

130 S. Second Street
Civic Center Plaza
Chowchilla, CA 93610
(559) 665-8615 - (559) 665-7418 fax
www.ci.chowchilla.ca.us

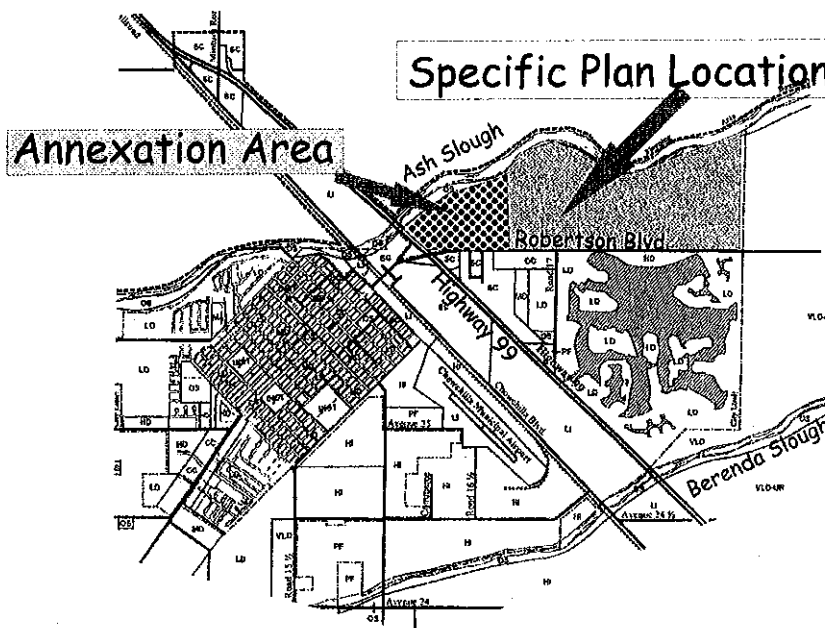
PUBLIC NOTICE

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CHOWCHILLA TO CONSIDER ADOPTION OF THE RANCHO CALERA SPECIFIC PLAN AND ANNEXATION OF APPROXIMATELY 145 ACRES TO THE CITY OF CHOWCHILLA

Notice is hereby given that the City Council of the City of Chowchilla, California, will hold a public hearing April 14, 2011 at 7:00 P.M., or as soon thereafter as possible, in the Chowchilla City Hall, Council Chambers, 130 South Second Street, Civic Center Plaza, Chowchilla, CA. to consider adoption of the Rancho Calera Specific Plan and annexation of approximately 145 acres to the City, and using the Final EIR (2040 General Plan and the Rancho Calera Specific Plan) as the environmental document for the project:

The above actions consider the full development of the Rancho Calera Specific Plan of approximately 576 acres that may result in 2,042 dwelling units (single family and multi-family units), public parks and open , commercial uses of 495,000 square feet of gross leasable area,

public safety facility, the potential of an additional elementary school, construction of public improvements including streets, curbs and gutter, sidewalk, street lights, water distribution, sewer collection, drainage collection and disposal, public utilities, and other improvements necessary for development of the land. Build-out of the Specific Plan is projected to take more than 15 years.



The Rancho Calera Specific Plan includes the land (approximately 440 acres) north of East Robertson Blvd. currently in the City and part of the existing Greenhills Golf

Course Specific Plan. That portion of the Greenhills Specific Plan would be substituted by the Rancho Calera Specific Plan as it currently exists in the City. The proposed Annexation area includes 136 acres (Madera County Assessors Parcel Numbers 26-130-004, 017, and 018) that will also become part of the Rancho Calera Specific Plan. The remainder of the land (County Assessors Parcel Number 26-130-003 approximately 8.4 acres) will not be part of the Specific Plan, but designated for commercial use. The current land use of the annexed area is planned

for commercial and residential development and includes vacant land and one occupied existing residential dwelling. The Annexation proposal is considered an uninhabited annexation.

The Chowchilla Planning Commission recommended to the City Council the adoption of the Rancho Calera Specific Plan , annexation, and that the EIR for 2040 General Plan and the Rancho Calera Specific Plan adequately addresses the environmental issues of the proposed project. A Final EIR has been prepared in accordance with the California Environmental Quality Act Guidelines.

A copy of the Final EIR, proposed Statement of Overriding Considerations, Mitigation Monitoring Program, and the Chowchilla 2040 General may be obtained from the City of Chowchilla, City Clerk, 130 South Second Street, Civic Center Plaza, Chowchilla, California, Community Development Department, between the hours of 8 a.m. to 4 p.m., Monday through Friday except holidays and furlough days at the cost of reproduction or from the City's website at www.ci.chowchilla.ca.us See Public Information link. Because of the size of the document and cost of reproduction it is recommended that the document be downloaded from the computer.

All interested persons are invited to appear at the time and place specified above to give verbal testimony to the Chowchilla City Council regarding the proposed actions listed above. Written Comments to be included in the public record on this matter shall be forwarded to the City of Chowchilla, City Clerk, 130 South Second Street, Civic Center Plaza, Chowchilla, California 93610, and to the attention of Cindy Black, Acting City Clerk. If you challenge the above matter in court, you may be limited to raising only those issues which you or someone else raised at the Public Hearing, or in written correspondence delivered to the City Clerk at, or prior to, the Public Hearing.

Cindy Black,
Acting City Clerk

Please publish in the **Madera Tribune on April 1, 2011 and April 2, 2011**
and the **Chowchilla News on April 6, 2011**

Please furnish "Proof of Publication" to:

City of Chowchilla
130 S Second Street
Civic Center Plaza
Chowchilla CA 93610

c: posted at City Hall on 3/31/11 at 2:00 PM *CB*
City Clerk
Community Development
Public hearing notice binder.
City Council Agenda