



# CITY OF MENDOTA

*"Cantaloupe Center Of The World"*

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Chairperson  
JOSE GUTIERREZ  
Vice-Chairperson  
LIBERTAD LOPEZ  
JOSHUA PEREZ  
JESSICA SANCHEZ  
JONATHAN LEIVA  
Alternate Commissioner

## CITY OF MENDOTA PLANNING COMMISSION AGENDA

City Council Chambers  
Mendota, CA 93640  
Special Meeting  
August 8, 2022  
5:30 P.M.

CRISTIAN GONZALEZ  
City Manager  
Public Works/Planning Director  
JEFFREY O'NEAL  
City Planner

The Mendota City Planning Commission welcomes you to its meetings, which are scheduled for the 3rd Tuesday every month. Your interest and participation are encouraged and appreciated. Notice is hereby given that Planning Commissioners may discuss and/or take action on any or all of the items listed on this agenda. Please turn your cell phone off. Thank you for your respect and consideration.

Any public writings distributed by the City of Mendota to at least a majority of the Planning Commission regarding any item on this regular meeting agenda will be made available at the front counter at City Hall located at 643 Quince Street Mendota, CA 93640, during normal business hours.

In compliance with the Americans with Disabilities Act, those requiring special assistance to participate at this meeting please contact the City Clerk at (559) 655-3291. Notification of at least forty-eight hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to the meeting.

### **CALL TO ORDER**

### **ROLL CALL**

### **FLAG SALUTE**

### **FINALIZE THE AGENDA**

1. Adjustments to Agenda
2. Adoption of final Agenda

### **NOTICE OF WAIVING OF READING**

1. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

### **PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA**

The public is invited to speak to the Planning Commission at this time about any item that is not on the Agenda. Please limit your comments to five (5) minutes. Please note that the Planning Commission cannot take action on any item not listed on the agenda.

## PUBLIC HEARING

1. Commission discussion and consideration of **Resolution No. PC 22-03**, forwarding a recommendation to the City Council in the matter of Application No. 21-14, Tentative Parcel Map No. 22-04.
  - a. *Receive report from City Planner O'Neal*
  - b. *Inquiries from Planning Commission to staff*
  - c. *Chairperson Luna opens the public hearing*
  - d. *Once all comment has been received, Chairperson Luna closes the public hearing*
  - e. *Commission considers adoption of Resolution No. PC 22-03*

## ADJOURNMENT

### CERTIFICATION OF POSTING

I, Celeste Cabrera-Garcia, City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota Planning Commission Special Meeting of Monday, August 8, 2022 was posted on the outside bulletin board of City Hall, 643 Quince Street on Friday, August 5, 2022 at 5:00 p.m.



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Celeste Cabrera-Garcia, City Clerk

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**AGENDA ITEM – STAFF REPORT**

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**TO:** HONORABLE CHAIRPERSON AND COMMISSIONERS  
**FROM:** JEFFREY O’NEAL, AICP, CITY PLANNER  
**BY:** WYATT CZESHINSKI, ASSISTANT CITY PLANNER  
**SUBJECT:** APPLICATION NO. 22-14, TENTATIVE PARCEL MAP NO. 2022-04  
**DATE:** AUGUST 8, 2022

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**ISSUE**

Shall the Planning Commission adopt Resolution No. PC 22-03, forwarding a recommendation of approval to the City Council in the matter of Application No. 22-14, Tentative Parcel Map No. 22-04?

**BACKGROUND**

The Building and Planning Department has received an application for a Tentative Parcel Map (TPM) which proposes to subdivide the subject property into three lots. The existing property is utilized as an organic dog food production facility. At this time, no new development is being proposed, nor is a land use change or rezone proposed.

<u>Owner/Applicant:</u>	Pappas & Co, Inc. (George Pappas)
<u>Location:</u>	APN 013-061-01s 181 Naples Street, Mendota, CA 93640 See attached map and photo
<u>Site Size:</u>	8.31 acres (361,908 SF)
<u>General Plan:</u>	Light Industrial
<u>Zoning:</u>	M-1 (Light Manufacturing Industrial), Economic Incentive Overlay Zone (Partial)
<u>Existing Use:</u>	Organic Dog Food Production Facility
<u>Surrounding Uses:</u>	Northeast – Industrial, Truck Yard; M-1 Southeast – Vacant, Commercial; M-1, C-3 (Central Business and Shopping) Southwest – Commercial, School, Fire Station; C-3, P-F (Public Facilities), C-1 (Neighborhood Shopping Center) Northwest – Residential, Commercial; C-3
<u>Street Access:</u>	Naples Street

**ANALYSIS**

The California Subdivision Map Act (Government Code Section 66410, *et seq.*) establishes most of the procedures for subdivision of land. Other components are contained within Title 16 (Subdivision Ordinance) of the Mendota Municipal Code. Generally, a parcel map is required in order to subdivide land into four or fewer parcels. Note the distinction of a “tentative parcel map” versus simply a “parcel map”. As indicated in the Map Act, a parcel map is immediately

recordable following its approval, while approval of a tentative map is only the first step in a two-step process. The Subdivision Ordinance provides applicants the option of submitting a parcel map or a tentative parcel map. This allows the City flexibility in applying conditions of approval while granting the subdivider an additional year (two instead of one) during which to record a final map or parcel map. Although the Subdivision Ordinance indicates that tentative parcel maps are valid for one year following approval, the Map Act indicates that they are valid for two years, and is the controlling law.

