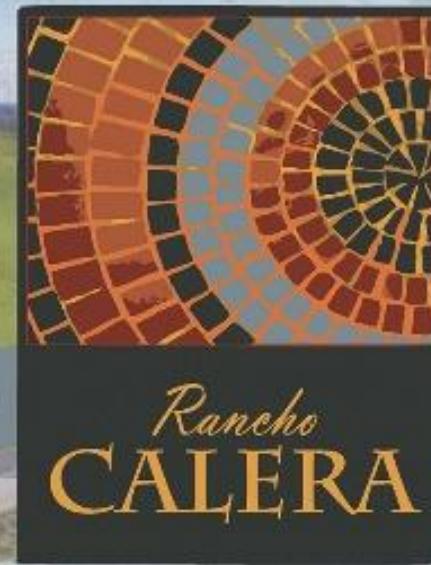
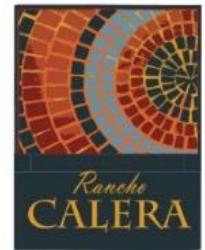


RANCHO CALERA SPECIFIC PLAN • CHOWCHILLA • CALIFORNIA





Rancho CALERA

SPECIFIC PLAN

December 2021

Prepared by Kimley-Horn and Associates, Inc. on behalf of Rancho Calera, LLC

Adopted by the City Council on May 2, 2011

Amended by the City Council on December 9, 2021

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ACKNOWLEDGEMENTS

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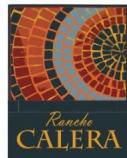
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Technicon Engineering Services ~ Geotechnical Engineering

Sierra Valley Cultural Planning ~ Cultural Resources



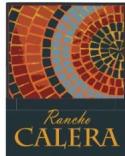
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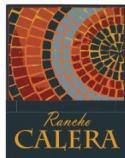


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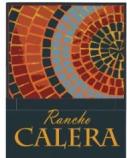


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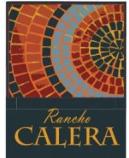
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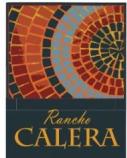
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Introduction



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1. Introduction

1.1 Organization of the Specific Plan

The Rancho Calera Specific Plan (the Specific Plan) describes how the proposed development will be built, how public improvements will be paid for, and how the Specific Plan can be modified in the future. The Specific Plan is divided into five sections. The scope of each is summarized below.

- **Section 1 Introduction** describes the Specific Plan process and project. It also presents the authority for preparing Specific Plans under the California Government Code, and subsequent environmental review of ensuing development entitlements under the California Environmental Quality Act (CEQA).
- **Section 2 Development Plan** consists of the Land Use Plan addressing the location, designations and descriptions of land uses; environmental resources; management actions; and community facilities plans for parks, schools, and infrastructure.
- **Section 3 Development Standards, Use Regulations, and Zoning Districts** includes Specific Plan Zoning District descriptions, zoning map, permitted uses, and development standards. It establishes zoning designations and districts for the Rancho Calera development only.
- **Section 4 Community Design Guidelines** includes the design guidelines for public facilities and infrastructure. It specifies design standards and guidelines for such things as street right-of-way landscaping and paving, street lighting fixtures, street furniture, park landscaping, and utility facilities.
- **Section 5 Implementation** includes plans for public services financing, public facility phasing and financing, school financing, and processing of entitlements and subdivisions.

Appendices following these five sections include **Residential Design Guidelines** and **Commercial Design Guidelines**.

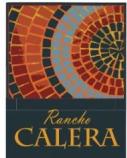
1.2 Purpose of the Specific Plan

The purpose of the Specific Plan is to implement the City of Chowchilla General Plan in a comprehensive and orderly approach to the development of Rancho Calera. To achieve this, the Specific Plan establishes the land use, infrastructure, public services, and financing plans to direct future development. The Specific Plan also ensures a balance between growth and public infrastructure/ services such that development within the planning area pays its fair share of infrastructure, public facility, and public service costs; and is fiscally self-supporting.

The Specific Plan includes project zoning and development standards that implement the vision and principles of the Specific Plan and the General Plan's goals, objectives, policies, and standards relating to Rancho Calera. The document is intended to be used by applicants in designing and formulating their development proposals, and by City staff in reviewing development proposals in the planning area. In addition, the Specific Plan is intended to accomplish the following:

- Establish the land uses, development standards, and zoning districts for development;
- Establish design provisions to stimulate responsible project design while allowing flexibility for changing trends;
- Provide detailed plans for infrastructure, public facilities, and services to support these land uses;
- Ensure that potential environmental impacts are adequately addressed;
- Establish the framework for financing the development, operation and maintenance of its infrastructure, public facilities, and utilities resulting in no adverse economic impact to the City of Chowchilla; and
- Describe implementation measures, service provisions, and administration of the Specific Plan.

As a regulatory document, the Specific Plan is an implementation tool that provides customized regulations and standards which largely replace



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existing zoning districts contained within Chapter 18 of the City of Chowchilla Municipal Code and provides additional controls on the character and quality of the future development in the planning area. However, the Specific Plan is not intended to be a rigid book of rules nor is it intended to control every design detail of future developments. It is meant to be adaptable and flexible in its final form, so that its implementation can respond to changes in the marketplace for residential and commercial development.

The sketches, diagrams, and concept plans included in the Specific Plan are schematic in nature and intended to convey an overall design intent. In order to convey this design intent, images of parks and open spaces, layouts, landscaping patterns and locations of neighborhood parks and local streets are conceptual only. Actual implementation designs may vary from those shown in the figure, without need for an amendment to the Specific Plan.

1.2.1 Controlling Document

The Specific Plan and the Development Agreement(s) for properties within Rancho Calera are the controlling documents for development within the planning area.

The purpose of the Specific Plan is to provide more detail to guide development within Rancho Calera; such that the Specific Plan fully implements the goals, objectives, and policies of the General Plan for development of the planning area.

When there are differences between the standards, regulations, and guidelines of Title 18 (Zoning Ordinance) and the Specific Plan, the Specific Plan shall prevail. Except as set forth in this Specific Plan, if the Specific Plan is silent on a matter addressed by the Zoning Ordinance, the Zoning Ordinance shall govern. Where other City plans or ordinances differ from the Specific Plan, the Specific Plan and the Development Agreement(s) shall govern. If the Specific Plan is silent on a matter addressed by other City plans or ordinances, the relevant plan or ordinances shall govern.

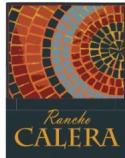
1.2.2 Severability

In the event that any portion or provision of this Specific Plan, including any regulation or program identified herein, is held invalid or unconstitutional by a California or federal court of competent jurisdiction, such provision(s) shall be deemed separate, distinct, and independent provisions. The invalidity of such provisions shall not affect the validity of the remaining provisions of the Specific Plan therein, provided the overall vision and principles of the Specific Plan can be achieved.

1.3 Authority

The adoption of the Specific Plan by the City of Chowchilla is authorized by the California Government Code, Title 7, Division 1, Chapter 3 Article 8, Sections 65450 through 65457. As set forth by the Government Code, specific plans must contain the information outlined below in text or exhibits. References to the location of this information within this Specific Plan for Rancho Calera are shown below.

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. (See **Section 2 Development Plan**, and **Section 3 Development Standards, Use Regulations, and Zoning Districts**)
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located with the area covered by the plan and needed to support the land uses described in the plan. (See **Section 2.4 Circulation Plan**, **Section 2.5 Water Supply System**, **Section 2.6 Sanitary Sewer System**, **Section 2.7 Storm Drainage System**, **Section 2.8 Utilities**, and **Section 2.8.5 Solid Waste Disposal**)
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. (See **Section 2.3 Environmental Resources Management**, **Section 3 Development**



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Standards, Use Regulations, and Zoning Districts, and Section 4 Community Design Guidelines

- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above items. (See **Section 3 Development Standards, Use Regulations, and Zoning Districts, and Section 5 Implementation**)

Specific plans, and amendments to specific plans, may be adopted by resolution or by ordinance (Government Code Section 65453). Both Planning Commission and City Council hearings are required. The specific plan must be adopted by the City Council. Tentative maps, parcel maps, conditional use permits, site plan reviews, and zoning ordinances applicable to the specific plan area and local public works projects must be consistent with the Specific Plan (Government Code Section 65455).

1.4 California Environmental Quality Act Compliance

The Specific Plan was prepared and adopted in accordance with the California Environmental Quality Act (CEQA). The CEQA documentation for the Specific Plan was prepared by the City of Chowchilla as part of its Environmental Impact Report for the 2040 General Plan and Rancho Calera Specific Plan (EIR). The EIR addresses the potential environmental impacts associated with the Specific Plan and is intended to serve as a Project and Program EIR document for the planning area. The Initial Study and Mitigated Negative Declaration was prepared and adopted in conjunction with the update to this Specific Plan, adopted by the City in 2021. The EIR and Mitigated Negative Declaration will apply to future development projects, tentative maps, and other development processed in conformance with the General Plan and the Specific Plan. Amendments to the Specific Plan may be subject to a separate environmental assessment and documentation.

1.5 Specific Plan Conformance with Chowchilla General Plan

Specific plan regulations and guidelines, including all amendments to specific plans, need to show consistency with the goals and objectives of the applicable general plan (Government Code Section 66454). The Specific Plan was determined to be consistent with the City of Chowchilla General Plan when it was adopted in May 2011 and in 2021.

1.6 Native American Tribal Consultation

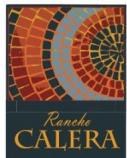
Pursuant to the provisions of Senate Bill 18, General Plan and Specific Plan Amendments are subject to a 90-day consultation period with those Tribes having traditional lands in the project area. The consultation period began on March 5, 2015 and concluded on June 5, 2015. The California Valley Miwok Tribe provided the only comment that they have no issues or concerns with the Rancho Calera Specific Plan Amendment.

Pursuant to the provisions of Assembly Bill 52, municipalities processing General Plan and Specific Plan Amendments must engage in dialogue with those Tribes having traditional lands in the project area. The City received one request from a local tribe for consultation. Through consultation, agreement was reached which satisfied the tribe's concerns.

1.7 Project Description

Rancho Calera is located within Madera County approximately one-half mile east of Chowchilla's City center, a mile northeast of the Chowchilla Municipal Airport, and immediately northeast of the East Robertson Boulevard and Highway 99 interchange. The property is directly south of Ash Slough and north of the Greenhills Estates residential community and Pheasant Run Golf Course. The project is within the current city limits of the City of Chowchilla. See **Figure 1-1 Location Map**. There are numerous parcels in the planning area, all of which range in size from approximately 0.37 acres to 358 acres.

The project is located within the San Joaquin Valley and was historically used for agricultural purposes. The planning area's drainage is generally split down its center, draining north to the Ash Slough and south to East Robertson Boulevard. Ash Slough meanders from east to west along the



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northern border of the project, outside of the planning area. Numerous willows, poplars, and native sycamore trees grow along both sides of the slough. The Chowchilla Water District irrigation canal, which is also located outside of the project area, runs along a portion of the eastern boundary and feeds water into Ash Slough.

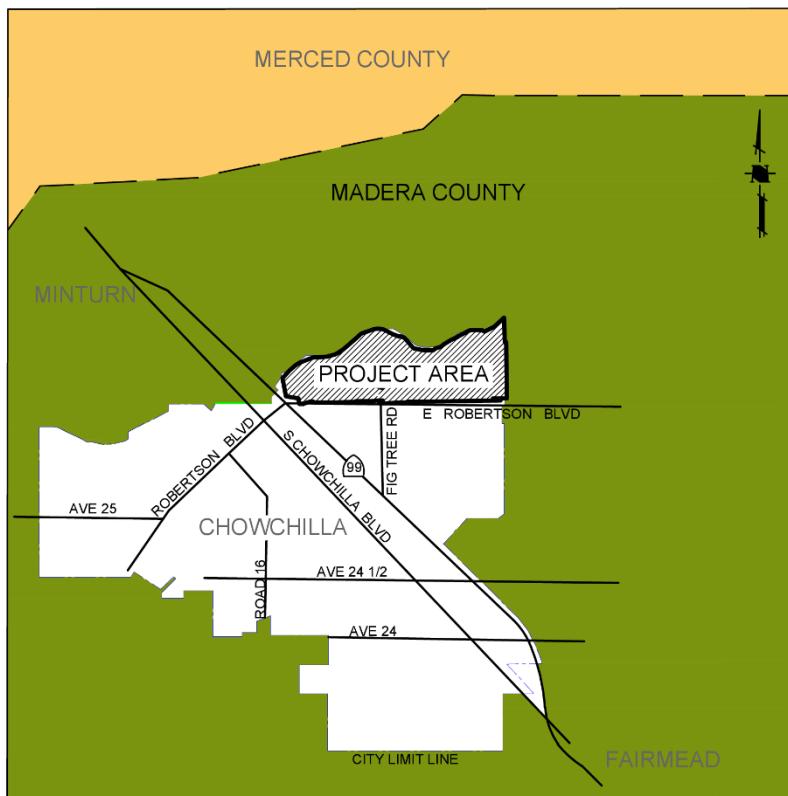


FIGURE 1-1 LOCATION MAP

Rancho Calera is a planned residential community that is approved for a mixture of residential, commercial, and civic land uses with a projected build-out population of approximately 6,000 residents. The project contains 576 acres with 2,042 residential units and approximately 308,405

square feet of commercial space. The signature features for Rancho Calera will be the community facilities core with its minor community park, school facilities, the Rancho Calera Riverwalk, and promenades.

A mixed-use center will be located east of North Fig Tree Boulevard at the intersection with East Robertson Boulevard to provide commercial services to residents. A larger commercial area, allowing large-scale retail and service centers, is located in the western corner of the site along East Robertson Boulevard near Highway 99.

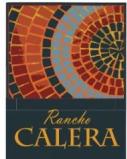
Land will be dedicated to the City for the minor community park, neighborhood parks, the Rancho Calera Riverwalk, promenades, and a public safety facility. In addition, the developer has entered into agreements with the elementary school district and the high school district, both of which include, among other things, payment of development fees intended to assist the school districts in accommodating the children who will reside in Rancho Calera.

The City will construct the minor community park and public safety facility. The developer will construct neighborhood parks, the Rancho Calera Riverwalk, and promenades. The Chowchilla Elementary School District has constructed one elementary school in the planning area and may construct an additional elementary school in the planning area if needed.

1.8 Planning Vision and Principles

1.8.1 Community Vision

Rancho Calera provides an opportunity to create a new residential and mixed-use community for the future of the City of Chowchilla with the intent of securing the physical, social, and economic advantages that are created through systematic planning of land resources and uses. This community will offer a broad mix of housing types and business opportunities to support the expansion of jobs and services required for this region of California. It will provide an eastern gateway to the City of as well as play an important part in the future development of the City.



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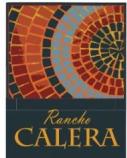
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Figure 1-2 Community Character Plan below depicts an illustrative concept of the overall vision for Rancho Calera.



Note: This graphic is conceptual only and not for design or construction purposes.

FIGURE 1-2 COMMUNITY CHARACTER PLAN



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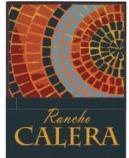
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1.8.2 Guiding Principles

The design of Rancho Calera is based upon a set of guiding principles that form the basis for successful mixed-use communities and residential neighborhoods. The guiding principles are intended to direct the design, development, and future growth of Rancho Calera. These principles balance the requirements for vehicular access with pedestrian access, density with open space, and public facilities with community needs.

1. Develop a unified residential, commercial, and recreation-oriented community that is compatible with the character of the project setting and the needs of the community.
2. Plan the development so that the basic planning unit is the residential neighborhood, with a focus on the neighborhood streets and open spaces as important social places.
3. Plan the residential neighborhoods so they are in close proximity and easily accessible to the minor community park, neighborhood parks, school(s), and other public facilities.
4. Provide a variety of quality housing within Low and Medium Density residential neighborhoods containing a range of lot sizes to promote housing opportunities for people with diverse housing needs and income levels.
5. Provide for a commercial and residential mixed-use site that will allow residential uses above or near commercial services.
6. Provide a comprehensive, high-quality retail and commercial environment to serve both local and regional needs.
7. Provide scenic view corridors and observation points of scenic areas within the Rancho Calera area.
8. Promote water and energy conservation for the Rancho Calera development through the careful planning and design of all aspects of the project.
9. Promote a high-quality lifestyle for City and community residents by providing public services via dedication or donation of land for elementary school facilities, a minor community park, the promenades, neighborhood parks, a public safety facility, and the Riverwalk for walking, jogging and bicycling.
10. Provide a safe and efficient circulation system that includes transit, vehicular circulation, sidewalks, and bike routes, and that also protects residential neighborhoods from through traffic.
11. Provide public and private local streets that reduce traffic speeds and promote neighborhood unity, while still providing adequate on-street parking.
12. Provide a storm drainage system that incorporates the best management practices to control water quality impacts from urban runoff and protects water quality.
13. Provide a wastewater system that connects to the existing City of Chowchilla wastewater system.
14. Provide a water system that will be integrated into the existing City of Chowchilla water system.
15. Anticipate and provide for the needs of the community's residents through the timely provision of facilities and services required for a fully serviced community in a manner that is financially self-supporting.



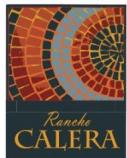
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Development Plan



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2. Development Plan

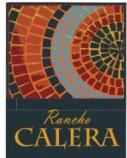
The Development Plan for the Rancho Calera Specific Plan (the Specific Plan) consists of the land use plan, land use map, and land use designations; the environmental resource management concept to be implemented by the Specific Plan; and the plans for community services, facilities, and utilities to serve the residents and businesses of Rancho Calera.

The Development Plan meets the principles that guide the design and development of the community as set forth in **Section 1.8.2**, and identifies any additional actions that are needed to fulfill the principles.

Table 2-1 Land Use Summary summarizes the land uses, quantities, and designations for the Rancho Calera development plan, and the corresponding **Figure 2-1 Land Use Plan** below depicts the layout of land uses and general circulation system.

TABLE 2 1 LAND USE SUMMARY

Land Use Summary				
Land Use Designation	Approx Acres	Park Type	Maximum du	Maximum sf
Residential				
Low Density Residential (RC-LDR)	203		1,008	
Medium Density Residential (RC-MDR)	166		814	
High Density Residential (RC-HDR)	9		200	
Commercial				
Mixed-Use (RC-MU)	3		20	47,045
Service Commercial (RC-CS)	20			261,360
Public/Quasi-Public				
Park and Open Space (RC-P/OS)	66			
Minor Community Park			13	
Neighborhood Parks			23	
Riverwalk			25	
Promenades			5	
Public Facilities (RC-PF)	18			
Street Dedication (as shown on TM 16-0124) and other uses	76			
Total	561	66	2,042	308,405



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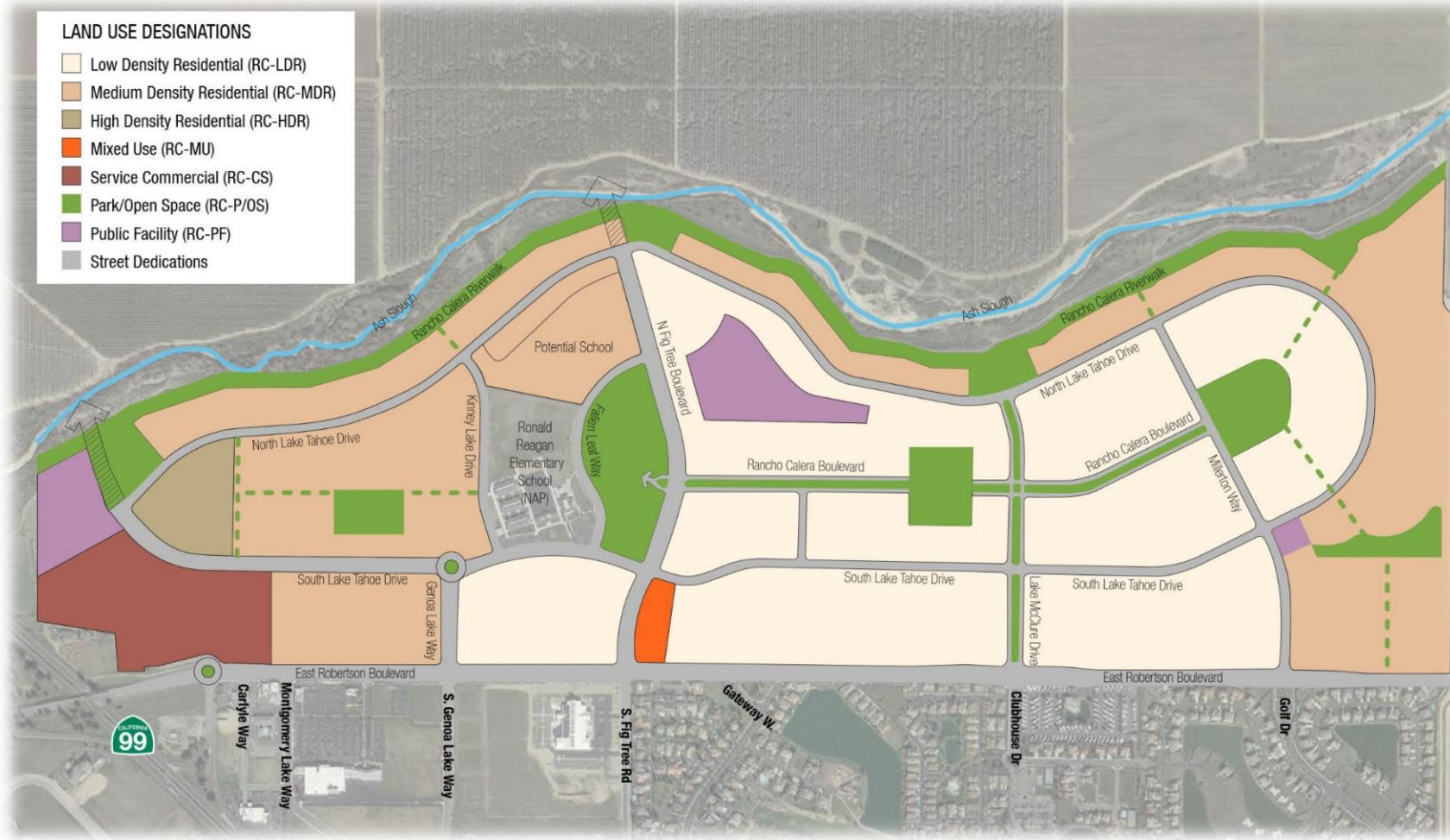
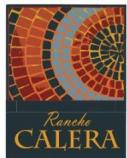


FIGURE 2-1 LAND USE PLAN



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2.1 Land Use Plan

The land use plan locates the residential, commercial, public and quasi-public land uses allowed within Rancho Calera as described below. Please refer to **Figure 2-1 Land Use Plan**.

