
MEDIA RELEASE

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FOR IMMEDIATE RELEASE

Chowchilla Creatively Attracts Commercial Businesses

Chowchilla, CA – November 4, 2016

At its October 25th Council meeting, the City of Chowchilla added a surge of energy into its commercial zoned lands. The Council agreed unanimously to temporarily waive sewer and water impact fees for development in this region. It also codified a practice that fees owed the City be paid when a new business receives its certificate of occupancy.

To date, Chowchilla has been successful in creating business and job growth with its economic incentives. The infill program has seen a number of new houses build in the older parts of Chowchilla, the industrial incentives has generated ongoing interest by various manufacturers in settling in Chowchilla and the downtown incentives has encouraged the physical improvement of a number of our older buildings. Yet with all this renewed interest, Chowchilla's commercial property along Highway 99 has not grabbed the attention of retailers and hoteliers. In an effort to address this, the Council instituted a temporary waiver of sewer and water development impact fees for commercial projects for 18 months. Eligible projects must obtain Site Plan Review approval prior to April 30, 2018; plus, obtain all permits and begin construction within one year following the Site Plan approval date. The waiver will apply equally to new and existing businesses that are expanding. Eligible projects are those that are designated by the Chowchilla General Plan as Commercial and are located on land that is

appropriately zoned. In order to prevent detrimental impacts on city infrastructure, the full fee waiver will only be available to projects that have sewer and water demands that do not exceed the following baselines: sewer, 1500 GPD per facility or acre; and water, 2000 GPD per facility or acre.

City Administrator Brian Haddix noted that, “As our community grows, it is important to maintain job growth in balance with population growth. By encouraging and facilitating the creation of new jobs, fewer residents are forced to seek employment in other cities.”

The second component of the Council action is designed to assist new businesses with their cash flow. This straight forward program defers the collection of development fees for residential, commercial and industrial development projects until such projects are completed and ready for a Certificate of Occupancy. As explained by Mayor Waseem Ahmed, “The actual impacts of these businesses will not be felt until the businesses or homes are completed. By deferring these fees until then, it helps businesses protect their cash flow without impacting the City. This is just one more measure that demonstrates our motto, that Chowchilla is Open for Business.

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