

**CITY OF MENDOTA
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
Application No. 21-10, the Carballo Apartments 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 regular meeting to be held on May 17, 2022 at 6:30 PM in the Mendota City Council Chambers, 643 Quince Street, Mendota, CA. 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 June 14, 2022.

Project Title:

Application No. 21-10, the Carballo Apartments Project.

Project Location:

The Project Site consists of an approximately 0.6-acre, previously developed, parcel at 755 Marie Street, Fresno County Assessor's Parcel Number (APN) 013-106-15, located approximately 0.5 miles north of the intersection of W. Belmont Avenue and Oller Street (State Route 180) in Mendota, CA.

Project Description:

Application No. 21-10 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. The Project would connect to existing sewer, storm drainage, and water facilities at the previously developed site. Access to the site would be provided from a single drive approach along Marie Street.

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

- A General Plan Amendment to amend the City of Mendota General Plan Land Use Map to designate the project site as High Density Residential, from Medium High Density Residential.
- A Rezone to amend the City of Mendota Zoning Map to zone the project site R-3 (Multiple Family High Density Residential – 1,500 SF lot per dwelling unit), from R-3 (Multiple Family Medium High Density Residential – 3,000 SF lot per dwelling unit).
- Site Plan Review.

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 April 28, 2022 and end on May 17, 2022. If you have not responded with comments to the proposed Mitigated Negative Declaration by the May 17, 2022 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., May 17, 2022. Comments may also be provided via email to 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.