2.1.1 Residential

Rancho Calera is planned as a community of up to 2,042 residential units within the 561-acre planning area. The residential areas are composed of multiple residential neighborhoods of varying lot sizes, mixed with numerous recreational amenities. An elementary school and the minor community park are located near the center of the community to provide good accessibility.

The neighborhoods will be identifiable as distinct residential areas with their own individual character. Many neighborhoods will have parks that add identity and activity areas for the residents.

The neighborhoods will provide a mix of lot types that will accommodate a wide range of housing objectives, buyer needs, and income levels.

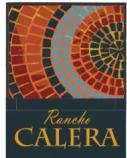


The residential neighborhoods will consist of a variety of single-family housing types and multifamily attached homes. These neighborhoods will be linked to the minor community park, the Rancho Calera Riverwalk, and other parks by a network of bike routes, pedestrian sidewalks, and promenades.

Additional residential units are planned for a high-density area and the commercial/residential mixed-use overlay area in the service commercial area. The high-density housing in these areas may consist of apartments, townhomes, and condominiums.

2.1.2 Commercial

Service commercial shopping centers are proposed for the western end of the community for maximum exposure and accessibility. A mixed-use center will be located near the corner of North Fig Tree Boulevard and East Robertson Boulevard; this site will provide the opportunity to develop residential uses in the same building as or adjacent to commercial retail uses. These centers will provide a variety of retail services, such as retail stores, bookstores, restaurants, movie theaters, grocery stores, service stations, personal services, real estate offices, and financial institutions;



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they may remain open up to 24 hours per day. Medical and dental offices may also be built within these commercial centers.



2.1.3 Public/Quasi Public

Numerous public facilities and recreational land uses are proposed within Rancho Calera. In the center are an elementary school and a site for a minor community park. Land will also be dedicated or donated to the City upon which a well and stormwater drainage facilities may be constructed. A public safety facility site is proposed to be dedicated within the project area, the exact location of which will be determined and agreed upon at a later date.

The signature features for Rancho Calera are the Rancho Calera Riverwalk, the community facilities core with its minor community park and school sites, and strategically located neighborhood parks and promenades.

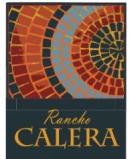
RANCHO CALERA RIVERWALK

The Rancho Calera Riverwalk on the south side of Ash Slough will be City owned and maintained and will provide connectivity to the Rancho Calera neighborhoods in the northern area of the community. The Riverwalk will be a combined pedestrian and bike all-weather trail and will be connected to several neighborhood parks. The slough itself is outside the planning area. The Riverwalk will be built in phases, corresponding to construction of the adjacent residential neighborhoods.



MINOR COMMUNITY PARK

In the center of the project will be a minor community park of approximately 12.9 acres. This park will serve as a recreational center for the community. Land for the park will be dedicated to the City, which will construct amenities that may include picnic areas, playgrounds, sports courts or fields, an amphitheater that can be used for concerts and public gatherings, as well as a community center. The park will include a pedestrian and bike path, with the potential of joint use with the adjacent elementary school. See **Figure 2-2 Conceptual Minor Community Park**.



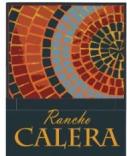
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Figure 2-2 Conceptual Minor Community Park



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The strategically located neighborhood parks, ranging in size from approximately 3 to 6 acres, will include several recreational amenities. Each of the neighborhood parks will be designed to serve the immediately surrounding neighborhoods and include such amenities as picnic tables, playgrounds, bike racks, community gardens, dog parks, sports fields, and basketball courts. Neighborhood park plans shall accompany subdivision map applications of adjoining property and will be approved in conjunction with these maps. See **Figures 2-3 A-D Conceptual Neighborhood Parks**.

The neighborhood parks will be connected to other parks and amenities within Rancho Calera via greenways, sidewalks, and other open space corridors. These neighborhood connectors are intended to encourage walking and biking throughout the community. Amenities, such as park benches, may be incorporated into the neighborhood connectors.



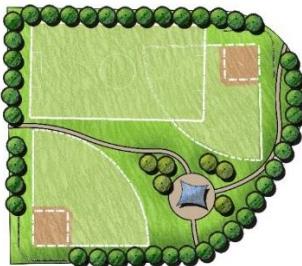
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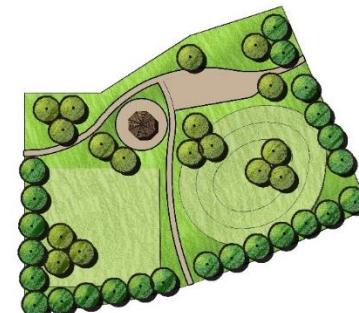
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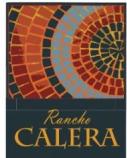
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FIGURES 2-3 A-D CONCEPTUAL NEIGHBORHOOD PARKS



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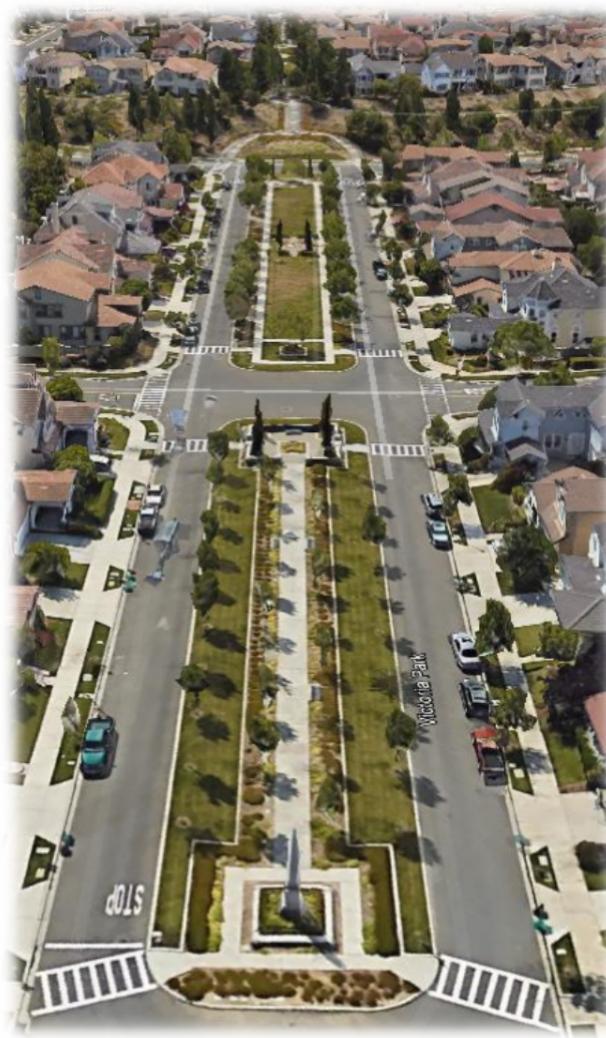
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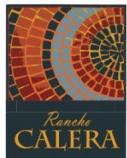
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PROMENADES

The promenades are special project-defining features comprised of wide greenbelt medians designed to encourage walkability between the parks, schools, shopping areas, neighborhoods, and community features. The promenades will run north-south and east-west in the central portion of the project; additional greenways to the east and west, as well as north and south, of the promenades will provide walkability from the promenades and residential neighborhoods to the project amenities. One-way roads on each side of the promenades will define their boundaries and provide access through the center of the community.

Amenities along these central promenades may include such features as multi-use paths, flower gardens, entry arbors, plaza spaces, kiosks, shade trees and landscaping, bicycle rental facilities, benches, or other landscape features.





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2.2 Land Use Designations

The land use designations within this Specific Plan contain the prefix "RC-" to distinguish them from similar land use designations in the General Plan.

Figure 2-1 Land Use Plan identifies the land uses for the Specific Plan area only and shows the location of all land uses within the planning area.

2.2.1 Residential Land Uses

Residential land use designations within Rancho Calera include Low Density Residential (RC-LDR), Medium Density Residential (RC-MDR), and High Density Residential (RC-HDR). These land uses are described below.

The Rancho Calera Specific Plan contains land use designations and density ranges that apply only to this planning area within the City. Residential units to be constructed within these designations may consist of:

- **Apartments**—Leased dwelling units with one or more shared walls within a building, each of which shares common access inside the building. Apartments are generally considered multifamily housing.
- **Condominiums**—Separately owned dwelling units with one or more shared walls within a building, each of which shares common access inside the building. Condominiums are generally considered multifamily housing.
- **Duets**—Separately owned dwelling units with a common wall separating one from another separately owned dwelling unit, each of which has a separate outside entrance. Duets are typically considered attached single-family housing.
- **Single Family Homes**—Free-standing dwelling units on separate legal lots.
- **Townhomes**—Separately owned dwelling units with one or more shared walls within multi-story buildings, each of which has a separate outside entrance. Townhomes are typically considered multi-family housing.

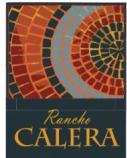
LOW DENSITY RESIDENTIAL (RC-LDR)

The Low-Density Residential land use designation within Rancho Calera is for low density single-family detached housing. The RC-LDR land use designation has a maximum density of 7 dwelling units per gross acre and would accommodate a population density of up to 22 persons per acre at an average household size of 3.2 persons. Low Density Residential neighborhoods will accommodate approximately 1,008 single-family detached homes, including homes served by private common drives.



MEDIUM DENSITY RESIDENTIAL (RC-MDR)

The Medium Density Residential land use designation within Rancho Calera may include such products as single-family housing, townhomes, and duets. Medium Density Residential has a maximum density of 16 dwelling units per gross acre. The RC-MDR land use designation would accommodate a population density of up to 51 persons per acre, assuming an average household size of 3.2 persons. Medium Density neighborhoods will accommodate approximately 814 units.



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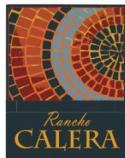
Included as a permitted use within the Medium Density Residential land use designation is a public elementary school. The Chowchilla Elementary School District already built one elementary school on land that was donated by the property owner. Additional land designated Medium Density Residential has been set aside as a school site should the need arise. The use of school facilities and public parks for joint use shall be governed by separate agreements between the City and the Elementary School District.



HIGH -DENSITY RESIDENTIAL (RC-HDR)

The High-Density Residential land use designation within Rancho Calera is for multiple family housing such as condominiums, apartments, and townhomes. High-Density Residential has a maximum density of 24 dwelling units per acre. The RC-HDR land use designation would accommodate a population density of up to 67 persons per acre, assuming an average household size of 2.8 persons. The high-density residential area will include a maximum of 200 units.





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2.2.2 Commercial Land Uses

Commercial land use designations within Rancho Calera include Mixed-Use (RC-MU) and Service Commercial (RC-CS). The descriptions of these land uses are provided below.

MIXED-USE (RC-CCMU)

The Mixed-Use land use designation provides for a combination of commercial shopping and high-density residential uses such as apartments, condominiums, and townhomes on the same site.

Appropriate commercial uses within this designation, which is intended to serve the local resident, include retail, commercial services, offices, and other businesses. A maximum of 20 dwelling units is allowed on this site, which could accommodate a population density of up to 67 persons per acre, given an average household size of 2.8 persons. In the event no residential units are constructed in the Mixed Use land use designation, a portion of the low or medium density residential land use areas may be converted to a high density residential land use.

The mixed-use center will be located between South Lake Tahoe Drive and East Robertson Boulevard, east of North Fig Tree Boulevard. It is anticipated that up to 47,045 square feet of commercial development may be built at a floor area ratio (FAR) of 0.40. This shopping center will provide approximately 94 jobs based on a factor of 2 jobs per 1,000 square feet.

SERVICE COMMERCIAL (RC-CS)

The Service Commercial land use designation provides service commercial and regional retail uses which are dependent on transient and local travel, as well as heavy commercial traffic. Commercial uses appropriate within this designation include restaurants, hotels and motels, shopping centers, large-scale retail centers offering a variety of products and services, recreational facilities, offices, and service stations.

The RC-CS land use has been designated for the western end of the community to take advantage of the exposure and accessibility to Highway

99. It is anticipated that a maximum 261,360 square feet of commercial development would be built at a floor area ratio (FAR) of 0.30. This would provide approximately 523 jobs, based on a factor of 2 jobs per 1,000 square feet.

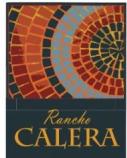


2.2.3 Public Facilities/Park and Open Space Land Uses

The Public/Quasi Public land use designation within Rancho Calera includes public facilities (RC-PF) and parks and open spaces (RC-P/OS).

PUBLIC FACILITIES (RC-PF)

The Public Facilities land use designation provides for stormwater basins, a public safety facility (in a mutually agreeable location), and a well site (in a mutually agreeable location) if requested by the City. The two stormwater basins are located in the northwest corner and the eastern central portion of the project area. The public safety facility will be located so that the facility can provide fast, effective emergency services to residents on the east side of Chowchilla.



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PARK AND OPEN SPACE (RC-P/OS)

The Park and Open Space land use designation provides for a minor community park, the Rancho Calera Riverwalk, neighborhood parks, and promenades.

2.3 Environmental Resources Management

Proper management of environmental resources is a guiding principle of the Specific Plan. The Land Use Plan and other elements of the Development Plan address conservation of these resources as discussed below. Actions for conserving natural resources within the project area are identified in the following sections. These actions will be implemented through the application of conditions of approval during the tentative map, site plan review, or conditional use permit processes.

2.3.1 Ash Slough

Ash Slough is a seasonal watercourse that flows from east to west outside the northern border of the project site. The slough is generally covered with willows and poplar trees. Areas to the north and south are flat, and runoff drains into the slough from surrounding property.



The Rancho Calera Riverwalk buffers the slough from development to minimize potential impacts to the slough. The Riverwalk, a pedestrian and bike path, will connect to public access points within the project area.

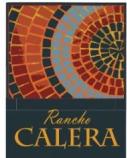
To the extent water is available from Chowchilla Water District, the project redirects 3,000-acre feet of water per year from the Chowchilla Water District irrigation system to the slough in order to recharge the water table in the aquifer that services the City of Chowchilla.

Actions:

1. Provide a protective barrier along the southern perimeter of Ash Slough prior to each phase of construction that will remain in place until all construction activities in the area are completed.
2. Restrict runoff to the slough by detaining stormwater on-site.

2.3.2 Water Quality

The Rancho Calera development will utilize several different methods to address stormwater quality. The majority of the stormwater will be directed to storm drainage basins owned and maintained by the City of



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Chowchilla within the project area, where it will be retained and allowed to recharge the groundwater aquifer. The stormwater will be treated using natural processes. A portion of the stormwater will be directed to the existing City owned and maintained storm drainage retention basin in Greenhills Estates, where it will recharge the groundwater aquifer.

Actions:

1. Provide drainage systems that collect sediments through natural filtration devices and debris collectors. Route storm drainage flows through pretreatment areas and other means to aid filtration of water prior to entry into the storm drainage basins.
2. Utilize best management practices (BMP) erosion control techniques for all site trenching and grading operations.
3. Upon completion of site preparation activities, plant all graded areas or otherwise protect from soil erosion.
4. Obtain any required discharge permits.

2.3.3 Water Resources

Rancho Calera will use many techniques to manage water usage and to conserve water resources. Wells, stormwater runoff, and the irrigation canal adjacent to the eastern edge of the project area are some of the alternative potential sources of water involved in the water resource management of Rancho Calera.

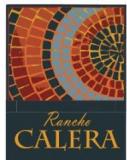


Actions:

1. Create drainage basins to allow runoff to percolate into the ground and recharge the aquifer.
2. Encourage the installation of high-efficiency irrigation systems with automatic controllers to conserve water.
3. Install water-conserving, low-flow appliances in all new development.
4. Encourage the installation of drought resistant landscaping throughout the planning area.
5. Utilize water from the Chowchilla Water District as available.

2.3.4 Air Quality

Rancho Calera is planned to encourage alternative modes of transportation to reduce air emissions. The community provides transportation alternatives to residents that reduce vehicle transportation miles and vehicle emissions such as pedestrian sidewalks and bike routes that link homes to schools, parks, commercial areas, and transit shelters.



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Air Quality Management Plans will be prepared for each phase of development of this project and will be made available to State and local agencies including the San Joaquin Valley Air Pollution Control District (SJVAPCD), Madera County Council of Governments, Caltrans, the Chowchilla Metropolitan Transit District, State Air Resources Board, and the City of Chowchilla for review.

Actions:

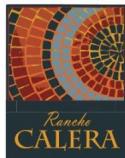
1. Provide transit shelters at activity centers within the planning area to enhance access to public transportation systems.
2. Provide any available high-speed internet service throughout the community to facilitate telecommuting and a reduction in commute-oriented vehicle trips.
3. Implement SJVAPCD's air quality control measures during construction.
4. Allow only natural gas fireplaces that meet SJVAPCD standards.
5. Provide conveniently located outdoor electrical outlets to facilitate use of electrical lawn and garden maintenance equipment, and a natural gas outlet option for outdoor barbecues.
6. Provide a Park and Ride area in a commercial parking lot.
7. Implement SJVAPCD's mitigation requirements, to the extent practical, as specified in the Guide for Assessing and Mitigating Air Quality Impacts.
8. Provide preferred parking for electric cars at service commercial centers.
9. Encourage the installation of charging stations for electric vehicles.
10. Provide bike racks and bike lockers per CALGreen requirements.

2.3.5 Energy Conservation

Energy conservation can be accomplished in two primary ways: reducing use of automobiles and incorporating energy conserving features into the orientation and design of all buildings and landscaping. Rancho Calera encourages the use of alternative transportation modes and reduced length of vehicular trips. It does this through the proximity of residential neighborhoods to schools, commercial centers, and parks; and through development of pedestrian sidewalks, the central promenade, and bike routes that connect residential neighborhoods to public services. Energy conserving designs include use of trees to shade roads and sidewalks, thereby reducing the heat radiated by the paved surfaces within Rancho Calera; and orientation of roads and lots to take advantage of southern and western exposures for solar energy use. Energy may be further conserved through site planning, architectural design, and landscape design.

Actions:

1. Comply with CALGreen standards, which include installation of high efficiency, energy conserving windows to reduce heat gain during the summer and provide warmer temperatures during the winter and encouraging designs with more and larger windows on the north and east sides of buildings to reduce heat gain.
2. Design ornamental and street landscaping to control solar heat gain in buildings and on pavement. Plant canopy shade trees along streets to cool transportation corridors and reduce reflection.
3. Plant canopy shade trees throughout all parking areas to reduce heat gain, reflection, glare, and to cool parking areas and adjacent areas. Trees will be planted at a spacing of one tree per five parking spaces.
4. Use low emission, energy efficient street lighting that use photovoltaic or solar sensors when available. Designs shall provide efficient street lighting systems to insure adequate light levels for public safety, while



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minimizing unnecessary light dispersal and unnecessary hours of operation.

5. Encourage solar energy use as appropriate for residential, commercial, and public facility/park and open space uses.
6. Provide bike racks at non-residential centers.

2.3.6 Scenic Resources

Scenic resources, such as Ash Slough, views to the foothills, and the parks, are important in defining Rancho Calera's visual character. By design, the Specific Plan preserves open space vistas of the foothills for residents within the project. The Rancho Calera Riverwalk will serve to preserve views of the scenic area within the project and provides a pedestrian/bike path so that pedestrians and bicyclists can enjoy its scenic vistas.

Actions:

1. During construction of the Ash Slough Riverwalk, establish key observation points at different locations near Ash Slough where people will have panoramic views of the open space or directional views of the mountains to the east.
2. During construction by the City, establish key observation points in the minor community park with views to the mountains to the east.

2.3.7 Climate Change

Worldwide climate change has become an issue that is being addressed at the global, national, state, and local levels. There is consensus that one of the major causes of climate change is the buildup of gases in the atmosphere that effectively increases the temperature of the Earth's atmosphere and surface. These gases are referred to as greenhouse gases (GHG) and consist primarily of carbon dioxide, methane, nitrous oxide, chlorofluorocarbons, and water vapor. The burning of fossil fuels,

deforestation, and landfill waste decomposition are primary contributors to the increase in greenhouse gases.

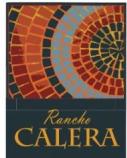
While the effects of climate change are difficult to predict, there is convincing evidence and consensus which suggests they include the impacts identified below.

1. Increased average temperatures and more severe heat which could lead to more wildfires, worsen air pollution, and increase heat and air quality related health problems.
2. More frequent droughts which could adversely affect food and water supplies.
3. Rising sea levels with resulting flooding and erosion of low-lying coastal areas.
4. Increase of climate sensitive infectious diseases such as malaria, encephalitis, and yellow fever.

The implementation measures identified below shall be applied to developments within Rancho Calera to respond to climate change issues, decrease GHG emissions, and reduce the carbon footprint of the project.

Implementation Measures

1. Greenhouse Gas Emissions
 - a. Promote use of alternative and renewable fuels with lower greenhouse gas emissions by informing buyers of energy options.
 - b. Homebuilders will promote the use of electrical landscape maintenance equipment by providing electrical outlets at appropriate locations.
 - c. Incorporate roundabouts as an alternative to stop signs and traffic signals to decrease vehicle acceleration and idle time at selected intersections and improve efficiency of movement through intersections.



