

**City of Chowchilla
Draft Environmental Impact Report
Notice of Availability
for the 2040 General Plan and
the Rancho Calera Specific Plan Project**

The City of Chowchilla, as the Lead Agency for the above referenced project, has prepared a Draft Environmental Impact Report (DEIR). This DEIR evaluates a proposed Rancho Calera Specific Plan Amendment for approximately 576 acres, Pre-zoning for Annexation for approximately 145 acres, for the development of approximately 576 acres adjacent to Ash Slough in the northeast part of the City of Chowchilla. Predominantly, land uses within the proposed Rancho Calera Project are residential, public facility and parkland. The proposed project will also include commercial land. Ronald Reagan Elementary School, which is included in the specific plan, was constructed in 2008. Overall the proposed project would generate approximately 2,042 homes and approximately 495,000 square feet of commercial space. The DEIR also evaluates the proposed Chowchilla 2040 General Plan update. Chowchilla's 2040 General Plan Planning Area encompasses approximately 14,000 acres. Land in the Planning Area includes a 50 percent market value, which is defined as "Urban Reserve" by the Chowchilla 2040 General Plan. The total Planning Area acreage includes land within the City's existing City Limits (3,891 acres) and is considered either built-up to urban standards, or it has active tract maps. There are approximately 10,109 acres outside of the existing City within the Planning Area.

The DEIR is available for public review at the following locations:

- ❑ Chowchilla Community Development Department
130 S. Second Street, Civic Center Plaza
Chowchilla, CA 93610

- ❑ Chowchilla Library
300 Kings Avenue
Chowchilla, CA 93610

The DEIR may also be viewed or downloaded from the City's Community Development Department website (<http://www.ci.chowchilla.ca.us/comdev/planning.htm>). A printed copy of the DEIR can be obtained from the City's Community Development Department address listed above during normal business hours (8:00 a.m. – 4:00 p.m.). Please call 559-665-8615 or email Liz Wiederhold, Community Development Manager at lwiederhold@ci.chowchilla.ca.us for information on obtaining a printed copy. The City will charge a copy fee for a printed copy of the DEIR.

The DEIR 45-day public review period commences on Monday, August 23, 2010 and will close at 4:00 p.m. on Wednesday, October 6, 2010. During this period, comments on the document are being requested by the City of Chowchilla. All comments must be in writing and must include your full name and physical mailing address. All written comments must be returned to:

Liz Wiederhold,
Community Development Manager
Chowchilla Civic Center
130 S. Second Street
Civic Center Plaza
Chowchilla, CA 93610

Comments must be received at the above noted address no later than 4:00 p.m., Wednesday, October 6, 2010.

Liz Wiederhold, Community Development Manager

Rancho Calera Specific Plan Location

