



# CITY OF MENDOTA

*"Cantaloupe Center Of The World"*

AMENDED

ROBERT SILVA  
Mayor  
SERGIO VALDEZ  
Mayor Pro Tempore  
JOSEPH AMADOR  
ROLANDO CASTRO  
JOSEPH RIOFRIO

**AGENDA**  
**MENDOTA CITY COUNCIL**  
Regular City Council Meeting  
CITY COUNCIL CHAMBERS  
643 QUINCE STREET  
February 10, 2015  
6:00 PM

VINCE DiMAGGIO  
City Manager  
MEGGIN BORANIAN  
City Attorney

The Mendota City Council welcomes you to its meetings, which are scheduled for the 2nd and 4th Tuesday of every month. Your interest and participation are encouraged and appreciated. Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. **Please turn your cell phones on vibrate/off while in the council chambers.**

Any public writings distributed by the City of Mendota to at least a majority of the City Council 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, 8 AM - 5 PM.

## CALL TO ORDER

## ROLL CALL

## FLAG SALUTE

## FINALIZE THE AGENDA

1. Adjustments to Agenda.
2. Adoption of final Agenda.

## CITIZENS ORAL AND WRITTEN PRESENTATIONS

At this time members of the public may address the City Council on any matter not listed on the agenda involving matters within the jurisdiction of the City Council. Please complete a "request to speak" form and limit your comments to THREE (3) MINUTES. Please give the completed form to City Clerk prior to the start of the meeting. All speakers shall observe proper decorum. The Mendota Municipal Code prohibits the use of boisterous, slanderous, or profane language. All speakers must step to the podium, state their names and addresses for the record. Please watch the time.

## DEPARTMENT REPORTS AND INFORMATIONAL ITEMS

1. Code Enforcement  
a) Monthly Report

**APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING**

1. Minutes of the Regular City Council meeting of January 27, 2015.
2. Notice of waiving of the reading of all resolutions and/or ordinances introduced and/or adopted under this agenda.

**CONSENT CALENDAR**

Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

1. JANUARY 27, 2015 THROUGH FEBRUARY 3, 2015  
WARRANT LIST CHECKS NO. 38953 THRU 39013  
TOTAL FOR COUNCIL APPROVAL = \$193,297.90
2. Council perform the first reading of **Ordinance No. 15-01**: amending section 2.36.020 of Chapter 2.36 of Title 2 of the Mendota Municipal Code pertaining to the membership of the Planning Commission, and set the public hearing for February 24, 2015.

**BUSINESS**

1. Council discussion and consideration to adopt **Resolution No. 15-12**, making a donation from the Community Promotions Fund to five students for an educational trip.
  - a. *Receive report from Planning & Economic Development Manager Flood*
  - b. *Inquiries from Council to staff*
  - c. *Mayor opens floor to receive any comment from the public*
  - d. *Council adopts Resolution No. 15-12*

**PUBLIC HEARING**

1. Council hold a public hearing and adopt **Resolution No. 15-10**, adoption of a mitigated negative declaration prepared in conjunction with Tentative Parcel Map No. 14-01 and **Resolution No. 15-11**, in the matter of Application No. 14-09, Tentative Parcel Map No. 14-01.
  - a. *Receive report from City Planner O'Neal*
  - b. *Inquiries from Council to staff*
  - c. *Mayor opens the public hearing, accepting comments from the public*
  - d. *Mayor closes the public hearing*
  - e. *Council provide any input and adopt Resolution No. 15-10*
  - f. *Council provide any input and adopt Resolution No. 15-11*

**DEPARTMENT REPORTS AND INFORMATIONAL ITEMS**

1. Police Department  
a) Monthly Report
2. City Attorney  
a) Update
3. City Manager

**MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS**

1. Council Member(s)
2. Mayor

**CLOSED SESSION**

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
CA Government Code § 54956.9: 1 case
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
CA Government Code § 54956.9: 1 case  
Macias v. City of Mendota (Government Claim)
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
CA Government Code § 54956.8  
Properties: APN 013-221-06; 013-221-07  
Agency Negotiator: Vince DiMaggio, City of Mendota  
Negotiating Parties: Ernestine Torres, Owner; David Hernandez, Owner
4. PUBLIC EMPLOYMENT  
CA Government Code § 54957(b)  
Title: Police Chief
5. CONFERENCE WITH LEGAL COUNSEL -- EXISTING LITIGATION  
CA Government Code § 54956.9  
Martha Rodriguez v. Mendota Police Department- EEOC Charge No. 485-2014-00311
6. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
CA Government Code § 54957(b)  
Title: City Attorney

ADJOURNMENT

**CERTIFICATION OF POSTING**

I, Matt Flood, City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota City Council Meeting of February 10, 2015, was posted on the outside bulletin board located at City Hall, 643 Quince Street on Wednesday, February 5, 2015 at 2:30 p.m.



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Matt Flood, City Clerk



Date: February 10, 2015  
 To: Mayor and Council Members  
 Via: Vince DiMaggio, City Manager  
 From: Maria Perez-Administrative Assistant  
 Subject: Code Enforcement Monthly Report for January 2015

During the month of January Code Enforcement Officers Andrade and Vaca focused on enforcing all parking violations including non-operative vehicles.

Below is a summary of the activity for January and attached is a spreadsheet with a brief update on each case.

<b>ACTIVITY</b>		<b>TOTAL</b>
<b>VEHICLE ABATEMENT WARNING</b>		22
VOLUNTARILY ABATED		13
ABATED BY CITY		0
<b>MUNICIPAL INFRACTION CITATION</b>		
SECTION	NUMBER	2
5.04.03 No Bus. License	0	
C.A.B.P Code 22435.7	1	
shopping Carts	0	
9.22.035 Public Exposure	1	
9.05.050 Amplifies Music	0	
9.22.010 Open Container	0	
8.20.140 Public Nuisance		
<b>PARKING</b>		53
<b>ABATEMENT FEES</b>		0

MENDOTA CODE ENFORCEMENT  
 January 2015

**JANUARY 2015 CASES**  
**CODE ENFORCEMENT**

<b>Address</b>	<b>Type of Case</b>	<b>1st Notice</b>	<b>2nd Notice</b>	<b>Deadline</b>	<b>Status</b>
860 KATE ST	PUBLIC NUISANCE	1/5/2015		1/5/2015	CLEARED
317 RIOS ST	RECREATIONAL VEHICLE	1/5/2015		1/8/2015	CLEARED
213 I ST	PUBLIC NUISANCE	1/5/2015		1/15/2015	CLEARED
552 KATE ST	PUBLIC NUISANCE	1/5/2015		1/15/2015	IN PROGRESS
468 4TH ST	VEHICLE ABATEMENT	1/15/2015		1/25/2015	CLEARED
290 BLACK AVE	VEHICLE ABATEMENT	1/15/2015		1/25/2015	CLEARED
755 RIOFRIO	VEHICLE ABATEMENT	1/15/2015		1/25/2015	CLEARED
439 KATE	VEHICLE ABATEMENT	1/15/2015		1/18/2015	CLEARED
1801 9TH ST	VEHICLE ABATEMENT	1/16/2015		1/26/2015	CLEARED
PEREZ/ BARBOZA	VEHICLE ABATEMENT	1/16/2015		1/26/2015	CLEARED
837 TUFT	VEHICLE ABATEMENT	1/16/2015		1/26/2015	CLEARED
966 NAPLES ST	VEHICLE ABATEMENT	1/16/2015		1/26/2015	CLEARED
1775 9TH ST	VEHICLE ABATEMENT	1/16/2015		1/26/2015	CLEARED
BLACK/MALDONANDO	VEHICLE ABATEMENT	1/16/2015		1/26/2015	CLEARED
1823 9TH ST	VEHICLE ABATEMENT	1/16/2015		1/26/2015	CLEARED
617 SORENSON	VEHICLE ABATEMENT	1/16/2015		1/26/2015	CLEARED
1178 OLLER ST	PUBLIC NUISANCE	1/13/2015		1/23/2015	CLEARED

**MINUTES OF MENDOTA  
REGULAR CITY COUNCIL MEETING**

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**Regular Meeting**

**January 27, 2015**

**Meeting called to order by Mayor Silva at 6:01 p.m.**

**Roll Call**

**Council Members Present:** Mayor Robert Silva, Mayor Pro Tem Sergio Valdez, Councilors Joseph Amador, Rolando Castro, and Joseph Riofrio (6:03 p.m.).

**Council Members Absent:** None.

**Flag salute led by Councilor Castro.**

(At 6:03 p.m. Councilor Riofrio entered the chambers.)

**A moment of silence was held in honor of Mendota residents Rachel Amador, Tony Barajas, Alfred Sanchez, Rudy Lozano, and Trinidad Barboza, who had recently passed away.**

**FINALIZE THE AGENDA**

1. Adjustments to Agenda.
2. Adoption of final Agenda.

A motion was made by Mayor Pro Tem Valdez to adopt the agenda, seconded by Councilor Amador; unanimously approved (5 ayes).

**CITIZENS ORAL AND WRITTEN PRESENTATIONS**

None offered.

**PRESENTATION**

1. Victor Bribiesca from the Fresno EDC on the new City website.

Jose Mora from the Fresno County EDC presented information regarding the Rural Development Initiative Grant; the new City website that was included within the grant; and the importance of cities having websites.

David Castillo from Vortal Me provided an overview of the new City website and mentioned that staff would receive training on maintaining the website.

Discussion was held on adding water related information onto the website; the different sections within the website; the cost to create the website; and the time needed to train staff.

### **APPROVAL OF MINUTES AND NOTICE OF WAIVING OF READING**

1. Minutes of the Regular City Council meeting of January 13, 2015.
2. Notice of waiving of the reading of all resolutions and/or ordinances introduced and/or adopted under this agenda.

Deputy City Clerk Cabrera pointed out a correction to be made in regards to business item number two in order to specify the timeframe of the traffic study.

A motion was made by Councilor Riofrio to approve items 1 and 2, seconded by Mayor Pro Tem Valdez; unanimously approved (5 ayes).

### **CONSENT CALENDAR**

(At 6:15 p.m. Councilmember Castro left the dais and joined the audience)

1. JANUARY 08, 2015 THROUGH JANUARY 22, 2015  
WARRANT LIST CHECKS NO. 38898 THRU 38952  
TOTAL FOR COUNCIL APPROVAL = \$217,445.89
2. Council adopt **Resolution No. 15-05**, authorizing, approving, and ratifying the agreement for auto repair services with Rolando Castro pursuant to Government Code Section 1091(a).
3. Council adopt **Resolution No. 15-06**, making a donation from the Community Promotions Fund to two students for an educational trip.
4. Council adopt **Resolution No. 15-07**, declaring its intention to propose an amendment to the zoning ordinance.

A request to pull items 2 and 3 was made and Mayor Pro Tem Valdez reminded staff to purchase items from local businesses.

A motion was made to approve items 1 and 4 of the consent calendar by Councilor Riofrio, seconded by Mayor Pro Tem Valdez; unanimously approved (4 ayes; 1 abstention: Castro).



2. Council adopt **Resolution No. 15-05**, authorizing, approving, and ratifying the agreement for auto repair services with Rolando Castro pursuant to Government Code Section 1091(a).

Mayor Silva introduced the item and mentioned he wanted clarification for the public as to what Councilors can and cannot do. City Attorney Boranian reported on Government Code Section 1090; the exceptions within the Code; Councilmember Castro meeting the requirements as a remote interest; and assuring the Council that the business relationship that Councilor Castro has with the City is lawful.

A motion was made to adopt Resolution No. 15-05 by Mayor Pro Tem Valdez, seconded by Councilor Amador; unanimously approved (4 ayes; 1 abstention: Castro).

(At 6:28 p.m. Councilor Castro returned to the dais.)

3. Council adopt **Resolution No. 15-06**, making a donation from the Community Promotions Fund to two students for an educational trip.

Mayor Silva introduced the item and explained that the Council should increase the donation to the students.

Jessica Dominguez and Karla Barrera, Mendota High School students, provided a brief background about themselves and the Ivy League Project.

Discussion was held on the amount that the students have to raise in order to go on the trip; the timeline in which the students have to submit their payments; the students being able to promote Mendota on the East coast; and staff and other members of the public donating to the students as well.

A motion was made to donate \$200 to the students and adopt Resolution No. 15-06 by Councilor Amador, seconded by Mayor Pro Tem Valdez; unanimously approved (5 ayes).

## **BUSINESS**

1. Appointment of Mendota residents to the Mendota Baseball and Planning Commissions.

Mayor Silva introduced the item and Deputy City Clerk Cabrera summarized her report and mentioned that Mr. Paul Lopez would now be the Mendota Unified School District representative for the Baseball Commission.

Mayor Silva explained that someone should be selected that can gain valuable experience from the position and recommend that Martin Gamez and Juan Luna be appointed to the Planning Commission.

Discussion was held on changing the Planning Commission to a 7-member commission; each of the applicants that applied; and the applicants involvement within the City of Mendota.

A motion to approve Mayor Silva's request to appoint Martin Gamez and Juan Luna to the Planning Commission was made by Mayor Pro Tem Valdez, seconded by Councilor Riofrio; unanimously approved (5 ayes).

