

**CITY OF MENDOTA**  
**NOTICE OF INTENT TO ADOPT A**  
**MITIGATED NEGATIVE DECLARATION**  
**Application No. 20-23, the Valley Agricultural Holdings LLC Project**

The City of Mendota has prepared an Initial Study and proposed Mitigated Negative Declaration (IS/MND) for the Project described below. The Initial Study did not identify any potentially significant effects on the environment that may result from the Project that cannot be mitigated to a less-than-significant level. Accordingly, adoption of a Mitigated Negative Declaration for this project is recommended. The Mendota Planning Commission is anticipated to consider adoption of the proposed Mitigated Negative Declaration in conjunction with the Project components as part of a public hearing at a regular meeting to be held on December 15, 2020. For components of the Project requiring action of the City Council, consideration would occur at a yet-to-be-determined date.

**Project Title:**

Application No. 20-23, the Valley Agricultural Holdings LLC Project

**Project Location:**

The Project Site consists of a 59-acre portion of Fresno County Assessor's Parcel Number (APN) 013-030-68ST, located approximately 0.75 mile northwest of the intersection of Belmont Avenue and Oller Street (State Route 180) in Mendota, CA. The overall 114-acre parcel is owned by the City. It is currently vacant.

**Project Description:**

The physical component of the Project consists of a cannabis cultivation facility including approximately 39.7 acres of cultivated area and 68,000 square feet of buildings, with the remainder of the site consisting of parking and circulation area, utility infrastructure, and undeveloped area. An access road with underlying water and wastewater lines would be constructed from the Project Site west then south to connect to existing City utility mains at or near the terminus of Belmont Avenue. The site would be surrounded by a seven-foot chain-link fence. To facilitate construction and operation of the Project, the City would undertake several discretionary procedural or regulatory actions:

- A General Plan Amendment to change the land use designation of the site from Public/Quasi-Public Facilities to Light Industrial
- A rezone to change the zoning of the site from P-F (Public Facilities) to M-1 (Light Manufacturing)
- A conditional use permit to authorize the proposed activities
- A development agreement to establish financial and other considerations
- Conveyance of the Project Site to the Applicant
- Conveyance of easements to allow access and utility installation

**Preparation and Public Review:**

The IS/MND was prepared by the City of Mendota. Copies of the IS/MND, as well as materials used in the preparation of the Initial Study, may be reviewed at Mendota City Hall at the address below on weekdays between the hours of 8:00 a.m. and 5:00 p.m.:

City of Mendota  
643 Quince Street  
Mendota, CA 93640  
Telephone: (559) 655-3291

The public review period for the IS/MND will start on November 13, 2020 and end on December 14, 2020. If you have not responded with comments to the proposed Mitigated Negative Declaration by the December 14, 2020 closing date, it will be assumed that you do not have any comments regarding the environmental assessment for this project. Please address any comments, in writing, to Jeffrey O'Neal, City Planner, City of Mendota, 643

Quince Street, Mendota, CA 93640, at or before 5:00 p.m., December 14, 2020. Comments may also be provided via email to [joneal@ppeng.com](mailto:joneal@ppeng.com).

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Mendota, prior to the approval of the project.