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- d. As mandated, require EV charging stations at service commercial centers.
- e. Provide bike racks at non-residential centers.
- f. See also **Section 2.3.4 Air Quality**.

2. Energy Efficiency and Conservation

- a. All builders shall comply with CALGreen standards.
- b. Encourage builders to install Energy Star appliances in new homes through property transfer documents.
- c. See also **Section 2.3.5 Energy Conservation**.

3. Low Carbon Energy Alternatives

- a. Comply with the California Solar Mandate as it applies to new homes.
- b. Promote use of photovoltaic systems for street and parking lot lighting.
- c. Provide upgrade options for electric outlets at non-residential centers and in proper locations within garages for plug-in electric and hybrid vehicles.
- e. See also **Section 2.3.5 Energy Conservation**.

4. Waste Reduction and Recycling

- a. Builders will implement construction waste reduction programs.
- b. Residents and employers will be provided commercial and residential waste reduction program education materials.

5. Community Education and Action

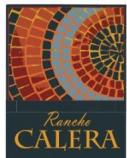
- a. Residents and employers will be provided greenhouse gas and energy efficiency education materials.

- b. Promote participation in, and cooperation with, greenhouse gas reduction initiatives offered by local agencies, special districts, and utilities.

6. Smart Growth Reduction of Vehicle Travel Distances

- a. Provide a park and ride lot within the project area to facilitate ride sharing.
- b. Provide transit stops and shelters at appropriate locations within the project.
- c. Commercial builders will provide education materials to employers regarding incentive programs for ride sharing and other alternatives to single-occupant auto commuting.
- d. Provide prioritized parking for carpools and energy efficient vehicles in commercial developments.
- e. Incorporate mixed-use development within the project area to reduce vehicle trips of residents.
- f. Provide an extensive pedestrian and bicycle circulation system.
- g. Provide bike racks and bike lockers per CALGreen requirements.
- h. Install traffic calming devices to increase pedestrian and bicycle safety.
- i. Provide a safe walk to school route to encourage students to walk and bicycle to school.
- j. The City, the master developer, and homebuilders will coordinate with communications providers to make high speed networking available if it is available in the area to facilitate working from home.
- k. See also **Section 2.3.4 Air Quality**.

7. Green Buildings and Landscaping



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- a. New buildings shall incorporate Leadership in Energy and Environmental Design (LEED) green building standards or another recognized green building standards program selected by the builder.
- b. Reduce water consumption in landscaping by using drought tolerant plants, high efficiency irrigation systems, and best management practices on public spaces such as parks and streetscapes.
- c. Encourage installation of artificial turf in high use public areas where the cost of installing and maintaining live turf will exceed that of artificial turf within 10 years.

2.4 Circulation Plan

A regional and local circulation system provides access to Rancho Calera. Highway 99 is a major freeway through the Central Valley that links the primary cities in the Valley and carries regional traffic north and south from Chowchilla. Highway 99 is a four-lane freeway that carries regional traffic north and south from Chowchilla. The freeway interchange at East Robertson Boulevard is the primary access to Highway 99 from the City of Chowchilla and Rancho Calera. Caltrans has proposed a roundabout at this intersection which, if constructed, would provide direct access into the Service Commercial area of the site. Without the roundabout not only will the intersection operate at less than ideal operational conditions, but the Service Commercial component of the project is likely to struggle with long term viability due to restricted access. The Chowchilla General Plan considers East Robertson Boulevard a major arterial and truck route. See **Figure 2-4 Regional Circulation**.

Four access points from East Robertson Boulevard into the Rancho Calera community are proposed. The interior circulation system consists of a network of residential streets that connect the residential neighborhood with public services, commercial development, and East Robertson Boulevard. See **Figure 2-5 Circulation System**.

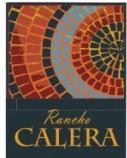
The circulation system for Rancho Calera will use a primary loop road system for the major circulation route to provide access to individual neighborhoods. The interior circulation system will consist of residential streets linked to the perimeter loop road. Entry roads off East Robertson Boulevard will provide connections to the loop road. The streets within Rancho Calera are intended to be public streets; however, private streets may be designated within the project at the tentative map stage. The goal of the circulation system is to provide safe and efficient traffic flow throughout Rancho Calera and with Highway 99. The City will maintain all public streets within the project.

2.4.1 Circulation Concept

The Specific Plan provides for a comprehensive circulation system that will accommodate pedestrian, bike, and vehicular transportation modes. The Specific Plan promotes the neighborhood concept by allowing for easy access and social interaction within a neighborhood environment through interrelating and mixing land uses, thereby creating a project where residential neighborhoods are efficiently connected by bike and pedestrian routes to schools, commercial centers, and parks. The bike and pedestrian routes are located along the loop road, the Rancho Calera Riverwalk, the promenades, and collector streets.

A safe and efficient system of streets is promoted through street location and design. Traffic calming features such as curvilinear streets, forced turn islands at major intersections, roundabouts, and medians may be incorporated along key community streets.

The Circulation Plan promotes traffic reduction by reducing average auto trip lengths from residential neighborhoods to commercial and public services by incorporating a mix of land uses within the project. In this way, trips destined for commercial and public services provided within the planning area are shorter and can be accessed by pedestrians and bicyclists. Residents may then walk or bicycle from their homes to places of work, school, recreation, and shopping.



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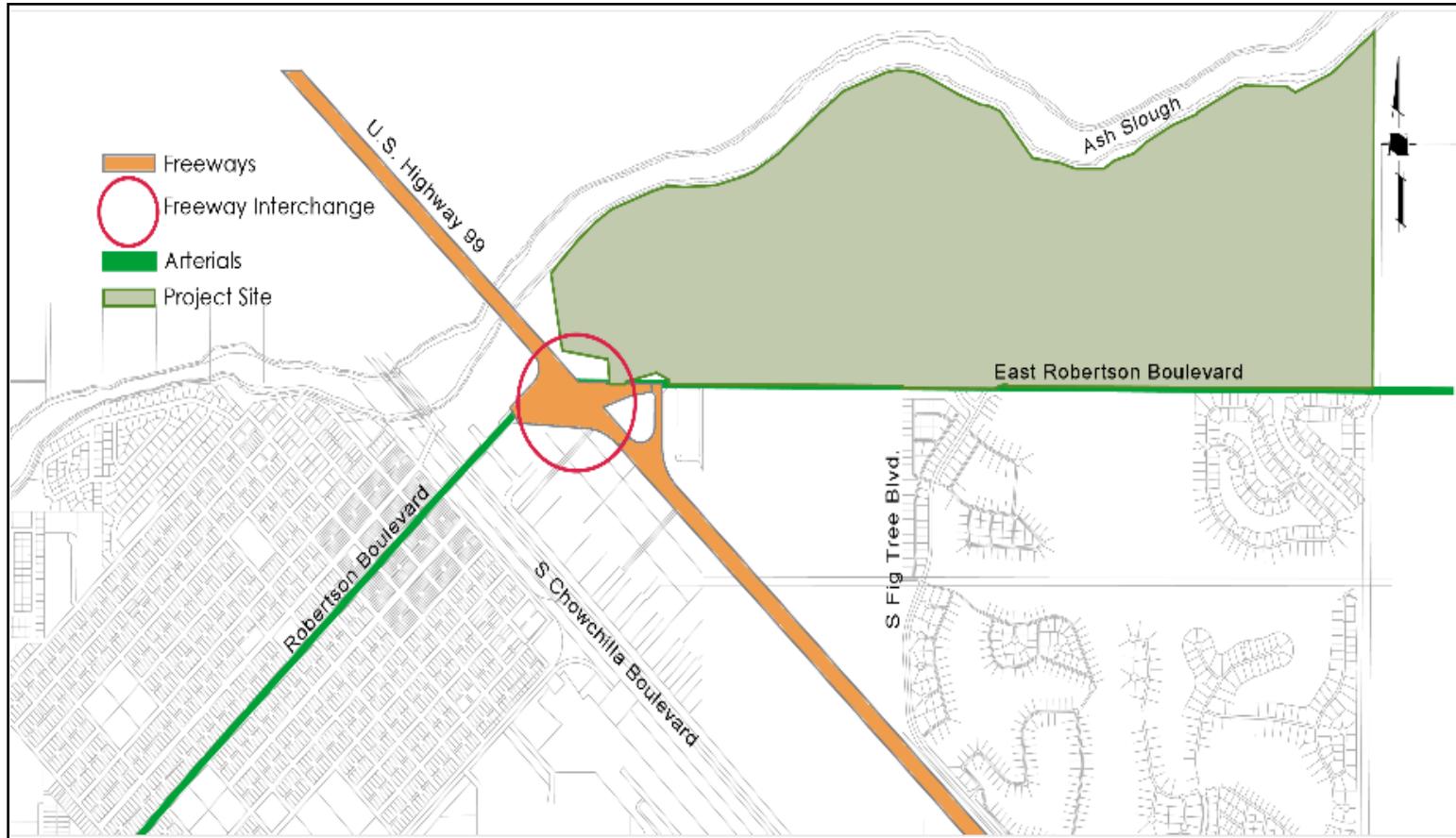
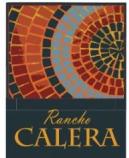


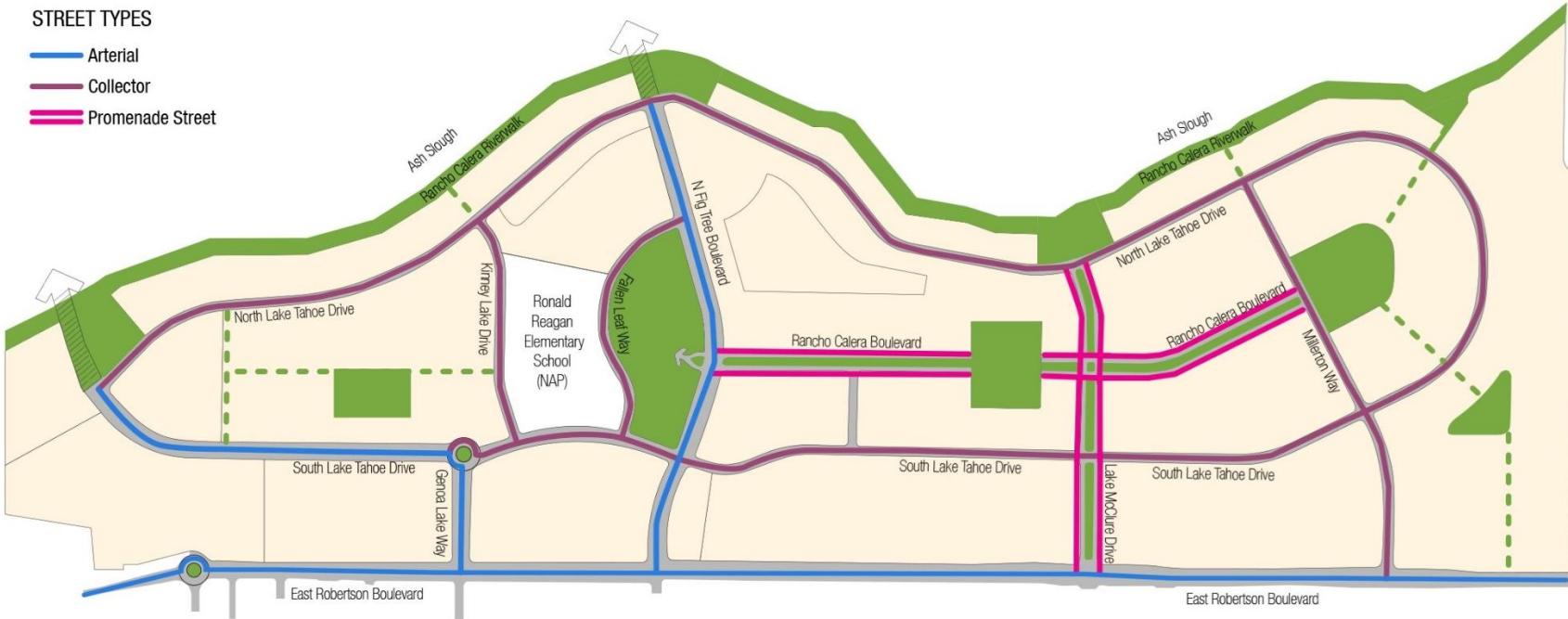
FIGURE 2-4 REGIONAL CIRCULATION

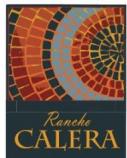


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2.4.2 Major Points of Access

There are four major access points to Rancho Calera from East Robertson Boulevard as shown on the Circulation Plan; two are arterial streets, one is a promenade street, and one is a collector street. See [Figure 2-5 Circulation System](#).

Genoa Lake Way is an arterial street and provides access to the commercial shopping center and residential areas from East Robertson Boulevard. A roundabout at the intersection of Genoa Lake Way and Lake Tahoe Drive is envisioned to calm traffic and create a sense of welcoming and arrival.

North Fig Tree Boulevard within Rancho Calera is an arterial street that connects with the perimeter loop road and provides primary access to the center of the project.

Lake McClure Drive is a promenade street into Rancho Calera and provides access from East Robertson Boulevard to the center of the residential area. Lake McClure Drive will also be the north-south axis of the promenade street system, providing a pedestrian greenway from East Robertson Boulevard through the project to a park along the Riverwalk area.

Millerton Way is a collector street that connects East Robertson Boulevard to the eastern neighborhoods.

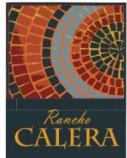
2.4.3 Street Standards

The Circulation Plan for Rancho Calera contains a hierarchy of street designs consistent with expected traffic volumes. See [Table 2-2 Public Road Classifications and Standards](#) for typical street section designs and dimensions within and adjacent to Rancho Calera, which will be adapted to on-site conditions, such as the existing roadways and timing of needed traffic improvements.

TABLE 2-2 PUBLIC ROAD CLASSIFICATIONS AND STANDARDS

Public Road Classifications and Standards					
	Public Right-of-Way	Ultimate Number of Lanes	Curb-to-Curb Width	Max. Desired Volume (Vehicles/Day)	On-Street Parking
Arterial	124'	4	84'	35,000 - 45,000	No (emergency only)
Collector	60'	2	40'	7,000 - 10,000	Yes, Both Sides
Promenade Street	106'	2	86'	7,000 – 10,000	Yes, Both Sides
Local Residential	56'	2	36'	1,000 - 2,000	Yes, Both Sides

Arterials are public streets with two traffic lanes in each direction at ultimate road buildout. To the extent feasible, a bicycle lane on each side of the roadway, or a 10-foot multi-use trail on one side, and a landscaped median, unless geometry of the arterial does not provide adequate room for a median, shall be constructed. Direct residential driveway access is restricted along these arterials. Commercial access from arterials is permitted. Minor realignments of arterial streets may occur as approved by the City Engineer without amending the Specific Plan. Since these high capacity roadways in many cases exceed the expected traffic volumes generated by Rancho Calera, all or portions of each arterial will be constructed in phases. Except for East Robertson Boulevard, the outer lanes and all the side-of-road improvements will be constructed concurrent with development of Rancho Calera; in certain places the inner lanes may be left for future construction as the city grows.



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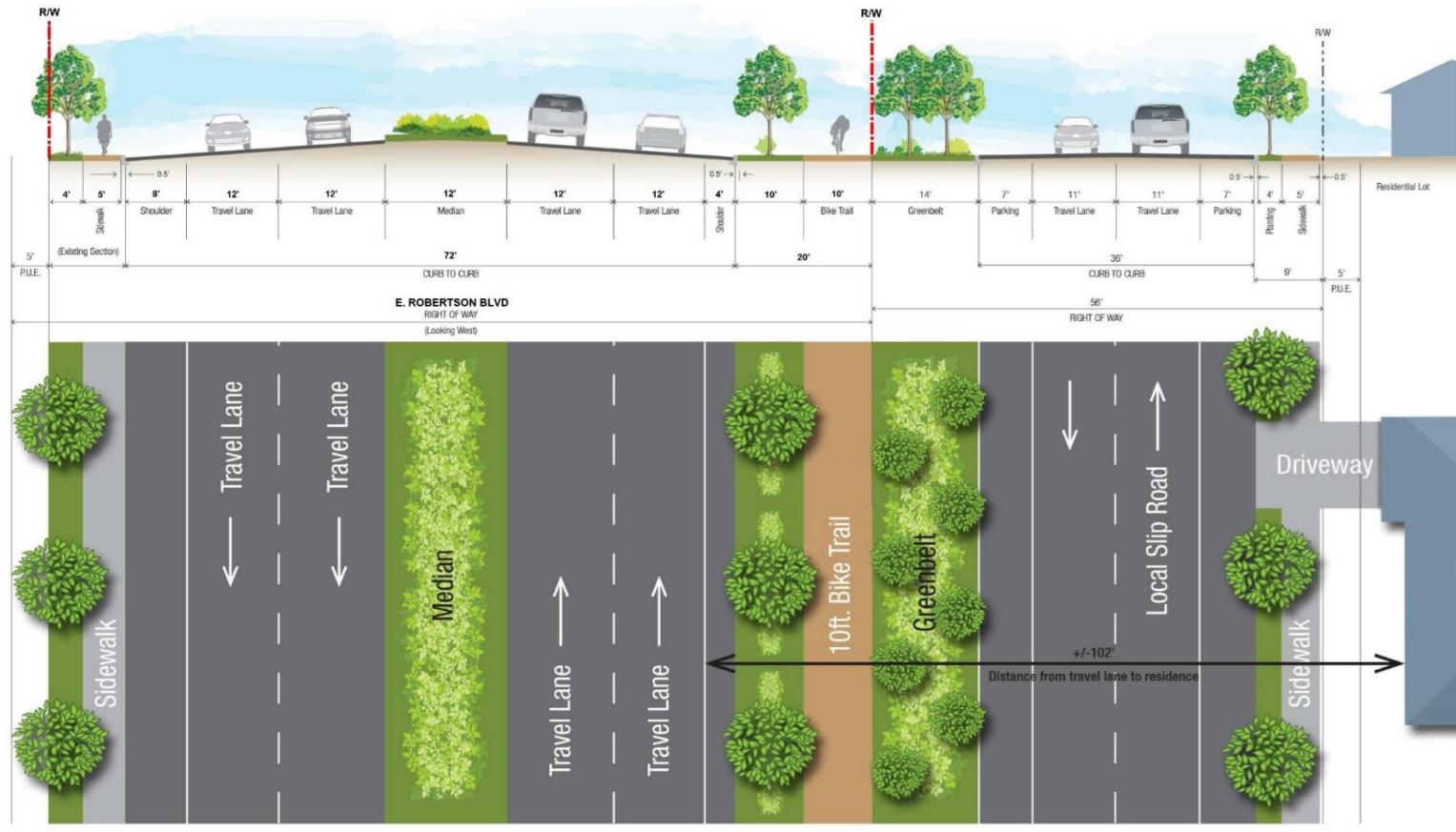
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East Robertson Slip Road Concept

In order to avoid sound walls and homes backing up to East Robertson Boulevard, a residential road adjacent to the main arterial, illustrated below, is encouraged to create a more pleasing streetscape and give immediate access to biking trails. Shown is a typical cross section and plan

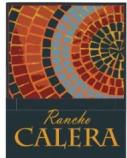
view of this approach for East Robertson. Homes front on a local residential street, separated from the arterial road by a landscaped greenbelt and Class 1 separated bikeway, allowing front-door access to the greenway and trail with local driveways fronting on the residential street.



E. Robertson Arterial

Local Slip Road

FIGURE 2-6A EAST ROBERTSON BOULEVARD (SLIP ROAD CONCEPT)



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Other Arterial Streets

Genoa Lake Way and North Fig Tree Boulevard, as well as the western portion of South Lake Tahoe Drive, are also arterial streets. Future extensions of North Fig Tree Boulevard and Lake Tahoe Drive may provide access for developments to the north. See **Figure 2-6B Conceptual Arterial Section (Generic)** below.

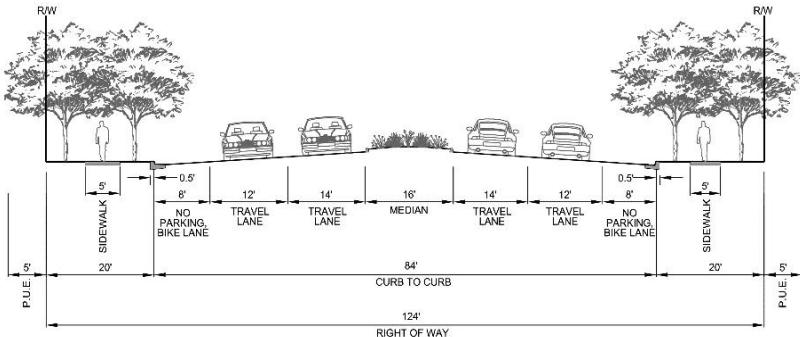


FIGURE 2-6B CONCEPTUAL ARTERIAL SECTION (GENERIC)

Collector Streets are the primary traffic routes that link residential neighborhoods with public services, shopping centers, and East Robertson Boulevard. Minor realignments of collector streets may occur as approved by the City Engineer without amending the Specific Plan. Collectors serve to connect neighborhoods. The 60-foot right-of-way will have one travel lane in each direction, a signed bike route, and parking lanes on each side of the road. The remaining portion of the Lake Tahoe Drive loop is a Collector street. See **Figure 2-7 Conceptual Collector Section**.

All Collectors are intended to function as shared use facilities serving both automobiles and bicycles.

