

Notice of Availability of a Partially Revised and Recirculated Environmental Impact Report for the Friant Ranch Community Plan Update/ Friant Ranch Specific Plan Project

Date: February 10, 2023

To: Responsible Agencies, Trustee Agencies, and Interested Parties

Subject: Notice of Availability of a Partially Revised and Recirculated Environmental Impact Report for the Friant Ranch Community Plan Update/Friant Ranch Specific Plan Project

Lead Agency: Fresno County

Contact: David Randall, Senior Planner

NOTICE IS HEREBY GIVEN that Fresno County has prepared a partially revised and recirculated draft environmental impact report (Recirculated Draft EIR) for the proposed Friant Ranch Community Plan Update/Friant Ranch Specific Plan Project, located in unincorporated Fresno County. The Recirculated Draft EIR was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) and is now available for public review.

The Friant Ranch Specific Plan includes development of a master planned community incorporating age-restricted (ages 55 and above) and non-age restricted single-family and multi-family residential units, a commercial village center, a recreation center, trails, open spaces, parks and parkways in unincorporated Fresno County.

The project is located in unincorporated Fresno County approximately five miles north of the Fresno city limits and 21 miles east of the City of Madera. The project area is bounded by the San Joaquin River and Madera County to the west, Friant Dam and Millerton Lake to the north, and the Friant-Kern Canal to the east. Surrounding land uses include single-family residential to the north, Friant Road to the west, and vacant open space to the south and east. The project area is bordered to the east by the Friant-Kern Canal, which runs north to south through the project site. The project area is in the vicinity of several neighborhoods within the existing Friant Community Plan Area. Nearby developments include Millerton New Town, Lakeview Estates, and Monte Verde Estates.

An EIR was prepared for the project and certified by Fresno County in February 2011. A lawsuit challenging the adequacy of the EIR was subsequently filed and the California Supreme Court ruled in favor of the petitioner. In response to the Court's ruling, the County has prepared a revised air quality analysis and Recirculated Draft EIR. Consistent with the requirements of Section 15088.5(c) of the State CEQA Guidelines, this Recirculated Draft EIR contains only that technical section of the EIR required to be recirculated (Air Quality), and the changes address only those issues required by the ruling to be remedied.

The Recirculated Draft EIR is being circulated for a 45-day public review and comment period that begins on February 10, 2023 and ends on March 27, 2023. During this period, the general public, agencies, and organizations may submit written comments on the content of the Recirculated Draft EIR to the County. If

you represent a public agency, please provide information that is germane to your statutory responsibilities as they may be affected by this project. Responsible and trustee agencies will need to use the Recirculated Draft EIR when considering approvals they may grant related to the project.

Pursuant to procedures set forth in Section 15088.5(f)(2) of the State CEQA Guidelines, reviewers are directed to limit their comments to the information contained in the Recirculated Draft EIR that was revised and recirculated. Specifically, comments should be limited to the revised discussion of the project's potential air quality and related health effects.

Your comments must be received by the County by **5:00 p.m. on March 27, 2023**. Please submit your written comments, including the name, address, and telephone number of a contact person to: David Randall, County of Fresno Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, 6th Floor, Fresno, CA 93721; or email drandall@fresnocountyca.gov.

Copies of the Recirculated Draft EIR are available for review at the Fresno County Department of Public Works and Planning, Development Services and Capital Projects Division, Current Planning Section at 2220 Tulare Road, Plaza Level Suite B, Fresno, CA; Fresno County Main Library, Reference Desk, at 2420 Mariposa Street, Fresno, CA; Woodward Park Regional Library, Reference Desk, 944 E Perrin Avenue, Fresno, CA; and online at <https://www.co.fresno.ca.us/departments/public-works-planning/divisions-of-public-works-and-planning/development-services-division/planning-and-land-use/environmental-impact-repo-1580>.

After the close of the comment period, the County will consider all comments received on this Recirculated Draft EIR within the comment period and prepare written responses as required. The Final EIR will consist of the 2011 Final EIR and the additional analysis required by the court for the connection between air quality impacts and human health addressed herein, the Recirculated Draft EIR, written responses to comments on the Draft EIR, written responses to comments on the Recirculated Draft EIR, and any text changes. The Board will then consider whether to certify the new Final EIR with the additions to the 2011 material and whether to approve the project

For additional information needs, please contact David Randall at (559) 600-4052 or drandall@fresnocountyca.gov.