TPM No. 22-04, which proposes to subdivide the approximately 8.31-acre parcel into three parcels identified as “Parcel 1”, “Parcel 2”, and “Parcel 3” (see Exhibit “A” of Resolution No. PC 22-03). Naples Street and Second Street separate the proposed parcels. For the purpose of future reference to the parcels following recordation of the parcel map, staff recommends that the parcels formally be called Parcel 1, Parcel 2, and Parcel 3. They will be referred to as such throughout this report. Parcel 1 would contain approximately 3.52 acres, Parcel 2 would contain approximately 3.46 acres, and Parcel 3 would contain approximately 0.15 acres, respectively. The existing Pappas & Co. facility would remain on Parcel 1. The project would also include an approximately 1.17-acre area of Naples Street that would be dedicated to the City. While this portion of the Street is improved and has operated as a public street for decades, a formal dedication to the City was never completed. Dedication of the street will allow for the City to maintain right of way and public utilities within this portion of Naples Street. Similarly, the map is conditioned to dedicate a 20-foot by 170-foot strip of land along 2<sup>nd</sup> Street. Easements across the property will be provided to ensure City access to existing water and sewer lines that cross the property. No further development of or land use entitlements for any of the resultant parcels is being contemplated; any future development and/or new uses could be subject to the appropriate land use application(s).

Mendota Municipal Code Section 17.60.050 (A) requires that lot area for parcels located within the M-1 zone district have a minimum lot size of 24,000 SF and have a minimum lot width of 75 feet, with a minimum lot depth of 120 feet. Parcel 3, as proposed by TPM No. 22-04, does not meet the minimum lot area standards required by the City. As a result, staff recommends that Parcel 3 either be included as a part of Parcel 2 or left as a remainder parcel. The first option would result in a subdivision of land resulting in two parcels rather than three. Parcel 1 would remain approximately 3.52 acres in size, while Parcel 2 would be approximately 3.61 acres in size. The second option would result in creation of Parcels 1 and 2 as proposed, along with a remainder parcel not intended for sale, lease, or financing. At the request of the owner, the City would issue a conditional certificate of compliance for the remainder parcel, and upon completion of the requisite conditions, the parcel would be suitable for sale.

The Subdivision Ordinance lays out the process for TPMs as follows: the Planning Commission must conduct a public hearing and make a recommendation to the City Council. The City Council must then conduct a public hearing and make a decision on the TPM. If the City Council approves the TPM, the applicant may then file a final parcel map (technically just referred to as a “parcel map”) within 24 months. Although approval of parcel maps is typically vested with the City Council, the Subdivision Map Act provides that a City may, by ordinance, delegate the responsibility to another entity. In Mendota’s case, the authority to approve a parcel

map based on an approved TPM has been delegated to the City Clerk; however, the authority to accept or reject dedications remains with the City Council.

### ENVIRONMENTAL

The first step in complying with the California Environmental Quality Act (CEQA) is to determine whether the activity in question constitutes a “project” as defined by CEQA, Public Resources Code Section 21000, et seq. and the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq. A “project” consists of the whole of an action (i.e., not the individual pieces or components) that may have a direct or reasonably foreseeable indirect effect on the environment. The second step is to determine whether the project is subject to or exempt from the statute. This proposal qualifies as a project under CEQA because it involves the issuance to a person of a “lease, permit, license, certificate, or other entitlement for use” as described in CEQA Guidelines Section 15378.

After consideration, staff supports a finding of exemption consistent with CEQA Guidelines Section 15315 for “Minor Land Divisions.” This category applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. As previously discussed:

1. The proposal consists of a site zoned for manufacturing/industrial use.
2. Less than five parcels would be created.
3. There would be no change to land use or zoning of the site.
4. No variances or exceptions are required.
5. Appropriate access and services will be provided to each parcel.
6. The original parcel has not been involved in a division of a larger parcel in the last two years.
7. The site is essentially flat and level.

Staff suggests that the project meets the required criteria for exemption from CEQA as a Minor Land Division.

### PUBLIC NOTICE

A notice of public hearing for the project was posted to the City’s website and at City Hall on July 27, 2022, was individually mailed to record owners of all property within 300 feet of the exterior boundary of the project site July 28, 2022, and published in the *Business Journal* on July 29, 2022.