Discussion was held on the duties of the Baseball Commission.

A motion was made to re-appoint John Flores, John Sanchez, and Juan Luna to the Mendota Baseball Commission by Councilor Amador, seconded by Mayor Pro Tem Valdez; unanimously approved (5 ayes).

Mayor Silva announced that there was a request to hear item 3 at this moment.

3. Council adopt **Resolution No. 15-08**, acknowledging receipt of the annual audit.

Mayor Silva introduced the item and Josh Giosa from Price, Paige, and Company summarized the results of the annual audit including not having any findings with the current year audit; having to perform a single audit; required supplementary information; awareness of cost increase; statement of activities; specification of the governmental fund; the creation of the Joint Powers Authority in the 1980s and its purpose; home loans being forgivable if it meets certain requirements; and the City being in good financial shape.

Discussion was held on the various amounts from City funds and accounts; the Council receiving the audit findings before the City Council meeting and not having enough time to review it; and having staff provide information regarding outstanding home loans.

A motion was made to adopt Resolution No. 15-08 by Mayor Pro Tem Valdez, seconded by Councilor Riofrio; unanimously approved (5 ayes).

2. Council to receive demonstration and provide direction to staff on the 7<sup>th</sup> St. street light project.

Mayor Silva Introduced the item and City Manager DiMaggio reported that prior City Manager Don Pauley had an idea to replace street lights along the 7<sup>th</sup> street corridor; the item being tabled until approval by the Public Utilities Commission; and now having the Council view the light demonstration on 7<sup>th</sup> street and provide direction to staff.

At 7:13 p.m. Mayor Silva announced that there would be a 10 minute recess to walk to 7<sup>th</sup> street and view the light demonstration.

At 7:25 p.m. the Council reconvened in open session, absent Councilor Riofrio.

Don Grey with D5 Enterprises described the characteristics of the light installed on 7<sup>th</sup> street (At 7:27 p.m. Councilor Riofrio entered the chambers); the cost to replace the lamps; the timeframe of installing the street lights; and other cities that have had these lights installed.

Discussion was held on having lights installed along the entire 7<sup>th</sup> street.

Council directs staff to move forward with the contract with D5 Enterprises and have it sent to the City Attorney for review.

4. Reconsideration of City Council policy prohibiting council members from being reserve police officers.

Mayor Silva introduced the item and Councilor Amador provided a brief background on his law enforcement experience; his passion about law enforcement; and the ways that he can help the City as a reserve officer.

City Attorney Boranian explained that the purpose of the restriction was due to the discretionary power that the Chief of Police has over reserve officers and that the situation could have the appearance of a conflict of interest.

Discussion was held on Councilor Amador's passion for law enforcement; discussions between members of the community and Mayor Silva; the possibility of making other officers feel uncomfortable; the issue of not having a permanent chief; tabling the item until the new chief is hired so that they can express their opinion; issues that can arise if the Councilor has to be disciplined as a reserve officer; the positive attributes that Councilor Amador brings to the community; Councilor Amador wanting to volunteer with the Explorer Program but being told he could not; and the different ways that Councilor Amador can volunteer without being a reserve officer.

**Raul Varela (263 "J" Street)**- stated that allowing Councilor Amador to be a reserve officer would be a positive attribute to the community; Council should ease the policy that prohibits City employees from being a member on a commission; and wanting to be on the Baseball Commission but not being allowed to.

**Macario Banuelos (630 Gaxiola Street)**- explained that allowing a councilmember to be a reserve officer can lead to other issues and that council should ease the policy that prohibits City employees from being a member on a commission.

**Ramiro Espinoza (837 Stamoules Street)**- explained that there are other ways that Councilor Amador can help the community; allowing a councilor to be a reserve officer brings the potential issue of conflict of interest; and about a conversation he had with Councilor Amador.

**Joel Warkentin (Mendota Police Officer Association)**- stated that the MPOA membership is against making any change to the current policy as it would place other officers in an unenviable position.

Councilor Amador withdrew his request.

### **PUBLIC HEARING**

1. Council hold a public hearing and adopt **Resolution No. 15-09**, approving amendments to the Fiscal Year 2014-15 budget.

Mayor Silva introduced the item and City Manager DiMaggio reported on necessary budget adjustments that need to be made; revenue that the City will receive; having to increase the utility rates in the future; and why the line item regarding police overtime was increased.

Discussion was held regarding the purpose of the mid-year budget adjustment; the causes to why certain line items are exceeding their amount; how salaries are projected on the budget; how many Community Facility District homes are in default; and why departments share the work on certain projects.

At 8:26 p.m. Mayor Silva opened the hearing to the public.

**Raul Varela (263 “J” Street)**- explained that Public Works and Public Utilities departments share the work on certain projects due to crew knowledge and the possibility of shortage of man power, and the importance of hiring more workers for both departments.

**Macario Banuelos (630 Gaxiola Street)**- asked for clarification on which sections of the budget pay for the Public Works and Public Utilities salaries.

At 8:32 p.m. seeing that there was not anyone else wishing to comment, Mayor Silva closed the hearing to the public.

A motion was made to adopt **Resolution No. 15-09** by Councilor Riofrio, seconded by Mayor Pro Tem Valdez; unanimously approved (5 ayes).

## **DEPARTMENT REPORTS AND INFORMATIONAL ITEMS**

1. Public Works
  - a) Monthly Report

Director of Public Works Gonzalez summarized his report including focusing on filling potholes throughout the City; the landscape extension at the Rojas Pierce Park is complete and crews are now focusing on the shade structures; and an addition to the fuel stock due to the low cost of fuel.

Discussion was held on the City keeping a record on dog vaccinations related to impounded dogs; the last time that fee schedules were visited; issues regarding staff being allowed to provide complain directive to City Council members; the chain of command that City employees have to follow regarding an issue; the necessity of Council members knowing certain issues; importance of maintaining the organizational order; the status of water pumps that were not able to be used during a recent storm; and the use of City equipment by other government entities.

2. Public Utilities
  - a) Monthly Report

Director of Public Utilities Lewis reported on the recent replacement of some impellers; the operation of the booster pump near the prison; the upcoming delivery of the filter media for the water treatment plant; construction of the shade structure at the water treatment plant; repairs and calibrations made to the Scada system; and maintenance to various wells and piping systems.

Discussion was held on how long it would take to complete the installation of the filter media and the cause of a recent failure of booster pumps.

2. City Attorney
  - a) Update

City Attorney Boranian reported on the upcoming March 10th AB1234 ethics training from 3-5 p.m. for elected officials and a meeting she had with employees interested in a new grant for education training.

Discussion was held on the amount of companies that provide training for elected officials.

3. City Manager
  - a) Report

City Manager DiMaggio reported on the quarterly report received from the City's grant consultant company.

Discussion was held on the prospect of getting solar facilities in the City and the benefit that would bring.

## **MAYOR AND COUNCIL REPORTS AND INFORMATIONAL ITEMS**

1. Council Member(s)  
Council reports

Councilor Amador reminded the public of the Farm worker Appreciation Day and Resource Fair that will happen this Friday, January 30<sup>th</sup>.

2. Mayor

Mayor Silva reported on the recent visit of the Salvadoran Consulate and the large amount of people that came for it and being contacted by the Nisei Farmer's League regarding donations of various materials to Mendota.

Discussion was held on talking with Assemblymember Perea about having the DMV open for an additional day.

## **CLOSED SESSION**

1. PUBLIC EMPLOYMENT  
CA Government Code § 54957(b)  
Title: Police Chief
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
CA Government Code § 54956.9(d)(2): 1 case
3. CONFERENCE WITH LEGAL COUNSEL -- EXISTING LITIGATION  
Government Code § 54956.9 (a)  
Martha Rodriguez v. Mendota Police Department- EEOC Charge No. 485-2014-00311

At 9:17 p.m. the Council moved into closed session.

At 10:04 p.m. the Council reconvened in open session and City Attorney Boranian reported that in regards to items 1, 2, and 3 of the closed session, there was nothing to report.

## **ADJOURNMENT**

With no more business to be brought before the Council, a motion for adjournment was made at 10:04 p.m. by Mayor Pro Tem Valdez, seconded by Councilor Amador; unanimously approved (5 ayes).

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Robert Silva, Mayor

ATTEST:

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Matt Flood, City Clerk

**CITY OF MENDOTA  
CASH DISBURSEMENTS  
1/27/2015 - 2/3/2015  
Check # 38953 - 39013**

Date	Check #	Amount	Vendor	Department	Description
January 27, 2015	38953	\$75,419.00	WEST AMERICA BANK	GENERAL	PAYROLL TRANSFER 1/12/2015 - 1/25/2015
January 30, 2015	38954	\$19,055.77	AETNA LIFE INSURANCE	GENERAL	MEDICAL INSURANCE FOR FEBRUARY 2015
January 30, 2015	38955	\$204.75	AMERIPRIDE	WATER-SEWER	PUBLIC WORKS UNIFORMS
January 30, 2015	38956	\$655.04	AUTOMATED OFFICE SYSTEMS	GENERAL-WATER-SEWER	MAINTENANCE CONTRACT FOR MPC3503 COPIER (PD), C5501 COPIER AT CITY HALL
January 30, 2015	38957	\$150.00	BAR PSYCHOLOGICAL GROUP	GENERAL	POST PRE-EMPLOYMENT AND RE-EVEALUATION J.URBIETA (PD)
January 30, 2015	38958	\$1,597.30	BEST UNIFORM	GENERAL	(10) HARD TRAUMA PLATES FOR VESTS (PD)
January 30, 2015	38959	\$110.00	CAL SOCIETY OF MUNICIPAL FINANCE OFFICERS	GENERAL	2015 CA SOCIETY OF MUNICIPAL FINANCE OFFICERS MBRS
January 30, 2015	38960	\$314.00	CENTRAL VALLEY TOXICOLOGY, INC	GENERAL	(1)ETHYL ALCOHOL (1) ABUSE SCREEN (1) SINGLE DRUG ABUSE AND CONFIRMATION(PD)
January 30, 2015	38961	\$625.52	CORBIN WILLITS SY'S INC	GENERAL-WATER-SEWER	ENHANCEMENT AND SERVICE FEES FOR FEBRUARY 2015
January 30, 2015	38962	\$600.00	D&D DISPOSAL INC	GENERAL	ANIMAL DISPOSAL ON CALL PICK UP (2) LOCATIONS ON 1/05/15
January 30, 2015	38963	\$304.96	DATAMATIC, INC	WATER	HANDHELD METER MAINTENANCE FOR MARCH 2015
January 30, 2015	38964	\$591.00	DEPARTMENT OF JUSTICE	GENERAL	FINGERPRINT APPS (7) FINGERPRINT FBI (1) BLOOD ALCOHOL ANALYSIS (PD)
January 30, 2015	38965	\$1,055.39	DIAMOND LOCKSMITHS	GENERAL	KEY CODE TO BACKDOOR AND INSTALLED DOOR LOCK (PD)
January 30, 2015	38966	\$505.00	STANTEC CONSULTING	SEWER	PROFESSIONAL SERVICES-GROUND WATER SAMPLING
January 30, 2015	38967	\$985.83	EINERSON PREPRESS	GENERAL-WATER-SEWER	20,000 LEFT WINDOW ENVELOPES & SHIPPING CHARGES
January 30, 2015	38968	\$1,590.00	GIERSCH & ASSOCIATES	WATER	WTP CHEM FEED MODIFICATIONS TROUBLESHOOT SYSTEM
January 30, 2015	38969	\$640.01	GRANITE CONSTRUCTION CO.	SEWER	BASE ROCK- 3/4 AGGCRUSHED(2) 3/4" CALTRANS CLASS
January 30, 2015	38970	\$1,182.28	HARDWARE DISTRUIBUTION	STREETS	TELSPAR ANCHOR 1 PIECE (10) SIGN STAND SMALL (4)
January 30, 2015	38971	\$435.23	HAVEN'S FOR TOTAL SECURITY	GENERAL	KEY CODE FOR DOOR LOCK (DMV)
January 30, 2015	38972	\$300.00	JUDICIAL DATA SYSTEMS	GENERAL	PARKING ACTIVITY JANUARY/FEBRUARY/MARCH (PD)
January 30, 2015	38973	\$79.13	CHARLES JOHNSON	GENERAL	REIMBURSEMENT FOR COUNCIL MEMBER PHONE
January 30, 2015	38974	\$780.00	KERWEST	GENERAL-WATER-SEWER	LEGAL NOTICES-LOCAL 1/14/2015 AND 1/21/2015 "SURPLUS SALE"
January 30, 2015	38975	\$3,770.25	MENDOTA SMOG & REPAIR	GENERAL-WATER-SEWER	HEADLAMP,OIL CHANGE REPLACE & REPAIR HEATER,REPAIR ELECTRICAL RADIO(PD)- WATER PUMP OIL CHANGE AND FULL INSPECTION(WA/SW)
January 30, 2015	38976	\$2,706.50	MID VALLEY DISPOSAL	STREETS	ROLLOFF EXCHANGE 10 YARD QTY:5 ROLLOFF EXCHANGE 30 YARD QTY:3



