

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044

County Clerk
 County of: _____

From: (Public Agency): _____

 (Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency
 Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Denise Munoz Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Project Name

General Plan Amendment GPA 25-0806 and Zoning Ordinance Amendment ZOA 25-0805

Project Location

Citywide – multiple properties throughout the incorporated City of Chowchilla, Madera County, California, affecting approximately 169 parcels located generally along:

- Chowchilla Boulevard APNs: 002-060-005, 002-120-001, 002-120-005, 002-120-006, 002-120-060, 002-120-008, 002-120-010, 002-120-011, 002-120-012, 002-180-001, 002-180-002, 002-1800-003, 002-180-004.
- Front Street APNs: 002-116-013, 002-116-003, 002-116-004, 002-056-014, 002-056-014, 002-115-004, 002-115-012, 002-116-014, 002-056-021, 002-056-015, 002-116-010, 002-115-009, 002-115-010, 002-116-009, 002-056-005, 002-056-012, 002-115-016, 002-056-009, 002-115-007, 002-115-014, 002-115-013, 002-116-011, 002-056-018, 002-115-015, 002-115-003, 002-115-002, 002-115-005, 002-116-006, 002-116-007, 002-115-011, 002-056-003, 002-056-004, 002-056-022, 002-056-013, 002-056-010, 002-056-011, 002-175-001, and 002-056-020.
- Robertson Boulevard southeast APN's: 002-041-002, 002-041-007, 002-041-007, 002-037-010, 002-037-011, 002-037-012, 002-035-006, 002-035-005, 002-035-004, 002-035-003, 002-035,002, 002-035-001, 002-033-010, 002-033-009, 002-033-002, 022-033-011, 002-033-012, 002-031-002, 002-031-008, 002-031-009, 002-031-016, 002-015, and southwest APNs: 002-023-013, 002-023-003, 002-023-002, 002-021-003, 002-021-002, and 002-021-001.
- Kings Avenue APNs: 001-112-001, 001-112-003, 001-112-004, 001-112-009, 001-114-002, 002-114-003, 001-116-016, 001-116-017, 001-116-014, 001-116-012, 001-102-001, 001-104-002, 001-104-004, 001-104-009, 001-104-012, 001-112-002, 001-118-008, 001-104-005, 001-104-006, 001-116-016, 001-118-009, 001-102-004, 001-102-012, 001-104-010, 001-102-006, 001-114-004, 001-104-003, 001-118-002, 001-118-003, 001-118-002, 001-118-010, 001-102-020, 001-104-001, 001-104-011, 001-102-005, 001-102-007, 001-112-010, 001-114-001, 001-118-011, 001-102-003, and 001-102-009.
- Ventura Avenue APN: 001-180-021.
- Genoa Lake Way APNs: 014-260-003, 014-260-004, 014-260-005, 014-260-006, 014-260-007, and 014-020-118.
- Adams Drive APN: 002-220-086.
- Montgomery Lay Way and Genoa Lake Way APN: 014-020-031.

Project Description

The project consists of a citywide General Plan Amendment and Zoning Ordinance Amendment affecting approximately 169 parcels throughout the City of Chowchilla. The amendments modify General Plan land use designations and zoning classifications on the listed parcels to correct inconsistencies between existing land uses, General Plan designations, and zoning districts resulting from prior General Plan and Zoning Code updates.

The amendments generally:

- redesignate select properties between Service Commercial, Mixed Use, Light Industrial, Medium Density Residential, and Service Commercial land use categories;
- modify zoning classifications to ensure consistency with the amended General Plan designations; and
- align regulatory designations with existing development patterns and established uses.

The project does not approve any specific development, construction activity, intensification of land use, subdivision, or public infrastructure improvements. Any future development proposals would remain subject to separate discretionary review and environmental review pursuant to CEQA.

Exempt Status

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), because it can be seen with certainty that there is no possibility the proposed General Plan Amendment and Zoning Ordinance Amendment may have a significant effect on the environment. The amendments primarily correct inconsistencies between existing land uses, General Plan land use designations, and zoning classifications, reflect existing development patterns, and do not approve or authorize physical development or construction activities. Future development proposals would remain subject to separate discretionary review and environmental review pursuant to CEQA, as applicable.

Reasons Why Project is Exempt

The project is exempt pursuant to CEQA Guidelines Section 15061(b)(3), the “Common Sense Exemption,” because it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.

The amendments primarily correct and reconcile inconsistencies between existing land uses, General Plan land use designations, and zoning classifications throughout the City. The project does not approve new development on any parcels, authorize physical construction, increase allowable development intensity beyond what is already contemplated by the General Plan, or result in any direct physical environmental change.

The amendments reflect existing development patterns and established uses, reduce nonconforming land use conditions, and provide consistency between the City's General Plan and Zoning Ordinance. Any future development proposals or redevelopment activities occurring on the affected properties would remain subject to applicable discretionary review processes and possible separate environmental review under CEQA, as required.

Accordingly, there is no possibility that the adoption of the General Plan Amendment and Zoning Ordinance Amendment, in and of themselves, may result in a significant effect on the environment.