### FISCAL IMPACT

Review and processing of the planned development permit, engineering plans, and building plans are paid for by the applicant, and the project is responsible for payment of development impact fees. No development has been proposed. Any future development would be responsible for payment of fees consistent with the appropriate standards at the time of application.

## **PLANNING COMMISSION FINDINGS**

Section 16.12.060 of the Mendota Municipal Code, based on Government Code Section 66474, requires that the Planning Commission and/or City Council disapprove the map under certain circumstances. Accordingly, the following findings have been made contrary to the requirements for denial.

### **FINDING A: That the proposed subdivision is consistent with applicable general and specific plans.**

The land is designated as Light Industrial within the Land Use Element of the General Plan. The project proposes to subdivide light industrial land with no imminent proposition for additional development. The proposed subdivision consists of lots in a configuration suitable for future light industrial development consistent with the Light Industrial designation, and conditions of approval will ensure that future development of the overall site maintains the appropriate General Plan standards. The site is not within any specific plan area.

### **FINDING B: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.**

The General Plan identifies the site for Light Industrial development. No specific project or development of the site has been proposed at this time; however, the land is flat, level, and regularly-shaped (i.e., no panhandles, odd angles, curved parcel boundaries, etc.). Property development standards will ensure that future development of the site maintains appropriate lot area, dimensions, etc.

### **FINDING C: That the site is physically suitable for the type of development.**

The site is currently operating as a light industrial use where Parcel 1 is proposed. Parcel 2 is vacant and used as a truck and staging area which supports the existing operation at Parcel 1. If parcel 3 is created as a remainder parcel, it could be combined with other abutting parcels (under separate ownership at present). Any future development would occur on land suitable for light industrial development.

### **FINDING D: That the site is physically suitable for the proposed density of the development.**

Any future development would be required to adhere to property development standards and other zoning regulations governing density and other lot specific development standards.

### **FINDING E: That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Parcel 1 of the proposed subdivision is an existing light industrial operation. The project site is in a substantially urbanized area of the City and is located adjacent to a major transportation route. Future development is unlikely to have any impacts to wildlife, fish, or their habitat.

**FINDING F: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.**

The subdivision of land proposed is not likely to result in public health problems. Parcel 1 is an existing light industrial use. The creation of new parcels would not have an impact on public health. Any future development of the site would be required to make findings that would ensure that public health is not substantially impacted.

**FINDING G: That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public-at-large, for access through or use of property within the proposed subdivision. In this connection, the city council may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public.**

The subdivision of land proposed under this TPM would result in dedication of land and easements to the City, allowing for the City to maintain public right-of-way and public utilities within the dedicated area. The proposal will not conflict with existing easements.

