

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Carballo Apartments, General Plan Amendment, Rezone, and Site Plan Review No. 21-10

Lead Agency: City of Mendota

Contact Name: Jeffrey O'Neal, City Planner

Email: joneal@ppeng.com Phone Number: (559) 655-3291

Project Location: Mendota Fresno
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attached Project Description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No mitigation measures proposed as part of the Project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

None

Project Description

Project Background and Objectives

Project Title

Carballo Apartments, General Plan Amendment, Rezone, and Site Plan Review No. 21-10

Lead Agency Name and Address

City of Mendota
643 Quince Street
Mendota, CA 93640

Contact Person and Phone Number

Lead Agency Contact
Jeffrey O'Neal, AICP
City Planner
559.655.3291

Project Applicant
JCC Transportation, Inc.
Julio Carballo
559.709.2662

Project Location

The Project site is located in central Mendota. Mendota is approximately 35 miles west of Fresno and eight miles south of Firebaugh in western Fresno County. The Project site is located at 755 Marie Street which is located 200 feet southwest of the corner of 7th Street and Marie Street, approximately 0.21 miles northwest of the nearest entrance point of State Route 180. The Project is situated in Section 31, Township 13 South, Range 15 East, Mount Diablo Base & Meridian. The property involved includes Assessor's Parcel Number 013-106-15.

Latitude and Longitude

The approximate centroid of the Project area is 36° 45' 23.82" north, -120° 22' 38" west.

Project Details

JCC Transportation, Inc. proposes a General Plan Amendment to change the subject property's land use designation from Medium-High Density Residential to High Density Residential, a rezone to amend the City's official Zoning Map to change the subject property's zoning designation from R-2 (Multiple Family Medium High Density Residential – 3,000 SF lot per dwelling unit) to R-3 (Multiple Family High Density Residential – 1,500 SF lot per dwelling unit), and a Site Plan Review to construct a 15-unit apartment complex on Assessor's Parcel Number 013-106-15 located southwest of the intersection at 7th Street and Marie Street approximately 0.17 miles northwest of State Route 180 within the City of Mendota. The site will have access to Marie Street and the abutting alley.

Additional Project activities may include the following: dedications and/or acquisitions for public street rights-of-way and utility easements, construction of public facilities and infrastructure in accordance with the specifications and policies of the City of Mendota, and landscaping as required by City ordinance for residential developments.

Construction

Construction of the Project is anticipated to last approximately six months, beginning in late 2022 and ending mid-2023. Activities will include grading, site preparation, and construction of the apartment complex. Equipment will likely include excavators, skid loaders, bulldozers, backhoes, trenchers, concrete mixers, and hand tools.

Generally, construction will occur between the hours of 7 am and 5 pm, Monday through Friday, excluding holidays. Staging areas will be located onsite.

Although construction is not expected to generate hazardous waste, field equipment used during construction has the potential to contain various hazardous materials such as diesel fuel, hydraulic oil, grease, solvents, adhesives, paints, and other petroleum-based products.

Land Uses and Zoning

The Project site is surrounded by residential to the north and east, vacant land to the southeast, and a trucking yard to the south and southwest. As mentioned above, the Project will include a general plan amendment, rezoning, and site plan review, as necessary. The table below details land uses, zoning, and proposed actions for the properties involved.

Subject Assessor Parcel Numbers

Assessor's Parcel Number	Current Land Use Designation	Proposed Land Use Designation	Current Zoning Designation	Proposed Zoning Designation	Project Discretionary Action
013-106-15	Medium-High Density Residential	High Density Residential	R-2 Medium/High Density Residential	R-3 High Density Multiple Family Residential	General Plan Amendment, Rezone, Site Plan Review