

## Notice of Intention to Adopt a Mitigated Negative Declaration and Notice of Availability

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**Lead Agency:**

City of Chowchilla

(Agency Name)

130 S. Second Street

(Street Address)

Chowchilla, CA 93610

(City/State/Zip)

Mark Hamilton

(Contact)

(559) 665-8615

(Telephone)

(FAX)

**Consulting Firm:**

OK

(Firm Name)

601 Pollasky #301

(Street Address)

Clovis, CA 93612

(City/State/Zip)

Annalisa Perea, AICP

(Contact)

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The City of Chowchilla has prepared an initial study/mitigated negative declaration for the Rancho Calera Specific Plan Amendment and Associated Entitlements in the City of Chowchilla. The full project description, location and the potential environmental effects are contained in the initial study and are summarized below.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date *but not later than 30 days* after receipt of this notice. The review period for the CEQA document will be from October 19, 2021 to November 17, 2021. Copies of the document can be reviewed at Chowchilla City Hall located at 130 S. Second Street, Chowchilla, CA 93610 on weekdays from 8:00 A.M. to 5:00 P.M. The document is also available on the City's website at: <https://www.cityofchowchilla.org/153/Planning>. The project is currently scheduled to be heard at the November 30, 2021 Planning Commission meeting. Please **send your written response** to Mark Hamilton, Community & Economic Development Director, 130 S. Second Street, Chowchilla, CA 93610. Comments will be accepted through November 17, 2021. Please provide the name for a contact person in your agency.

**Project Title:** Rancho Calera Specific Plan Amendment and Associated Entitlements, City of Chowchilla, Initial Study/Mitigated Negative Declaration.

**Project Location:** Rancho Calera is located east of SR 99 and north of Robertson Boulevard within the City of Chowchilla.

**Project Description:** Rancho Calera is a 561-acre master planned community east of SR 99 within the City of Chowchilla. The Rancho Calera Specific Plan was originally adopted by the City in May 2011 and assessed as a component of the 2040 General Plan Environmental Impact Report (EIR). The Applicants have submitted the following applications for processing:

- Specific Plan Amendment/Overlay
- General Plan Amendment
- Zoning Map Amendment, including the addition of the Specific Plan overlay designation
- Tentative Map 21-0010 – 141 Lots
- Development Agreement

The analysis focuses on the net differences between what's proposed compared to what was originally approved.

**Project Impacts:** Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval.

**Date:** October 19, 2021