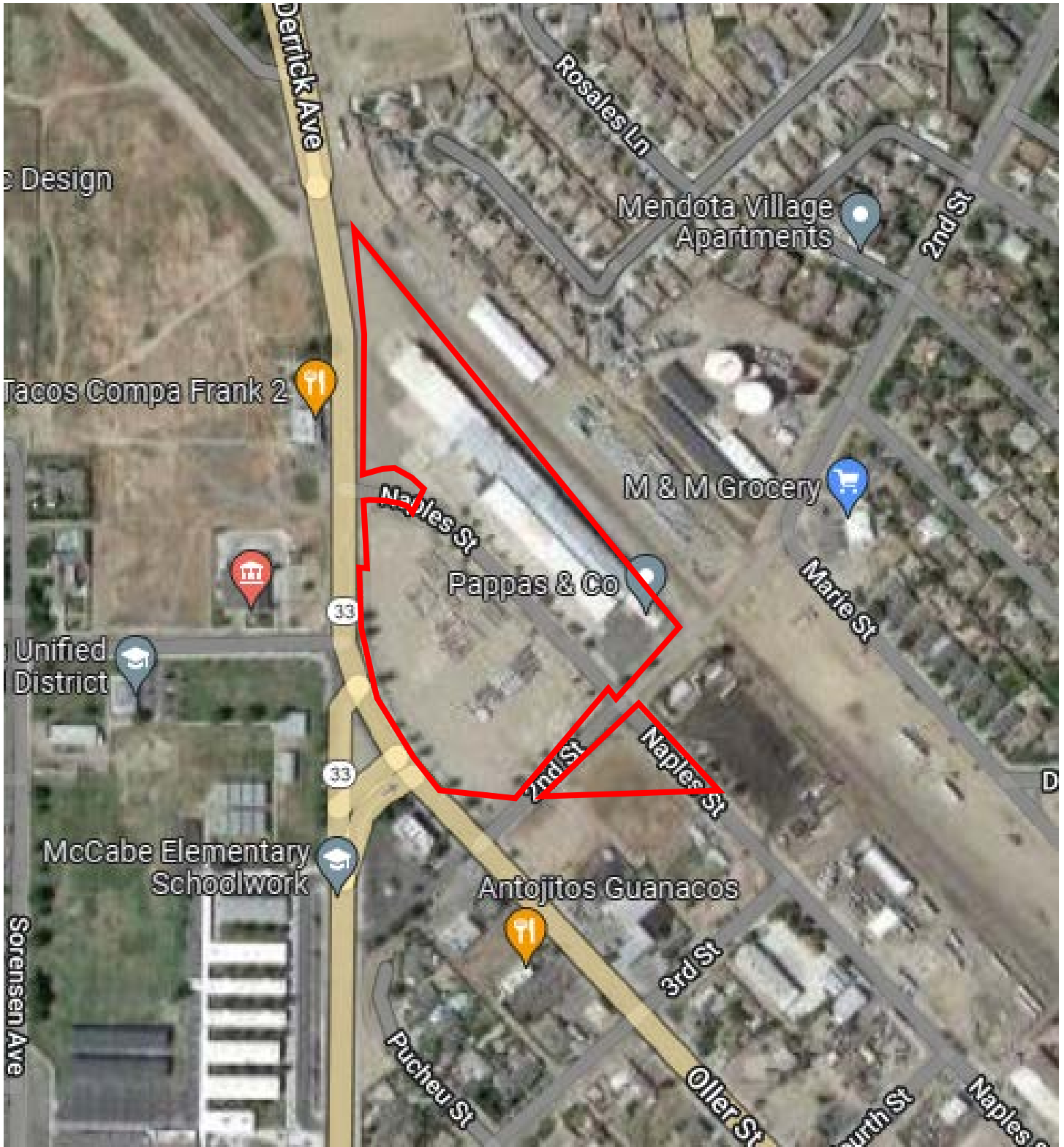
**RECOMMENDATION**

Staff recommends that the Planning Commission adopts Resolution No. PC 22-03, recommending that the City Council approves Tentative Parcel Map No. 22-04.

**Attachment(s):**

1. Project Site Aerial Photos
2. Resolution No. PC 22-03

Aerial Image



APN 013-061-01s  
Application No. 22-14, Pappas & Co., Inc.





Existing Parcel

APN 013-061-01s

Application No. 22-14, Pappas & Co., Inc.



Resulting Parcels



Area to be offered to City for dedication

APN 013-061-01s

Application No. 22-14, Pappas & Co., Inc.

**BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE PLANNING COMMISSION      RESOLUTION NO. PC 22-03  
OF THE CITY OF MENDOTA FORWARDING A REC-  
COMENDATION TO THE MENDOTA CITY COUNCIL  
IN THE MATTER OF APPLICATION NO. 22-14, TEN-  
TATIVE PARCEL MAP NO. 22-04 (APN 013-061-01s)**

**WHEREAS**, on June 7, 2022, the City received a request for a tentative parcel map by the subject property owner, Pappas & Co, Inc.; and

**WHEREAS**, the proposal has been designated Application No. 22-14, consisting of Tentative Parcel Map No. 22-04; and

**WHEREAS**, Application No. 22-14 proposes to subdivide an existing parcel of approximately 8.31 acres (APN 013-061-01s) into three smaller parcels of approximately 3.52 acres, 3.46 acres, and 0.15 acre, respectively, said subdivision of property subject to the provisions of Government Code Section 66410, et seq.; and

**WHEREAS**, no development is proposed at the project site at this time; and

**WHEREAS**, the project has satisfied the findings contained in Mendota Municipal Code Section 16.12.060; and

**WHEREAS**, at a special meeting on August 8, 2022 the Mendota Planning Commission considered Application No. 22-14; and

**WHEREAS**, approval of a tentative parcel map consists of a “lease, permit, license, certificate, or other entitlement for use”, and is therefore a “project” pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, et seq. (CEQA) and the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, Section 15000, et seq.; and

**WHEREAS**, as the agency primarily responsible for carrying out or approving said project, the City of Mendota assumes the role of lead agency pursuant to CEQA; and

**WHEREAS**, the Planning Commission finds that the proposal meets the criteria described in CEQA Guidelines Section 15315, Minor Land Divisions, the reasoning for said finding substantiated in the record.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Mendota hereby recommends that the Mendota City Council takes the following actions:

1. Finds that Application No. 22-14, consisting of Tentative Parcel Map No. 22-04, is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15315.
2. Approves Application No. 22-14, consisting of Tentative Parcel Map No. 22-04, substantially as illustrated in Exhibit "A" hereto and subject to the conditions contained in Exhibit "B" hereto.

