



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: <b>E202310000104</b>
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF MENDOTA</b>	LEAD AGENCY EMAIL	DATE <b>04/07/2023</b>
COUNTY/STATE AGENCY OF FILING <b>FRESNO COUNTY</b>	DOCUMENT NUMBER <b>E202310000104</b>	

PROJECT TITLE  
**APPLICATION NO. 20-24, LEFT MENDOTA I, LLC COMMERCIAL CANNABIS PROJECT**

PROJECT APPLICANT NAME <b>CITY OF MENDOTA</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(559) 449-2700</b>
PROJECT APPLICANT ADDRESS <b>643 QUINCE STREET</b>	CITY <b>MENODTA</b>	STATE <b>CA</b>
		ZIP CODE <b>93640</b>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency  
  School District  
  Other Special District  
  State Agency  
  Private Entity


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input checked="" type="checkbox"/> Other CATEGORICAL EXEMPTION		\$	<u>0.00</u>

PAYMENT METHOD:

Cash  
  Credit  
  Check  
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE  <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>Cierra Loera Deputy Clerk</b>
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County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

Finalization 2023007206  
4/7/2023 03:01 PM  
CCR572887 Cloera

Description	Fee
EIR Administrative Fee	
Time Recorded: 3:01 PM	
Recording Fee:	\$50.00
Total Amount Due	\$50.00
Total Paid	
Credit Card #221239698	\$50.00
Amount Due	\$0.00

E202310000104

THANK YOU  
PLEASE KEEP FOR REFERENCE

# Notice of Exemption

E202310000104

To: Fresno County Clerk  
2220 Tulare Street  
Fresno, CA 93721

From: City of Mendota  
643 Quince Street  
Mendota, CA 93640

State Clearinghouse  
1400 10<sup>th</sup> Street #12  
Sacramento, CA 95814  
(via CEQAnet Web Portal)

FILED


APR 07 2023

TIME

3:02pm

FRESNO COUNTY CLERK

Project Title: Application No. 20-24, Left Mendota I, LLC Commercial Cannabis Project

By:  DEPUTY

Project Applicant: Chris Lefkovitz, Leftbank Holdings (Left Mendota I, LLC)

Project Location - Specific: 1269 Marie Street, Mendota, CA; Fresno Co. APNs 013-280-15 & 22S

Project Location - City: Mendota

Project Location - County: Fresno

## Description of Nature, Purpose, and Beneficiaries of Project:

The City of Mendota City Council has twice amended a development agreement with Left Mendota I, LLC to authorize various commercial cannabis operations at an existing facility. The first amendment to the development agreement was dated February 9, 2021 and recorded on March 30, 2021 and authorized the Applicant to partake in a variety of activities, for which the City would receive certain public benefit fees. The second amendment to the development agreement was dated November 9, 2021 and recorded on April 13, 2023. It contained clarifying language about public benefit fees and added "microbusiness" as a permissible activity at the site.

Name of Public Agency Approving Project: City of Mendota

Name of Person or Agency Carrying Out Project: Left Mendota I, LLC

## Exempt Status:

- Ministerial (Sec. 15268).
- Declared Emergency (Sec. 15269(a)).
- Emergency Project (Sec 15269(b)(c)).
- X Categorical Exemption. State type and section number: 15301, Existing Facilities
- X Statutory Exemption. State code number: 15061(b)(3), "Common Sense Exemption"

## Reason(s) why project is exempt:

The first amendment to the development agreement was found to be exempt under CEQA Guidelines Section 15061(b)(3). The amended agreement changed the second (private) party from Marie Street Development, LLC to Left Mendota I, LLC, authorized the addition of greenhouses along with the existing structures, and added delivery services as permissible activities. As it only authorized minor facilities improvements and administrative changes, the City Council found that the amended agreement did not have the potential to have a significant environmental effect and that it was exempt from further review.

The development agreement as enacted and previously amended already identified several permissible uses and established the types of State-licensed cannabis operations that the City could allow to operate at the site. This second amendment to the development agreement does not contemplate or approve any physical expansion or new construction; it consists of a minor expansion to an existing operation on the project site vis-à-vis addition of the "microbusiness" category of commercial cannabis operation in addition to other, previously-approved commercial cannabis operations. CEQA Guidelines Section 15301, Existing Facilities, applies to "operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public

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or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." The Mendota City Council has determined that the addition of "microbusinesses" does not constitute a substantial expansion of the existing permitted uses, that it constitutes a minor and incremental change to activities already occurring on the site, that all facilities were approved under previous/historical entitlements, and that no new structures or physical improvements are proposed. The City Council finds the project exempt consistent with CEQA Guidelines Section 15301.

Review for Exceptions

Although technically 15300.2(b) (Cumulative Impact) applies only to exemptions based on CEQA Guidelines Sections 15303, 15304, 15305, 15306, and 15311, the City puts forth that while there are other similar projects in the vicinity—including approved cultivation and related activities approximately 0.5-1.0 mile to the northeast and a storefront retail facility slightly more than 0.5 mile to the northwest—they are sufficiently different from and distant from the subject operation that they do not pose an overconcentration of the same type of project in the same place such that cumulatively significant effects could occur. The project site is located more than 40 miles from the nearest Designated Scenic Highway and approximately 30 miles from the nearest "eligible" highway (California State Scenic Highway System Map (arcgis.com), April 6, 2023). The site is not included on any list compiled pursuant to Government Code Section 65962.5 (EnviroStor Database (ca.gov), April 6, 2023). The site is substantially developed with buildings and hardscape features with no evidence of any historic resources on the site, and no demolition of buildings or other features is proposed. The project would not cause a substantial adverse change to the significance of an historical resource.

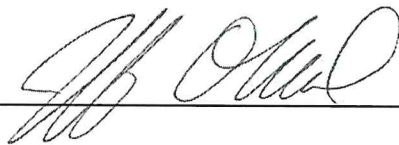
**Lead Agency Contact:** Jeffrey O'Neal, AICP

**Phone:** 559.449.2700

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Signature:** \_\_\_\_\_



**Date:** April 7, 2023 **Title:** City Planner

**Date received for filing at OPR:** \_\_\_\_\_