



RESOURCE MANAGEMENT AGENCY PLANNING DEPARTMENT

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NOTICE OF AVAILABILITY GUNNER RANCH WEST PROJECT [PRJ #2008-006] DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) [SCH #2008051084]

The Madera County Planning Department hereby announces that the Gunner Ranch West Draft Program Environmental Impact Report (DEIR) is now available for public review. The DREIR is also available on the Madera County's website at www.madera-county.com/rma/planningdept. Copies of the DEIR can be acquired for a fee (\$100) or compact disc at no charge at the Planning Department, 2037 West Cleveland Avenue, Madera, California or by contacting the County Planning Department at (559) 675-7821. Copies of the DREIR are also available for review at the Planning Department's front counter.

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.

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).

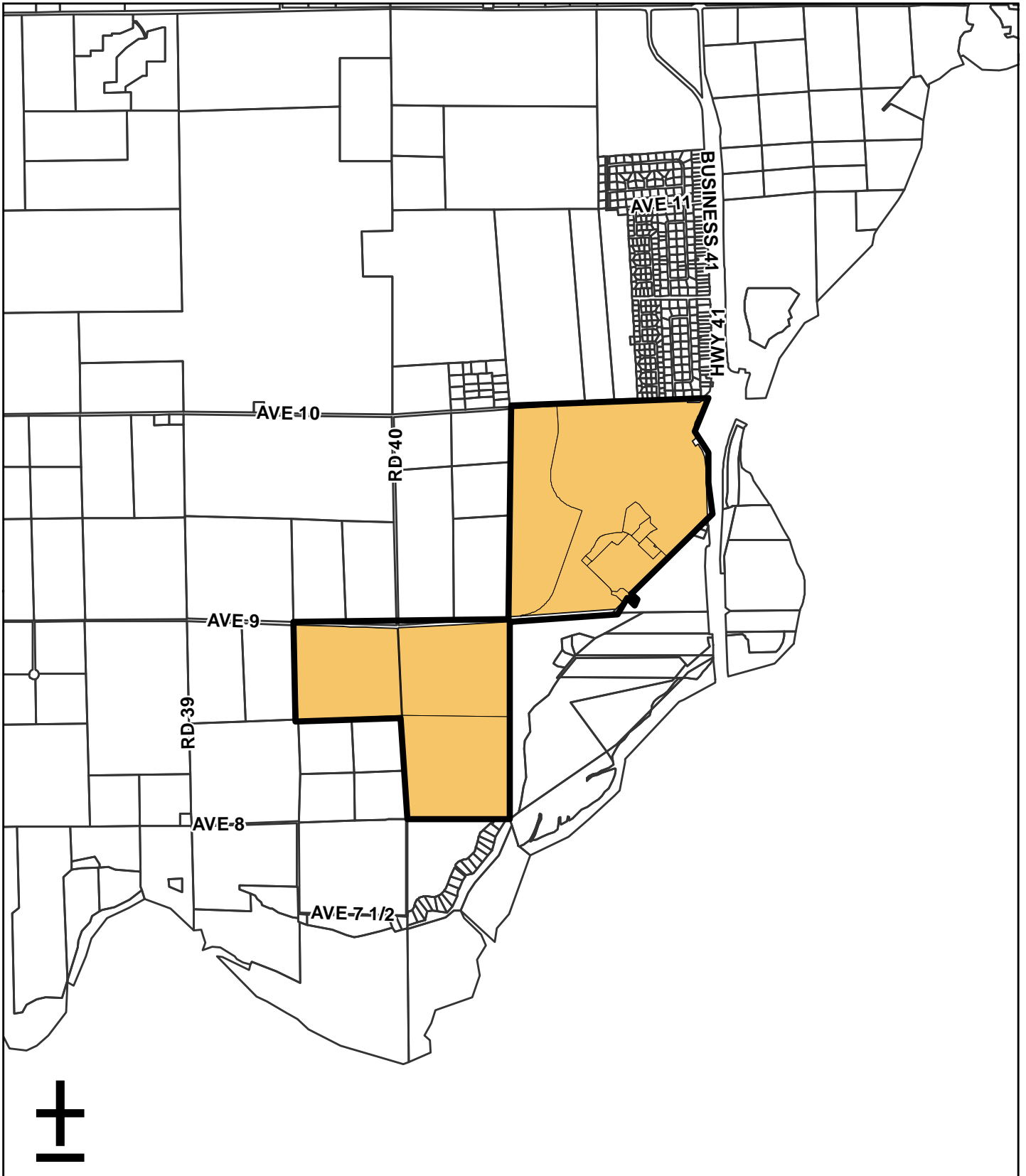
Comments on the Draft EIR must be sent at the earliest possible date but not later than 45 days after receipt of this notice. The comment period opens on May 23, 2010 and closes on July 7, 2011.

Please send your comments regarding this document to the following contact person. Please provide your name and an address or telephone number where you may be contacted.

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NOTICE

Area Map



PLEASE TURN THIS PAGE OVER FOR INFORMATION CONCERNING THIS REQUEST