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Juan Luna, Chairperson

ATTEST:

I, Celeste Cabrera-Garcia, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the Planning Commission at a special meeting of said Commission, held at Mendota City Hall on the 8<sup>th</sup> day of August, 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Celeste Cabrera-Garcia, MPA, CMC  
City Clerk

# Exhibit "A"

## Resolution No. PC 22-03

### TENTATIVE PARCEL MAP

PROPOSED PARCEL SPLIT OF APN: 013-061-015 LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, T.13S., R.15E., M.D.B. & M., IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA

CONSISTING OF ONE SHEET

**OWNER & APPLICANT:**

PARRAS & CO., A CALIFORNIA CORPORATION  
855 W. CROWMELL AVE., SUITE 105  
FRESNO, CA 93711  
ATTN: GEORGE PARRAS  
(559) 281-3251

**MAP PREPARED BY:**

C.H. ROBLES & ASSOCIATES, INC.  
100 E. CEDAR AVENUE  
COLUMBIA, CA 95712  
CHRIS H. ROBLES, PLS.  
OFFICE: (559) 658-8141 FAX: (559) 658-8100  
PREPARED ON MAY 31, 2022

**SITE INFORMATION:**

ADDRESS: 161 & 165 NAPLES ST  
MENDOTA, CA 93643  
APN: 013-061-015  
3.31 AC ±  
341,898 S.F. ±  
ZONE: M-1 LIGHT MANUFACTURING INDUSTRIAL  
DESIGNATION USE OF ACTIVITIES THAT OCCUR ENTIRELY WITHIN AN ENCLOSURE BUILDING  
CITY: CITY OF MENDOTA  
SEWER: CITY OF MENDOTA  
ELECTRIC: PG&E  
GAS: PG&E

PROPERTY DIVISION: PARCEL 1 - 3.31 AC ±  
PARCEL 2 - 3.462 AC ±  
PARCEL 3 - 1.103 AC ±  
PARCEL 4 - 0.880 S.F. ±  
1.172 AC ±  
91,046 S.F. ±

CONTOURS NOT SHOWN - GRADE IS LESS THAN 1%  
FLOOD ZONE: SITE LOCATED IN ZONE "X" AREA OF MINIMAL FLOOD  
HAZARD FOR FEMA FIRM PANEL NO. 9810301444R.  
EFFECTIVE DATE 02-18-2008

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENDOTA, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 0° 45' 42" WEST 1333.00 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, THENCE NORTH 1° 45' 00" EAST 1338.66 FEET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY, SOUTH 42° 16' EAST 1075.37 FEET; THENCE SOUTH 6° 44' WEST 110.37 FEET; THENCE SOUTH 43° 16' EAST 188.40 FEET; THENCE NORTH 89° 34' 1/2" WEST 765.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL THAT CERTAIN PORTION LYING WITHIN THE CITY LIMITS OF THE CITY OF MENDOTA AND DESCRIBED AS FOLLOWS:

