



**AGENDA**  
**SPECIAL JOINT WORKSHOP**  
**of the**  
**CHOWCHILLA PLANNING COMMISSION**  
**&**  
**CHOWCHILLA CITY COUNCIL**

Council Chambers, Chowchilla City Hall  
130 S. Second Street, Chowchilla, CA 93610

**Wednesday, March 21, 2018**  
**6:00 PM**

**ROLL CALL:**

**Planning Commission**

Chair: Wayne Chapman

Vice-Chair: Nina Zarucchi-Mize

Commissioners: Michael Barberi, Rhonda Cargill, Sybrand Vander Dussen, Marlene Holst,  
Matthew Watson

**City Council**

Mayor: Mary Gaumnitz

Mayor Pro Tem: Dennis Haworth

Council: Waseem Ahmed, Ray Barragan, John Chavez

City staff and contract employees present at the meeting will be noted in the minutes

**OPEN SESSION**

**PLEDGE OF ALLEGIANCE:**

**INVOCATION:**

**WORKSHOP**

**Workshop #3 Industrial Specific Plan Update (Perea)**

**ADJOURNMENT**

I, Janene Hicks, Planning Secretary do hereby declare under penalty of perjury that the foregoing agenda was posted at the Chowchilla City Hall, 130 S Second Street, Chowchilla, CA and made available for public review on this 16th day of March at or before 5:00 p.m.

Janene Hicks  
Planning Secretary

## REPORT TO THE CITY COUNCIL & PLANNING COMMISSION

Meeting of: March 21, 2018

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**AGENDA SECTION:** New Item

**SUBJECT:** Community Workshop #3: Industrial Park Specific Plan

**PREPARED BY:** Annalisa Perea, AICP, Contract City Planner

REVIEWED BY ADMINISTRATOR

REVIEWED BY ATTORNEY

REVIEWED BY PLANNING MANAGER

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**CONFLICT OF INTEREST:**

None known

**RECOMMENDATION:**

Following presentation by QK planners, participate in open dialogue and accept suggestions from public and stakeholders. QK will balance and incorporate suggestions of workshop participants and return to the Planning Commission in April with the revised document for recommendation of acceptance. No other action is requested at this time.

**BACKGROUND:**

Chowchilla has approximately 2000 acres of land zoned for light and heavy industrial use. At present, no further planning direction has been provided for this land other than the broad policies of the General Plan and the limited standards that are currently in place within the Zoning Ordinance for industrial uses. The next stage in forming a vision for how this land can be developed is by creating a Specific Plan.

A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of the development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of an area.

The specific plan process uses detailed planning of a defined area to ensure conformance with the goals and objectives of the general plan. It also ensures that future development and public improvements will be built according to the use, design, phasing, and financing provisions developed for the specific plan area. State Government Code Section 65451 requires a specific plan to include a text and diagrams which specify:

- The distribution, intensity, and location of land uses in the plan area;
- The proposed location and type of major infrastructure needed to support the land uses described in the plan;
- Standards and criteria by which development will proceed;
- Implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out all of the above; and
- A statement of the relationship of the specific plan to the general plan.

In addition to being flexible and adaptable, specific plans offer the following advantages:

- Create a high quality industrial/commercial region which is compatible with its surroundings;
- Efficiently guide new development and improvements;
- Address infrastructure and service needs;
- Reduce development costs by coordinating land use with supporting infrastructure such as streets, sewers, and water lines; and
- Involve the public in community or neighborhood planning.

During the first Project workshop in November 2017, the City Council and Planning Commission heard a presentation about the status and learned more about what type of content would be included within the document. Workshop #2 occurred in February 2018 and provided another opportunity for the City Council, Planning Commission, stakeholders and general public to provide input to help guide the direction of the development of this Specific Plan. Workshop #3 will include an overview of comments received from the City Council, Planning Commission, the community, and City staff, and will discuss how those are being incorporated into the Plan. Following the overview at this evening's meeting, the City Council, Planning Commission, and community offer additional comments and clarifications if needed. This evening will be the last time we will be looking for input into the Specific Plan. The Plan is tentatively scheduled to be heard before the Planning Commission at their regularly scheduled meeting in April at which time QK will present the changes that have been made in response to Workshops 2 and 3 for confirmation and formal "recommendation of acceptance". After that, the Plan will go to the City Council for consideration for "acceptance."

With the Draft Specific Plan then fully developed, it will then need environmental review before it can be adopted.

An advertisement flyer for this workshop was distributed to community groups/leaders to distribute amongst their organizations, was advertised on social media and was mailed to each property owner, as listed on record with the County of Madera, within the proposed Industrial Park Specific Plan boundary. Notification of draft Plan availability and comment period was advertised in the Community's newsletter.

**REASON FOR RECOMMENDATION:**

The Industrial Park Specific Plan will result in a tool that will guide the future growth of the City's Industrial Park. City Council, Planning Commission, and community involvement will be critical to ensure a successful process that will attract investment and the quality of industry and employment that the City desires.

**FISCAL IMPACT:**

None