**CITY OF MENDOTA  
CASH DISBURSEMENTS  
1/27/2015 - 2/3/2015  
Check # 38953 - 39013**

January 30, 2015	38977	\$1,725.81	MUTUAL OF OMAHA	GENERAL	LIFE/AD&S/LTD&STD INSURANCE-FEBRUARY 2015
January 30, 2015	38978	\$110.50	CONCENTRA MEDICAL CENTERS	GENERAL	PREPLACEMENT PHYSICAL EXAM, AUDIOGRAM-C.ESQUEDA(PD)
January 30, 2015	38979	\$26,970.36	PG&E	GENERAL-WATER-SEWER	CITY WIDE UTILITIES 12/17/2014-12/31/2014
January 30, 2015	38980	\$3,979.74	PREMIER ACCESS	GENERAL	DENTAL INSURANCE-FEBRUARY 2015
January 30, 2015	38981	\$406.01	RAMON'S TIRE	WATER-SEWER-STREETS	TIRE REPAIR AND TUBE FOR BACKHOE,TIRE REPAIR AND SERVICE CALL,TIRE RAPIR AND TUBE FOR ROAD GRADER
January 30, 2015	38982	\$508.47	ERNEST PACKING SOLUTIONS	GENERAL	BABY WIPES,CLOROX WIPES,CAN LINER, URINAL SCREEN (PD)
January 30, 2015	38983	\$373.40	SIRCHIE	GENERAL	METHEMPHETAMINE TEST, CRIME SCENE LABEL, SCALE (PD)
January 30, 2015	38984	\$475.00	TECH MASTER	GENERAL-WATER-SEWER	PEST CONTROL SERVICES-CITY HALL,DMV,EDD,YOUTH CENTER,COMMUNITY CENTER,PD,WATER PLANT,CITY YARD
January 30, 2015	38985	\$273.35	THOMASON TRACTOR COMPANY	WATER-STREETS	SHROUD & FREIGHT FOR BACKHOE
January 30, 2015	38986	\$225.00	UNITED HEALTH CENTERS	GENERAL	PRE-EMPLOYMENT EXAM E.MENDOZA, J.URBIETA(PD), R.VACA(PD)
January 30, 2015	38987	\$36.80	WECO	GENERAL-WATER-SEWER	GAS OXYGEN "MC" 8CF FLAMMABLE GAS
January 30, 2015	38988	\$14,115.51	GUTHRIE PETROLEUM INC	GENERAL-STREETS	(1201) GALLONS GAS/DIESEL (5818) GALLONS GAS/DIESEL
January 30,2015	38989	\$400.00	MENDOTA HIGH SCHOOL	GENERAL	DONATION: CITY COUNCIL-JESSICA DOMINGUEZ & KARLA BARRERA (EDUCATIONAL TRIP)
February 2, 2015	38990	\$1,750.00	ACQUISTION PARTNERS OF AMERICA, LLC	GENERAL-WATER-SEWER	MONTHLY RETAINER FOR FEBRUARY 2015 - GRANT CONSULTING
February 2, 2015	38991	\$870.00	ADMINISTRATIVE SOLUTIONS, INC.	GENERAL	ADMINISTRATIVE FEES FOR FEBRUARY 2015
February 2, 2015	38992	\$533.76	COLONIAL LIFE	GENERAL	COLONIAL LIFE INSURANCE FOR JANUARY 2015
February 2, 2015	38993	\$337.38	MATTHEW FLOOD	GENERAL-WATER	MILEAGE REIMBURSE: EDC BUSINESS WORKSHOP, EDC INVESTOR LUNCHEON, GALLO CENTER; EXPENSE REIMBURSEMENT:FILE FEE
February 2, 2015	38994	\$3,694.08	JOHN DEERE LANDSCAPES, LLC	GENERAL	ITEMS FOR ROJAS-PIERCE PARK - REIMBURSEABLE THROUGH STATE PARKS GRANT
February 2, 2015	38995	\$139.70	AT&T	GENERAL-WATER-SEWER	TELEPHONE SERVICE FOR (559) 266-6456 FOR 1/26/2015-2/15/2015
February 2, 2015	38996	\$102.92	STATE OF CALIFORNIA - DEPT OF TRANSPORTATION	STREETS	SIGNALS AND LIGHTING BILLING FOR OCTOBER - DECEMBER 2014
February 2, 2015	38997	\$5.07	JESSE BRISCO	WATER	UTILITY DEPOSIT FOR BRI0001
February 2, 2015	38998	\$91.94	ADRIAN TORRES ESCOBAR	WATER	UTILITY DEPOSIT FOR ESC0036
February 2, 2015	38999	\$2.11	JOSE ESPINOZA	WATER	UTILITY DEPOSIT FOR ESP0032
February 2, 2015	39000	\$33.30	MENDOTA INVESTMENT CO.	WATER	UTILITY DEPOSIT FOR MEN0073
February 2, 2015	39001	\$29.37	MATT RANSON	WATER	UTILITY DEPOSIT FOR RAN0019

**CITY OF MENDOTA  
CASH DISBURSEMENTS  
1/27/2015 - 2/3/2015  
Check # 38953 - 39013**

February 2, 2015	39002	\$102.86	ANA ISABEL VILLA	WATER	UTILITY DEPOSIT FOR VIL0054
February 3, 2015	39003	\$2,143.96	ALERT-O-LITE	STREETS-SEWER	(39) 3' BARRICADES PURCHASE, COCONUT STRAW BLANKET FOR EROSION CONTROL-WWTP, HAZARD LIGHT FOR VAN UNIT#65
February 3, 2015	39004	\$1,009.71	AT&T MOBILITY	GENERAL-WATER-SEWER	CITY AND PD CELL PHONES FOR 12/19/2014 - 1/18/2015
February 3, 2015	39005	\$4,518.50	MEGGIN BORANIAN	GENERAL	SPECIAL SERVICES FOR JANUARY 2015
February 3, 2015	39006	\$1,575.00	COMMUNITY MEDICAL CENTER	GENERAL	(2) LEGAL BLOOD DRAWS FOR DECEMBER 2014 AND (7) BLOOD DRAWS FOR AUGUST 2014
February 3, 2015	39007	\$50.00	FRESNO COUNTY AUDITOR'S OFFICE	GENERAL	PARKING CITATIONS FOR DECEMBER 2014
February 3, 2015	39008	\$399.03	OFFICE DEPOT	GENERAL-WATER-SEWER	HP LASERJET PRINTER-M.FLOOD, TISSUE, FOLDERS, POST-ITS-CITY HALL, (2) BROTHER CARTRIDGES-SW/WA
February 3, 2015	39009	\$6,238.08	PACIFIC WATER RESOURCES	SEWER	SMITH & LOVELESS MOTOR 5HP, 1200RPM AND PARTS FOR LOZANO LIFT STATION
February 3, 2015	39010	\$913.91	PROVOST & PRITCHARD	GENERAL	LAS PALMAS TENTATIVE MAP - ENGINEER AND PROJECT ADMINISTRATOR SERVICES (PASS-THRU)
February 3, 2015	39011	\$500.00	PROTEUS, INC.	DONATIONS	12TH ANNUAL FARMWORK'S APPRECIATION DONATION FROM CA DEPT. OF PESTICIDES (PASS-THRU)
February 3, 2015	39012	\$500.31	VULCAN MATERIALS COMPANY	STREETS	(7.05) TONS ST 3/8 CM SC3000 FOR POTHOLES/STREETS
February 3, 2015	39013	\$4,500.00	MEGGIN BORANIAN	GENERAL-WATER-SEWER	GENERAL SERVICES-MONTHLY RETAINER FOR JANUARY 2015

**\$193,297.90**

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**AGENDA ITEM – STAFF REPORT**

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**TO:** HONORABLE MAYOR AND COUNCILMEMBERS  
**FROM:** MATT FLOOD, PLANNING AND ECONOMIC DEVELOPMENT MANAGER  
**VIA:** VINCE DIMAGGIO, CITY MANAGER  
**SUBJECT:** INTRODUCTION AND FIRST READING OF ORDINANCE NO. 15-01  
**DATE:** FEBRUARY 10, 2015

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**BACKGROUND**

At its previous regular meeting, the City Council requested looking into expanding the amount of commissioners on the Planning Commission from five to seven due to the current interest from some residents to serve on it.

State law dictates that there be at least five members on a planning commission and Mendota Municipal Code section 2.36.020 states that there are five exactly. From its inception until 1992 (via enactment of ordinance 92-05) the Mendota Planning Commission had seven members and since 1992, it has had five.

Staff's only concerns with having seven members on the Planning Commission comes from past experience of struggling to find interested residents to fill vacancies, and, in a similar vein, problems forming a quorum which, for a seven member body, would increase to four. Also of minor concern is that the dais only comfortably accommodates a five member body, and additional members would sit at seats at a lower level.

If Council deems that the public interest would outweigh these concerns and be best served in creating a seven member commission, staff recommends to perform the first reading of the ordinance and set the public hearing for the February 24<sup>th</sup> Council Meeting.

**RECOMMENDATION**

If Council desires to expand the amount of commissioners on the Planning Commission to seven, staff recommends Council performs the first reading of Ordinance No. 15-01 and set the public hearing for February 24, 2015.

**FISCAL IMPACT**

Very minor impact to the General fund to pay the \$35 stipend (per meeting) to two additional Planning Commissioners.

BEFORE THE CITY COUNCIL  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO

AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF MENDOTA AMENDING  
SECTION 2.36.020 OF CHAPTER 2.36 OF  
TITLE 2 OF THE MENDOTA MUNICIPAL  
CODE PERTAINING TO THE MEMBERSHIP  
OF THE PLANNING COMMISSION

ORDINANCE 15-01

The City Council of the City of Mendota does hereby ordain as follows:

**WHEREAS**, the City Council of the City of Mendota is empowered to dictate law when State and Federal authorities do not do so; and

**WHEREAS**, the City Council has determined that, consistent with the intent of California Government Code section 54970 (the Maddy Act), it is in the public interest to provide as many opportunities for civic service as is viable; and

**WHEREAS**, the City has the authority to regulate the amount of community members that serve on the Planning Commission; and

**WHEREAS**, the Planning Commission of the City of Mendota in times past has consisted of seven members; and

**THEREFORE**, the City Council of the City of Mendota does hereby ordain as follows:

Section 1. Section 2.36.020 of the Mendota Municipal Code is hereby amended to read as follows:

2.36.020 - Membership, appointment, and chairman.

The Mendota Planning Commission shall consist of ~~five~~ **seven** members who shall be appointed by the mayor with the approval of the city council. From the members so appointed, one shall be elected by a majority of the members of the commission to serve as chairman, and a second shall be elected by a majority of the members of the commission to serve as vice chairman.

Section 2. The City Council of the City of Mendota hereby finds that the text amendments contained herein solely constitute changes to regulations, and do not authorize or approve any development or physical changes. As such, they

have no potential to significantly affect the environment, and are therefore not subject to the California Environmental Quality Act (CEQA) as indicated in CEQA Guidelines §15061(b)(3).

Section 3. If any section, subsection, sentence, clause or phrase or word of this ordinance is for any reason held to be unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Mendota City Council hereby declares that it would have passed and adopted this ordinance and each and all provisions thereof irrespective of the fact that any one or more of said provisions be declared unconstitutional.

Section 4. Within fifteen (15) days of the adoption of this Ordinance, a summary thereof, including the names of the City Council Members voting for and against it, shall be prepared by the City Attorney for publication in the *Firebaugh-Mendota Journal*, and a certified copy of the Ordinance shall be posted in the office of the City Clerk.

Section 5. This ordinance shall become effective and in full force at 12:00 midnight, 31 days after its adoption.

\* \* \* \* \*

The foregoing Ordinance was introduced on the 10<sup>th</sup> of February, 2015, and duly and regularly passed by the Council of the City of Mendota at a regular meeting thereof held on the 24<sup>th</sup> of February, 2015, by the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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Robert Silva, Mayor

ATTEST:

By: \_\_\_\_\_

Matt Flood,  
City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_

Meggin Boranian,  
City Attorney

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**AGENDA ITEM – STAFF REPORT**

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**TO:** HONORABLE MAYOR AND COUNCILORS  
**FROM:** MATT FLOOD, PLANNING AND ECONOMIC DEVELOPMENT  
MANAGER  
**VIA:** VINCE DIMAGGIO, CITY MANAGER  
**SUBJECT:** DONATION TO STUDENTS PARTICIPATING IN IVY LEAGUE TRIP  
**DATE:** FEBRUARY 10, 2015

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**BACKGROUND**

Since the last meeting at which the City Council donated \$400 to two students (\$200 each), staff has been notified that there are five more students at Mendota High School that intend to go on that trip.

In order to balance its fiduciary responsibility with its desire to help local student residents have rewarding exploratory experiences, staff recommends that Council also make a donation to the students that have pledged to raise funds to participate.

The current balance of the Community Promotions Fund (CPF) is \$615 left out of a total of \$1,500 that was budgeted for FY 14/15. Based on this, Council has a couple of options for donating:

- 1) Consistent with the policy regarding CPF donations, Council give \$50 to each of the five students, which will be a total of \$250.
- 2) Council give \$100 or match what they have given to the previous students, which would cost anywhere from \$500 to \$1,000 causing a shortfall in the CPF. Due to this shortfall, Council would need to direct staff to make bring a line item amendment to the next regular meeting in order to rectify this.

