calling 559-675-7821. The document can also be accessed from Madera County website [www.madera-county.com](http://www.madera-county.com) under the Planning Department.

Written comments regarding the adequacy of this Draft EIR must be received by January 10, 2007, at Madera County, Resource Management Agency, Planning Department, 2037 West Cleveland, Madera, CA 93638.

The Madera County Planning Commission will hold a public input meeting at 6:00pm on December 7, 2006 at **Children's Hospital** Central California 9300 Valley **Children's** Place Room G150B (Garden Level), **Madera**, California 93638.

The Notice of Availability was published in the Madera Tribune.

# NOTICE AREA MAP



PLEASE TURN THIS PAGE OVER FOR INFORMATION CONCERNING THIS REQUEST