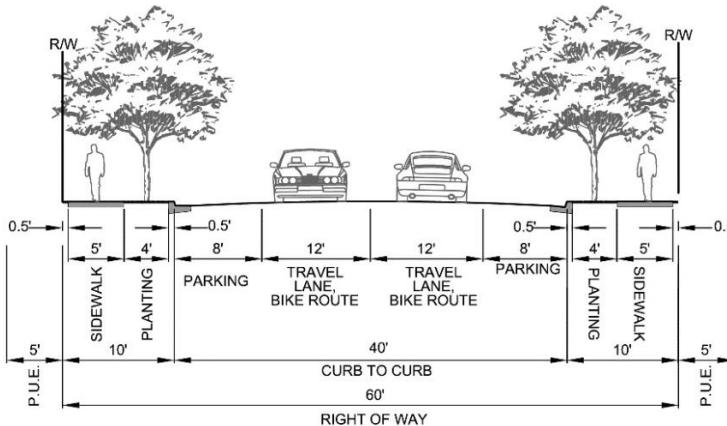


FIGURE 2-7 CONCEPTUAL COLLECTOR SECTION

Promenade Streets function as collectors and provide linear pedestrian connections to various community parks, school sites, and other community features. Both Rancho Calera Boulevard and Lake McClure Drive will be designed as promenade streets. Each of the promenade streets will include 10' wide multi-use paths for pedestrians and bicycles for their entire lengths. See **Figure 2-8 Conceptual Promenade Street Section**.

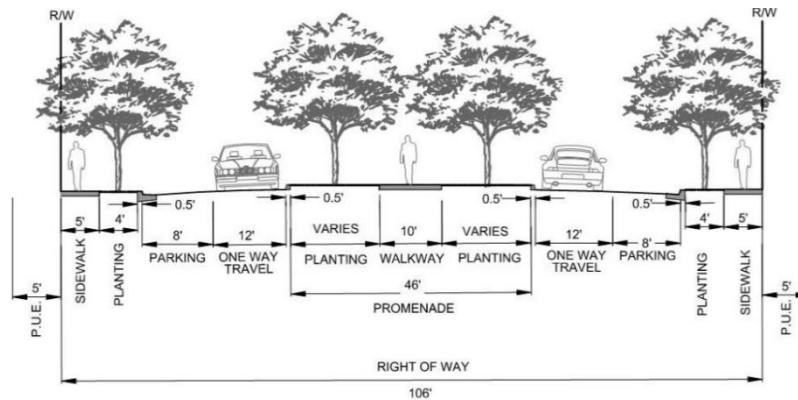
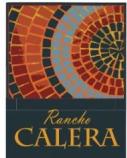


FIGURE 2-8 CONCEPTUAL PROMENADE STREET SECTION



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Local Streets consisting of grid streets, loop streets, and cul-de-sacs provide for circulation within residential neighborhoods and connect with the main perimeter loop roads to provide access from residential areas to public services, shopping centers, and recreation areas. Local streets have a minimum 56-foot right-of-way, with one travel lane in each direction and on-street parking. See **Figure 2-9 Conceptual Local Street Section**.

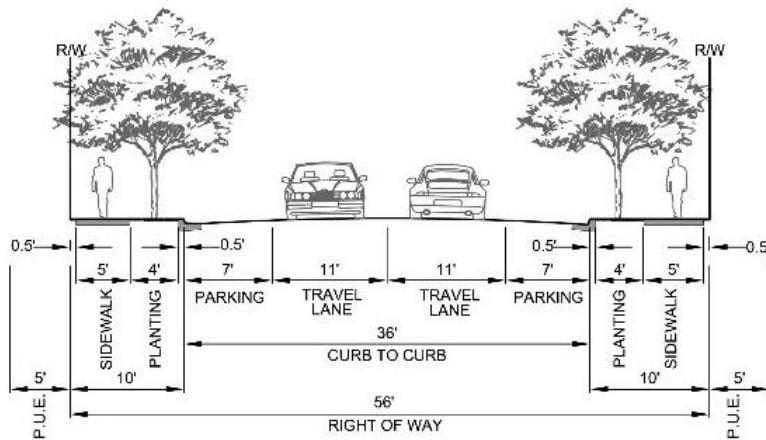


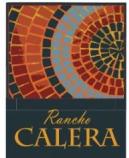
FIGURE 2-9 CONCEPTUAL LOCAL STREET SECTION

The locations of the local streets are not shown. These streets will be aligned according to tentative maps that are approved subsequent to the adoption of the Specific Plan without requiring an amendment to the Specific Plan.

2.4.4 Pedestrian and Bicycle Paths

Rancho Calera's circulation system includes numerous levels of pedestrian and bicycle facilities that interconnect the residential neighborhoods with the school(s), parks, commercial centers, and to each other. All streets within the community have sidewalks on both sides within the street right-of-way. Class 1 pedestrian/bicycle paths are also provided within the Rancho Calera Riverwalk and the promenades. The bicycle circulation system also includes Class 2 bicycle lanes along arterial streets, and Class 3 bicycle routes along collector streets. See **Figure 2-10 Conceptual Pedestrian and Bicycle Routes**.





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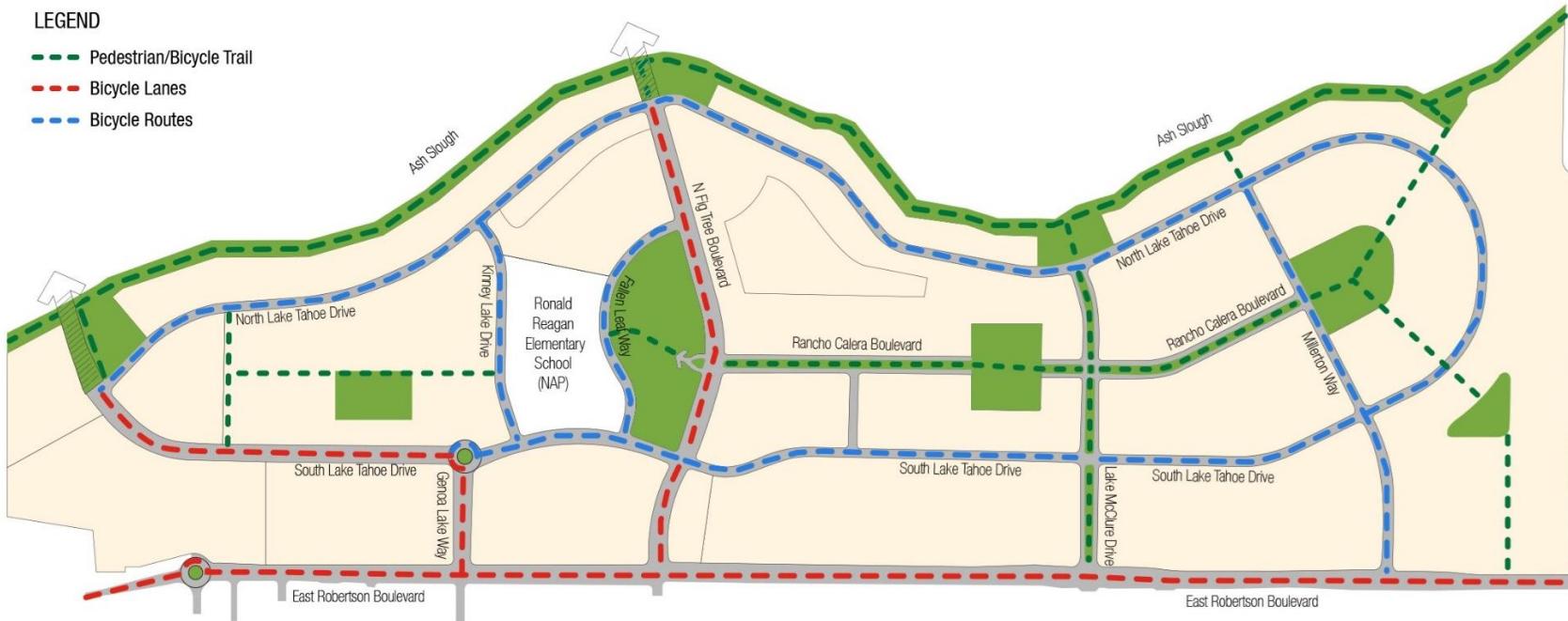
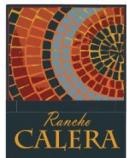


FIGURE 2-10 CONCEPTUAL PEDESTRIAN AND BICYCLE ROUTES



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2.4.5 Public Transportation

The City of Chowchilla is served by the Chowchilla Area Transit Express (CATX), which is a public, curb-to-curb, demand response transit system. CATX is the principal public transit service within the City and provides bus service for the elderly, people with disabilities, and the general public. Chowchilla's bus transportation system may be expanded in the future to include fixed route service as the City grows.



The Madera County Connection (MCC) provides an inter-city fixed route transportation system with several stops within the City. See [Figure 2-11 Conceptual Transit Routes](#).

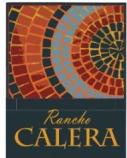
Actions

The following actions will be included in the improvement plans for all Rancho Calera subdivisions to implement the intent of the Circulation Plan:

1. Provide traffic calming measures, such as roundabouts, forced turn islands at major intersections, and median islands along promenade streets and neighborhood entries.
2. Plant drought-tolerant canopy tree species where possible, at regular

spacing on both sides of streets. Plant accent shade trees, which complement the street trees, along medians, thereby creating visual continuity in the streetscape. Street trees shall be planted with root barriers to prevent root damage to sidewalks, utility lines, and streets.

3. Plant drought tolerant street trees along the sides of all streets, and within medians and neighborhood entries, to accentuate main streets and entries to the project and to provide a sense of pedestrian separation from vehicular traffic.
4. Concurrent with construction of the East Robertson Boulevard road improvements, plant drought tolerant street trees and vegetation along the north side and within the median of East Robertson Boulevard to maintain and enhance its scenic qualities.
5. Install entry monuments and signs at entries to the project and residential neighborhoods to create a sense of identity and continuity.
6. Provide for future public transit stops and shelters. Public transit stops and shelters should be placed near residential and commercial areas within the development. Bus Shelters should be designed to be considered "multi-modal," including bus, bicycle, and pedestrian features (bike racks, benches, a cover, etc.). these shall be determined in consultation with the City.
7. Improvement plans shall integrate the pedestrian walkways and bicycle trails.



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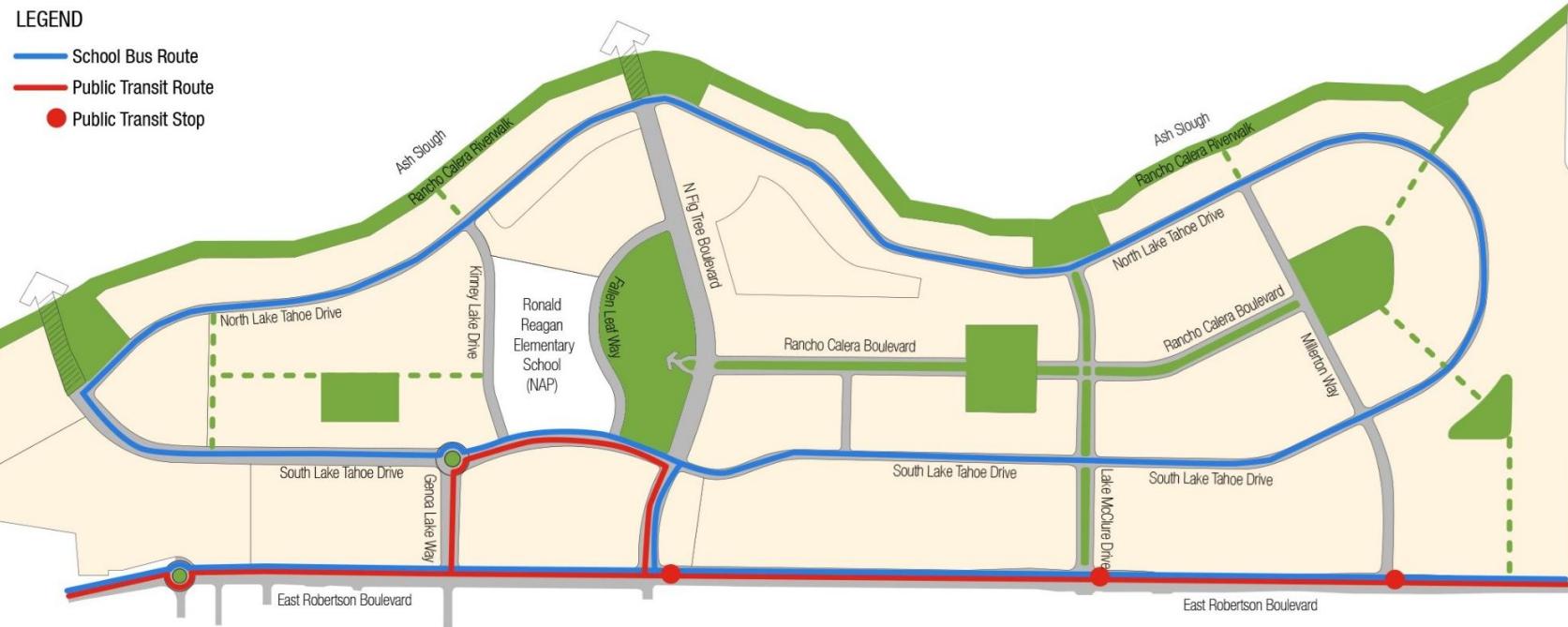
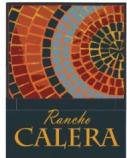


FIGURE 2-11 CONCEPTUAL TRANSIT ROUTES



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2.5 Water Supply System

Municipal wells and the City water system will provide domestic water for Rancho Calera by a water main located in East Robertson Boulevard. The Rancho Calera water supply system is shown below in **Figure 2-12 Water Supply System**. The irrigation canal along the eastern boundary of the site conveys water to Ash Slough to recharge underground aquifers.

2.5.1 Water Demand and Sources

Water usage in the City is projected in the General Plan and the Water Supply Master Plan. The forecast of water usage within Rancho Calera is based on the water use factors used in the Water Master Plan. Typical water usage factors are used in the computation of the total water usage, including both potable and non-potable water uses.

The construction of increased supply from a well at a mutually agreed location, or water mains, shall not be required unless and until, in the opinion of the City Engineer, the supply of water will not be adequate to serve the residents. To serve the needs of the Project, and more generally the residents of the City, a well and water tank may be located within the Project at a mutually agreeable location. Land for the well and/or water tank will be donated to the City by the Master Developer upon request of the City. The City shall be responsible for the construction and operation of the new well and/or water tank.

2.5.2 Water Distribution

The domestic water distribution system will consist of a network of pipelines that run underground within rights-of-way and easements. They

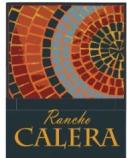
will connect with the main lateral pipelines as determined by the project engineers. Water lines will extend from East Robertson Boulevard in main pipes within the easements located in the entry roads. Water will then continue in distribution pipes through easements located in the residential streets.

The distribution system will be designed in accordance with the City's Municipal Code and Design Standards. Final pipe sizes and alignment will be determined during the detailed design phase. All public utility mains will be installed in the public right-of-way unless the City Engineer approves alternate locations. Potable water from the City's distribution system will be pumped to maintain a minimum pressure consistent with the State's standards.

Actions

The following actions will be included within the improvement plans for Rancho Calera subdivisions to further implement the Water Supply System:

1. Construct the water distribution system consistent with current City standards in order to meet the needs of the project.
2. Construct the water distribution system so that it will integrate with the remainder of the City's system and provide the necessary mains to convey peak flows.



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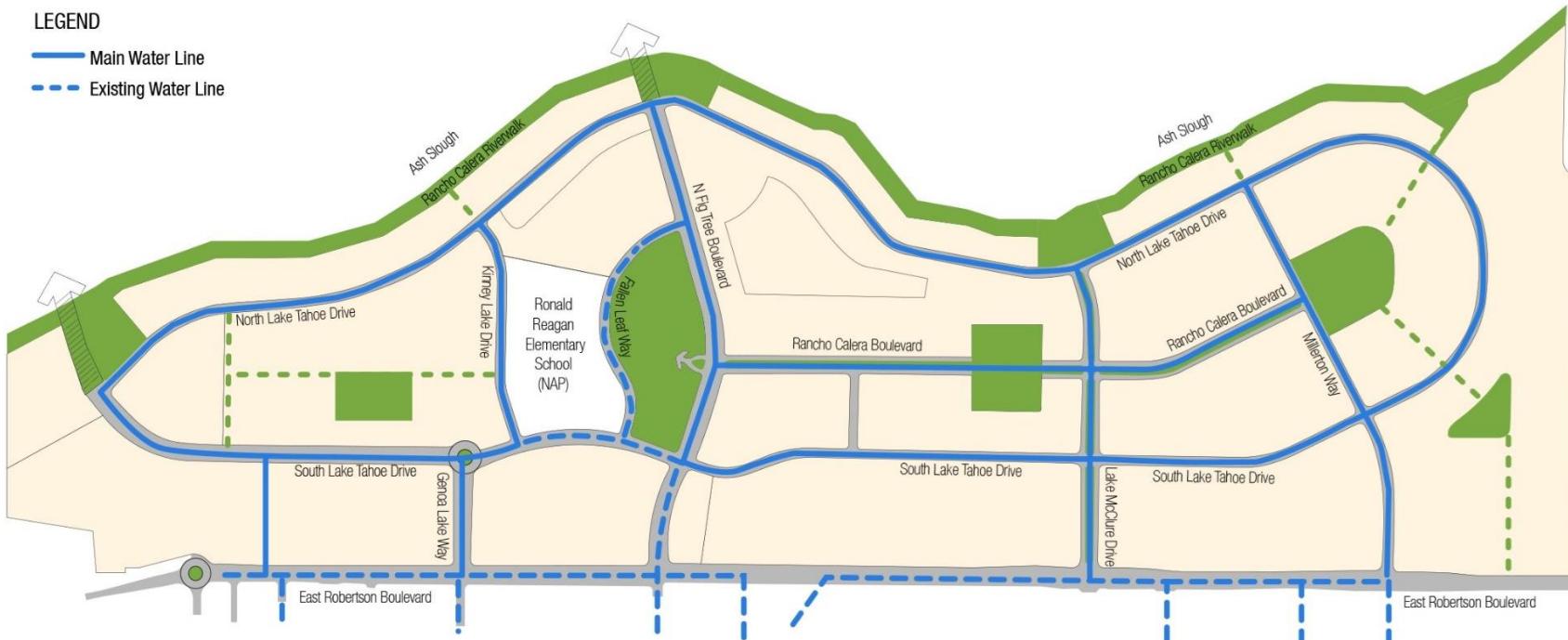
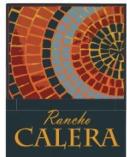


FIGURE 2-12 WATER SUPPLY SYSTEM



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2.6 Sanitary Sewer System

Wastewater will be collected in a community-wide sanitary sewer system with treatment and disposal through the City's sewage treatment plant.

2.6.1 Wastewater Collection System

Wastewater will be collected in a community-wide wastewater system and then conveyed through piping to the City's wastewater treatment plant. There will be no facilities for treatment and disposal of sewage on-site. The capacity of the collection system will be designed and installed for full

buildout of Rancho Calera. The wastewater collection and treatment system will be owned and operated by the City.

All wastewater interceptors, collectors, and branches will be located in accessible streets, parks, and open space areas for maintenance and system operations. Maintenance easements shall be a minimum of 20 feet wide, unless otherwise permitted by the City, and granted to the City of Chowchilla. The City of Chowchilla shall be responsible for the maintenance of the system once it is installed and accepted. See **Figure 2-13 Wastewater System**.

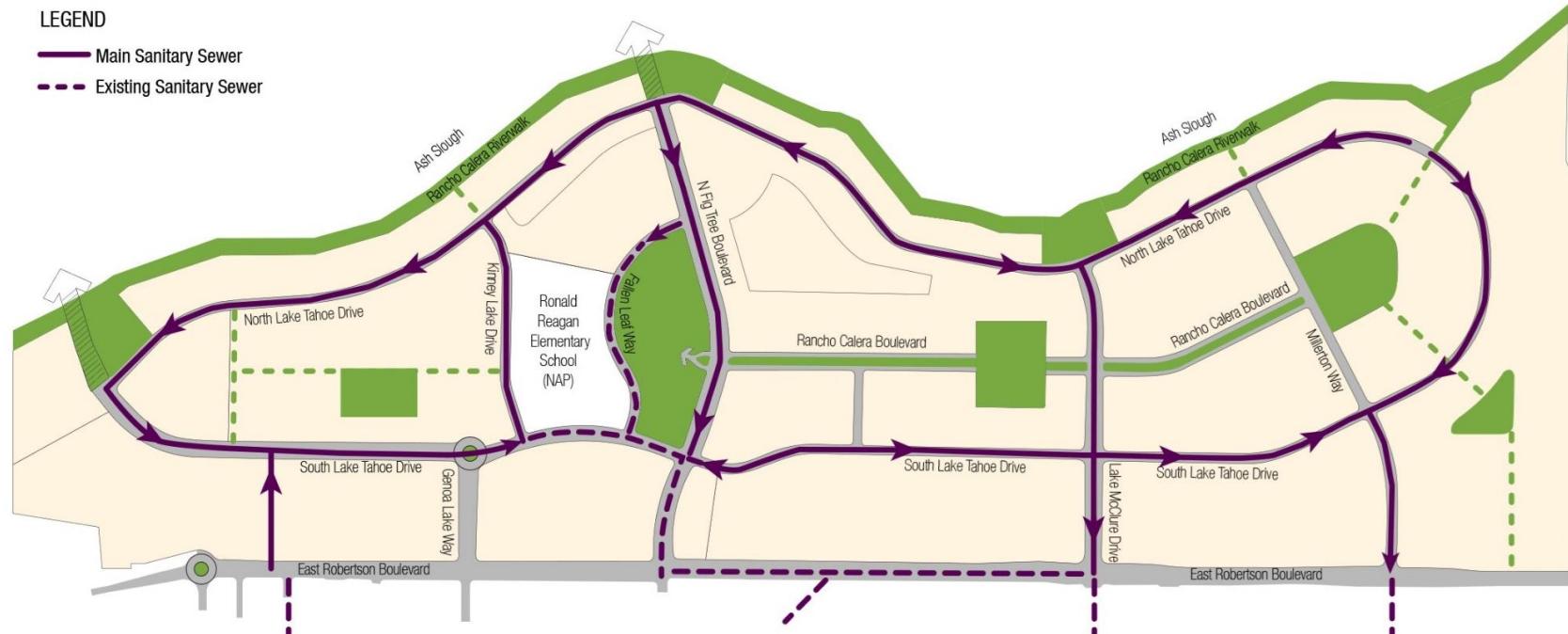
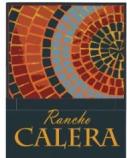


FIGURE 2-13 WASTEWATER SYSTEM



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2.6.2 Treatment and Disposal

The City's wastewater treatment plant, located at 15750 Avenue 24½, is designed to process 1.8 million gallons per day. There is adequate capacity for build-out of a portion of the Rancho Calera project. The City of Chowchilla shall continue to monitor the situation as Rancho Calera and other projects within city limits are constructed, taking actions, including upgrades to the existing wastewater treatment plant, to provide capacity as required by continued development of Rancho Calera and the other projects. The method of treatment is an activated sludge process.