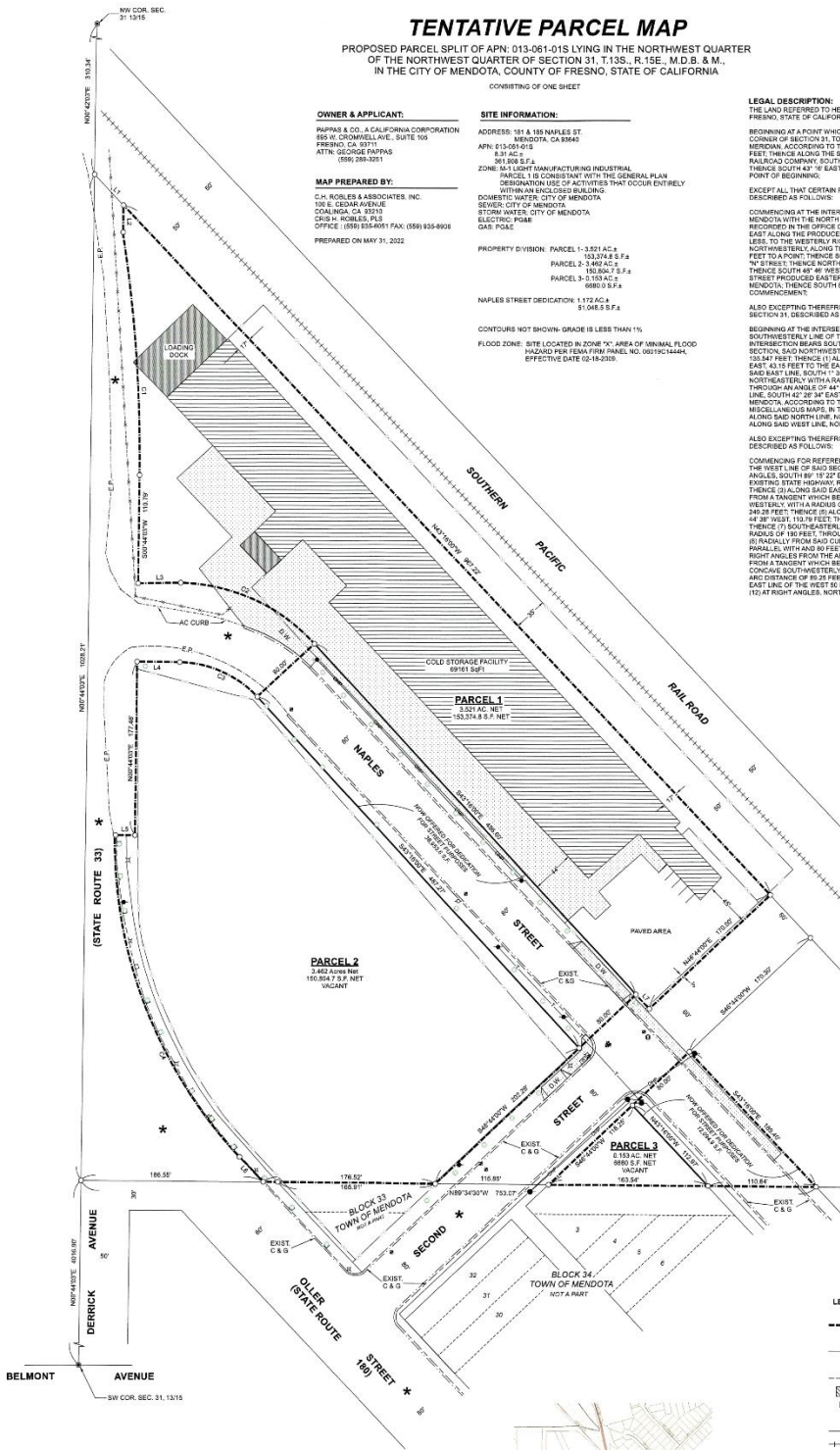
COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SECOND STREET IN THE CITY OF MENDOTA WITH THE NORTH LINE OF THE TOWN OF MENDOTA, ACCORDING TO THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTH 40° 40' EAST ALONG THE PRODUCED SOUTHERLY LINE OF SECOND STREET, 360.5 FEET; A LITTLE MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY, NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD A DISTANCE OF 80 FEET TO A POINT, THENCE SOUTH 44° 46' WEST 770 FEET MORE OR LESS, TO THE EASTERLY LINE OF "N" STREET, THENCE NORTHWESTERLY 25 FEET, ALONG THE EASTERLY LINE OF SAID STREET AND THENCE SOUTH 89° 46' WEST 393.8 FEET MORE OR LESS, ALONG THE NORTHERLY LINE OF SECOND STREET PRODUCED EASTERLY TO ITS INTERSECTION WITH THE NORTH LINE OF THE TOWN OF MENDOTA, THENCE SOUTH 8° 45' EAST ALONG THE NORTH LINE OF SAID TOWN TO THE POINT OF COMMENCEMENT.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 31, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION WITH THE SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC COMPANY'S RIGHT OF WAY, 100 FEET WIDE, SAID INTERSECTION BEARS SOUTH 1° 35' 00" WEST 333.24 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, SAID NORTHWEST CORNER BEING AT COORDINATES Y=1028.00 FEET AND X=1584.136347 FEET; THENCE (1) ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 42° 37' 54" EAST, 43.15 FEET TO THE EAST LINE OF THE WEST LINE OF SAID SECTION, THENCE ALONG SAID EAST LINE, SOUTH 1° 35' 00" WEST, 64.00 FEET TO A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 470 FEET; THENCE (2) SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 44° 01' 00" AN ARC DISTANCE OF 361.10 FEET; THENCE (3) ALONG A NOTANTANGENT LINE, SOUTHWESTERLY, 48 FEET EAST, 42.12 FEET; THROUGH AN ANGLE OF 81° 32' 00" AN ARC DISTANCE OF 44.28 FEET; THENCE (4) ALONG THE EAST LINE OF THE WEST LINE OF SAID SECTION, SOUTH 0° 45' 42" WEST, 110.37 FEET; THENCE (5) ALONG THE EAST LINE OF THE WEST LINE OF SAID SECTION, SOUTH 0° 45' 42" WEST, 110.37 FEET; THENCE (6) ALONG SAID NORTH LINE, NORTH 89° 34' 1/2" WEST 188.40 FEET TO SAID WEST LINE, THENCE (7) ALONG SAID WEST LINE, NORTH 1° 35' 00" EAST, 1028.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 31, DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID SECTION, THENCE (1) ALONG THE WEST LINE OF SAID SECTION, SOUTH 0° 45' 42" WEST, 1028.00 FEET; THENCE (2) AT RIGHT ANGLES, SOUTH 89° 15' 22" WEST, 20.00 FEET TO THE EASTERLY BOUNDARY OF THE EXISTING STATE HIGHWAY ROAD 99 (R-363), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE (3) ALONG SAID BOUNDARY, NORTH 44° 30' EAST, 616.1 FEET; THENCE (4) FROM A TANGENT WHICH BEARS SOUTH 1° 35' 00" WEST, SOUTHWESTERLY ALONG A CURVE CONCAVE WESTERLY WITH A RADIUS OF 180 FEET, THROUGH AN ANGLE OF 81° 32' 00" AN ARC DISTANCE OF 44.28 FEET; THENCE (5) ALONG THE EAST LINE OF THE WEST LINE OF SAID SECTION, SOUTH 0° 45' 42" WEST, 110.37 FEET; THENCE (6) AT RIGHT ANGLES, SOUTH 89° 15' 22" WEST, 43.15 FEET; THENCE (7) SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 180 FEET, THROUGH AN ANGLE OF 44° 30' 00" AN ARC DISTANCE OF 16.15 FEET; THENCE (8) RADICALLY FROM SAID CURVE, SOUTH 1° 35' 00" WEST, 1028.00 FEET; THENCE (9) ALONG A PARALLEL, WITH AN 80 FEET SOUTHWESTERLY AND SOUTHERLY (WEAVERED) RADIALLY AND AT RIGHT ANGLES FROM THE CURVE DESCRIBED COORDINATES (7) AND (8); THE FOLLOWING COORDINATES: (9) FROM A TANGENT WHICH BEARS NORTH 42° 45' 15" WEST, NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 110 FEET, THROUGH AN ANGLE OF 49° 29' 00" AN ARC DISTANCE OF 80.25 FEET AND (10), NORTH 89° 15' 22" WEST, 43.15 FEET; THENCE (11) ALONG THE EAST LINE OF THE WEST LINE OF SAID SECTION, SOUTH 0° 45' 42" WEST, 177.88 FEET; THENCE (12) AT RIGHT ANGLES, NORTH 89° 15' 22" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.



