

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

706 West Pacheco Boulevard
Los Banos, CA 93635
(209) 826-3811
(800) 735-2929 (TT/TDD)
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Governor's Office of Planning & Research

August 2, 2021

August 04 2021

File No.: 461.15230

STATE CLEARINGHOUSE

City of Mendota
643 Quince Street
Mendota, CA 93640

Regarding SCH #2021070121

The Los Banos Area of the California Highway Patrol (CHP) received the "Notice of Environmental Impact" document for application number 21-01, Left Mendota II Commercial Cannabis Project, from the State Clearinghouse, SCH #2021070121. After review, we have concerns with the potential impact this project could have on public safety and law enforcement.

Our concerns relate to the expansion of the commercial cannabis production and the potential rise in crime. These crimes pose a safety concern to the public and law enforcement. Further, there could potentially be an increase in calls for service, requiring additional law enforcement resources to be allocated. We are hopeful the security measures proposed are diligently established, monitored, and enforced by Left Mendota II, LLC, which will assist in protecting the public and law enforcement.

If you have any questions regarding these concerns, please contact me at (209)826-3811.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. P. Martinho".

J. P. MARTINHO, Lieutenant
Commander
Los Banos Area

cc: Central Division



M e m o r a n d u m

Date: July 22, 2021

To: Los Banos Area

From: **DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**
Special Projects Section

File No.: 063.A10212.A18106.Noc.Doc

Subject: ENVIRONMENTAL DOCUMENT REVIEW AND RESPONSE
SCH# 2021070121

Special Projects Section (SPS) recently received the referenced "Notice of Completion" environmental impact document from the State Clearinghouse (SCH).

Please use the attached checklist to assess its potential impact to local Area operations and public safety. If it is determined that departmental input is advisable, your written comments referencing the above SCH number must be sent to the lead agency and emailed to state.clearinghouse@opr.ca.gov. Your written comments must be received by SCH no later than **August 5, 2021**. For reference, additional information can be found in General Order 41.2, Environmental Impact Documents.

For project tracking purposes, SPS must be notified of the assessment of the project (including negative reports). Please email a copy of the response to EIR@chp.ca.gov. For questions or concerns, please contact Blanca Enciso at (916) 843-3370.



L. NARVAEZ, SSM III
Commander

Attachments: Checklist
Project File

cc: Central Division



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: City of Mendota

Contact Person: Jeff O'Neal

Mailing Address: 643 Quince Street

Phone: 559.655.3291

City: Mendota

Zip: 93640

County: Fresno

Project Location: County: Fresno City/Nearest Community: Mendota

Cross Streets: Marie Street & W. Belmont Avenue

Zip Code: 93640

Longitude/Latitude (degrees, minutes and seconds): 36 ° 45 ' 10 " N / 120 ° 22 ' 18 " W Total Acres: 15.0

Assessor's Parcel No.: 013-280-29

Section: 31

Twp.: 13S

Range: 15E

Base: MDB&M

Within 2 Miles: State Hwy #: 180, 33

Waterways: Fresno Slough, San Joaquin River

Airports: William Robert Johnston

Railways: UPRR

Schools: Numerous

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec

Other: _____

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: Dev. Agreement

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: Agriculture, 15 acres

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: Tribal Resources

Present Land Use/Zoning/General Plan Designation:

General Plan: Light Industrial. Zoning: M-1/CO (Light Manufacturing with Cannabis Overlay)

Project Description: *(please use a separate page if necessary)*

See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 7, 2021 Ending Date August 5, 2021

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Left Mendota II, LLC
Address: _____ Address: 1315 N. Branch Street, Floor 1
City/State/Zip: _____ City/State/Zip: Chicago, IL 60642
Contact: _____ Phone: 866.500.3838
Phone: _____

Signature of Lead Agency Representative:  Date: July 7, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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. The application includes amendments to the previously-approved CUP and DA to incorporate the proposed activities.