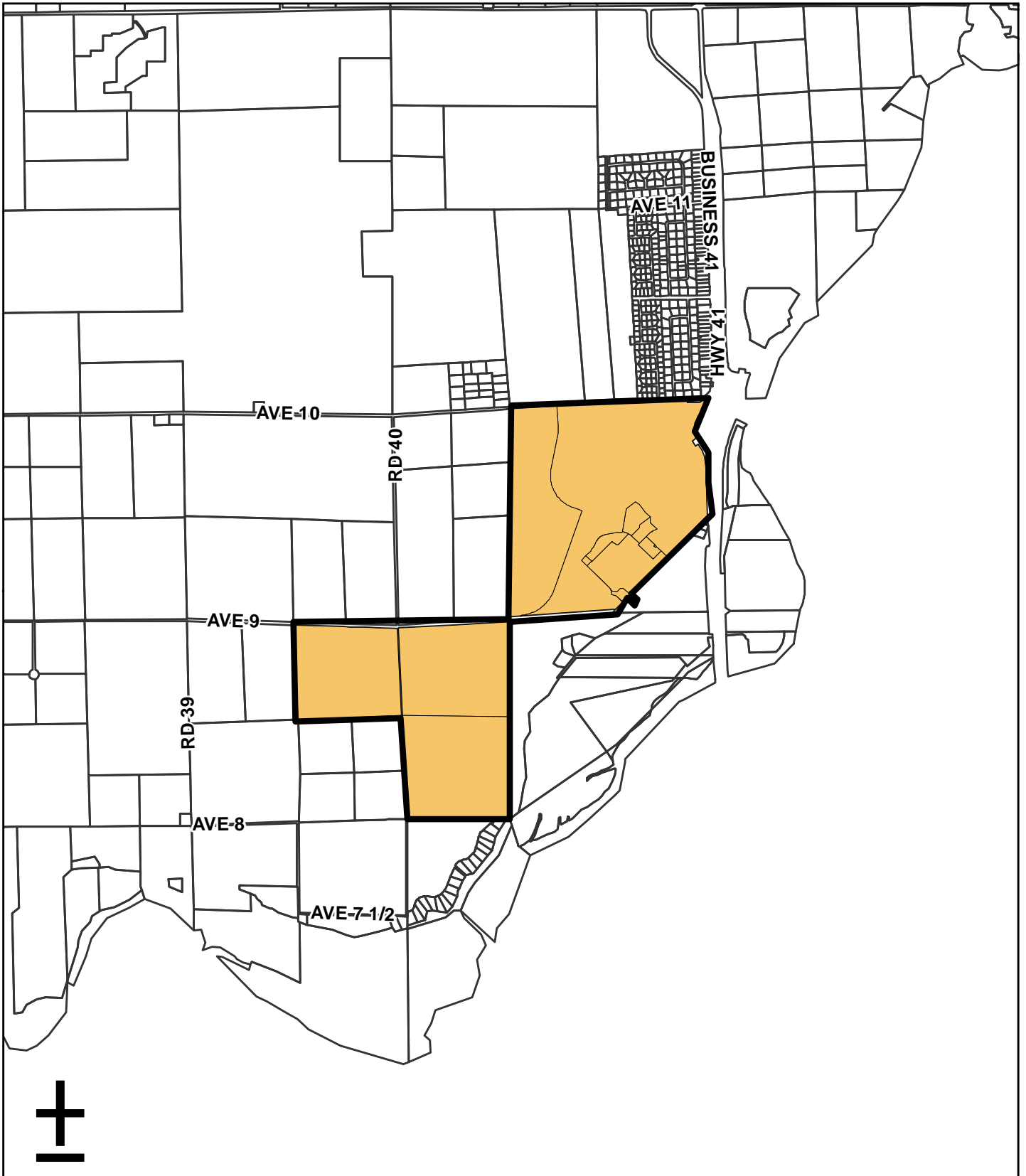


NOTICE

Area Map



PLEASE TURN THIS PAGE OVER FOR INFORMATION CONCERNING THIS REQUEST

PUBLIC NOTICE

Notice of Availability of a Recirculated Draft Environmental Impact Report for the Gunner Ranch West Specific Plan Project (and Development Pursuant Thereto)

AGENCIES, ORGANIZATIONS AND INTERESTED PARTIES: The County requests your comments and concerns regarding revised information and analysis regarding the environmental issues associated with construction and operation of the proposed project being provided in response to court orders.