**LINE TABLE**

LINE	BEARING	HORIZ. DIST.
L1	N43°16'00"W	43.15'
L2	S00°45'20"W	27.59'
L3	N89°15'27"E	43.53'
L4	S89°15'27"E	43.53'
L5	S89°15'27"E	20.00'
L6	N43°16'00"W	35.25'
L7	S43°15'00"E	20.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	DISTANCE
C1	1800'	09°12'30"	248.28'
C2	190'	49°20'30"	154.15'
C3	117'	49°20'30"	80.25'
C4	470'	44°01'20"	361.10'



- LEGEND**
- SECTION CORNER MONUMENT
  - PROPERTY LINE
  - CALCULATED POSITION
  - FENCE LINE (CHAIN LINK)
  - FIRE HYDRANT
  - EDGE OF PAVEMENT
  - EXISTING STRUCTURE
  - EXISTING CONCRETE
  - POWER POLES
  - OVERHEAD POWER LINES
  - CALIFORNIA PACIFIC RAILROAD TRACKS
  - EXISTING TREES
  - WATER VALVES
  - TREE WELL WITH TREE
  - DRIVE WAY
  - EXISTING CURB
  - EXISTING GUTTER
  - CHAIN FENCE WITH 2" BALLARDS
  - PREVIOUSLY DEDICATED STREET RIGHT OF WAY
  - DRIVE
  - DRAINAGE INLET
  - STREET LIGHT

Surveyed & Platted by:  
**C.H. Robles & Associates, Inc.**  
Land Surveyors  
1118 Cedar Avenue, Colton, CA 95720  
Ph: (559) 938-6011 Fax: (559) 658-8100  
E-Mail: chrobles\_assoc@att.net



Exhibit "B"  
Resolution No. PC 22-03

As may be used herein, the words "subdivider", "owner," "operator", and "applicant" shall be interchangeable. Conditions of approval related to future development of the project site are either expressly (i.e., specific references using the term "future development" or similar) or impliedly (i.e., referring to activities that could only occur during site development) related, and shall be applicable at the time of approval of said future development.

General

1. Tentative Parcel Map No. 22-04 shall be valid for a period of 24 months from the date of its approval or conditional approval by the City Council. Extensions to this period may be requested pursuant to Section 66453.3 of the California Subdivision Map Act.
2. As determined necessary by the City Engineer, a subdivision agreement shall be executed between the City of Mendota and the subdivider prior to or concurrently with City Council consideration of the tentative parcel map. This agreement allows for the deferral of certain improvements and fees until the development of individual parcels as outlined herein or in the individual development proposals as determined by the City Engineer. A subdivision agreement certificate shall be placed on the map to reference the recording information of the subdivision agreement.
3. Following City Council approval or conditional approval of the tentative parcel map and prior to its expiration, the subdivider may submit a final parcel map ("**Parcel Map No. 22-04**" or "Parcel Map" herein).
4. The Parcel Map shall be prepared in accordance with Chapter 2, Article 3 of the Subdivision Map Act by a California-licensed land surveyor or civil engineer qualified to perform such service.
5. The Parcel Map submittal shall include parcel closures and a preliminary title report dated no more than thirty (30) days prior to submission to the City Engineer. Copies of all easement documents referenced in the preliminary title report shall accompany the submittal. All parcel map fees and recording fees shall be paid as required by the City of Mendota and the County of Fresno prior to recordation of the map. The owner shall provide the City with a Land Division or Subdivision Guarantee and a Fresno County Tax Compliance Certification Request prior to the City submitting the Parcel Map to the Clerk to the Board of Supervisors.
6. The Parcel Map shall reflect two numbered parcels consistent with the approved Tentative Parcel Map, except as may be modified herein and as follows: "Parcel 1" and "Parcel 2" shall be named as shown. "Parcel 3" shall be designated as a remainder parcel. References to particular parcels herein shall use the parcel numbers as indicated in this paragraph.
7. Owner shall make an irrevocable offer of dedication for the Naples Street right-of-way substantially as shown on the tentative map.