Actions

The following actions will be included within the improvement plans for Rancho Calera subdivisions to further implement the Sanitary Sewer System:

1. Construct the sanitary sewer system consistent with current City standards in order to meet the needs of the project.
2. Construct the sanitary sewer system so that it will integrate with the remainder of the City's system and provide the necessary pipes to convey peak flows.

2.7 Storm Drainage System

The storm drainage system will be designed to drain all surface water to water retention/detention systems. All surface water will be captured through drain inlets along the streets and will flow via underground storm drain lines and bio cells towards permanent or temporary storm drain basins. This stormwater will help to recharge the groundwater table. See **Figure 2-14 Storm Drainage System**.

The vast majority of the project is outside the 100-year flood plain as identified on the Federal Emergency Management Agency (FEMA) map. A Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR) may or may not be required for a very small strip of area inside the

100-year flood plain along the northernmost edge of the project site adjacent to Ash Slough, to be determined by further hydrology analysis.

2.7.1 Collection and Disposal System

Stormwater will be collected and disposed of through the storm drainage system for Rancho Calera as follows:

Residential Neighborhoods

Stormwater from residential neighborhoods will be collected and either directed to the Greenhills Estates retention pond, which was designed to include two neighborhoods north of East Robertson Boulevard, or to the on-site storm drain basins.

Shopping Centers

Surface runoff from commercial shopping centers will be conveyed to one of the on-site storm drain basins.

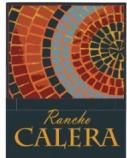
School and Minor Community Park

The school site will collect and convey stormwater to one of the on-site storm drain basins or retain it on-site.

Minor community park stormwater will be collected in the storm drain system and conveyed to one of the storm drain basins where it will percolate into the aquifer.

2.7.2 Quality of Stormwater Drainage

The project will comply with the Federal Water Pollution Control Act (Clean Water Act), the Porter-Cologne Act, the Endangered Species Act, and all other Federal, State, and City requirements related to stormwater management. Best Management Practices will be used to protect water quality which may include: filtration, detention, collection of sedimentation, sumping, installation of grease collectors at critical locations, and routing of storm drainage flow to aid filtration of the water.



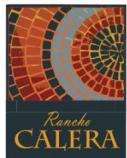
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FIGURE 2-14 STORM DRAINAGE SYSTEM



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Actions

The following actions will be included within the improvement plans for Rancho Calera subdivisions to further implement the storm drainage System:

1. Retain stormwater in retention facilities and allow it to percolate into the ground to recharge the groundwater aquifer.
2. Construct storm drain system to current City standards.

2.8 Utilities

2.8.1 Electricity

Pacific Gas & Electric Company (PG&E) will provide electric service to the project and has facilities available to the proposed project.

2.8.2 Natural Gas

PG&E will also provide natural gas service to the project and has facilities close to the proposed project.

2.8.3 Telephone Network

Local phone service will be provided by AT&T. This network has been extended to be in close proximity to the proposed project. In addition, AT&T may install a fiber-optic system in the future.

2.8.4 Cable Television

Comcast has a cable television network close to the project and will be providing service to new residential and commercial development.

2.8.5 Solid Waste Disposal

A solid waste disposal system consists of storage, collection, transportation, processing, and disposal of solid waste. The City provides domestic solid waste collection to all areas within the city limits. The City's current and future provision for refuse collection will be made available as Rancho Calera is built out. The City has developed AB 939 compliance

plans. Solid waste from Chowchilla is sent to the Fairmead Landfill, located at 21739 Road 19 in Chowchilla, approximately seven miles away.

2.9 Public Services

When Rancho Calera was annexed, the City determined its capability of providing services to the project as required by the Local Agency Formation Commission (LAFCO). A further description of these services and associated financing, administration and responsibilities is contained in **Section 5 Implementation**.

2.9.1 Police Services

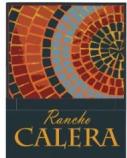
The Chowchilla Police Department has jurisdiction for providing police protection services to all City residents. The proposed City of Chowchilla public safety facility may provide a substation for on-site police protection services.

2.9.2 Fire Protection

The Chowchilla Fire Department has jurisdiction for providing fire protection services to all City residents. The proposed City of Chowchilla public safety facility will provide on-site fire protection services and ambulance services.

2.9.3 Schools

The Chowchilla School District and the Chowchilla Union High School District serve the planning area. The developer provided an off-site 10-acre parcel for the benefit of the High School District and an on-site 15-acre parcel for an elementary school. An additional 10 acres of on-site land for another proposed elementary school will be dedicated or donated if one is needed, subject to the terms of the agreement between the developer and the Chowchilla School District. Further, the developer has agreed to provide mitigation fees to the Chowchilla School District and Chowchilla Union High School District to accommodate the needs of Rancho Calera's residents. The Chowchilla School District has constructed one elementary school within Rancho Calera and plans to construct another within Rancho Calera if it is needed. The school site(s) are located to provide service to



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the entire community. Schools will provide classrooms and supporting facilities, community meeting rooms, conference rooms, auditoriums, and playgrounds, at the District's discretion.

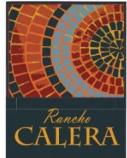
2.9.4 Public Parks and Recreation

The minor community park, the Rancho Calera Riverwalk, the promenades, and the neighborhood parks will be constructed by the City, the developer, or builders and thereafter administered and maintained by the City of Chowchilla. Improvements within these parks are to be compatible with surrounding residential uses and will serve the recreational needs of the Rancho Calera residents.

2.9.5 Municipal Services

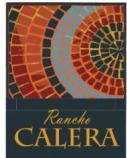
The City will provide a variety of municipal services to residents of Rancho Calera similar to those provided to other City residents. The City will be responsible for increasing its resources to serve population growth within its incorporated area.

The City of Chowchilla will maintain all publicly owned infrastructure within Rancho Calera. The developer or a homeowner's association may negotiate a maintenance agreement with the City whereby the City maintains private streets and other infrastructure.



3

Development Standards, Use Regulations, and Zoning Districts



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3. Development Standards, Use Regulations, and Zoning Districts

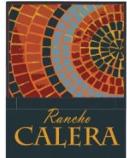
3.1 Purpose

The Development Standards, Use Regulations, and Zoning Districts in **Section 3** serve to implement the Rancho Calera land use plan, designations, and actions set forth in **Section 2 Development Plan**. Per Chapter 18.42 of the City of Chowchilla Municipal Code, concurrent with adoption of this Specific Plan, the City will adopt an ordinance creating an overlay zone for Rancho Calera using the Development Standards, Use Regulations, and Zoning Districts set forth in **Section 3**. The Zoning District designations along with the Use Regulations and Development Standards as set forth in this Section apply to development within Rancho Calera only and supersede the requirements of the City of Chowchilla Zoning Ordinance, except where the Development Standards, Use Regulations, and Zoning Districts are silent on a subject addressed by the Zoning

Ordinance. To the extent the Use Regulations and Development Standards set forth in this **Section 3** are silent on an issue, the existing City use regulations and development standards set forth shall control as they relate to each Zoning District.

City staff shall only apply the Use Regulations and Development Standards set forth in the City's Zoning Ordinance when **Section 3** is silent on a matter raised in an application for development within Rancho Calera and, when applying the Use Regulations and Development Standards set forth in the City's Zoning Ordinance, staff shall seek to create harmony to the extent possible with the Use Regulations and Development Standards for Rancho Calera set forth in **Section 3**.

See **Table 3-1 Zoning Comparisons** for corresponding districts between City zoning and Rancho Calera zoning.



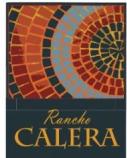
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TABLE 3-1 ZONING COMPARISONS

		CITY ZONING DISTRICT		Chapter 18.10 Low Density Residential	Chapter 18.12 Medium Density Residential	Chapter 18.16 High Density Residential	Chapter 18.20 Neighborhood commercial	Chapter 18.22 Service Commercial	Chapter 18.24 Highway Commercial	Chapter 18.36 Public Facilities	Chapter 18.38 Open Space Zone
<i>RC Districts</i>		RC-RL	RC-RM	RC-RH	RC-MU	RC-CS	RC-PQP				
		X									
			X								
				X							
					X	X	X				
						X	X				
									X	X	



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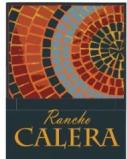
3.2 Zoning Districts

The land use map and land use designations are described in **Section 2**; the Zoning District designations, Development Standards, and Use Regulations described in this Section are intended to implement the land use designations. The Zoning Map for Rancho Calera is shown below in **Figure 3-1 Zoning Map**. The following Zoning District designation names, descriptions, and intents are described and are matched to land use designations as shown in Table 3-2 Implementing Zoning Districts for Land Use Designations.

The “RC-” prefix designation identifies the Zoning District described in the Specific Plan which applies only to property within the Rancho Calera planning area. The tables within this **Section 3** set forth the permitted and conditional uses, as well as Development Standards such as lot sizes, densities, setbacks, and building coverage. The Development Standards set forth under the Zoning Districts are mandatory, unless otherwise noted within this Specific Plan.

TABLE 3-2 IMPLEMENTING ZONING DISTRICTS FOR LAND USE DESIGNATIONS

		Implementing Zoning Districts for Land Use Designations								
Land Use Designations		RESIDENTIAL	RC-LDR Low Density Residential	RC-MDR Medium Density Residential	RC-HDR High Density Residential	RC-MU Mixed-Use	RC-CS-Service Commercial	PUBLIC	RC-P/OS Park/Open Space	RC-PF Public Facilities
Zoning Districts										
RC-RL		X								
RC-RM			X							
RC-RH				X						
RC-MU					X					
RC-CS						X				
RC-PQP								X	X	



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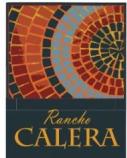
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ZONING DISTRICTS

- Residential-Low Density (RC-RL)
- Residential-Medium Density (RC-RM)
- Residential-High Density (RC-RH)
- Mixed Use (RC-MU)
- Commercial-Service (RC-CS)
- Public/Quasi Public (RC-PQP)
- Street Dedications
- 100' x 60' Front Loaded Lots
- 100' x 60' Rear Loaded Lots
- 90' x 60' Rear Loaded Lots



FIGURE 3-1 ZONING MAP



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3.2.1 Residential Zoning Districts

3.2.1.1 Descriptions

Residential - Low Density Zoning District (RC-RL)

The Residential - Low Density Zoning District within Rancho Calera is intended to provide for neighborhoods consisting of detached, single-family residences in a density range of 2 to 7 dwelling units per acre (du/ac). This Zoning District is intended to implement the Low-Density Residential land use designation of the land use plan in **Section 2.2**.

Residential – Medium Density Zoning District (RC-RM)

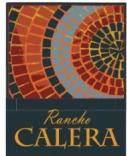
The Residential – Medium Density Zoning District within Rancho Calera is intended to provide for neighborhoods consisting of single-family residences and multifamily units in a density range of 5 to 16 du/ac. Housing types may include such residential products as single-family homes, townhomes, and duets. This Zoning District is intended to implement the Medium Density Residential land use designation of the land use plan in **Section 2.2**.

Residential - High Density Zoning District (RC-RH)

The Residential - High Density Zoning District within Rancho Calera is intended to provide for neighborhoods consisting of such residential products as condominiums, apartments, and townhomes, at a maximum density of up to 24 dwelling units per gross acre. CC&Rs or reciprocal easement agreements will be used to address access, utilities, proximity to open space and recreation, etc. This Zoning District is intended to implement the High-Density Residential land use designation of the land use plan in **Section 2.2**.

3.2.1.2 Permitted and Conditional Uses

Permitted and conditional uses allowed within the Residential Zoning Districts are set forth in **Table 3-3 Use Regulations: Residential Uses**. Additional uses, which are not considered primarily residential, may be found in **Table 3-5 Use Regulations: Commercial Uses**, **Table 3-6 Use Regulations: Retail Sales**, and **Table 3-8 Use Regulations: Public/Quasi-Public Uses**. No uses other than those set forth in these tables shall be permitted within Rancho Calera, including without limitation, conditional uses which may be permitted pursuant to Municipal Code Section 18.81.120.



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TABLE 3-3 USE REGULATIONS: RESIDENTIAL USES

S		Use Regulations: Residential Uses												
Permitted and Conditional Uses	Single-family Detached	Single-family Attached (Duet)/Townhome	Apartment/Multiple Family Housing	Condominium	Mobile Home	Daycare Facility for Children - Small (6 or less children) ⁽¹⁾	Daycare Facility for Children - Large (7 or more children)	Secondary Unit ⁽²⁾	Schools	Senior Citizen Housing Project (Independent Lifestyle) ⁽¹⁾	Rest Home/Adult (6 or less patients) ⁽¹⁾⁽³⁾	Rest Home/Adult (7 or more patients) ⁽¹⁾⁽³⁾	Temporary Tract Offices /Models ⁽⁴⁾	Accessory Uses and Buildings ⁽⁵⁾
RESIDENTIAL														
RC-RL	P	•	•	•	•	P	C	P	•	C	C	•	P	P
RC-RM	P	P	•	•	•	P	C	P	P	C	C	•	P	P
RC-RH	•	•	P	P	•	P	C	•	•	C	C	•	P	P
COMMERCIAL														
RC-MU	•	•	P	P	•	P	C	•	•	C	C	C	C	C
RC-CS	•	•	•	•	•	•	•	•	•	C	C	C	C	C
PUBLIC/QUASI PUBLIC														
RC-PQP	•	•	•	•	•	•	•	•	P	•	•	•	•	P

Key to Land Use Regulations:

P Permitted Use (Site Plan review may still be required)

C Conditional Use Permit Required

• Use Not Allowed

Footnotes:

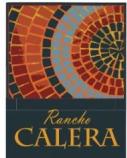
1. Site Plan review required, except for public safety and utility facilities.

2. Allowed over detached and attached garages. See also MC 18.12.030(j).

3. See also MC 18.06.718.

4. Temporary tract offices, model homes, and construction materials yards allowed within tract while being developed. Precise Grading Plan review required.

5. Accessory buildings and structures, including detached garages, greenhouses, and swimming pools. See MC 18.06.028 for further clarification regarding Accessory Uses and Buildings and MC 18.06.888 for definition of swimming pools.



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3.2.1.3 Development Standards

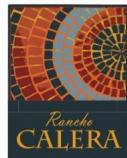
Development Standards within Residential Zoning Districts are shown in **Table 3-4 Development Standards: Residential Districts**. Standards presented are minimums unless noted otherwise. Additional property Development Standards contained within the Chowchilla Zoning Ordinance may also apply where the Specific Plan is silent on a standard, provided the standard is consistent with the overall goals set forth in the Specific Plan. See Municipal Code Section 18.66 (MC §18.66).

The Residential Development Standards set forth below are in addition to standards set forth in the table and are given priority over any conflicts with the City's Municipal Code.

Lot frontage requirements are 35 feet for RC-RL and RC-RM Zoning Districts for detached products, but do not apply to cul-de-sac lots which must meet minimum lot width requirements measured at the front setback.

Lot coverage standards are governed by setback requirements. No specific lot coverage percent or floor area ratio (FAR) limitation applies within the Specific Plan Area.

No heating, ventilation, or air conditioning units are permitted on the roofs of residential units in the Low and Medium Density Zoning Districts.



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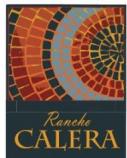
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TABLE 3-4 DEVELOPMENT STANDARDS: RESIDENTIAL DISTRICTS

Lot Type	Lot Size [minimum]	Lot Width [minimum]	Lot Depth [minimum]	Development Standards: Residential Districts (7)								Off-Street Parking [minimum] ⑥
				Front	Rear	Side	Corner Side	Garage (from property line)	Garage (Recess from living area)	Height [maximum] ⑤	Encroachments	
Low Density (RC-RL)	5,000 sq ft	50 feet	85 feet	20 feet ^③	20 feet	5 feet	10 feet	20 feet ^④ , 12 feet with swing-in garage	5 feet ^①	35 feet	15 feet/5 feet/ 24 inches ^②	2 spaces / 2 spaces
Medium Density Detached (RC-RM)	3,000 sq ft	35 feet	80 feet	10 feet	15 feet	5 feet	10 feet	18 feet ^④	5 feet ^①	35 feet	10 feet/5 feet/ 24 inches ^②	2 spaces/ 2 spaces
Medium Density Attached (RC-RM)	N/A	Varies with building product type	80 feet	10 feet	17 feet ^④	Min. 15 feet between buildings	10 feet	15 feet ^④	N/A	35 feet	N/A/3 feet/ 24 inches ^②	2 spaces/ 1 space
High Density Attached (RC-RH)	N/A	N/A	N/A	10 feet	10 feet	Min. 15 feet between bldgs.	10 feet	N/A	N/A	35 feet	5 feet/5 feet/ 24 inches ^②	1 space/ 1 space

Notes: N/A= not applicable

1. Garage front must be recessed 5 feet from front, rear, and corner side of home, not including single-story porch.
2. Single story accessory structure may encroach into rear setback as noted. Single story porch may encroach into front or corner side setback. Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear, and corner side setbacks as long as a minimum 36-inch setback is maintained from the sidewalk and property line.
3. Front of garage must be set back 20 feet from property line along street or edge of shared driveway, if applicable.
4. Setbacks shall be 15 feet to centerline of rear shared lane.
5. Maximum height for accessory structures is 12 feet. Maximum height for detached garages with a second unit on the second story is 24 feet.
6. See also MC 18.66.200. For non-residential uses, the off-street parking provisions of MC 18.66.100 through MC 18.66.140 apply. Covered spaces must be in garage with minimum floor area of 240 s.f. per space.
7. All residential development must comply with the provisions of the City's Building Code.



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Residential - Low Density (RC-RL): Summary of Development Standards

Lot Configuration

Minimum Lot Size	5,000 SF
Minimum Lot Dimensions	50' x 85'
Maximum Building Coverage	Building coverage is governed by setback requirements

Setbacks

Front	20 feet minimum; 12 feet with swing-in garage
Rear	20 feet minimum
Side	5 feet minimum
Corner Side	10 feet minimum
Garage	5 feet minimum ⁽¹⁾⁽²⁾

Additional Requirements

Building Height	35 feet maximum
-----------------	-----------------

Encroachments

- Porch	5 feet maximum ⁽³⁾
- Features	24 inches maximum ⁽⁴⁾

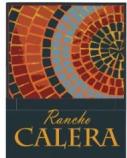
Off-Street Parking

- Garage	2 spaces ⁽⁵⁾
- Off-Street	2 spaces

Notes:

- (1) Garage setback is measured from front and corner side of living area, not including single story porch.
- (2) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
- (3) Single story porch may encroach into front or corner side setback as long as a minimum 5-foot setback is maintained from the sidewalk.
- (4) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36-inch setback is maintained from Sidewalk and property line.
- (5) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.





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Residential – Medium Density (RC-RM): Summary of Detached Development Standards

Lot Configuration

Minimum Lot Size	2,800 SF
Minimum Lot Dimensions	35' x 80'
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street- front, side, or rear

Setbacks

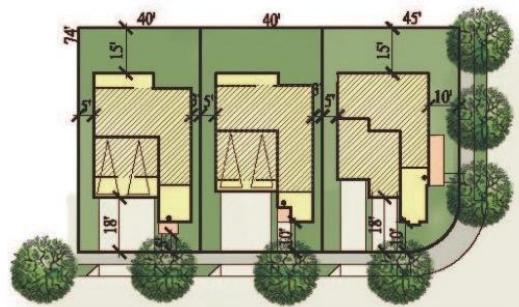
Front	10 feet minimum
Rear	15 feet minimum ⁽¹⁾
Side	5 feet minimum
Corner Side	10 feet minimum
Garage	18 feet minimum ⁽³⁾⁽⁴⁾⁽⁵⁾

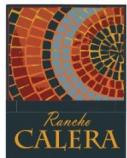
Additional Requirements

Building Height	35 feet maximum
Encroachments	
- Porch	5 feet maximum ⁽⁶⁾
- Features	24 inches maximum ⁽⁷⁾
Off-Street Parking	
- Garage	2 spaces ⁽⁸⁾
- Off-Street	2 spaces

Notes:

- (1) Rear setback for home backing on park or open space is 5 feet.
- (2) Garage setback is measured from front and corner side of living area, not including single story porch.
- (3) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
- (4) Garage setback to rear lane is 15 feet to lane centerline.
- (5) Single story porch may encroach into front or corner side setback as long as a minimum 5-foot setback is maintained from the sidewalk.
- (6) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36-inch setback is maintained from the sidewalk and property line.
- (7) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.





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Residential – High Density (RC-RH): Summary of Development Standards Lot Configuration

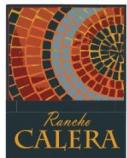
Minimum Site Size	1 Acre
Typical Site Dimensions	Varies
Maximum Building Coverage	Building coverage is governed by setback requirements
Setbacks	
Front	10 feet minimum
Rear	10 feet minimum
Side	10 feet minimum
Street Side	10 feet minimum
Additional Requirements	
Building Height	35 feet maximum
Encroachments	
- Porch	5 feet maximum ⁽¹⁾
- Features	24 inches maximum ⁽²⁾
Off-Street Parking	
- Garage/unit	1 space
- Off Street	1 space

Notes:

(1) Single story porch may encroach into front or corner side setback as long as a minimum 5-foot setback is maintained from the sidewalk.