**RECOMMENDATION**

Council donate a fixed amount to each student that intends to go on the Ivy League trip and, if applicable, direct staff to adjust a line item in order to provide more funds to the CPF.

**FISCAL IMPACT**

\$250 to \$1,000 depending on the option taken.

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MENDOTA MAKING A  
DONATION FROM THE COMMUNITY  
PROMOTIONS FUND TO FIVE  
STUDENTS FOR AN EDUCATIONAL TRIP**

**RESOLUTION NO. 15-12**

**WHEREAS**, two Mendota High School students are chosen by the Mendota High School to go to various Ivy League universities for an educational trip; and

**WHEREAS**, the City of Mendota has donated to students who attended this trip in the past; and

**WHEREAS**, there is currently \$615.00 in the Community Promotions Fund, with a policy in place to provide a \$50.00 donation for an individual and \$100.00 for a group; and

**WHEREAS**, the City Council desires to assist residents of Mendota in their educational endeavors as much as is feasible and prudent; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Mendota donates **\$XX** to each student (total of **\$XX**) from the Community Promotions Fund to five Mendota High School students who will be taking an educational trip to various Ivy League Universities.

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Robert Silva, Mayor

ATTEST:

I, Matt Flood, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the City Council at a regular meeting of said Council, held at the Mendota City Hall on the 10<sup>th</sup> day of February, 2015, by the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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Matt Flood, City Clerk





# CITY OF MENDOTA

"Cantaloupe Center Of The World"

**I am requesting donation for:**

- Group (\$100.00)
- One (1) individual (50.00)

Please indicate if:  self  minor

## APPLICATION FOR COMMUNITY PROMOTIONS FUND DONATIONS

Name (Last, First): Escobar, Maria Telephone no.: 559-655-8910

Address: 209 Santa Cruz st Mendota, CA 93640  
Street City, State Zip Code

What is your current occupation? field worker Years as Mendota resident: 12

If requesting donation for minor, please provide name: Escobar Fatima  
Last First

Relationship to Minor Mother Is this a school event: Y  N   
Must be Parent or Legal Guardian

Please state what the donation will be used for. This donation will be used for the Ivy League Project program. My daughter will be able to visit most of Ivy league schools on the east coast.

Please state how the donation will be used to represent the City of Mendota. As a community member of Mendota my daughter will represent Mendota on the east coast by showing how a

Is this your first time requesting donation from the City Council of the City of Mendota?  Y  N

If no, please provide date(s) of previously requested donation(s), a brief description of the event and whether the donation(s) was granted or denied.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you done any fundraising event(s) prior to requesting donation from the City?  Y  N

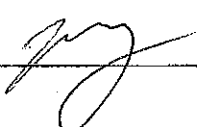
If yes, please explain. We have sold food plates which contain  
grilled chicken, rice, beans, and salad. My daughter  
has also sold candy grams at her school.

Please state any volunteer work you have performed in the Community in the past. Please provide month(s) and year(s). My daughter has tutored 1<sup>st</sup> and 2<sup>nd</sup>  
graders. She has sold at nearly every football game. She's  
assited the rescue mission and in the club at her  
school named Lend-A-Hand.

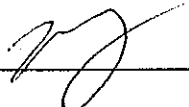
Please give a brief statement of your views as to why the City Council should approve your request.

The city council should approve my request because this  
experience will help my daughter get more knowledge of the  
world and try league schools and share it with her fellow peers.

Signature of Applicant: Maria E Escobar Date: Jan. 30, 2015

Received By:  Date: 2/3/15

Approved/Denied for consideration by the City Council:

Signature:  Date: 2/3/15 Time: 8:30Am

Council meeting to be heard 2/10/15

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**AGENDA ITEM – STAFF REPORT**

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**TO:** HONORABLE MAYOR AND COUNCILMEMBERS  
**FROM:** JEFFREY O'NEAL, AICP – CITY PLANNER  
**VIA:** VINCENT DIMAGGIO, CITY MANAGER  
**SUBJECT:** PUBLIC HEARING TO CONSIDER APPLICATION NO. 14-09, AN INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION AND TENTATIVE PARCEL MAP NO. 14-01  
**DATE:** FEBRUARY 10, 2015

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**EXECUTIVE SUMMARY**

The applicant proposes to subdivide two existing legal lots at the northwest corner of Derrick and Belmont Avenues into six smaller lots for future commercial development. No development proposals have been received at this time. An initial study/mitigated negative declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act based on the maximum potential buildout of the six parcels under the C-2 zone district regulations. The IS/MND identified possible impacts to biological resources that can be mitigated via preconstruction surveys and avoidance procedures and possible impacts to hydrology/water quality that can be mitigated via construction of an onsite stormwater basin. Staff believes that the required findings can be made for map approval, and the Planning Commission adopted Resolution No. PC 15-01 on January 20, 2015, forwarding recommendations of approval for the CEQA document and the tentative parcel map to the City Council.

**BACKGROUND**

Owner: Ashmark Limited Partnership  
250 Gregg Court South  
Mendota, CA 93640

Applicant: GC Mendota, LLC  
Chris Shane, Managing Partner  
500 South Sepulveda Boulevard, Suite 304  
Manhattan Beach, CA 90266

Location: Northwest corner of Derrick and Belmont Avenues (no address), APNs  
012-190-21 and 62  
See attached map and photo

Site Size: 8.03± acres

Zoning: C-2, Community Shopping Center District

General Plan: Community Commercial

Existing Use: Vacant

Adjacent Uses: North – Commercial uses (some abandoned); C-2

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South – Commercial uses, vacant land; C-2, AE-20 (Fresno County)  
East – Commercial uses; C-3  
West – Single-family residential, R-1

Street Access: Derrick Avenue (State Route 33), Belmont Avenue

### **DISCUSSION & PROPOSAL**

Application No. 14-09 consists of Parcel Map No. 14-01, which proposes to subdivide approximately 8.03 acres into six smaller parcels for eventual commercial development, along with an associated California Environmental Quality Act document. The resultant parcels would range in size from 1.02 acres to 2.06 acres. The proposed parcel sizes are consistent with the standards of the C-2 zone, which require that C-2 properties comprise at least 10 acres of aggregate area, with a minimum parcel size of one acre. The project site is situated at the northwest corner of Derrick Avenue (State Route 33) and Belmont Avenue to the north and west of the existing Family Dollar store. The project does not propose any particular development at this time, although the City has received a separate application for development of a fast-food restaurant. Future commercial development would be subject to site plan review and/or a conditional use permit as circumstances dictate for the individual projects that come forward.

The California Subdivision Map Act (CA Govt. Code §66410 et seq.) establishes much of the procedure for subdivision of land. Other components are contained within Title 16 (Subdivision Ordinance) of the Mendota Municipal Code. Generally speaking, subdivision into more than four parcels requires a tentative and final map (sometimes referred to as a tract map or subdivision map) as opposed to a parcel map. However, the Map Act contains a provision (§66426(c)) that allows use of a parcel map to create more than four lots if “[t]he land consists of a parcel or parcels of land having approved access to a public street or highway, which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body as to street alignments and widths.”

In this instance, the land is zoned for commercial use (C-2), and the parcels have access to Derrick Avenue and Belmont Avenue, both of which have established alignments (as existing) and widths (84 feet for Belmont; 118 feet for Derrick). Because the statute is not clear about whether the parcels must have approved access to streets before or after subdivision of the land, the project will be required to include cross-access agreements or covenants ensuring that all parcels have access to a public street, even if it is through another parcel. For example, proposed Parcel 4 does not abut either Derrick Avenue or Belmont Avenue, and as such one would need to go across another parcel to get to one of those streets. Currently, both existing drive approaches utilized by Family Dollar (located on APN 012-190-63) are actually situated on APN 012-190-62, and Family Dollar has permission from the abutting owner to cross APN 62 to get to Derrick and Belmont Avenues. As proposed, both of the existing drive approaches would be situated on Parcel 1. At this time, it is unknown whether there will be additional drive approaches on either Derrick or Belmont; this will be determined during review of any subsequent development applications that are received. As a result of the parcel configuration and the requirement for cross access, the layout of future commercial sites within the project area will need to ensure adequate circulation between facilities to prevent traffic problems.

Note also 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.

Future development would connect to the existing water and sewer lines in Derrick and Belmont Avenues. Depending upon the specific development proposals that are submitted, installation of short lengths of water and/or sewer main may be required. Development of the site would increase the amount of impervious surface as vacant land is converted to pavement and buildings. The first three parcels within this project area will be allowed to develop and utilize the existing storm drain pipeline in Belmont Avenue on a temporary basis. At the time that the fourth parcel is developed, a private onsite stormwater detention basin will be constructed. This basin will be designed to accommodate storm runoff from the entire project area (8.03± acres) and regulate its release into the City’s system. Any site plans for the first three parcels will be required to include engineering to accommodate future connection to the basin.

The intersection of Derrick and Belmont was recently improved, including the addition of travel lanes, striping, corner ramps, and traffic signals. A sidewalk and adjacent stamped concrete strip were installed on Belmont Avenue. With the development of Family Dollar, two drive approaches were installed (one on each frontage), along with landscaping between the parking areas and the public rights-of-way. While future development will not likely be required to replace existing sidewalk, curb, and gutter, landscaping requirements will ensure continuation of a pleasant streetscape. Any future drive approaches will be constructed to City and/or Caltrans standards, depending upon their location along the street frontage. Similar to the existing Belmont Avenue drive approach and sidewalk, in the event that one or more additional drive approaches are eventually permitted, future development may be required to reconfigure and reconstruct curb, gutter, and/or sidewalk and potentially dedicate a pedestrian easement. Also note that Caltrans’ future right-of-way for SR33 is greater than the current right-of-way. As was done with Family Dollar, this project (and subsequent development) will be required to indicate the extent of the future right-of-way on their faces and will not be able to build within that area. Caltrans does not want the right-of-way to be dedicated at this time, and will address acquisition of right-of-way if and when it is prepared to widen SR33.

The Subdivision Ordinance lays out the process for tentative parcel maps as follows: the Planning Commission must conduct a public hearing and make a recommendation to the City Council. This occurred on January 20, 2015. The City Council must then conduct a public hearing and make a decision on the tentative parcel map. If the City Council approves the tentative parcel map, the applicant may then file a final parcel map (technically just referred to as a “parcel map”) within 24 months. Although approval of final and 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 a tentative parcel map has been delegated to the City Clerk. The authority to accept or reject dedications remains with the City Council; however, this particular map does not propose, nor is it conditioned with, any dedications. Although the map itself includes no dedications, the City reserves the right to require that future development make dedications as necessitated by project-specific circumstances.

Future development will be responsible for payment of development impact fees.

The proposal, with conditions, is consistent with the C-2 zoning district.

### **ENVIRONMENTAL ASSESSMENT**

The first step in complying with the California Environment Quality Act is to determine whether the activity in question constitutes a “project” as defined in CEQA. The second step is to determine whether the project is subject to or exempt from the statute. This proposal does qualify as a project under CEQA, as it requires a discretionary action on the part of the City. Although there is an exemption from CEQA for “Minor Land Divisions”, that exemption expressly states that it applies only to subdivisions resulting in four or fewer parcels. Further, the minor land division must be within an “urbanized area”, essentially defined as a concentrated area of 50,000 or more persons.

The CEQA Guidelines contain a provision within §15061(b)(3) often referred to as the “Common Sense” exemption. This exemption may be used when it can be seen with certainty that there is no possibility that a project could have a significant effect on the environment. While it could be argued that subdivision of the land itself could not have any significant effect on the environment, a more comprehensive evaluation was performed as described below for two reasons: First, CEQA requires that an agency examine both direct and reasonably foreseeable indirect impacts from a project; future development of the project site to some level as constrained by C-2 zoning requirements is “reasonably foreseeable”. Second, by establishing a maximum level of impacts based on C-2 zoning during review of the tentative parcel map, staff hopes to reduce the need for heightened environmental review as development proposals are received.

An initial study and environmental checklist were prepared to examine the potential for significant environmental impacts that could occur as a result of the project. On December 26, 2014, the City Planner made a preliminary finding that the project, with incorporation of mitigation measures, would not have a significant impact on the environment, and that a mitigated negative declaration would be prepared. On December 29, 2014, a notice of intent to adopt an initial study/mitigated negative declaration (IS/MND) was filed with the Fresno County Clerk, and copies of the same notice were posted in the Mendota City Hall bulletin window and at the project site on both the Derrick and Belmont Avenue street frontages. The notice of intent indicated that the public review period for the IS/MND would start on December 29, 2014 and end on January 18, 2015. It further stated that the Mendota Planning Commission would consider the CEQA document at its January 20, 2015 regular meeting, and make a recommendation to the City Council for consideration at its February 10, 2015 regular meeting.

One comment letter was received from the San Joaquin Valley Air Pollution Control District on January 16, 2015. Consistent with analysis in the IS/MND, the letter states that subdivision of the land will not result in any impacts to air quality, but that future development must be analyzed for project-specific impacts. The letter did not necessitate any revisions to the IS/MND.