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8. Owner shall make an irrevocable offer of dedication for right-of-way purposes 20 feet in width and approximately 170 feet in length parallel to and abutting the northwesterly right-of-way of 2<sup>nd</sup> Street along the southeastern line of Proposed Parcel .
9. Owner shall make an irrevocable offer of dedication for public utilities purposes an easement or easements 20 feet in width and, to the extent feasible, centered on any and all existing public utilities within the boundary of the map that are not otherwise within existing or proposed public rights-of-way.
10. Future development of the project site shall comply with all applicable provisions of the City of Mendota General Plan Update 2005-2025 and the Mendota Municipal Code, including but not limited to: potable water protection regulations (Chapter 13.24), business licensing requirements (Title 5), and Building Code Standards (Title 15); the Subdivision Ordinance (Title 16); and the regulations of the applicable zone district(s) and other relevant portions of the Zoning Ordinance (Title 17), including but not limited to acquisition of a conditional use permit and/or approval of a site plan; and the City of Mendota Standard Specifications and Standard Drawings.
11. Construction drawings including but not limited to building and improvement plans; site, grading, irrigation, lighting, and landscaping shall be submitted to the Building Department and/or to the City Engineer as appropriate for review and approval. A building permit or permits, including payment of applicable fees, shall be acquired prior to start of any construction activities.
12. Grading and improvement plans shall be prepared by a California-licensed civil engineer.
13. Irrigation, lighting, and landscaping plans may be prepared by a California-licensed landscape architect, architect, or engineer, or by an unlicensed design professional.
14. All exterior lights shall be shielded or otherwise oriented to prevent disturbance to surrounding or neighboring properties or traffic on abutting streets and rights-of-way.
15. Any work within City of Mendota public right-of-way shall require an encroachment permit, including payment of all associated fees.
16. Any work within, across, above, beneath or otherwise affecting Caltrans, County of Fresno, or other agency right-of-way, property, or operations shall be subject to applicable provisions of said other agency, including but not limited to acquisition of encroachment permits, dedication or right-of-way, or other requirements.
17. It shall be the responsibility of the owner/developer to grant easements as necessary for the installation and maintenance of private utilities, including but not limited to: electricity, gas, telephone, and cable television.

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18. Any work within, across, above, beneath or otherwise affecting right-of-way, property, and/or easements owned by or granted to purveyor(s) of private utilities shall be subject to the applicable provisions of said purveyor(s).
19. Prior to issuance of a certificate of occupancy for new development, all conditions of approval shall be verified as complete by the Planning Department. Any discrepancy or difference in interpretation of the conditions between the owner/applicant and the Planning Department shall be subject to review and determination by the Planning Commission.
20. Development shall comply with the rules and regulations of the San Joaquin Valley Air Pollution Control District (SJVAPCD).
21. Development shall comply with the requirements of the Fresno County Fire Protection District/CAL FIRE.
22. The owner of the project site, or of individual parcels created, shall be responsible for the ongoing and long-term maintenance of all onsite amenities to ensure that nuisance complaints are not received by the City.
23. Connection points for water and wastewater shall be determined by the City Engineer during review of future development proposals. Connections shall be made in accordance with City of Mendota standards and shall be coordinated with the Director of Public Utilities.
24. Applicants for development of the project site shall coordinate with Mid Valley Disposal to establish necessary solid waste procedures.
25. All City of Mendota Planning, Building, and Engineering fees and costs shall be paid in full to the City prior to recordation of a Parcel Map.
26. Excluding the continued use of the existing light industrial use, future applicants intending to construct on, operate on, or otherwise occupy the parcels created by the Parcel Map shall be responsible for payment of City of Mendota Application Fees, Plan Check and Engineering Fees, Building Fees, and/or Development Impact Fees in amounts to be determined during review, processing, and approval of their respective projects. In the event that the operator of the existing industrial use proposes to undertake any new activities normally subject to any or all of the above fees, said fees would become payable as related to said activities.
27. Development shall be responsible for payment of fees to Mendota Unified School District and shall provide the City with evidence of payment, or evidence of the District's determination that no fees are required, prior to issuance of a certificate of occupancy.
28. Development shall be responsible for payment of Fresno County Regional Transportation Mitigation Fees and Fresno County Public Facilities Impact Fees and shall provide the City



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with evidence of payment, or evidence of the County's determination that no fees are required, prior to issuance of a certificate of occupancy.