



**NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR CHOWCHILLA INDUSTRIAL SPECIFIC PLAN**

**Date:** November 4, 2024

**To:** Responsible or Trustee Agencies and interested members of the public.

**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the Chowchilla Industrial Specific Plan.

**Comment Period:** November 4, 2024 to December 3, 2024

**Scoping Meeting:** Wednesday, November 19, 2024, from 5:30 to 6:30 pm (Virtual)

**Project Title:** Chowchilla Industrial Specific Plan

**Project Proponent:** City of Chowchilla

**Purpose of Notice**

The City of Chowchilla (“City”) is preparing the Chowchilla Industrial Specific Plan (“Specific Plan” or “Project”). The City, as the Lead Agency, has determined that the Project will require the preparation of an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CCR; CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

**Public Review Period**

The City requests that responsible or trustee agencies and interested members of the public respond to this NOP within the 30-day review period, from. Comments should be provided in writing to:

Annalisa Perea, Community and Economic Development  
City of Chowchilla  
130 S 2<sup>nd</sup> Street  
Chowchilla, CA 93610  
[chowchillaplanning@qkinc.com](mailto:chowchillaplanning@qkinc.com)

In accordance with CEQA Guidelines Section 15082, responses must provide specific details about the scope and content of the environmental information related to the responsible or trustee agency’s area of statutory responsibility. At a minimum, identify the significant environmental issues and reasonable alternatives and mitigation measures that the responsible or trustee agency will need to have explored in the Draft EIR, and whether the agency will be a responsible or trustee agency for the project.

## Scoping Meeting

The City will hold a Scoping Meeting in accordance with CEQA Guidelines Section 15082 to present information regarding the Project and the CEQA process, and to receive public comments regarding the scope and content of the Draft EIR. The date, time, and location of the Scoping Meeting are:

Tuesday, November 19, 2024

5:30 pm to 6:30 pm

Virtual by Zoom:

- URL: <https://us06web.zoom.us/j/87354849040>
- Meeting ID: 873 5484 9040
- CallIn: 669-444-9171

Verbal and written comments regarding the scope of the Draft EIR will be accepted at the Scoping Meeting.

Should you require special accommodations at the Scoping Meeting, please contact Annalisa Perea at [chowchillaplanning@qkinc.com](mailto:chowchillaplanning@qkinc.com) or (559) 665-8615 x 400 no later than November 15, 2024.

## Project Location

The Plan Area includes approximately 2,893 acres of land within the City of Chowchilla Sphere of Influence, Madera County, in the central San Joaquin Valley, where State Route (SR) 99 and SR 152 meet. The Plan Area is bounded by Mariposa Avenue to the north, SR 99 to the east, SRE 152 to the south, and Road 16 to the west. Most of the Plan Area (approximately 2,501 acres) is located within the incorporated City Limits of the City of Chowchilla, the remainder of the Project Area is within unincorporated Madera County.

## Project Description

The City of Chowchilla is preparing the Chowchilla Industrial Specific Plan ("Specific Plan" or "Project") to support the growth of new light and heavy industrial type uses, including e-commerce facilities, distribution centers, and manufacturing facilities, along with commercial uses supporting travelers, employees of the industrial park, and residents of Chowchilla. The Specific Plan will establish development policies, land use regulations, design standards and guidelines, and an implementation plan to guide the orderly growth of the existing and new industrial uses in the City of Chowchilla's approximately 2,893-acre Industrial Park ("Plan Area"). The EIR will evaluate potential impacts associated with development that could occur within the Plan Area, consistent with the proposed Specific Plan.