(2) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36-inch setback is maintained from the sidewalk and property line.





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3.2.1.4 Circulation, Access and Parking Standards

The following circulation, access, and parking standards apply to residential development within Rancho Calera:

- Private common drives will be maintained by homeowners associations or through private contracts that run with the land.
- Corner cutoff areas at all intersections of streets or private driveways shall be provided to assure adequate visibility for vehicular traffic. Adequate cutoff distances for Rancho Calera shall be determined during preparation of the circulation improvement plans.

3.2.1.5 Landscaping

Within 180 days of either occupancy by the property owner or completion of the house by the builder, the front yard landscape shall be installed and maintained by an automatic irrigation system. Drought tolerant landscaping is strongly recommended. Each lot shall have a minimum of one tree planted in the front yard. This tree shall be within the right-of-way or parkway. On corner lots, two trees are required per lot and landscaping shall not interfere with the visibility of street traffic, pedestrians, or bicyclists. Street trees shall be planted a sufficient distance from sidewalks and appropriate root barriers shall be utilized to attempt to prevent future damage to sidewalks from root intrusion under the sidewalk.

3.2.1.6 Lighting

Area lighting, not to exceed 20' in height, within parking lots and common areas will match the residential neighborhood streetlights with respect to color and light fixtures. Street lighting shall be designed and located to provide a uniform illumination that attempts to create security and safety throughout parking lots per the Illuminating Engineers Society (IES) standards.

3.2.1.7 Fencing and Walls

Privacy fencing shall not be higher than six feet and may be constructed from wood, vinyl, masonry, or other material that is compatible with the architecture of the structure.

Where permitted along South Lake Tahoe Drive, Genoa Lake Way, N. Fig Tree Boulevard, Lake McClure Drive (between East Robertson Blvd and South Lake Tahoe Drive), and Millerton Way (between East Robertson Blvd and South Lake Tahoe Drive), privacy structure shall be a solid six foot (6') masonry wall. All walls shall be consistent with the architectural style, materials, and designs used throughout the project site.

3.2.1.8 Trash Receptacles

All dwelling units shall store trash receptacles out of sight from the street, except on the day trash is picked up by the carrier.

3.2.1.9 Signage

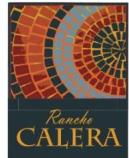
Community entry signs shall be installed at the main entrances to the project and will bear the Rancho Calera name and logo. Neighborhood entry signs may be located at the entry points to a neighborhood. A master sign program shall be submitted to the City for review and approval prior to or concurrent with an application for the first building permit anywhere within the project. The allowance of pylon-style signage may be included as part of the master sign program.

3.2.2 Commercial Zoning Districts

3.2.2.1 Description

Mixed-Use (RC-MU)

The Mixed-Use Zoning District within Rancho Calera is primarily intended to provide for commercial shopping services specifically targeted to the local resident, and high-density residential uses such as apartments, condominiums, and townhomes. Typical commercial uses appropriate within this district include retail commercial, services, offices and other



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businesses that would provide commercial services and enhance the economic base for the City of Chowchilla.

The total amount of housing within this Zoning District is not to exceed 20 units. The intent is to allow a mix of office, retail, and service commercial uses within the same structure or adjacent to the residential uses. Access into residential areas will generally be segregated from commercial traffic and activities.

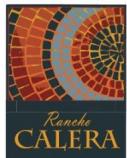
This Zoning District is intended to implement the Mixed-Use land use designation of the land use map.

Commercial - Service (RC-CS)

The Commercial - Service Zoning District within Rancho Calera is intended to provide service commercial and regional retail uses which are dependent on transient travel and heavy commercial use. Typical commercial uses appropriate within this district include hotels and motels, restaurants, shopping centers, large-scale retail centers offering a variety of products and services, commercial recreational facilities, offices, and service stations. This Zoning District is intended to implement the Service Commercial land use designation of the land use map.

3.2.2.2 Permitted and Conditional Uses

Permitted and conditional uses allowed within the Commercial Zoning Districts are set forth in **Table 3-5 Use Regulations: Commercial Uses and Table 3-6 Use Regulations: Retail Uses**. Additional uses, which are not considered primarily commercial, may be found in **Table 3-3 Use Regulations: Residential Uses and Table 3-8 Use Regulations: Public/Quasi-Public Uses**. No uses other than those set forth in these tables shall be permitted within Rancho Calera, including without limitation, conditional uses which may be permitted pursuant to Municipal Code Section 18.81.120.



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TABLE 3-5 USE REGULATIONS: COMMERCIAL USES

Use Regulations: Commercial Uses												
Adult Business	Emergency Medical Services ⁽¹⁾	Family Amusement Centers/Arcades ⁽²⁾	Athletic/Fitness Clubs and Recreational Facilities ⁽³⁾	Business Support Services ⁽⁴⁾	Commercial - Community	Commercial - Service ⁽⁶⁾	Home Occupation ⁽⁷⁾	Hospitals, Urgent Care, and Medical Testing	Hotels, Motels, and Inns	Vehicle Repair and Service	Professional Offices and Banks	Restaurants, Delicatessens and Bars
RESIDENTIAL												
RC-RL	•	•	•	•	•	•	P	•	•	•	•	•
RC-RM	•	•	•	•	•	•	P	•	•	•	•	•
RC-RH	•	•	•	•	•	•	P	•	•	•	•	•
COMMERCIAL												
RC-MU	•	C	C	P	P	P	•	C	•	C	P	P
RC-CS	•	C	C	P	P	P	•	C	C	P	P	P
PUBLIC/QUASI PUBLIC												
RC-PQP	•	P	•	C	•	•	•	•	•	•	•	•

Key to Land Use Regulations:

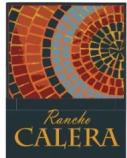
P Permitted Use (Site Plan review may still be required)

C Conditional Use Permit Required

• Use Not Allowed

Footnotes:

1. A facility dedicated to providing out-of-hospital acute medical care, transport to definitive care, and other medical transport to patients with illnesses and injuries which prevent the patient from transporting themselves.
2. Facilities which include such uses as a skating rink, bowling alley, paintball, children's play land, ten or more amusement game devices, and other similar indoor uses.
3. Facilities which include health/fitness clubs or gyms, or such uses as a swim or tennis club.
4. Commercial uses intended to support the business needs in the area. Such uses include but are not limited to copy shops, mail centers, small business machine repair, and technical support centers.
5. Any local retail business or service establishment, such as, but not limited to: grocery stores; bakeries; drug stores; barber and beauty shop; clothes cleaning and laundry pickup stations; clothing and accessory sales; home furniture and furnishings; business or professional services, including medical and dental offices; banking and financial institutions; personal services enterprises; hardware, appliance and sporting goods stores; restaurants, cafes, and soda fountains, not including entertainment of dancing (the sale of liquor and/or 24-hour operation requires a conditional use permit); commercial parking lots for passenger vehicles, and similar uses.
6. Stores, shops and offices supplying commodities or performing services for residents of the city as a whole or the surrounding community, such as, but not limited to, department stores, specialty shops, banks and other financial institutions, barber or beauty shops, personal service enterprises, antique shops, artist's supply stores, home furniture and furnishings, business and professional services, including medical and dental offices, co-working, and office sharing spaces.
7. See also MC 18.06.460



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TABLE 3-6 USE REGULATIONS: RETAIL SALES

Permitted and Conditional Uses	Use Regulations: Retail Sales									
	Auto Service Station, Carwash, Mini-marts ⁽¹⁾	Building Material and Equipment	Drive-in and Drive-through Food and Sales	Office Furniture and Supplies	Theaters	Vehicle Sales and Rental	Veterinary Clinics and Hospitals	Video/ Media Rentals	Warehouse and Storage Facilities	Wholesale Sales
RESIDENTIAL										
RC-RL	•	•	•	•	•	•	•	•	•	•
RC-RM	•	•	•	•	•	•	•	•	•	•
RC-RH	•	•	•	•	•	•	•	•	•	•
COMMERCIAL										
RC-MU	C	•	C	C	C	•	C	P	•	P
RC-CS	C	C	C	P	C	C	C	P	C	P
PUBLIC/QUASI PUBLIC										
RC-PQP	•	•	•	•	•	•	•	•	•	•

Key to Land Use Regulations:

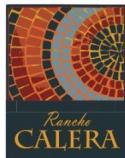
P Permitted Use (Site Plan review may still be required)

C Conditional Use Permit Required

• Use Not Allowed

Footnotes:

1. See also MC 18.06.090.



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3.2.2.3 Development Standards

Development Standards within Commercial Zoning Districts are presented in **Table 3-7: Development Standards Commercial Districts**. Development standards as presented are minimums unless noted otherwise; the symbol “-” means no standard is specified nor required. Other additional property development standards contained within the Chowchilla Zoning Ordinance may also apply, provided the standard is consistent with the goals in the Specific Plan (MC 18.66).

The Commercial Development Standards set forth in the following Sections are given priority over any conflicting standards set forth in or the City's Municipal Code.

3.2.2.4 Circulation and Access

The development plan for commercial uses shall have adequate vehicular access from multiple dedicated and improved streets, service roads or private common drives; the design of which shall be approved through the City Site Plan review process. The Site Plan review application shall designate the location and number of points of ingress and egress to the property. In the Commercial - Service zone, parking facilities shall be designed to accommodate lengthier vehicles associated with highway travel.

3.2.2.5 Landscaping

Main entries into the shopping centers will be landscaped to provide dominant visual corridors to the centers while all commercial buildings will be accentuated by foundational landscaping. A minimum of 10% of the site shall be landscaped.

Parking areas shall be separated by landscaped islands with a minimum of one tree per five parking spaces. To the extent possible, the landscape design shall incorporate drought tolerant trees, shrubs, and groundcover. All landscape areas shall be watered by an automatic irrigation system, and where feasible, a subsurface drip irrigation system shall be installed.

Parking lot design shall also be subject to best management practices under a water quality management plan.

TABLE 3-7 DEVELOPMENT STANDARDS COMMERCIAL DISTRICTS

	RC-MU	RC-CS
Residential Density		
(Max. Units/Acre)	24	-
Lot Size (sq ft)	-	-
Lot Frontage (ft)	-	-
Lot Depth (ft)	-	-
Lot Width (ft)	-	-
Setbacks		
Front (ft)	10	10
Rear (ft)	10	10
Side (ft)	10	10
Corner Side (ft)	10	10
Space between buildings (ft) ⁽¹⁾	15	15
Max Site Coverage	-	-
Floor Area Ratio (FAR)	0.4/1.5 ⁽²⁾	0.6
Max Building Height (ft)	35	35
Landscaping	[See Section 3.2.2.5]	
Parking & Loading ⁽³⁾	[See MC §18.36.130]	

Notes:

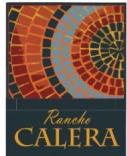
1. Retail/commercial stores and businesses shall to the extent feasible be grouped together to form building complexes surrounded by large parking areas to provide convenient and adequate parking for adjacent stores and to create a village character with small and large retail/commercial uses. A minimum spacing of 15 feet is required between residential structures in the RC-MU zone.

2. The FAR for commercial and residential buildings and uses is 1.0. The FAR for commercial buildings only is as per the underlying RC-MU Mixed-Use zoning district.

3. See also MC 18.66.100-18.66.140.

3.2.2.6 Lighting

Area lighting within parking lots will match the residential street lights with respect to color, design, height, and light fixtures. Street lighting shall be designed and located to provide a uniform illumination that is designed to create security and safety throughout parking lots per the Illuminating



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Engineers Society (IES) standards. Lighting for loading areas within commercial districts shall meet the IES standards.

3.2.2.7 Screen Walls and Fencing

A solid masonry wall six-foot-tall shall be installed along the rear and side property lines that are adjacent to residential areas. Walls shall enclose outdoor storage or equipment.

3.2.2.8 Trash Enclosures

Trash and recycling enclosures shall be solid masonry walls with a choice of stucco, brick, or stone veneer for compatibility with the architecture of the structures the enclosure serves. Trellis structures that can support vegetation are encouraged where the trash and recycling enclosures are free-standing (not incorporated into the building design). Lockable access doors for trash and recycling disposal, other than gates, are encouraged. Trash and recycling collection facility dimensions shall conform to applicable City standards. Locations shall be per City standards and in a location that does not restrict vehicular circulation.

3.2.2.9 Signage and Graphics

Monument signs shall be located at the main entrances to each shopping center to identify and direct visitors. A master sign program shall be submitted to the City for review and approval prior to or concurrent with an application for the first building permit anywhere within the project.

3.2.3 Public and Quasi-Public District

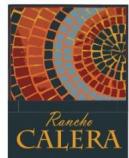
3.2.3.1 Description

Public/Quasi-Public (RC-PQP)

The Public/Quasi-Public Zoning District within Rancho Calera is intended to provide for public facilities, public parks and open spaces, and private parks and open spaces. This Zoning District is intended to implement the Public Facility (RC-PF) and Park and Open Space (RC-P/OS) land use designations of the land use map.

3.2.3.2 Permitted and Conditional Uses

Permitted and conditional uses allowed within the Public and Quasi-Public Zoning Districts are set forth in **Table 3-8 Use Regulations: Public/Quasi-Public Uses**. Additional uses, which are not considered primarily public/quasi-public, may be found in **Table 3-3 Use Regulations: Residential Uses**, **Table 3-5 Use Regulations: Commercial Uses**, and **Table 3-6 Use Regulations: Retail Uses**. No uses other than those set forth in these tables shall be permitted within Rancho Calera, including without limitation, conditional uses which may be permitted pursuant to Municipal Code Section 18.81.120.



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TABLE 3-8 USE REGULATIONS: PUBLIC/QUASI-PUBLIC USES

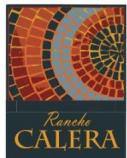
Permitted and Conditional Uses	Clubs and Lodges	Libraries, Museums, and Galleries	Private Schools	Use Regulations: Public/Quasi-Public Uses			Public Schools	Religious Assembly/Churches
				Public Indoor and Outdoor Recreation Facilities	Public Safety and Utility Facilities	Public Schools		
RESIDENTIAL								
RC-RL	•	•	•	P	C	•	•	•
RC-RM	•	•	•	P	C	P	•	•
RC-RH	•	•	•	P	C	•	•	•
COMMERCIAL								
RC-MU	C	P	•	P	P	•	•	C
RC-CS	C	P	C	P	P	•	•	C
RC-PQP	C	C	C	P	P	P	•	C

Key to Land Use Regulations:

P Permitted Use (Site Plan review may still be required)

C Conditional Use Permit Required

• Use Not Allowed



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3.2.3.4 Development Standards

Development Standards within the Public/Quasi-Public Zoning District shall be as provided in **Table 3-9 Development Standards: Public/Quasi Public**

Zoning Districts. Standards presented are minimums unless noted otherwise; the symbol “ ” means no standard is specified or required. Other additional property development standards contained within the Chowchilla Zoning Ordinance may also apply, provided the standard is consistent with the overall goals set forth in the Specific Plan. See MC §18.66.

The Public and Quasi-Public Development Standards set forth in the following Sections are given priority over any conflicts with the City's Municipal Code.

3.2.3.5 Circulation and Access

Access to all land uses in the Public/Quasi-Public Zoning District shall be adequately served by roads.

3.2.3.6 Landscaping

Landscaped islands will separate parking areas. The islands and landscaping immediately adjacent to the parking lot shall have drought tolerant shade trees at a minimum of one tree per five parking spaces.

The landscape design shall incorporate drought tolerant trees, shrubs, and ground cover. All landscape areas shall be watered by an automatic irrigation system and, where feasible, a subsurface drip irrigation system shall be installed.

3.2.3.7 Lighting

Area lighting within parking lots will match the street lights with respect to color and light fixtures. Street lighting shall be designed and located to provide a uniform illumination that attempts to create security and safety throughout parking lots per the Illuminating Engineers Society (IES)

standards. Lighting on buildings or for loading areas will be located and designed to meet the IES standards.

3.2.3.8 Fencing

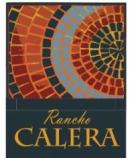
Fencing for outdoor recreation areas shall be of a type specified in the City's Municipal Code. Fencing for the public safety facility shall meet fencing standards for commercial areas set forth in Section 3.2.2.7.

3.2.3.9 Trash Enclosures

Trash and recycling enclosures shall be solid masonry walls with a choice of stucco, brick, or stone veneers for compatibility with the architecture of the structures the enclosure serves. Trellis structures that can support vegetation are encouraged where the trash and recycling enclosures are free-standing (not incorporated into the building design). Lockable access doors for trash and recycling disposal, other than gates, are encouraged. Trash and recycling collection facility dimensions shall conform to applicable City standards. Locations shall be per City standards, in a location that does not restrict vehicular circulation, and constructed at a size to meet the needs of the stores and offices.

3.2.3.10 Signage and Graphics

Signs shall be located at the entrances to each facility to direct visitors. There shall be no moving or flashing signs and all signage shall conform to the City's sign standards. A master sign program shall be submitted to the City for review and approval prior to or concurrent with an application for the first building permit anywhere within the project.



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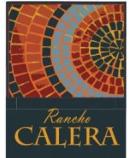
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TABLE 3-9 DEVELOPMENT STANDARDS: PUBLIC/QUASI PUBLIC ZONING DISTRICTS

Development Standards: Public/Quasi Public Zoning Districts	
RC-PQP	
Lot Size (sq ft)	-
Lot Frontage (ft)	-
Lot Depth (ft)	-
Lot Width (ft)	-
Setbacks	
Front (ft)	10
Rear (ft)	10
Side (ft)	10
Corner Side (ft)	10
Space between buildings (ft) ⁽³⁾	-
Max Site Coverage	-
Floor Area Ratio (FAR)	0.4
Max Building Height (ft)	35
Landscaping	[See Section 3.2.3.5]
Parking & Loading ⁽¹⁾	[See MC §18.36.130]

Notes:

1. See also MC 18.66.100-18.66.140.



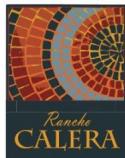
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Community Design Guidelines



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4. Community Design Guidelines

The Rancho Calera Community Design Guidelines identified in this Section set forth the general design elements and guidelines for the entire project. These Community Design Guidelines are intended to supplement the Development Standards of **Section 3**. These Guidelines apply to residential units, commercial projects, and public facilities within Rancho Calera. Any addition, remodeling, relocation, or construction requiring a building permit shall refer to these guidelines. Additional Residential Design Guidelines are set forth in **Appendix A**, and Commercial Design Guidelines are set forth in **Appendix B**, to assist builders in understanding the Developer's and the City's goals and objectives for high-quality residential, commercial, and public facility development. The Community Design Guidelines will be used to encourage a high level of design quality while providing the flexibility necessary to encourage creativity on the part of project designers and builders.

The Community Design Guidelines are intended to provide guidance in terms of aesthetics and design details and to direct the general design of Rancho Calera to ensure that residential subdivisions, commercial centers, and public spaces are individually and collectively compatible with the character of the surrounding areas. Builders may propose alternative design details if they can show that the details implement the objectives. The Community Design Guidelines are general and may be interpreted with some flexibility in their application to specific projects. Unless there is a compelling reason otherwise, however, the Guidelines should be followed.

4.1 Street Designs

Streets will be planted with trees to offer shade, to provide visual continuity along the streets, and to sustain the character of the project. Street trees will be planted along parkways within the street right-of-way,

or within easements along private streets. Private drive lots will have street trees planted within the front yards. Entries to the community will be landscaped to create attractive, landmark entrances to the project. These entries will have accents and signage, in order to create a dramatic entrance. Long, straight streets are discouraged. The use of knuckles, cul-de-sacs, and curvilinear streets are acceptable. Where applicable, cul-de-sac openings should be provided for pedestrians to enter and exit to adjacent streets or open space areas.

4.1.1 East Robertson Boulevard

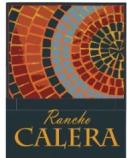
East Robertson Boulevard is an important gateway to and through the City of Chowchilla. Along the Rancho Calera project frontage, it will be improved to emphasize this eastern gateway to the City.

Streetscape

The north side of East Robertson Boulevard will be landscaped with drought tolerant plants and flowering accent trees. Accent plantings with various species of evergreen shrubs will be used to enhance the corridor and add interest to the street. Appropriate groundcover will be situated within this frontage between the back of curb and the detached sidewalk. Annual color may be used as an accent at the main intersections.

Medians and Turn-Pockets

East Robertson Boulevard will include a median and 124 feet of right-of-way to the extent feasible. The median will be planted with low flowering shrubs and attractive ground covers, and, to the extent consistent with utility regulations, trees. Turn-pockets and other areas of the median may include accents such as concrete interlocking pavers and textured, patterned colored concrete.



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4.1.2 Entries and Interior Circulation Amenities

The entries to the project from East Robertson Boulevard are located at Genoa Lake Way, North Fig Tree Boulevard, Lake McClure Drive, and Millerton Way. These entry features will establish a sense of welcome to Rancho Calera.

The landscape and architectural elements adjacent to these intersections and roadways may be highlighted with elements of stucco, stone veneer, tiles or pre-cast concrete trim. Paving patterns will be provided combining stamped and/or pigmented concrete with natural broom finished concrete. Accent trees and plants will also be used to emphasize the visual appeal of these entryways.

Landscaped median islands with monuments and signage at individual project entries are encouraged to provide an aesthetic welcome to residents and visitors.

Crosswalks will connect the corners of each entry road and East Robertson Boulevard intersection. Sidewalks along East Robertson Boulevard will connect with internal sidewalks.

4.2 Monuments and Signage

4.2.1 Monuments and Signage for Residential Areas

Entry monuments with signage displaying the Rancho Calera name and logo will be installed at the main entrances to the project. Additional entry monuments and signage displaying the neighborhood name and Rancho Calera logo will be installed at primary neighborhood residential and commercial entry points.

