

**CITY OF MENDOTA  
NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION  
Application No. 21-01, the Left Mendota II Commercial Cannabis 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 relevant Project components as part of a public hearing at a special meeting to be held on August 9, 2021 at 5:30 PM in the Mendota City Council Chambers, 643 Quince Street, Mendota, CA. Remote access to the hearing will also be available via Zoom: **Meeting ID 963 3439 4752, Passcode 081625; Dial-in Number 1.669.900.6833**. For components of the Project requiring action of the City Council, consideration would occur at a to-be-determined date no sooner than the Council's regular meeting of August 24, 2021.

**Project Title:**

Application No. 21-01, the Left Mendota II Commercial Cannabis Project.

**Project Location:**

The Project Site consists of an approximately 15-acre vacant parcel at 1111 Marie Street, Fresno County Assessor's Parcel Number (APN) 013-280-29, located approximately 0.25 mile north of the intersection of W. Belmont Avenue and Oller Street (State Route 180) in Mendota, CA.

**Project Description:**

Application No. 21-01 proposes to expand the existing commercial cannabis use at 1269 Marie Street via the entitlement of approximately 15 acres (1111 Marie Street; APN 013-280-29) to allow outdoor cannabis cultivation. Cannabis plants would be planted above ground in five- to seven-gallon plastic pots oriented in rows spaced at five-foot intervals. Drip irrigation lines would also be above ground. The Project site is located immediately to the northwest of the existing operation; harvested product from the Project would be processed at the existing indoor facility next door. The Project would connect to the City's municipal water system and is expected to use approximately 9 million gallons or 27 acre-feet of water per year. The site will be graded such that all irrigation water will remain onsite and irrigation timing and duration will be closely monitored to prevent ponding or wastage. Since the irrigation season is opposite of the region's precipitation season and there will not be any impervious surface, there is not anticipated to be any runoff into the City's storm drainage system. The Project does not propose any onsite buildings, including restrooms, so it is not anticipated that any wastewater will be generated and, accordingly, there would be no connection to the City's wastewater system.

Access to the site would be via existing circulation areas on APN 013-280-15; i.e., the Project site would not have direct access to Marie Street. Onsite circulation would consist of a 20-foot-wide, all-weather surface at the site perimeter. The Project site would be enclosed by a six- to eight-foot-high chain link fence with privacy slats or similar obscuring material(s). The fence would be topped with three-strand barbed wire and/or razor wire. As a secondary barrier, electrified fencing with remote monitoring may be installed. Security lighting hooded and oriented toward the center of the property, along with video equipment monitored offsite, would be installed on the top of the fencing.

As currently proposed, an approximately 2.20-acre area at the southeastern corner of the Project site would remain vacant. That area lies within the Runway Protection Zone of the William Robert Johnston Municipal Airport as identified in the 2018 Fresno County Airport Land Use Compatibility

Plan. This document accounts for the possibility of future use of the 2.20-acre area should regulations change or the land otherwise be permitted to develop.

To facilitate construction and operation of the Project, the City would undertake the following discretionary actions:

- A conditional use permit to authorize the proposed activities
- A development agreement to establish financial and other considerations

**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 July 7, 2021 and end on August 5, 2021. If you have not responded with comments to the proposed Mitigated Negative Declaration by the August 5, 2021 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.