PROJECT TITLE: Gunner Ranch West Specific Plan

OVERVIEW: As a result of the comments received on the 2011 Draft Program EIR and recent court decisions, Madera County determined that relevant portions of the 2011 Draft Program EIR should be recirculated for public review and comment. The recirculated materials are discussed below and include: (1) a revised traffic study and updated Section 3.14, Traffic and Transportation (Section 2.1, of this Recirculated Draft Program EIR); (2) a revised groundwater conditions study and revised portions related to water supply, and updated Section 3.9 Hydrology and Water Quality (Section 2.2 of this Recirculated Draft Program EIR) and Section 3.15, Utilities, Energy, and Service Systems (Section 2.3 of this Recirculated Draft Program EIR); (3) two appendices referenced in Section 3.4, Biological Resources of the 2011 Draft Program EIR which were unintentionally excluded; and (4) the Area Plan amendment.

Upon completion of the circulation period for this Recirculated Draft Program EIR, the County will respond to comments received during the public review period that relate to the chapters or portions of the 2011 Draft Program EIR that were recirculated. Pursuant to CEQA Guidelines Section 15088.5(f)(2), the County requests that reviewers limit their comments to the revised analysis included in this Recirculated Draft Program EIR. After the close of the Recirculated Draft Program EIR public comment period, a Final Program EIR will then be prepared and include this Recirculated Draft Program EIR, the 2011 Draft Program EIR, and comments and written responses to those comments received on both documents.

PROJECT DESCRIPTION: The proposed project has been designed to provide an integrated, mixed-use environment, consistent with the 1994 GRWAP as follows:

- Provide up to 2,840 residential units; 2,050,000 square feet of regionally-serving commercial uses; 1,100,000 square feet of hospital-related services; a medical offices building; a government center, which could include a fire station, a community center and/or other similar uses; 58 acres of open space and parks, which would include two acres for the CHCC's electrical substation; and a 62-acre wastewater treatment plant.
- Adopt a detailed IMP consistent with the 1994 GRWAP's infrastructure concept plan to allow construction of a possible fire station, wastewater treatment plant, and expansions of other planned systems initiated by CHCC under GRWAP Phase 1 development.
- Adopt detailed plans for financing infrastructure and delivering all municipal services to the CHCC and the remainder of the GRWAP project area through a newly created Zone of Benefit for County Services Area (CSA) 22 funded by the GRWAP development.

The continued development of the project site includes the following proposed entitlements: (1) adoption of the proposed Specific Plan; (2) approval of the Development Agreement; and (3) approval of the Infrastructure Master Plan (IMP).

PROJECT LOCATION: The project site is located in the Central Valley region of California, in Madera County, approximately 15 miles east-southeast of the City of Madera and approximately 11 miles north of downtown Fresno. The project site is located to the south of Avenue 10, west of State Route (SR) 41 and northwest of the San Joaquin River.

PUBLIC REVIEW PERIOD: The EIR is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15105. **The comment period for the EIR begins on Thursday, August 6, 2012 and ends on Monday, September 24, 2012.**

If you elect to comment, please send your comments to the following individual at the Lead Agency and provide your contact information:

Mr. Jerome Keene
Madera County, Resource Management Agency, Planning Department
2037 West Cleveland Avenue
Madera, CA 93637

DOCUMENT AVAILABILITY: During the Recirculated Draft EIR public review period, copies of the Draft Revised EIR and technical appendices will be available for review at the Madera County Planning Department on Monday through Thursday and every other Friday during normal business hours (8:00 AM to 5:00 PM). The Madera County Planning Department is located at 2037 West Cleveland Avenue, Madera, California 93637, and the phone number is 559.675.7821. The Recirculated Draft EIR and appendices are also available for review at the Madera Ranchos Branch Library, which is located at 37167 Avenue 12, Suite 4C, Madera, California 93636.

Reviewers should limit the scope of their comments to the revised information and analysis contained in this document. The County is not obligated to respond to comments to which responses have already been made as part of the 2011 Draft Program EIR that was circulated for public review from May 23, 2011 to July 11, 2011. All interested persons and organizations had an opportunity during that time to submit their written comments on the 2011 Draft Program EIR to Madera County. Comments that are on the 2011 Draft Program EIR itself, and not on Recirculated Draft EIR, may not be provided with a response pursuant to CEQA Guidelines Section 15088.5.

The County has independently reviewed and analyzed all documents within this Revised EIR in accordance with Public Resources Code Section 21082.1(c)(1).