Potential but mitigable impacts were noted to:

- **Biological Resources.** In particular, the project site is within the historical foraging range of the San Joaquin kit fox. Because the site is vacant, there is abundant vacant and/or agricultural land in close proximity, and the kit fox is a very mobile species, there is the potential that kit fox could use the site for foraging. As such, Mitigation Measure BIO-1 includes numerous requirements intended to reduce any impacts to the San Joaquin kit fox to less than significant levels, including site maintenance and biological reconnaissance provisions.
- **Hydrology and Water Quality.** The storm drainage system in Belmont Avenue has historically suffered problems with handling storm runoff during heavy rain events. Mitigation Measures HYD-1 and HYD-2 require that the project eventually construct and onsite private stormwater detention basin. This basin will be designed to accept all surface runoff from the entirety of the project site, and will regulate release of that water into the Belmont Avenue storm drain. In order to facilitate development of the site, the first three parcels to develop will be allowed to direct surface runoff to the Belmont Avenue storm drain system; however, development on those parcels will be required to provide site engineering allowing eventual connection to the onsite basin. Starting with development of the fourth parcel, the onsite basin will be constructed, and all existing and future development on the project site will direct runoff to the basin.

A full description of Mitigation Measure BIO-1 can be found in the IS/MND. Note that Mitigation Measures HYD-1 and HYD-2 in the circulated version of the IS/MND recommended imposing mitigation after development of two parcels. Subsequent discussions between the City and the applicant determined that this mitigation could be delayed until after development of three parcels and remain equally as effective. This has been corrected in the IS/MND that is presented for adoption. Because this change replaced a mitigation measure with another mitigation measure that is equally effective, it does not qualify as a “substantial revision” to the IS/MND as defined in CEQA Guidelines §15073.5(b), and as such recirculation of the document is not required.

Additionally, following the recommendation by the Planning Commission, staff noticed that implementation of HYD-1 and HYD-2 within the mitigation monitoring and reporting program (MMRP) was inadvertently placed under the responsibility of the City of Mendota instead of the owner or applicant. This was a clerical error, and has been rectified in the current version of the document. Given that the basin will not be a public facility, it is not appropriate that the City construct or operate it, and thus implementation is now properly listed as a responsibility of the owner or applicant. The City remains responsible for monitoring its construction and operation to ensure compliance. This change simply serves to clarify, and does not qualify as a

“substantial revision” to the document. The IS/MND as revised is being considered as part of the public hearings conducted by the Planning Commission and City Council, respectively.

The revised text of Mitigation Measures HYD-1 and HYD-2 is as follows:

HYD-1 – Prior to issuance of a building permit for any structure on the ~~third~~ **fourth** of the six proposed parcels, a stormwater detention basin and relevant appurtenances shall be constructed on the Project site. Such basin shall be designed to the satisfaction of the City Engineer, shall be able detain stormwater during a 10-year event from all six parcels that are part of the Project, and shall be able regulate release of detained stormwater into the City’s storm drain system.

HYD-2 – Design of development and infrastructure on the first ~~two~~ **three** parcels shall incorporate features meeting the requirements of the City Engineer such that, upon construction of the detention basin, stormwater from the first ~~two~~ **three** parcels will be directed to that basin for flow and quality regulation.

All mitigation measures are included as recommended conditions of project approval. Additionally, following the recommendation by the Planning Commission, staff noticed that implementation of HYD-1 and HYD-2 within the mitigation monitoring and reporting program (MMRP) was inadvertently placed under the responsibility of the City of Mendota instead of the owner or applicant. Given that the basin will not be a public facility, it is not appropriate that the City construct or operate it, and thus implementation is now properly listed as a responsibility of the owner or applicant. The City remains responsible for monitoring its construction and operation to ensure compliance. This was a clerical error, and has been rectified in the current version of the document. This change does not qualify as a “substantial revision” to the CEQA document pursuant to CEQA Guidelines §15073.5

### **PUBLIC NOTICE**

In addition to the notice of intent, a notice of public hearing regarding the tentative parcel map itself was published in the January 9, 2015 edition of *The Business Journal* advertising the Planning Commission hearing and on January 30, 2015 edition of *The Business Journal* advertising the City Council hearing. Also on those two dates, notices of the respective public hearings were individually mailed to record owners of all property within 300 feet of the exterior boundary of the project site and placed within the City Hall bulletin window.

### **FINDINGS**

§17.08.050 of the Mendota Municipal Code, based on CA Govt. Code §66474, requires that the Planning Commission and/or City Council disapprove the map under certain circumstances. As such, the following findings have been made contrary to the requirements for denial:



**FINDING No. 1: THE PROPOSED SUBDIVISION, ALONG WITH ITS DESIGN AND IMPROVEMENTS, IS CONSISTENT WITH THE CITY'S GENERAL PLAN AND ANY APPLICABLE SPECIFIC PLANS.**

The proposed subdivision of land is consistent with the City of Mendota General Plan Update 2005-2025. The land is designated as Community Commercial within the Land Use Element of the General Plan. The project proposes to subdivide vacant commercial land into smaller parcels for individual sale or lease and eventual development with commercial uses. The proposed subdivision consists of lots in a configuration suitable for the unified commercial development required within the Community Commercial 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 No. 2: THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE AND DENSITY OF PROPOSED DEVELOPMENT.**

The General Plan identifies the site for commercial development. No specific use 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.). It has substantial frontage at the recently-improved intersection of two major streets, each of which has ample capacity for future traffic that may result from the subdivision. Regulatory and practical lot coverage limitations will ensure that future development of the site maintains appropriate density.

**FINDING No. 3: THE PROPOSED DESIGN AND IMPROVEMENTS ARE NOT LIKELY TO CAUSE ENVIRONMENTAL DAMAGE OR HEALTH CONCERNS.**

The proposed subdivision is not likely to result in environmental damage or health concerns because conditions of approval, both for the subdivision and for future development proposals, will ensure that activities conform to applicable health, safety, and noise standards.

**FINDING No. 4: THE DESIGN OF THE SUBDIVISION WILL NOT CONFLICT WITH PUBLIC EASEMENTS FOR ACCESS THROUGH OR USE OF THE PROPERTY WITHIN THE SUBDIVISION.**

Easements for the public at-large exist as public rights-of-way (Derrick Avenue and Belmont Avenue) abutting the project site to the east and south, respectively. The design and improvement of the proposed subdivision will not affect the public's use of those easements. There are no easements for the public at-large within the boundaries of or adjacent to the proposed subdivision. The proposed subdivision will not conflict with any easements.

**RECOMMENDATION**

Staff recommends that the City Council open a public hearing to receive and consider testimony on the whole of Application No. 14-09, and then take the following actions:

- A. Adopt Resolution No. 15-10, affirming the preliminary determination of the City Planner and the recommendation of the Mendota Planning Commission and adopting the Initial Study/Mitigated Negative Declaration, which indicates that with mitigation the project does not have the potential to significantly impact the environment, along with the mitigation monitoring and reporting program included therein
- B. Adopt Resolution No. 15-11, approving Tentative Parcel Map No. 14-01 subject to the following conditions of approval:

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. 14-01 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 §66453.3 of the California Subdivision Map Act.
- 2. Following City Council approval or conditional approval of the tentative parcel map and prior to its expiration, the subdivider may formally submit a final parcel map (Parcel Map).
- 3. 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.
- 4. Prior to or concurrently with recordation of the Parcel Map, the subdivider shall cause to be recorded with the Fresno County Recorder an irrevocable easement or covenant for cross-access purposes encompassing the six lots created by the Parcel Map along with Parcel B of Lot Line Adjustment No. 2011-01 (at the time of this writing occupied by Family Dollar).
- 5. Prior to recordation of the Parcel Map, a subdivision agreement shall be executed between the City of Mendota and the subdivider. 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 Pinal Map to reference the recording information of the subdivision agreement.
- 6. 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. A Land Division Guarantee and a Fresno County Tax Compliance Certification Request are required when the City submits the map to the Fresno County Recorder's Office for recordation.

7. 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.
8. Grading and improvement plans shall be prepared by a California-licensed civil engineer.
9. Irrigation, lighting, and landscaping plans may be prepared by a California-licensed landscape architect, architect, or engineer, or by an unlicensed design professional.
10. All exterior lights shall be shielded or otherwise oriented to prevent disturbance to surrounding or neighboring properties or traffic on Derrick Avenue and Belmont Avenue.
11. 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 C-2 zone district 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; the City of Mendota Standard Specifications and Standard Drawings; and the *City of Mendota Design Guidelines for the Highway 33, Seventh Street, and Oller Street Corridors*.
12. Any work within City of Mendota public right-of-way shall require an encroachment permit, including payment of all associated fees.
13. Any work within Caltrans, County of Fresno, or other agency right-of-way or property 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.
14. 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.
15. Prior to issuance of a certificate of occupancy, 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.

16. Development shall comply with the provisions of the comment letter from the San Joaquin Valley Air Pollution Control District (SJVAPCD) dated January 16, 2015 unless said provisions are superseded by other comments received from SJVAPCD during individual project review.
17. Development shall comply with the requirements of the Fresno County Fire Protection District/CalFire.
18. (Mitigation Measure BIO-1) All future developers shall follow the *Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or during Ground Disturbance* (USFWS 2011). The measures that are listed below have been excerpted from these guidelines.
  - a. A pre-construction survey shall be conducted no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities on the project sites, or prior to any project activity likely to impact the San Joaquin kit fox. The surveyor shall thoroughly check the project sites for kit fox dens and, if found, exclusion zones shall be placed in accordance with USFWS Recommendations at the following radii:

Potential den	50 feet
Known den	100 feet
Natal/pupping den (occupied and unoccupied)	Contact Service
Atypical den	50 feet

- b. If dens must be removed, they must be appropriately monitored and excavated by a trained wildlife biologist. Replacement dens would be required. Destruction of natal dens and other “known” kit fox dens must not occur until authorized by USFWS.
- c. Project-related vehicles shall observe a 20-mph speed limit in all project areas, except on county roads and State and Federal highways; this is particularly important at night when kit foxes are most active. To the extent possible, nighttime construction should be avoided. Off-road traffic outside of designated project areas should be prohibited.
- d. To prevent inadvertent entrapment of kit foxes or other animals during project construction, all excavated, steep-walled holes or trenches more than 2 feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the procedures under numbers 8 and 9 of this section must be followed.
- e. Kit foxes are attracted to den-like structures such as pipes and therefore may enter stored pipe, becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is

subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox has escaped.

- f. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
- g. No firearms shall be allowed on the project site.
- h. To prevent harassment, mortality of kit foxes or destruction of dens by dogs or cats, no pets shall be permitted on project sites.
- i. A representative shall be appointed by the project proponent who would be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped individual. The representative's name and telephone number shall be provided to the USFWS.
- j. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for advice.
- k. Any contractor, employee(s), or military or agency personnel who inadvertently kills or injures a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. They will contact the local warden or Mr. Paul Hoffman, the wildlife biologist, at (530)934-9309. The Service should be contacted at the numbers below.
- l. The Sacramento Fish and Wildlife Office and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The Service contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact is Mr. Paul Hoffman at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
- m. New sightings of kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed should also be provided to the Service at the address below. Any project-related information required by the Service or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at:

Endangered Species Division  
2800 Cottage Way, Suite W2605  
Sacramento, California 95825-1846  
(916) 414-6620 or (916) 414-6600

#### Site & Buildings

- 19. As determined necessary by the City Engineer, a slope easement shall be recorded along the Belmont Avenue frontage consistent with the slope easement indicated on the approved site plan for the Family Dollar site (Application No. 11-11).

20. As determined necessary by the City Engineer as a result of Americans with Disabilities Act (ADA) sidewalk slope requirements or other parameters, a pedestrian easement shall be recorded to ensure adequate path of travel.
21. A minimum of two (2) vehicular access points to the overall project site shall be maintained in perpetuity. Dependent upon future site development, an additional access point or points may be authorized or required.
22. All signage must be approved pursuant to the standards and guidelines of the Mendota Municipal Code prior to installation.
23. Consistent with Condition No. 4 above, development of individual parcels shall account for integrated and connected circulation throughout the project site to the extent feasible.
24. 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.

#### Utilities

25. Project water supply shall be taken either from the existing 12-inch water main in Belmont Avenue or the existing 14-inch water main in Derrick Avenue. The connection point(s) 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.
26. Project sanitary sewer service shall be connected either to the existing 6-inch sewer line in Belmont Avenue or to the existing 8-inch sewer line in Derrick Avenue. The connection point(s) shall be determined by the City Engineer during review of future development proposals. Said development may be required to install and dedicate to the City of Mendota extension(s) of either or both existing sewer lines in order to adequately serve the project. Connections shall be made in accordance with City of Mendota standards and shall be coordinated with the Director of Public Utilities.
27. The first three parcels to develop shall incorporate storm drain design meeting the requirements of the City Engineer to connect to the existing storm drain inlet in Belmont Avenue just west of the intersection of Belmont and Derrick Avenues, as modified by Condition Nos. 27 and 28 below.
28. (Mitigation Measure HYD-1) Prior to issuance of a building permit for any structure on the fourth of the six proposed parcels, a stormwater detention basin and relevant appurtenances shall be constructed on the Project site. Such basin shall be designed to the satisfaction of the City Engineer, shall be able detain stormwater during a 10-year event from all six parcels that are part of the Project, and shall be able regulate release of detained stormwater into the City's storm drain system.

