

PUBLIC NOTICE

COMBINED NOTICE OF PUBLIC HEARING TO CONSIDER RECOMMENDING ADOPTION OF A SPECIFIC PLAN, ANNEXATION, AND DRAFT EIR FOR THE RANCHO CALERA SPECIFIC PLAN AND ANNEXATION OF APPROXIMATELY 145 ACRES TO THE CITY OF CHOWCHILLA

Notice is hereby given that the Planning Commission of the City of Chowchilla, California, will hold a public hearing on March 30, 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 recommending to the City Council adoption of the Rancho Calera Specific Plan, annexation of approximately 145 acres to the City, and using the Draft 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 has previously recommended to the City Council that the Draft EIR for 2040 General Plan and the Rancho Calera Specific Plan as adequately addresses the environmental issues of the proposed project. A Draft EIR has been prepared in accordance with the California Environmental Quality Act Guidelines; The Draft EIR has been circulated for public comment ending October 6, 2010.

Detailed information regarding the proposed actions, including the Draft EIR and comments can be obtained from the City of Chowchilla, Community Development Department, 130 South Second Street, Civic Center Plaza, Chowchilla, California, Monday through Friday from 8:00 A.M. to 4:00 P.M.

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, Community Development Department, 130 South Second Street, Civic Center Plaza, Chowchilla, California 93610, and to the attention of Elizabeth Wiederhold, Community Development Manager. 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 Planning Commission at, or prior to, the Public Hearing.

Elizabeth Wiederhold, Community Development Manager /ss

Please public in the Madera Tribune on March 17 & 18, 2011

and the Chowchilla News on March 23, 2011

c: posted at City Hall on _____ at _____
Community Development
Public hearing notice binder
Planning Commission Agenda