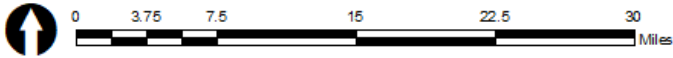
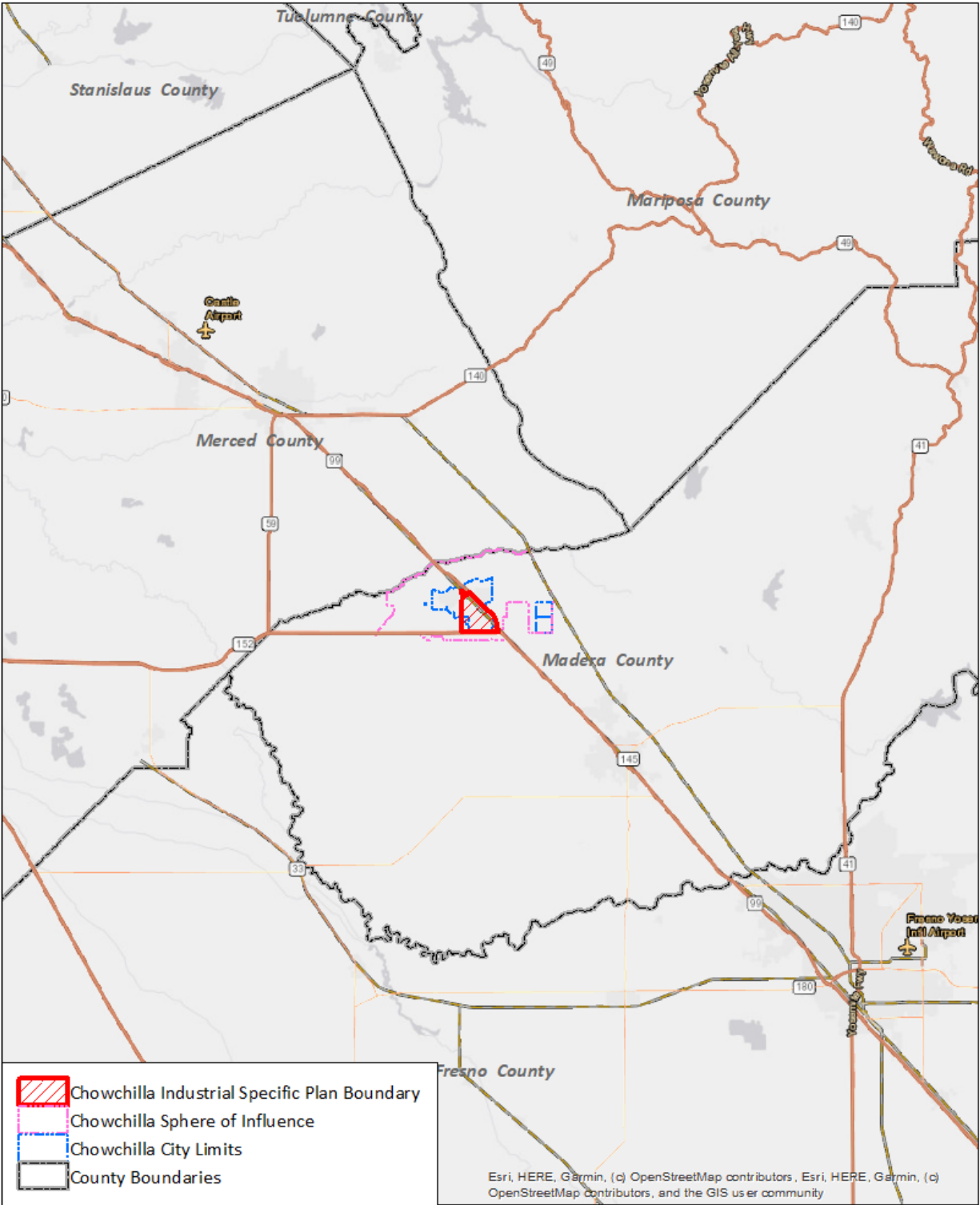
## Potential Environmental Impacts

Pursuant to CEQA Guidelines Section 15060(e), if the Lead Agency can determine that an EIR will be clearly required for a project, the lead agency may skip further initial review of the project and begin work directly on the EIR process. The City of Chowchilla, as Lead Agency, has determined that there is substantial evidence that this Project could result in significant environmental impacts and/or have a significant impact on the quality of the human environment, thereby necessitating the preparation of an EIR.

Further, the City has determined that an EIR will be prepared. CEQA Guidelines Section 15168 states that a Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either 1) geographically, 2) as logical parts in the chain of contemplated actions, 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The EIR will be comprehensive and will evaluate each of the environmental issue topics required by CEQA, including Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Cumulative Impacts. The Program EIR will also identify and evaluate a range of reasonable alternatives.

# Regional Project Location



# Project Vicinity