29. (Mitigation Measure HYD-2) Design of development and infrastructure on the first three parcels shall incorporate features meeting the requirements of the City Engineer such that, upon construction of the detention basin, stormwater from the first three parcels will be directed to that basin for flow and quality regulation.
30. Applicants for development of the project site shall coordinate with Mid Valley Disposal to establish necessary solid waste procedures. Construction of trash enclosures shall comply with City of Mendota Standard Drawing No. M-12.

#### Operations

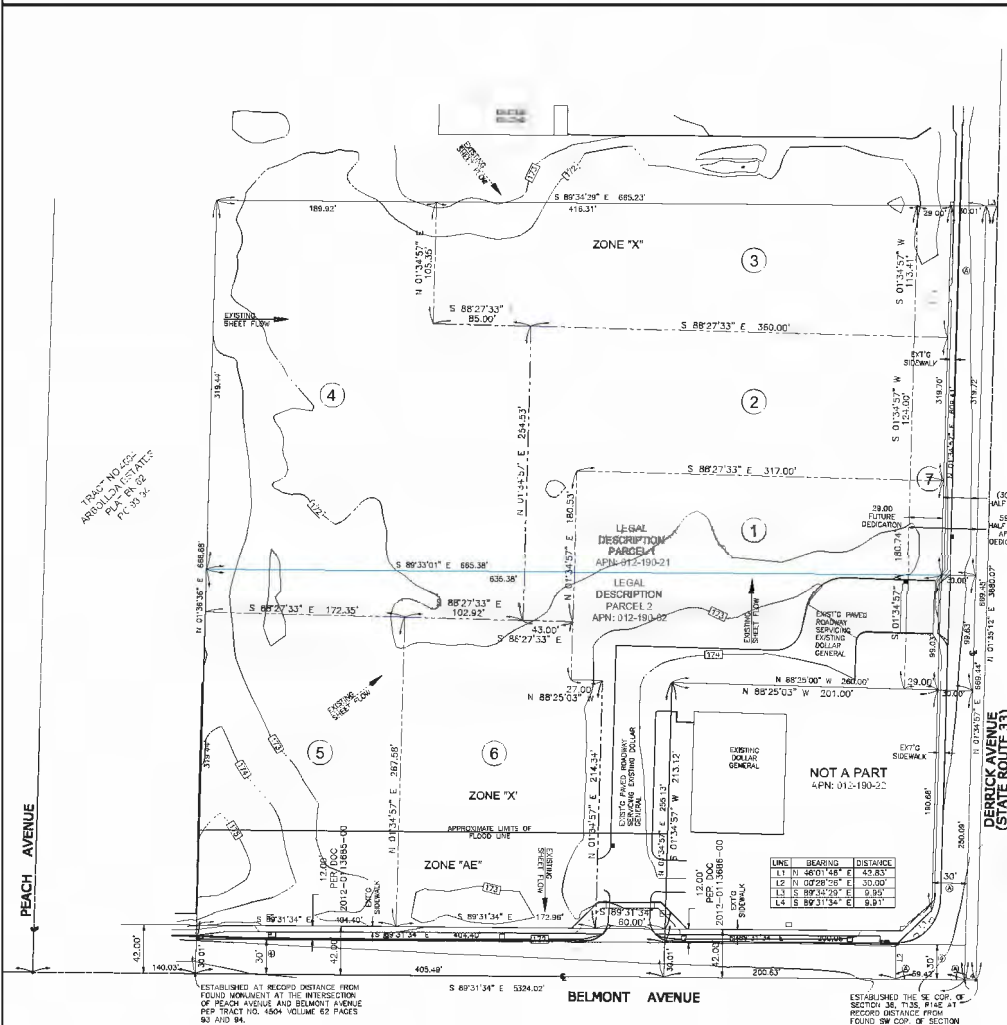
31. Business operators shall acquire and maintain valid City of Mendota business licenses, including compliance with any pertinent regulatory agency requirements pursuant to Title 5 of the MMC.
32. Hours of operation shall be as determined during site plan and/or conditional use permit review.
33. Activities shall occur entirely within the associated structures, unless expressly authorized pursuant to an approved operational statement, and shall not encroach into parking area, into City, Caltrans, or other right-of-way, or onto/into adjacent properties or structures. If an operator permits use of tobacco products on the site, an ash urn or similar device shall be provided outside the building(s).
34. Operations shall be subject to the City of Mendota Noise Ordinance

#### Fees

35. 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.
36. 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 and Development Impact Fees in amounts to be determined during review, processing, and approval of their respective projects.
37. 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.
38. 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 with evidence of payment, or evidence of the County's determination that no fees are required, prior to issuance of a certificate of occupancy.

# CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA TENTATIVE PARCEL MAP NO 14-01

APN 012-190-21 AND 62, 8.03 ACRES TOTAL  
NOVEMBER, 2014



**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
PARCEL 1: 012-190-21  
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLANS.  
EXCEPTING THEREFROM THE SOUTH 15 FEET THEREOF.  
ALSO EXCEPTING THEREFROM THAT PORTION \_\_\_\_\_ AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION, SAID SOUTHWEST CORNER BEING AT COORDINATED Y=818 410.687 FEET AND X=1 583 987.417 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01° 30' 04" EAST, 686.49 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
THENCE ALONG SAID NORTH LINE, NORTH 88° 27' 33" WEST, 30.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SECTION; THENCE ALONG SAID WEST LINE, SOUTH 01° 30' 04" WEST, 816.00 FEET; THENCE SOUTH 89° 31' 34" WEST, 42.84 FEET; THENCE SOUTH 01° 30' 04" WEST, 30.00 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE ALONG SAID SOUTH LINE, SOUTH 89° 31' 34" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 2: 012-190-62**  
PARCEL A OF \_\_\_\_\_ LINE ADJUSTMENT NO. 2011-01, MORE PARTICULARLY \_\_\_\_\_ AS FOLLOWS:  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLANS, THEREOF, IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, SAID SOUTHWEST CORNER BEING AT COORDINATED Y=818 410.687 FEET AND X=1 583 987.417 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01° 30' 04" EAST, 686.49 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
THENCE ALONG SAID NORTH LINE, NORTH 88° 27' 33" WEST, 317.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SECTION; THENCE ALONG SAID WEST LINE, SOUTH 01° 30' 04" WEST, 816.00 FEET; THENCE SOUTH 89° 31' 34" WEST, 42.84 FEET; THENCE SOUTH 01° 30' 04" WEST, 30.00 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE ALONG SAID SOUTH LINE, SOUTH 89° 31' 34" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

- SCHEDULE B EXCEPTION ITEMS:**
1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO COUNTY OF FRESNO PURPOSE: PUBLIC ROAD RECORDING DATE: DECEMBER 5, 1985 RECORDING NO: BOOK 186, PAGE 233 OF DEED AFFECTS: THE SOUTH 35 FEET OF SAID SECTION 36
  2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO PACIFIC COAST OIL COMPANY PURPOSE: PIPE LINES AND APPURTENANCES RECORDING DATE: FEBRUARY 24, 1902 RECORDING NO: BOOK 186, PAGE 13 OF DEED AFFECTS: SAID LAND AS SET FORTH IN DOCUMENT THE ROUTE OF THE TELEPHONE OR TELEGRAPH W/ OR POLES SHALL BE ALONG AND CLOSE TO THE EAST AND WEST LINES OF SECTION 36
  3. THAT PORTION OF SECTION 36 GRANTED TO THE STATE OF CALIFORNIA ACCORDING TO THAT CERTAIN GRANT DEED, RECORDED ON MARCH 8, 1959, AS DOCUMENT NUMBER 10766, IN BOOK 4188, PAGE 211, OFFICIAL RECORDS OF FRESNO COUNTY.

**SITE INFORMATION:**  
ADDRESS: NW CORNER OF BELMONT AVE. & DERRICK AVE., MENDOTA, CA 93740  
AREA: 349,816.12 SQ.FT. (8.03 AC)

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF BELMONT AVENUE BEING S 89° 31' 34" E AS SHOWN ON PARCEL MAP IN BOOK 100, PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY.

**BENCH MARK:**  
NATIONAL GEODETIC SURVEY BENCH MARK - DESIGNATION: RM V 861 - PID: 616051  
ELEVATION = 171.10 FEET (DAWG 88)  
0.8 IN X 3/4 IN SW FROM MENDOTA, 0.7 MILE SOUTHWEST ALONG THE SEVENTH STREET FROM THE SOUTHERN PACIFIC STATION AT MENDOTA, THENCE EAST TO THE SOUTH ALONG STATE HIGHWAY 33, AT THE INTERSECTION OF BELMONT ALONG 54 FEET NORTH OF THE CENTER LINE OF THE AVERAGE 5 FEET SOUTH OF A POWER POLE, 1.5 FEET NORTH OF A WITNESS POST, ABOUT LEVEL WITH THE HIGHWAY AND IN THE TOP OF A CONCRETE POST PROJECTING 10 FEET.

- MONUMENT AND REFERENCE NOTES:**
- 1. INDICATES FOUND MONUMENT AS SHOWN HEREON
  - 2. 1865 DISK FRESNO COUNTY MONUMENT 1135 R14E T14S R14E 1994 35 36 2 1'
  - 3. 1865 DISK SW 1/4 SW 1/4 TRACT 100 4204, VOLUME 62, PAGES 83 AND 84.
  - 4. 1865 DISK "CALIFORNIA DIVISION OF HIGHWAYS", S 01° 35' 12" W 0' 15"
  - 5. 1865 DISK "CALIFORNIA DIVISION OF HIGHWAYS" 28-1865 " 3202"

**FLOOD NOTE:**  
By graphic plotting only, this property is in Zone "X" and Zone "AE" of the Flood Insurance Rate Map Number 0601501902, 11 and 060150144, Community No. 660023, Dated February 18, 2009. This property is located in Areas of moderate or minimal hazard from the principal source of flood in the event an Area with no Base Flood Elevations determined, and Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. However, buildings in this zone could be flooded severe, concentrated rainfall coupled with inadequate drainage systems. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**LOT SCHEDULE**

LOT NUMBER	LOT SIZE SQ.FT.	LOT SIZE ACRES	REMARKS
(1)	70,086.00	1.61	
(2)	60,349.77	1.38	
(3)	48,813.28	1.10	
(4)	89,705.90	2.06	
(5)	14,510.37	1.07	
(6)	44,548.22	1.02	
TOTAL	349,816.12 SQ.FT. (8.03 AC)		

OWNER:	APPLICANT:	CIVIL ENGINEER:
ASHMARK LIMITED PARTNERSHIP CALIFORNIA LIMITED PARTNERSHIP 250 GREENBURY COURT SOUTH MENDOTA, CA 93740	OG MENDOTA, LLC 11550 MISSION PARK DRIVE, SUITE 304 RANCHO CUCAMONGA, CA 91730 P: 951 400 4030 C/SHANE@OGMENDOTA.COM	SALEM ENGINEERING GROUP, INC. 11550 MISSION PARK DRIVE, SUITE 108 RANCHO CUCAMONGA, CA 91730 P: 951 665 9733 ALEX.A@SALEMENET

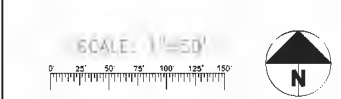
- GENERAL NOTES:**
1. THE MAP NUMBER AND DATE OF THIS PARCEL MAP IS THE DETERMINATION OF THE LAND SURVEY.
  2. THE PROPERTY LINES OF THIS PARCEL MAP ARE THE PROPERTY LINES OF THE LAND SURVEY.
  3. THE PROPERTY LINES OF THIS PARCEL MAP ARE THE PROPERTY LINES OF THE LAND SURVEY.
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  16. THE PROPERTY LINES OF THIS PARCEL MAP ARE THE PROPERTY LINES OF THE LAND SURVEY.
  17. IF ANY PART OF THIS PARCEL MAP IS TO BE CONSTRUCTED ALONG PROPERTY LINES, DRAINAGE PASSAGES SHALL BE PROVIDED AS SHOWN ON THE MAP.

**ACCESS, PARKING AND LANDSCAPE EASEMENT:**  
ALL PROPOSED PARCELS WILL ENTER INTO A SHARED PARKING, ACCESS AND LANDSCAPE EASEMENT AGREEMENT TO BE RECORDED ALONG WITH THIS PARCEL SUBMISSION.

**ZONING INFORMATION:**  
ZONING: C3 PROPOSED ZONING: C3  
GENERAL PLAN DESIGNATION: CC

- SWPPP GENERAL NOTES:**
1. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE PREPARED PRIOR TO ANY ACTIVITY STARTING WITH GRADING OPERATION.
  2. NOTICE OF WORKS MUST BE FILED WITH THE REGIONAL WATER BOARD TO OBTAIN WASTE DISPOSAL CERTIFICATION NUMBER (WDC).
  3. WORK MUST BE PROVIDED TO COUNTY PRIOR TO ANY PERMIT ISSUANCE.
  4. DEVELOPER/CONTRACTOR MUST ADHERE TO ALL SWPPP GUIDELINES AND PROCEDURES TO ELIMINATE ANY STORM WATER POLLUTION AND ALL STORM WATER POLLUTION MECHANISMS SHOULD BE IN PLACE AND IN EFFECT DURING THE ENTIRE CONSTRUCTION ACTIVITIES.