Each monument will have architectural accents such as stone veneer, stucco, or pre-cast concrete trim with surrounding attractive planting.

Signage will be installed in a manner to enhance visibility from the street.

See Figure 4.1, Example Signs and Monuments.

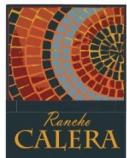
A master sign program for the project shall be submitted for administrative staff review prior to the issuance of any building permits for the project.

4.2.2 Signage for Shopping Centers and Community Facilities

A sign feature will be installed to identify each shopping center or public facility. Pilasters for commercial centers will be located on the right side of the road, at the corner of the main entrance, not less than five feet from the right-of-way. These pilasters will be located to comply with the intersection sight distance requirements and City signage ordinance. Pilasters will be made of stone or similar materials, with an embossed concrete icon with raised letters and/or imagery bearing the Rancho Calera logo. These pilasters shall be externally illuminated by directional up-lighting (which may be solar). In addition to pilasters, and subject to City and Caltrans approval if necessary, the developer may construct one or more service commercial advertising signs along Highway 99. Community facilities that require pilaster signs include the minor community park, neighborhood parks, the elementary school(s), and the public safety facility. A master sign program shall be submitted to the City for review and approval prior to or concurrent with an application for the first building permit anywhere within the project.



FIGURE 4-1 EXAMPLE SIGNS AND MONUMENTS



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4.2.3 Street Signs

Street signs must be administratively approved by the City. Street signs within residential areas will be located at all intersections, on opposing corners. Signs will have a legible design. The master developer reserves the right to add the Rancho Calera logo to all street signage. The police and fire departments will approve all street sign locations.

4.3 Lighting and Utilities

4.3.1 Street Lighting

Street lighting along East Robertson Boulevard is under the jurisdiction of the City; therefore, only the lights on internal streets are addressed in this Section.

Street lights will be installed along both sides of the street at a regular spacing that avoids street trees and creates a uniform pattern of illuminance that conforms to the Illuminating Engineers Society (IES) standards.

4.3.2 Shopping Centers and Community Facilities Lighting

Area lighting and street lighting within parking lots in shopping centers and community facilities shall be designed and located to provide a uniform illumination for parking lots per the IES standards. Lighting for loading areas will be located and designed to meet the IES lighting standards for commercial land uses to avoid light dispersion onto adjacent residential areas. Pedestrian walkways within common areas shall be illuminated with low bollard lighting not exceeding 42 inches in height. These fixtures will have cutoff reflectors.

4.3.3 Joint Trench and Underground Utilities

Joint trench boxes and utility boxes will be located below grade and at inconspicuous locations where possible. To minimize conflicts and optimize the aesthetic quality of key landscape areas, utility box locations shall be secondary to street tree and monument locations. To the extent practical, utility boxes should be at least ten feet from street tree locations,

neighborhood monuments and walls, front door locations and intersection corners.

4.4 Pedestrian Walks and Bike Paths

Sidewalks will be installed along the north side of East Robertson Boulevard, as well as throughout Rancho Calera. These provide strong connections between neighborhoods, public facilities, and shopping centers. There will be five-foot sidewalks along both sides of all public streets, with the exception of rear lanes. Residential sidewalks will be separated from the street by a planting strip. Private common drives are not required to have sidewalks. Walkways may be installed adjacent to curbs within shopping centers. Sidewalks may be enhanced to include brick, stone, or other appropriate material for crosswalks or at main entrances to the project.

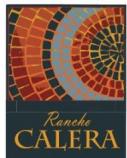
In addition to the internal system of sidewalks, Rancho Calera will facilitate cycling throughout the project. North Fig Tree Boulevard, Genoa Lake Way, as well as a portion of South Lake Tahoe Drive, will have Class II bike lanes, marked with signs and pavement striping, on both sides of the street. The remainder of Lake Tahoe Drive, along with other collector streets, will be signed as bike routes. Both Rancho Calera Boulevard and Lake McClure Drive promenades will include a minimum 10-foot-wide multi-use pedestrian/bicycle path through the entire lengths. There will also be paths within the neighborhood parks, as well as the Rancho Calera Riverwalk. Bike racks and bike lockers will be installed within the project area per CALGreen requirements.

4.5 Accessibility

There will be ramps at the corners of intersections per City standards. Public facilities, shopping centers, and recreation areas will have parking stalls and access per City and American Disabilities Act (ADA) standards.

4.6 Neighborhood Facilities

4.6.1 Mailboxes



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Postal delivery within multifamily neighborhoods will be accommodated by grouped postal boxes in two configurations and is subject to approval by the United States Postal Service. A mailbox station that incorporates a clustered box unit housed in a decorative structure will serve units along any private common drives or in high density developments. These structures may include accent concrete, brick, stone, tile, or wood and will have textures and colors similar to the architectural style of the neighborhoods. Individual mailboxes set on decorative posts will serve the other single-family lots. Decorative mailboxes are permitted provided they are approved by the Postmaster.

4.6.2 Neighborhood Conveniences

Community and neighborhood parks, as well as promenades, will include landscape furniture such as benches, bike racks, bollards, pet stations, and trash cans. Sidewalks and promenades will link parks and open spaces to each other through residential areas, providing safe and pleasant pedestrian access to recreation areas, as well as safe routes to school.

4.7 Landscaping

This Section describes the landscape design guidelines that apply to the public realm, including the minor community park, streetscapes, promenades, neighborhood parks, and other open space areas. It also includes a discussion of the general landscaping principles and planting guidelines for public open spaces.

4.7.1 Landscaping Goals and Objectives

Landscaping will be designed to reflect the environment and character of the region. Landscaping will achieve a visual balance between informal open space and more formal landscape features such as street trees, entries, and parks.

The following goals and objectives guide landscaping in the community:

- Employ water conservation measures through use of drought-tolerant plant material and water-conserving irrigation systems and practices.

- Utilize landscaping to create aesthetic distinction and character throughout the project, particularly around key features and amenities.
- Incorporate Low Impact Development (LID) principles when designing storm drainage, water infiltration, and groundwater recharge features.
- Utilize sustainable landscape principles to reduce water use, energy consumption and greenhouse gas emissions, and to increase shade and transpiration.

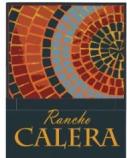
4.7.2 Water and Energy Efficient Landscaping

On January 17, 2014, the Governor of California proclaimed a State of Emergency due to drought conditions. Subsequently, the Water Conservation in Landscaping Act was passed.

These Community Design Guidelines implement water and energy efficient landscape measures to promote these objectives. These Guidelines describe landscape design standards for new projects that minimize water use, eliminate water waste, and maximize energy efficiency in new landscape areas by requiring low-water landscape plantings and irrigation methods. Landscape plans for planting and irrigation for this project shall be consistent with any City water conservation measures and the landscape guidelines shown in the Water Conservation in Landscaping Act.

4.7.3 Water-Conserving Irrigation Program

Irrigation designs and water budgets shall include the State and any City water conservation policies and protocols for maximum applied water allowance (MAWA) and estimated total water use (ETWU), together with guidelines from the Water Conservation in Landscaping Act, to create a framework for landscape water conservation. Irrigation designs and practices shall employ low-flow, water-efficient spray heads and emitters wherever practical, and use temporary, removable irrigation equipment in areas, such as drainage swales, detention areas, and natural buffers, where natural plantings may be weaned off of irrigation once established.



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Irrigation design should consider the following, as applicable:

- Irrigation should be designed to prevent runoff or overspray onto non-targeted areas.
- Head-to-head coverage may be required unless otherwise directed by the manufacturer's specifications.
- Slopes greater than 15 percent should be irrigated with point source or other low-volume irrigation technology.
- Weather-based, self-adjusting, evapo-transpiration-based, irrigation controllers with rain sensors are encouraged.
- Sprinkler heads, rotors, and other emission devices on one valve should have matched precipitation rates.
- Check valves should be utilized to prevent low-head drainage.
- Use a dedicated irrigation meter or sub-meter, whenever feasible.
- Use pressure regulation and booster pumps so that the irrigation system operates at the manufacturer's recommended optimal pressure.

4.7.4 Landscape Plan Requirements

A landscape plan for each area shall be submitted to the City for approval of each final map for that area. The landscape plans shall include:

- Layout and nominal dimensioning of paved landscape features, patios, recreational courts, swimming pools, play areas, and other landscape features on the site;
- Plant list of primary, secondary, and accent trees;
- Plant list of shrubs and ground covers;
- Planting plan;
- Irrigation plan;
- Landscape lighting plan;
- Landscape furniture and preliminary placement plan;
- Preliminary fencing and wall design and layout, if applicable;
- Project entry features/structures; and

- A water conservation budget that conforms to State or City water conservation goals and policies, including calculations to demonstrate the project's MAWA and ETWU guidelines to create a framework for landscape water conservation, according to State standards.

4.8 Plant Material Selection and Design

Plant materials should conform to the Water Conservation in Landscaping Act standards and the Department of Water Resources (DWR) Water Use Classification of Landscape Species (WUCOLS) guide, emphasizing use of both native and adaptive species of trees, shrubs, and ground cover.

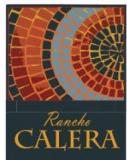
To the extent feasible, the following guidelines shall be incorporated into the design and development of each neighborhood:

- Employ plants that exhibit aesthetics and need low to very low maintenance for hardiness and functionality.
- Plants should be used appropriately based upon their adaptability to the climate, soils, and topographical conditions.
- Invasive plants (as identified in the WUCOLS planting guide or in other City or State horticultural documents) are prohibited.
- Where trees are planted adjacent to paving, consideration shall be given to selection of species with non-invasive surface roots. Provisions shall be made to install root guards or equivalent devices to protect paving, where applicable.

4.8.1 Lawn and Turf Areas

Lawn and turf areas are necessary for certain active recreational and sports activity purposes; however, use of turf areas elsewhere is discouraged due to high water use requirements.

Selection of turf and grass varieties should be considered based on function and need requirements for the area to be planted, water-efficiency characteristics of the choices, and cost factors and financial feasibility. Fescue, Bermuda, St. Augustine, Zoysia, and Buffalo grass should be considered for appropriate use areas.



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Where appropriate, consideration should be given to the use of artificial turf. Turf shall not be planted in the following conditions:

- Slopes exceeding 10 percent.
- Street medians, traffic islands, bulb-outs and areas where foot traffic is not expected.

4.8.2 Minimum Plant Sizes

The following guidelines should be considered:

- Street trees should be a minimum 24-inch box. All other trees will be a minimum 15-gallon size. Bioretention areas may use smaller container sizes as appropriate.
- Shrubs should be a minimum 2-gallon size, with 5-gallon preferred.
- Groundcover should use a minimum 1-gallon size, spaced to attain full coverage within 5 years.

4.8.3 Low Impact Development (LID)

Landscape plans should support the principles of LID for storm drainage, runoff infiltration, and groundwater recharge by incorporating such measures as: (1) using landscape design techniques and materials that infiltrate, filter, store, evaporate, and detain runoff as close to its source as feasible, and (2) stormwater capture through small, landscape features located at the site level. This may include natural open space, streetscapes, parking lots, sidewalks, parks, hardscape areas, and medians.

4.8.4 Strategic Climate Control

Strategic climate control can be accomplished by use of targeted shading techniques, such location and use of deciduous trees to reduce solar heat gain in the summer and maximize passive solar warming in winter months. Use of planting and landscape structures for shading are encouraged around buildings and other project areas to either create south and west-facing shade during hot seasons or allow sunlight during cool seasons.

These measures can result in natural saving of energy.

4.8.5 Parking Lot Design

To help reduce heat island effects, surface parking areas should be planted with 15-gallon trees or larger, at a minimum ratio of one tree for every five parking spaces. Trees should be planted in a landscape planter area with a minimum interior dimension of 5 feet and protected by curbs. Features to enhance the parking area such as bollards or tree guards may also be incorporated into the site. A landscape planter should be included at the end of each parking isle, wherever possible.

Large, broadleaf deciduous trees should be used in parking areas to provide shade in the summer and sun in the winter. Large-scale evergreen trees are also appropriate in locations where year-round foliage is desirable as a screen.

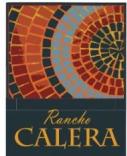
Shrubs selected for use adjacent to automobiles should be resistant to exhaust, radiator fluids, and the reflected heat of asphalt surfaces. In parking areas, shrubs should be massed in groups, be water conserving and durable, and require low maintenance.

4.9 Streetscape Design

Streetscape design is an integral component for creating community identity. The overall streetscape design goal for the Specific Plan area is to create a healthy, efficient, and walkable community that promotes sustainable landscaping practices, strong connections between uses, and an exceptional quality of life.

Streetscape design should differentiate key corridors and reflect the circulation hierarchy, while enhancing the overall sense of place.

To the extent feasible, the following guidelines shall be incorporated into the design and development of each neighborhood.



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4.9.1 Streetscape Furnishings

Street furnishings, including benches, trash and recycle receptacles, and rest stop areas, should be located at strategic points within the neighborhood parks, minor community park, promenades, and other open space areas. Selection of these features should reflect the style and character of the buildings, lighting, and other street details.

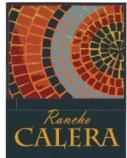
Furnishings will be made of durable high-quality materials and should be selected for functional compatibilities, resistance to vandals, and ease of maintenance.



To the extent feasible, the following guidelines shall be incorporated into the design and development of each neighborhood:

- The design of furnishings should match or complement the design of surrounding elements including other furnishings, walls, fences, and building architecture.
- Street furnishings and other public place furnishings are to be low-maintenance materials and design.
- Metal components of street furnishings shall not be exposed such that they become harmful in high temperatures.
- Each bus stop should include a permanent, covered structure that provides all-year protection, and should be designed as an element that is repeated throughout Rancho Calera neighborhoods.
- Benches should be of a single style, permanently mounted in high-use public areas, such as parks or along parkway paths. Benches should be located to





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maximize public comfort.

- Placement of artwork such as sculptures, murals, water elements, carvings, frescoes, mosaics, and kinetic art is encouraged. Design of any sculpture or artwork should incorporate materials sufficiently durable to withstand vandalism and existing weather conditions while not requiring excessive maintenance. All public art shall be subject to the City's Administrative Use Permit process.



4.10 Streetscape Landscaping

4.10.1 Trees

Street trees convey scale, character, design quality, shading, and atmosphere to a street environment. They help define the hierarchy of streets and sense of place that orient the visitor/resident. They also provide a sense of quality and aesthetics to each of the neighborhoods.

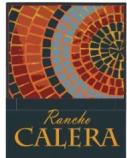
Street trees shall be chosen for qualities of durability, drought tolerance, easy maintenance, ability to create a broad shading effect, and for their non-invasive root systems.

To the extent feasible, the following guidelines shall be incorporated into the design and development of each neighborhood:

- Be the dominant visual element of the streetscape.
- The height (at maturity) and breadth and spacing of species should be proportional to the size of the roadway.
- Trees species along collector roadways should include a mix of evergreen deciduous species. Smaller flowering accent trees may be mixed in to provide diversity, contrast, and interest.



- Trees along collector roadways should be broad, distinctive, and display fall color or flowering qualities seasonally to highlight the distinctiveness of these entry corridors.
- Trees along local residential streets should generally be consistent along the length of the roadway but should vary from street to street to establish an identity and visual rhythm for each of the blocks and groups of homes.
- Trees should be planted equidistant from each other to the extent possible, set back from the curb far enough to accommodate ultimate growth.
- Trees should be drought-tolerant when established.
- If residential walls are necessary between arterial streets and residential lots, there should be a generous landscape buffer between the outside sidewalk edge and the wall, landscaped with



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screening evergreen trees, large flowering shrubs, and vines on the walls.

- Trees in medians should be of different species from the trees along the sidewalks.
- Clear sight lines and prominent landscape features should be incorporated into the landscape for those trees on streets into the minor community park and adjacent to the promenades.
- Trees around the commercial areas should have texture, be regular in form, and exhibit blooming seasonal flowers, in keeping with the urban character of the area. These trees should be placed in tree grates or raised planters along the sidewalk where hardscape is featured and should be chosen for ease of maintenance and non-invasive root systems.

4.10.2 Ground Cover



Groundcover should be planted in portions of landscape areas and medians. Low-traffic areas, such as planter strips or in medians, should use a combination of drought-tolerant groundcover species and

paving. When selecting groundcover, the following should be taken into consideration:

- The use of turf as groundcover is discouraged in lieu of native and adaptive grasses, hedges, ground covers, and low shrubs.
- Groundcover, rather than turf, is preferred in planter strips between the sidewalk and curb.
- A combination of decomposed granite and stone may be used to break up the plantings and add visual interest.

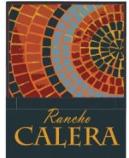
4.10.3 Roundabout Planters

Special attention shall be paid to roundabout planters. Monument features, landscape sculpture, plantings and specialty paving may be used to enhance these areas. The center of roundabout planters at major key intersections should contain plantings or other landscape features that express strong visual interest.

4.10.4 Specialty Paving

Using a variety of paving materials helps define a space and provide safety for pedestrians and traffic calming of vehicles. Intersections, crosswalks, and certain sidewalk locations can be enhanced with the use of different paving materials such as stamped or colored concrete, stamped or colored asphalt, or decorative brick pavers. Specialty paving may also be used to enhance commercial sidewalks and other public spaces.





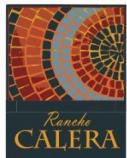
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Implementation



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5. Implementation

This Section describes how the development plan, public facilities, public services, and community support systems of Rancho Calera will be implemented and administered. A range of possible financing measures is discussed. The responsibilities for construction, the funding mechanisms, and the entity or agency ultimately responsible for administering and maintaining each system or service are also identified.

5.1 CEQA Compliance

An Environmental Impact Report for the Rancho Calera project (EIR) has been certified and a Mitigated Negative Declaration (MND) has been adopted by the City of Chowchilla. The EIR addresses potential impacts of the Rancho Calera project including the Rancho Calera Specific Plan, zoning, general plan amendments, vesting tentative maps, tentative maps, development agreement(s), and other regulatory approvals of the project. The EIR and MND identify the impacts and proposes mitigations to address the impacts of the proposed project. Build out of Rancho Calera will require no further environmental documentation, pursuant to the exemption provided in Government Code Section 65457, provided that there are no substantial changes in the project which require major revisions to the EIR and MND, or unless the City determines that there have been substantial changes in circumstances resulting in new or more severe environmental effects or new information on new or more severe environmental effects of the project (CEQA Guidelines Section 15162).

In some cases, a new initial study may be required in order to support the case for exemption, or a Negative Declaration or Mitigated Negative Declaration that is tiered from the EIR to analyze substantial changes in the project or the circumstances resulting in new or more severe environmental effects, or new information that were not foreseen with the preparation of the EIR and MND, may be required as determined by the City.

In the event additional review is required by CEQA, the City may review the conditions, reservations and dedications to be made in connection with development of the Rancho Calera project, but only to the extent that CEQA compliance requires the need for additional mitigation measures. Except as set forth above, no additional conditions or exactions, including dedication of additional land within the project area, shall be attached to development of the Rancho Calera project.

5.2 Specific Plan Changes

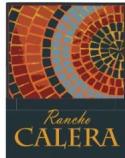
5.2.1 Specific Plan Amendments

Amendments to the Rancho Calera Specific Plan may be made from time to time at the request of the developer or the City. Except for an amendment which is deemed a Minor Deviation, as set forth in **Section 5.4.1** below, amendments shall be adopted by resolution or by ordinance following review and hearings by both the Planning Commission and the City Council.

Any change that would increase the total number of dwelling units or total commercial square footage will require a Specific Plan amendment. Proposed changes which would add, remove, or change a use within any Zoning District or which would modify the Development Standards, excluding changes in the location of land uses, and which, in the opinion of the City Administrator, would alter the intent, purpose, and/or scale of the Specific Plan require a Specific Plan amendment.

5.3 Subdivision and Development Review

The following Sections summarize the development plan review and substantial conformance processes for the processing of subdivision maps, site plans, and conditional use and building permits under this Specific Plan, including any amendments or revisions to the same. Implementation of the Specific Plan land uses and development plan shall be through application of Specific Plan standards and requirements set forth in **Section 3 Development Standards, Use Regulations, and Zoning Districts**, and **Section 4 Community Design Guidelines, the Development Agreement(s)**.



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the Subdivision Map Act procedures, the City's Subdivision Ordinance (Chowchilla Municipal Code (MC) Title 17), and the City's Zoning Ordinance (MC Title 18). In some cases, as detailed in this Specific Plan, certain existing provisions of the Chowchilla Zoning Ordinance will continue to apply.

5.3.1 Subdivision Maps

Tentative Subdivision Maps shall be approved if they are determined to be consistent with the development plan, Zoning, and the Development Standards set forth in this Specific Plan. The City may impose specific conditions on Tentative Subdivision Maps to implement the requirements of this Specific Plan, the Development Agreement(s), and applicable sections of the Municipal Code.

A Final Subdivision Map will be approved if the Final Subdivision Map and the related Improvement Plans substantially conform to the Tentative Subdivision Map, as it was approved or conditionally approved. In determining substantial conformance, Final Maps shall comply with the circulation system, design character, and general lot sizing, location and number as shown on the Tentative Subdivision Map. Notwithstanding the foregoing, the total number of lots shown on a Final Subdivision Map may vary by up to two percent from the tentative map with fractions of units rounded up to whole units and subject to a substantial compliance approval provided that a total of 2,042 dwelling units in the project is not exceeded. Improvement Plans for all improvements must be submitted prior to the approval of the Final Subdivision Map, and all construction details on the Improvement Plans shall conform to the Specific Plan and applicable City standards.

5.3.2 Development Permits and Site Plan Review

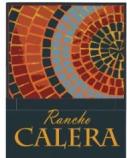
All development within Rancho Calera shall comply with the City's site review process set forth in MC Section 18.72, and to the extent necessary, the conditional use process. Development permits shall be approved if they are determined to be consistent with the development plan, Zoning, and the Development Standards set forth in this Specific Plan.