**UTILITY PURVEYOR:**  
GAS - FORD 2871 AIRPORT DRIVE  
MENDOTA, CA 93740  
PHONE: 559-743-3000  
ELECTRIC - PACIFIC 2871 AIRPORT DRIVE  
MENDOTA, CA 93740  
PHONE: 559-655-4298  
WATER & SEWER - CITY OF MENDOTA  
843 GURNEE ST.  
MENDOTA, CA 93740  
PHONE: 559-743-3000  
TRASH - WINDMILL DISPOSAL  
3800 WEST GARDEN  
KIRWAN, CA 93626  
PHONE: 559-843-2447  
CABLE & PHONE - COMCAST XFINITY  
35 EAST VIA LA PLATA  
FRESNO, CA 93726  
800-258-2579



DATE	REVISIONS	INITIALS

**SALEM**  
engineering group, inc.  
11550 MISSION PARK DRIVE, SUITE 108  
RANCHO CUCAMONGA, CA 91730  
TEL: 951 665 9733  
ALEX@SALEMENET





City of Mendota Application No. 14-09  
APNs 012-190-21 & 62 No address

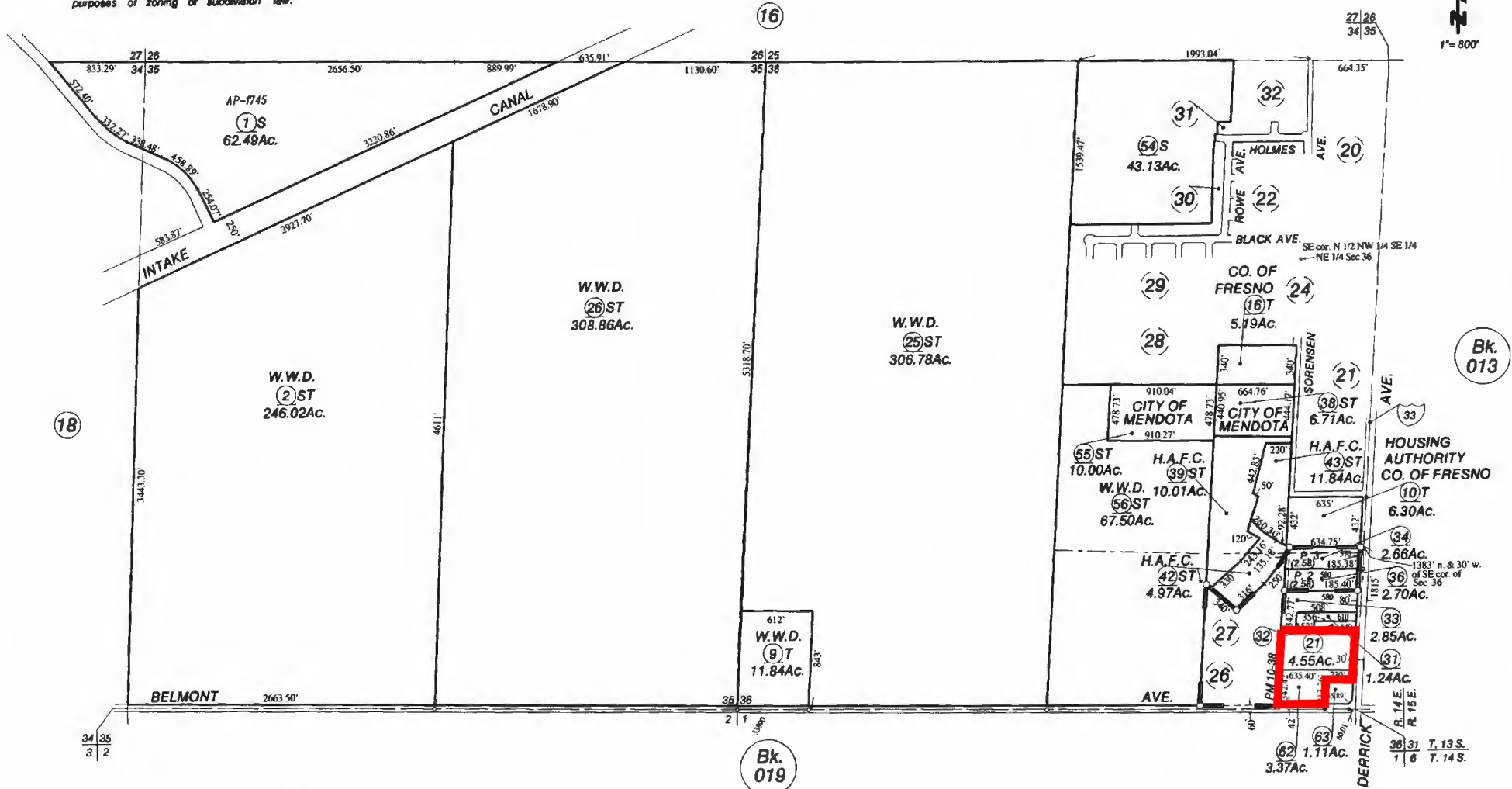
 Project Site

SEC. 36 & POR. SEC'S. 34 & 35, T. 13 S., R. 14 E., M. D. B. & M.

Tax Rate Area  
 12-001 140-000  
 12-015 140-013  
 12-026  
 12-027

012-19

... NOTE ...  
 This map is for Assessment purposes only.  
 It is not to be construed as portraying  
 legal ownership or divisions of land for  
 purposes of zoning or subdivision law.



Agricultural Preserve  
 Parcel Map No. - Bk. 10, Pg. 38

Assessor's Map Bk.012 - Pg. 19  
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

07/10/12

City of Mendota Application No. 14-09  
 APNs 012-190-21 & 62 No address

 Project Site

## MITIGATED NEGATIVE DECLARATION

**LEAD AGENCY:** City of Mendota  
643 Quince Street  
Mendota, CA 93640

**PROJECT TITLE:** Application No. 14-09 – Tentative Parcel Map No. 14-01

**STATE CLEARINGHOUSE:** n/a

**ADDRESS/LOCATION:** No address; properties located at the northwest corner of Derrick Avenue (State Route 33) and Belmont Avenue, APNs 012-190-21 and 62

**PROJECT APPLICANT:** GC Mendota, LLC; Chris Shane, Managing Partner; 650.400.4030

**PROJECT DESCRIPTION:** The project proposes to subdivide two parcels comprising approximately 8.03 acres into six parcels ranging in size from 1.02 to 2.06 acres for eventually commercial development. No development is proposed at this time.

**CONTACT PERSON:** Vincent DiMaggio, City Manager; 559.655.3291

The City Council of the City of Mendota has reviewed the proposed Project described herein along with the initial study prepared pursuant to the California Environmental Quality Act (CEQA), and has found that this Project will have no significant impact on the environment for the following reasons:

1. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
3. The project does not have possible environmental effects which are individually limited but cumulatively considerable; “cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
4. The environmental effects of a project will not cause substantial adverse effects on human beings, either directly or indirectly.
5. Mitigation measures  were,  were not made a condition of the approval of the project.

On February 10, 2015, based upon a recommendation from the Mendota Planning Commission, the Mendota City Council adopted Resolution No. 15-10, determining that with mitigation the above Project would have no significant effect on the environment. Copies of the tentative parcel map and other documents relating to the Project may be examined by interested parties at Mendota City Hall, 643 Quince Street, Mendota, CA 93640.

Dated: February 10, 2015

Attest: \_\_\_\_\_  
Hon. Robert Silva, Mayor

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MENDOTA IN THE MATTER  
OF ADOPTION OF A MITIGATED NEGATIVE  
DECLARATION PREPARED IN CONJUNCTION  
WITH TENTATIVE PARCEL MAP NO. 14-01**

**RESOLUTION NO. 15-10**

**WHEREAS**, on November 25, 2014, the City of Mendota formally accepted Application No. 14-09, consisting of Tentative Parcel Map No. 14-01, which proposes to subdivide two existing parcels comprising approximately 8.03 acres into six smaller parcels ranging in size from 1.02 acres to 2.06 acres for commercial development; and

**WHEREAS**, approval of a tentative parcel map consists of issuance of an entitlement by a public agency and therefore constitutes a “project” pursuant to the California Environmental Quality Act (CEQA; Public Resources Code §21000 *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**, an initial study and environmental checklist were prepared for the project in accordance with CEQA, and on December 29, 2014, the City Planner made a preliminary determination that, with mitigation, approval of Tentative Parcel Map No. 14-01 would not result in any significant impacts to the environment, and as such a mitigated negative declaration would be appropriate for the project; and

**WHEREAS**, on December 29, 2014, the City of Mendota filed a notice of intent to adopt a mitigated negative declaration with the Fresno County Clerk and posted copies of said notice in the City Hall bulletin window and at two locations on the project site, said notice of intent advertising a 20-day review and comment period starting on December 29, 2014 and ending on January 18, 2015; and

**WHEREAS**, the City of Mendota provided copies of said initial study/mitigated negative declaration to various public agencies for a 20-day review period between December 29, 2014 and January 18, 2015, also making said initial study/mitigated negative declaration available for public review at Mendota City Hall; and

**WHEREAS**, said notice of intent indicated that the Mendota Planning Commission intended to consider said initial study/mitigated negative declaration at a regular meeting on January 20, 2015 and provide a recommendation to the City Council, and that the City Council would consider that recommendation at a regular meeting on February 10, 2015; and

**WHEREAS**, the City of Mendota is the custodian of the documents and other materials that constitute the record of proceedings upon which the City Council's decision is based, and Mendota City Hall is the location of this record; and

**WHEREAS**, one (1) comment letter was received, that being from the San Joaquin Valley Air Pollution Control District; and

**WHEREAS**, said comment letter did not result in revisions to the proposed initial study/mitigated negative declaration; and

**WHEREAS**, based upon internal discussion, the City has made changes to mitigation measures HYD-1 and HYD-2 proposed in the mitigated negative declaration as circulated; and

**WHEREAS**, the City has determined that the changes above result in mitigation measures that are equally as effective as those originally circulated for review, and that they will not result in significant impacts to the environment that must be subsequently analyzed; and

**WHEREAS**, due to a clerical error, implementation of Mitigation Measures HYD-1 and HYD-2 had been incorrectly placed under the responsibility of the City of Mendota instead of under the responsibility of the owner or applicant; and

**WHEREAS**, said clerical error has been rectified; and

**WHEREAS**, as modified, implementation of the mitigation measures contained within the initial study/mitigated negative declaration will reduce impacts resulting from Tentative Parcel Map No. 14-01 to less-than-significant levels; and

**WHEREAS**, at a regular meeting on January 20, 2015, the Mendota Planning Commission did conduct a duly-noticed public hearing to consider the initial study/mitigated negative declaration and Tentative Parcel Map No. 14-01, and did adopt Resolution No. PC 15-01, forwarding a recommendation of approval to the City Council; and

**WHEREAS**, the City Council finds that it cannot be fairly argued, nor is there any substantial evidence in the record, that the project will have a significant impact on the environment, either directly or indirectly; and

**WHEREAS**, based upon the initial study/environmental checklist and the record, the project will not individually or cumulatively have an adverse impact on environmental resources.

***NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:***

- 1) The City Council of the City of Mendota hereby determines that any impacts resulting from approval of Application No. 14-09 will be reduced to less-than-significant levels with incorporation of mitigation measures; and
- 2) The City Council of the City of Mendota hereby affirms the preliminary determination of the City Planner and the recommendation of the Planning

Commission and adopts the mitigated negative declaration as attached hereto, including its mitigation monitoring and reporting program, with the initial study and environmental checklist remaining a part of the City's records.