5.3.3 Building Permits

Building permits will be issued by the City upon determination that building plans and accompanying site plans and other design programs conform to applicable building codes; the plans, standards and requirements set forth in this Specific Plan; all applicable Tentative Subdivision Map conditions, the Conditional Use Permit (if applicable), and Site Plan Review plans and conditions; and all applicable terms and conditions of any adopted Development Agreement(s) for the project. All project development and impact fees are to be paid at occupancy.

5.3.4 Covenants, Conditions & Restrictions and Private Contracts

It is anticipated that Covenants, Conditions and Restrictions (CC&Rs) or private contracts may be prepared and recorded against some of the private property within Rancho Calera. CC&Rs are covenants, conditions, and restrictions that property owners are to abide by in order to avoid, minimize, and mitigate adverse effects of post construction improvements and uses within the property. CC&Rs may be more restrictive than standards in the Specific Plan and other applicable Zoning Ordinance requirements, but shall not be less restrictive. CC&Rs run with the property and are binding upon the homeowners' associations and each owner of real property. CC&Rs are usually enforced by homeowners' associations or by individual property owners with the assistance of the courts. As an alternative to CC&Rs, builders may encumber some of the private property within Rancho Calera with private contracts which encumber the property with certain mutually beneficial obligations intended to preserve and protect multiple properties with common interests. Such contracts shall run with the land. All development permits and site plan review which requires the review and approval of a homeowners' association or a private party shall be reviewed and approved by the applicable



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homeowners association or private party prior to submission to and review by the City.

5.4 Minor Deviations and Substantial Conformance

5.4.1 Minor Deviations

Minor changes to the Specific Plan, Subdivision Maps, Development Permits, and Building Permits may be made through the Administrative Minor Deviation process set forth in Section 18.78 of the Municipal Code by either the developer or by the Planning Department. A Minor Deviation includes any change which may affect (a) the location of buildings, streets and roadways and other physical facilities, (b) the configuration of particular parcels, lots, or development areas, (c) transferring the location of uses within the Project, provided neither the total residential density nor the commercial density may be exceeded, and the overall plan for the Project can still be achieved and, (d) any other changes to developments standards, guidelines, and/or phasing sequence which are considered consistent with the goals and objectives of the Specific Plan, the Development Agreement(s), or any entitlements or approvals related to development of Rancho Calera. Density transfers from one residential designation to another shall be permitted without a Minor Deviation.

5.4.2 Substantial Conformance

Where interpretations or different approaches are used to implement the Specific Plan, Subdivision Maps, Development Permits, and Building Permits without changing a quantified standard, a Substantial Conformance approval may be granted to formally allow the change.

A request for substantial conformance may be initiated by a letter directed to the Community and Economic Development Director. A substantial conformance request will normally be acted upon administratively. The Community and Economic Development Director shall have the option to refer the request to the Planning Commission or require an alternative form of application.

5.5 Public Facility Financing, Phasing, and Operation

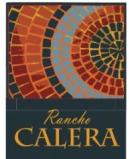
Concurrent with construction of each residential neighborhood or non-residential use, the responsible party will construct and improve the necessary public facilities, including water, wastewater, and storm drainage infrastructure; streets, sidewalks and trails; and parks and open spaces. The second elementary school, assuming the Chowchilla Elementary School District elects to proceed with one, will be constructed by the District based on the District's schedule. The public safety facility and the well, assuming the City elects to proceed with either or both, will be constructed by the City when the demand arises.

Notwithstanding the foregoing, East Robertson Boulevard will be constructed pursuant to the schedule more particularly described in Section 5.5.1 in accordance with the obligations set forth in **Table 5-1 Infrastructure and Public Facilities Construction, Administration, and Maintenance**, which identifies the financing methods that will be utilized to fund construction and to fund operations and maintenance of the public facility improvements.

Alternative financing methods are discussed in **Section 5.6 Financing Programs**. Development Agreement(s) between the City and developer may further establish in more detail the phased construction of improvements and how the financing programs will be used to fund construction, administration, and maintenance of the public facilities serving Rancho Calera

5.5.1 Circulation System

Circulation improvements for Rancho Calera include funding for off-site freeway interchange improvements, widening East Robertson Boulevard, and construction of interior streets and private common drives within the planning area. Pedestrian and bicycle pathways are also included.



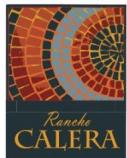
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Construction, maintenance and financing responsibilities for these improvements are summarized in **Table 5-1**.

The cost of improving the Highway 99 and East Robertson Boulevard interchange will be paid by the existing CFD, impact fees (including those established by the City specifically for Rancho Calera related improvements), Caltrans, and Madera County Measure T Funds. The costs for widening, undergrounding all utilities (including the PG&E pole line and utilities), and improving East Robertson Boulevard will be financed by the impact fees and developer/builder contributions in accordance with the project phasing described in the Development Agreement(s).



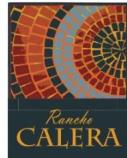
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TABLE 5-1 INFRASTRUCTURE AND PUBLIC FACILITIES CONSTRUCTION, ADMINISTRATION, AND MAINTENANCE

INFRASTRUCTURE AND PUBLIC FACILITIES CONSTRUCTION, ADMINISTRATION AND MAINTENANCE				
Service, Facility, Open Space	Construction		Administration/Maintenance	
	Responsibility	Funding	Responsibility	Funding
TRANSPORTATION/CIRCULATION SYSTEM				
East Robertson Boulevard/Hwy 99 Interchange	City & Caltrans	LSDF, CFD, Caltrans, Madera County Measure T Funds, Impact Fees	City, Caltrans	City, Caltrans
East Robertson Boulevard (along the project frontage)	MD or B	LSDF, Impact Fees, MD, B	City	City
Internal Local Streets & Lanes (public)	MD or B	LSDF, MD, B	City	City
Internal Local Streets & Lanes (private)	MD or B	LSDF, MD, B	HOA, Private Parties	HOA, Private Parties
Internal Street Lighting & Landscaping	MD or B	LSDF, MD, B	City, HOA, Private Parties	CFD, HOA, Private Parties
Transit Pullouts and Shelters & Park and Ride Lot	MD or B	LSDF, Impact Fees, MD, B	Transit Authority	Transit Authority
WATER SUPPLY SYSTEM				
East Robertson Boulevard Water Supply Mains	MD or B	LSDF, CFD, Impact Fees, MD, B	City	Water Use Fees
Well and/or Water Tank	MD or B	LSDF, CFD, Impact Fees, MD, B	City	Water Use Fees
Internal Street Water Supply Mains	MD or B	LSDF, MD, B	City	Water Use Fees
SANITARY SEWER SYSTEM				
New Wastewater Plant or Upgrade of Wastewater Plant (including master mains for delivery to Plan)	City	LSDF, CFD, Impact Fees	City	Sewer Fees
East Robertson Boulevard Sanitary Sewer Mains	MD or B	LSDF, Impact Fees, MD, B	City	Sewer Fees
Internal Street Sanitary Sewer Mains	MD or B	LSDF, MD, B	City	Sewer Fees



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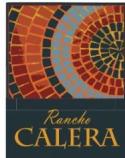
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INFRASTRUCTURE AND PUBLIC FACILITIES CONSTRUCTION, ADMINISTRATION AND MAINTENANCE (CONT'D)

Service, Facility, Open Space	Construction		Administration/Maintenance	
	Responsibility	Funding	Responsibility	Funding
STORM DRAINAGE SYSTEM				
Existing Storm Drainage Main and Existing Basin	MD or B	LSDF, MD, B	City	Drainage Fees, CFD
Internal Street Storm Drainage Mains and Basins	MD or B	LSDF, MD, B	City	Drainage Fees, CFD
BMPs and Drainage Swales	MD or B	LSDF, MD, B	City, HOA, Private Parties	Drainage Fees, CFD, HOA, Private Parties
UTILITIES				
Natural Gas	PG&E, MD, B	PG&E, MD, B	PG&E	Utility Fees
Electricity	PG&E, MD, B	PG&E, MD, B	PG&E	Utility Fees
Phone/Fiber Optics	AT&T	AT&T	AT&T	AT&T
Cable Services	Comcast	Comcast	Comcast	Comcast
PUBLIC/COMMUNITY FACILITIES				
Public Facility Station	City	LSDF, CFD, Impact Fees	City	LSDF, CFD, City
Elementary School	CESD	MD Land Donation, School Agreement Fees, Negotiated School Fees, State Funding	CESD	State Funding, School District
High School	CHSD	MD Land Donation, School Agreement Fees, Negotiated School Fees, State Funding	CHSD	State Funding, School District
Minor Community Park	City	Impact Fees, City	City	LSDF, CFD, City
Public Neighborhood Parks, Riverwalk, Promenades, and other Open Spaces	MD or B	LSDF, Impact Fees, MD, B	City	LSDF, CFD, City
Private Open Spaces	MD or B	LSDF, MD, B	City, HOA, Private Parties	HOA, Private Parties

LEGEND AND ADDITIONAL NOTES

1. MD--The Master Developer will be as per the Development Agreement for Rancho Calera.
2. B--A Builder is a homebuilder or a commercial builder. The developer of a tract's local streets will generally be Builder, if the local streets are not improved by the Master Developer.
3. Streets include parkways, medians, and roundabouts.
4. CFD - The 2006 Community Facilities District includes funds to construct certain public improvements.
5. LSDF - Future CFDs, LMLDs, CSDs, LIDs, and IFDs, all as more particularly defined in Section 5.4.1, 5.4.2, 5.4.3, 5.4.4, and 5.4.5.
6. Impact Fees = fees established and collected by the City for impacts resulting from new development and fees established or amended and collected by the City in a Development Agreement.



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Phasing of internal street improvements will generally correspond to the phased development of residential and commercial land uses. The internal arterial streets and residential collector streets of Rancho Calera identified in **Figures 2-6 – 2-8 in Section 2**, and their associated improvements, will be generally financed and constructed by the developer, homebuilders, and commercial builders as part of backbone infrastructure. Internal local streets and lanes, and their associated improvements, will generally be financed and constructed by the homebuilders as each neighborhood is built out, and by commercial builders as each commercial center is constructed. Associated street improvements include right-of-way landscaping, bicycle and pedestrian paths, sidewalks, signage, and lighting. The bicycle and pedestrian paths located in the minor community park, the Rancho Calera Riverwalk, and neighborhood parks will be constructed by the responsible party when these parks are improved. See **Section 5.5.6** below for more information regarding the construction and maintenance of Parks and Open Space.

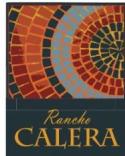
Each internal public street and the associated street improvements shall be dedicated to the City upon completion. Following dedication and acceptance by the City, the City will be responsible for the maintenance of all public streets and associated improvements within the planning area. The commercial builder(s) or a commercial association and the residential developer(s) or a residential association/group will be responsible for the maintenance of private streets (if any) within the commercial and residential portions of the project. The commercial association(s) and the residential association(s)/groups may enter into maintenance agreement(s) with the City's Public Works Department to maintain the private streets. Homeowners/commercial association dues or funding established through private contractual obligations will provide financing for maintenance of the private residential streets.

5.5.2 Water Supply System

Water supply system improvements consist of a water tank and water well, major water mains along internal arterial and collector streets,

distribution mains along internal local streets and lanes, and connections to the City's water system. Financing and construction details related to the water tank and water well, including location and timing, will be determined by the Developer and the City following completion of the Water Master Plan being prepared by the City. The site(s) within the project area selected for a water tank and a water well shall be dedicated or donated to the City. The water mains within East Robertson Boulevard and connections to the City's water supply system will be financed and constructed, to the extent such improvements are necessary, as part of the East Robertson Boulevard infrastructure. The distribution mains along internal streets and lanes will be financed and constructed by the homebuilders for each neighborhood and by the commercial builder(s) for the commercial portion of the project. Each water supply system improvement located within a public right-of-way shall be dedicated to the City upon completion. Maintenance of the water supply system will be the responsibility of the City. Funding for maintenance of the water supply system will be provided through water use charges.

A water tank and water well are necessary for development of Rancho Calera; the project area cannot be fully served without this critical water system infrastructure. At this time, it is unclear when the water tank and water well will be needed, where the facilities will be located (whether within or outside the boundaries of Rancho Calera, or both, or the precise location(s) required for the water tank and water well), the cost of said facilities, or how the facilities should be funded and constructed. The City is preparing a Water Master Plan that will be used, to the extent possible, to help resolve these outstanding issues for the water tank and water well. Prior to the water tank and water well becoming operative and contributing to the City water supply system, development approvals and necessary entitlements cannot be guaranteed and will be dependent upon City's ability to serve the proposed development, considering all system users including those outside the project area, which may prevent the project from moving forward until the water tank and water well are completed and operational.



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5.5.3 Sanitary Sewer System

Sanitary sewer system improvements consist of major sanitary sewer mains along internal arterial and collector streets, collection mains along internal streets and lanes, and connections to the City's sanitary sewer system in East Robertson Boulevard. See **Figure 2-13 Wastewater System**.

The sanitary sewer mains within East Robertson Boulevard and connections to the City's sanitary sewer system will be financed and constructed, to the extent such improvements are necessary, as part of the East Robertson Boulevard infrastructure. The collection mains along internal streets and lanes will be financed and constructed by the homebuilders for each neighborhood and by the commercial builder(s) for the commercial portion of the project. The sanitary sewer system improvements located within a public right-of-way shall be dedicated to the City upon completion. Maintenance of the sanitary sewer system, as well as upgrades to the City's existing wastewater treatment plant to the extent deemed necessary by the City, will be the responsibility of the City. Funding for maintenance of the sanitary sewer system will be provided through sewer use charges.

5.5.4 Storm Drainage System

The storm drainage system consists of stormwater collection basins and mains along the internal streets and lanes of Rancho Calera. The internal stormwater basins, mains, drain inlets, and connections to the stormwater drainage system in East Robertson Boulevard will be financed and constructed as part of the internal infrastructure of Rancho Calera. The collection mains and inlets along internal local streets and lanes will be financed and constructed by the homebuilders for each neighborhood and the commercial builder(s) for the commercial portion of the project. One or more temporary stormwater collection basins may be constructed and used within the Project area and will be financed and constructed by the developer or builders. Best Management Practices facilities, and drainage swales and basins will be financed and constructed by the developer or builder. The storm drain system improvements located within the public

right-of-way will be dedicated to the City upon completion. Maintenance of the storm drainage system and its facilities will be the responsibility of the City. Funding for maintenance of the storm drainage system will be provided through drainage facility fees and a Community Facilities District, if necessary.

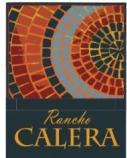
5.5.5 Schools

The site for one elementary school within Rancho Calera was donated to the Chowchilla Elementary School District, and a 10-acre parcel of land was donated to the Chowchilla High School District. A second school site, as shown on the Land Use Plan, may be dedicated or donated to the Chowchilla Elementary School District, upon which a second school may be constructed, pursuant to the terms of an agreement between the Chowchilla Elementary School District and the developer. Construction of the school buildings and its recreation facilities, including connection to all infrastructure will be financed by the school district pursuant to the terms of the agreement between the District and the developer. The developer is also providing mitigation fees for both the Elementary School District and the High School District, as per agreements with the school districts.

Ongoing funding for the operation and maintenance of the elementary school(s) will be provided by the Chowchilla Elementary School District through its normal financing sources, such as State payments and local bonds. Funding for expanded high school operations and maintenance to serve the community will also be through the normal financing sources of the Chowchilla High School District.

5.5.6 Parks and Open Space

The land for the minor community park, the Rancho Calera Riverwalk, and the neighborhood parks will be dedicated or donated to the City by the developer or builders. The land for the minor community park will be dedicated to the City upon the issuance of the eighty-fifth certificate of occupancy for any residential unit within the Specific Plan area. Financing and construction of the minor community park shall be the responsibility of the City. Financing and construction of the Rancho Calera Riverwalk, the



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promenades, the neighborhood parks, and all other public and private parks, if any, will be the responsibility of the developer and builders through impact fees, private funding, or Land Secured Debt Financing (LSDF). Upon acceptance of dedication or donation, maintenance of all public parks will be the responsibility of the City. General funds, the existing Community Facilities District, LSDF, or a similar mechanism will provide the funding for operation and maintenance of all public parks.

The Riverwalk will be built in multiple phases, corresponding with adjoining neighborhoods, always ensuring that there are multiple points of access to create connectivity.

5.5.7 Public Safety Facility

The site for the public safety facility will be donated to the City of Chowchilla by the developer. Financing and construction of the facility, including connection to all infrastructure, and providing its equipment and personnel will be the responsibility of the City. The City will determine phasing of the public safety facility. Financing for expanded police and fire services to serve the Rancho Calera community has been provided through the existing Community Facilities District.

5.5.8 Ash Slough Recharge

Pursuant to an agreement with the Chowchilla Water District (CWD), the project reimburses the Chowchilla Water District for 3,000-acre-feet of water annually. Prior to the agreement, CWD released water into Ash Slough from an outfall within the project area near the middle of the northern project boundary. This discharge point was moved by the developer to the northeasterly point of the project boundary, resulting in the water traveling along a sandy portion of the Slough past the prior discharge point. Because of the sandy bottom along this stretch of Ash Slough, the water percolates underground and is expected to recharge the aquifer by approximately 3,000-acre-feet annually.

5.6 Financing Programs

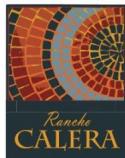
As shown in **Table 5-1** and noted earlier in this Section, the majority of public infrastructure and facility improvements within Rancho Calera will be financed through impact fees, the existing Community Facilities District, and private financing obtained by the developer, the homebuilders, and the commercial builder(s). Additional land secured debt financing, such as CFD's, grants, and other financial programs may be used to finance those public facilities not specifically identified in **Section 5**. Some public facilities, such as schools, will be financed by state and local funding sources, as well as agreed upon fees. Utility infrastructure will be constructed with funds from the utility provider, which in turn are financed through connection charges, development fees, and charges to end users.

The following Sections outline financial programs that the developer and City may utilize in financing the infrastructure, public facilities, and community design features.

5.6.1 Mello-Roos Community District Act of 1982

The Mello-Roos Community Facilities District Act of 1982 established a method whereby cities may form a separate district to finance certain public facilities and services on a pay-as-you-go basis through the sale of bonds. A Community Facilities District or equivalent may provide for the design, purchase, and construction of public improvements. A Community Facilities District may finance a wide range of public services including:

- Police and fire protection;
- Recreation services including operating and maintenance costs for parks, parkways and open space;
- Flood and storm drainage services;
- Elementary school sites;
- Natural gas, telephone, or electrical transmission lines and facilities; and
- Street, sewer, and water systems.



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Two existing community facilities districts currently encumber some or all of the Specific Plan area.

5.6.2 Landscape and Lighting Act of 1972

The Landscape and Lighting Act of 1972 allows for issuance of assessment bonds to finance landscaping, lighting, and recreational improvements for the public in public places. This act also provides for the creation of a district divided into benefit zones.

5.6.3 Community Services District

Community Service Districts can be formed to provide a method of financing services for traffic and circulation, street lighting, police services, and facility maintenance for a specific area.

5.6.4 Utility Districts

Utility districts, including districts for furnishing potable water, irrigation, electricity, sewer, solid waste, and hazardous waste facilities, are empowered by California law to incur bond debt according to revenues received from their operations. Utility Districts can also issue general obligation bonds up to a maximum of 1% of the assessed value of the property, improvement bonds, special tax bonds, or revenue or bond anticipation notes.

5.6.5 Integrated Financing Districts

The Integrated Financing District (IFD) Act is a financing mechanism used to construct expensive public projects, such as freeway interchanges, that might not otherwise be built. The IFD authorizes the levy of an assessment on private property in a fixed dollar amount, which is contingent upon the development of land within the boundaries of the IFD.

5.6.6 Development Exactions

Development exactions are dedications or donations of land, or improvements, or fees that are levied on development to fund the construction of capital facilities. The scope of improvements includes road improvements, parks, school sites, fire and police stations, and libraries.

Unlike taxes that are used to raise revenues, an exaction is levied to finance a specific activity, facility, or service. Exactions cannot be used for operation or maintenance. Exactions are more fully addressed in the Development Agreement(s).

5.6.7 Development Impact Fees

Development impact fees may be used to finance local improvements. These fees are used to pay for the costs of public facilities and services that the development will cause. The City is supportive of development impact fees specifically for Rancho Calera related improvements, the specifics of which are more particularly set forth in the Development Agreement(s).

Impact fees are paid when building permits are issued unless otherwise agreed to between the public entity and the developer. Impact fees may be charged to fund among other things, traffic mitigation measures, storm drainage facilities, water and sewer facilities, and public buildings. Impact fees may be more fully addressed in the Development Agreement(s).

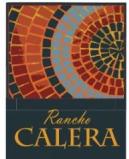
5.6.8 General Obligation Bonds

General obligation bonds are bonds that may be sold by the City, repaid through a tax levied against the property, and used to acquire, construct, or improve real property, but not to purchase equipment or pay for operating or maintenance costs.

5.6.9 Revenue Bonds

Revenue bonds may be issued to finance facilities that provide benefits to a group of easily identifiable users. Revenue bonds are used for financing or reimbursing developers to construct specific projects. They are repaid from the income generated by use of the property or facility. Revenues to underwrite the revenue bond may include service charges, tolls, connection fees, standby charges, leases and rents.

5.6.10 Chowchilla Public Financing Authority



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The Chowchilla Public Financing Authority was established per a joint Exercise of Powers Agreement on August 14, 1989, between the City of Chowchilla and the Housing Authority. The Public Financing Authority was created to provide financing for capital improvements and the purchase of City obligations. The Chowchilla Public Financing Authority has the power to issue bonds and interest-bearing bonds to pay for any public improvements.

5.6.11 User Charges

User charges are fees that are levied by the developer, City, or utility providers to finance certain infrastructure elements of a development.