---

Robert Silva, Mayor

ATTEST:

I, Matt Flood, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the City Council at a regular meeting of said Council, held at Mendota City Hall on the 10<sup>th</sup> day of January, 2015 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Matt Flood, City Clerk

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MENDOTA IN THE MATTER  
OF APPLICATION NO. 14-09, TENTATIVE  
PARCEL MAP NO. 14-01**

**RESOLUTION NO. 15-11**

**WHEREAS**, at a regular meeting on January 20, 2015, the Mendota Planning Commission did conduct a duly-noticed public hearing to consider Application No. 14-09, consisting of Tentative Parcel Map No. 14-01 and an accompanying initial study/mitigated negative declaration prepared in accordance with the California Environmental Quality Act, and adopted Resolution No. PC 15-01, forwarding a recommendation of approval to the City Council; and

**WHEREAS**, at a regular meeting on February 10, 2015, the Mendota City Council did conduct a public hearing to consider the recommendation of the Planning Commission in the matter of Application No. 14-09; and

**WHEREAS**, on January 30, 2015 notice of said public hearing was published in *The Business Journal*, individually mailed via USPS to all record owners of property within 300 feet of the project site, and posted in the City Hall bulletin window; and

**WHEREAS**, Tentative Parcel Map No. 14-01 proposes to subdivide two existing parcels comprising approximately 8.03 acres into six smaller parcels ranging in size from 1.02 acres to 2.06 acres for commercial development, as illustrated in Exhibit "A" attached hereto; and

**WHEREAS**, approval of a tentative parcel map consists of issuance of an entitlement by a public agency and therefore constitutes a "project" pursuant to the California Environmental Quality Act (CEQA; Public Resources Code §21000 *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 City Council has adopted Resolution No. 15-10, adopting a mitigated negative declaration analyzing the potential impacts of Tentative Parcel Map No. 14-01 and determining that, with mitigation measures, the project will not result in significant impacts to the environment; and

**WHEREAS**, the City Council has affirmed the following findings pursuant to the California Subdivision Map Act and Title 16 of the Mendota Municipal Code (the Subdivision Ordinance), said findings substantiated in the record:

1. The proposed subdivision, along with its design and improvements, is consistent with the City's General Plan and any applicable specific plans.
2. The site is physically suitable for the type and density of development.
3. The proposed design and improvements are not likely to cause environmental damage or healthy concerns.
4. The design or the subdivision will not conflict with public easements for access through or use of the property within the subdivision.

***NOW, THEREFORE, BE IT RESOLVED*** that the City Council of the City of Mendota hereby approves Tentative Parcel Map No. 14-01 as attached hereto as Exhibit "A" and subject to the following conditions of approval:

As may be used herein, the words "subdivider", "owner," "operator", and "applicant" shall be interchangeable. Conditions of approval that are 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 to future development of the project site shall be applicable at the time of approval of said future development.

#### General

1. Tentative Parcel Map No. 14-01 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 §66453.3 of the California Subdivision Map Act.
2. Following City Council approval or conditional approval of the tentative parcel map and prior to its expiration, the subdivider may formally submit a final parcel map (Parcel Map).
3. 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.
4. Prior to or concurrently with recordation of the Parcel Map, the subdivider shall cause to be recorded with the Fresno County Recorder an irrevocable easement or covenant for cross-access purposes encompassing the six lots created by the Parcel Map along with Parcel B of Lot Line Adjustment No. 2011-01 (at the time of this writing occupied by Family Dollar).
5. Prior to recordation of the Parcel Map, a subdivision agreement shall be executed between the City of Mendota and the subdivider. 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 Parcel Map to reference the recording information of the subdivision agreement.
6. 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. A Land Division Guarantee and a Fresno County Tax Compliance Certification Request are required when the City submits the map to the Fresno County Recorder's Office for recordation.

7. 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.
8. Grading and improvement plans shall be prepared by a California-licensed civil engineer.
9. Irrigation, lighting, and landscaping plans may be prepared by a California-licensed landscape architect, architect, or engineer, or by an unlicensed design professional.
10. All exterior lights shall be shielded or otherwise oriented to prevent disturbance to surrounding or neighboring properties or traffic on Derrick Avenue and Belmont Avenue.
11. 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 C-2 zone district 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; the City of Mendota Standard Specifications and Standard Drawings; and the *City of Mendota Design Guidelines for the Highway 33, Seventh Street, and Oller Street Corridors*.
12. Any work within City of Mendota public right-of-way shall require an encroachment permit, including payment of all associated fees.
13. Any work within Caltrans, County of Fresno, or other agency right-of-way or property 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.
14. 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.
15. Prior to issuance of a certificate of occupancy, 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.

16. Development shall comply with the provisions of the comment letter from the San Joaquin Valley Air Pollution Control District (SJVAPCD) dated January 16, 2015 unless said provisions are superseded by other comments received from SJVAPCD during individual project review.
17. Development shall comply with the requirements of the Fresno County Fire Protection District/CalFire.
18. (Mitigation Measure BIO-1) All future developers shall follow the *Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or during Ground Disturbance* (USFWS 2011). The measures that are listed below have been excerpted from these guidelines.
  - a. A pre-construction survey shall be conducted no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities on the project sites, or prior to any project activity likely to impact the San Joaquin kit fox. The surveyor shall thoroughly check the project sites for kit fox dens and, if found, exclusion zones shall be placed in accordance with USFWS Recommendations at the following radii:

Potential den	50 feet
Known den	100 feet
Natal/pupping den (occupied and unoccupied)	Contact Service
Atypical den	50 feet

- b. If dens must be removed, they must be appropriately monitored and excavated by a trained wildlife biologist. Replacement dens would be required. Destruction of natal dens and other “known” kit fox dens must not occur until authorized by USFWS.
- c. Project-related vehicles shall observe a 20-mph speed limit in all project areas, except on county roads and State and Federal highways; this is particularly important at night when kit foxes are most active. To the extent possible, nighttime construction should be avoided. Off-road traffic outside of designated project areas should be prohibited.
- d. To prevent inadvertent entrapment of kit foxes or other animals during project construction, all excavated, steep-walled holes or trenches more than 2 feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the procedures under numbers 8 and 9 of this section must be followed.
- e. Kit foxes are attracted to den-like structures such as pipes and therefore may enter stored pipe, becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction

site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox has escaped.

- f. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
- g. No firearms shall be allowed on the project site.
- h. To prevent harassment, mortality of kit foxes or destruction of dens by dogs or cats, no pets shall be permitted on project sites.
- i. A representative shall be appointed by the project proponent who would be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped individual. The representative's name and telephone number shall be provided to the USFWS.
- j. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for advice.
- k. Any contractor, employee(s), or military or agency personnel who inadvertently kills or injures a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. They will contact the local warden or Mr. Paul Hoffman, the wildlife biologist, at (530)934-9309. The Service should be contacted at the numbers below.
- l. The Sacramento Fish and Wildlife Office and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The Service contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact is Mr. Paul Hoffman at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
- m. New sightings of kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed should also be provided to the Service at the address below. Any project-related information required by the Service or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at:

Endangered Species Division  
2800 Cottage Way, Suite W2605  
Sacramento, California 95825-1846  
(916) 414-6620 or (916) 414-6600

#### Site & Buildings

- 19. As determined necessary by the City Engineer, a slope easement shall be recorded along the Belmont Avenue frontage consistent with the slope easement indicated on the approved site plan for the Family Dollar site (Application No. 11-11).

20. As determined necessary by the City Engineer as a result of Americans with Disabilities Act (ADA) sidewalk slope requirements or other parameters, a pedestrian easement shall be recorded to ensure adequate path of travel.
21. A minimum of two (2) vehicular access points to the overall project site shall be maintained in perpetuity. Dependent upon future site development, an additional access point or points may be authorized or required.
22. All signage must be approved pursuant to the standards and guidelines of the Mendota Municipal Code prior to installation.
23. Consistent with Condition No. 4 above, development of individual parcels shall account for integrated and connected circulation throughout the project site to the extent feasible.
24. 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.

#### Utilities

25. Project water supply shall be taken either from the existing 12-inch water main in Belmont Avenue or the existing 14-inch water main in Derrick Avenue. The connection point(s) 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.
26. Project sanitary sewer service shall be connected either to the existing 6-inch sewer line in Belmont Avenue or to the existing 8-inch sewer line in Derrick Avenue. The connection point(s) shall be determined by the City Engineer during review of future development proposals. Said development may be required to install and dedicate to the City of Mendota extension(s) of either or both existing sewer lines in order to adequately serve the project. Connections shall be made in accordance with City of Mendota standards and shall be coordinated with the Director of Public Utilities.
27. The first three parcels to develop shall incorporate storm drain design meeting the requirements of the City Engineer to connect to the existing storm drain inlet in Belmont Avenue just west of the intersection of Belmont and Derrick Avenues, as modified by Condition Nos. 28 and 29 below.
28. (Mitigation Measure HYD-1) Prior to issuance of a building permit for any structure on the fourth of the six proposed parcels, a stormwater detention basin and relevant appurtenances shall be constructed on the Project site. Such basin shall be designed to the satisfaction of the City Engineer, shall be able to detain stormwater during a 10-year event from all six parcels that are part of the Project, and shall be able to regulate release of detained stormwater into the City's storm drain system.
29. (Mitigation Measure HYD-2) Design of development and infrastructure on the first three parcels shall incorporate features meeting the requirements of the City

Engineer such that, upon construction of the detention basin, stormwater from the first three parcels will be directed to that basin for flow and quality regulation.

30. Applicants for development of the project site shall coordinate with Mid Valley Disposal to establish necessary solid waste procedures. Construction of trash enclosures shall comply with City of Mendota Standard Drawing No. M-12.

#### Operations

31. Business operators shall acquire and maintain valid City of Mendota business licenses, including compliance with any pertinent regulatory agency requirements pursuant to Title 5 of the MMC.
32. Hours of operation shall be as determined during site plan and/or conditional use permit review.
33. Activities shall occur entirely within the associated structures, unless expressly authorized pursuant to an approved operational statement, and shall not encroach into parking area, into City, Caltrans, or other right-of-way, or onto/into adjacent properties or structures. If an operator permits use of tobacco products on the site, an ash urn or similar device shall be provided outside the building(s).
34. Operations shall be subject to the City of Mendota Noise Ordinance

#### Fees

35. 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.
36. 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 and Development Impact Fees in amounts to be determined during review, processing, and approval of their respective projects.
37. 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.
38. 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 with evidence of payment, or evidence of the County's determination that no fees are required, prior to issuance of a certificate of occupancy.

---

Robert Silva, Mayor

ATTEST:

I, Matt Flood, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the City Council at a regular meeting of said Council, held at Mendota City Hall on the 10<sup>th</sup> day of January, 2015 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Matt Flood, City Clerk



# CITY OF MENDOTA

643 QUINCE STREET  
MENDOTA, CA 93640

## APPLICATION No. 14-09 Tentative Parcel Map No. 14-01

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### Draft Initial Study & Mitigated Negative Declaration

December 2014

Prepared by:







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**A - CalEEMod Output Files**

**B – Soils Report**

**C – Cultural Report**

**CHAPTER 1**  
**INTRODUCTION**



# CHAPTER 1 – INTRODUCTION

The City of Mendota (City) has prepared this Initial Study/Mitigated Negative Declaration (IS/MND) for Application No. 14-09 to address the environmental effects of Tentative Parcel Map No. 14-01 (Project). This document has been prepared in accordance with the California Environmental Quality Act (CEQA; Public Resources Code §21000 et seq.) and the CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, §15000 et seq.). The City of Mendota is the CEQA lead agency for this proposed Project.

The proposed Project involves the subdivision of two parcels comprising approximately 8.03 acres into a total of six parcels that would ultimately be intended for commercial development. No application for development has been received at this time. The proposed Project is described in detail in Chapter 2, Project Description.

## Regulatory Information

An Initial Study (IS) is an analysis conducted by a lead agency to determine if a project may have a significant effect on the environment. CEQA Guidelines §15064(a)(1) states that an environmental impact report (EIR) must be prepared if there is substantial evidence in light of the whole record that the proposed project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant. A negative declaration may be prepared instead if the lead agency finds that there is *no* substantial evidence in light of the whole record that the project may have a significant effect on the environment. A negative declaration is a written statement describing the reasons why a proposed project, not otherwise exempt from CEQA, would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines §15371). According to CEQA Guidelines §15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b) The IS identified potentially significant effects, but:
  - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration and initial study is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and
  - (2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project *as revised* may have a significant effect on the environment. If revisions are adopted by the Lead Agency into the proposed project in accordance with the CEQA Guidelines §15070(b), a *Mitigated Negative Declaration (MND)* is prepared.

## Document Format

This IS/MND contains six chapters and three technical appendices. Chapter 1, Introduction, provides an overview of the proposed Project and the CEQA environmental documentation process. Chapter 2, Project Description, provides a detailed description of proposed Project objectives and components. Chapter 3, Initial Study Checklist, presents the CEQA checklist and environmental analysis for all impact areas, mandatory findings of significance, and feasible mitigation measures. If the proposed Project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the proposed Project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements that would reduce those impacts to a less than significant level. Chapter 4, Mitigation Monitoring and Reporting Program (MMR&P), provides the proposed mitigation measures, completion timeline, and person/agency responsible for implementation. Chapter 5, References, provides a listing of outside sources that were used to develop the document. Chapter 6, List of Preparers, provides a list of key personnel involved in the preparation of the IS/MND.

The NRCS Custom Soil Resource Report, CalEEMod Output Files, and a Cultural Resources Records Search Report are provided as technical appendices at the end of this document.

Environmental impacts are separated into the following categories:

**Potentially Significant Impact.** This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

**Less Than Significant After Mitigation Incorporated.** This category applies where the incorporation of mitigation measures would reduce an effect from a “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measure(s), and briefly explain how they would reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

**Less Than Significant Impact.** This category is identified when the proposed Project would result in impacts below the threshold of significance, and no mitigation measures are required.

**No Impact.** This category applies when a project would not create an impact in the specific environmental issue area. “No Impact” answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific project (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

## Acronyms Used in this Document

AB32	Assembly Bill 32
ACOE	United States Army Corps of Engineers
AF	Acre Feet/Foot
APN	Assessor's Parcel Number
ARB	Air Resources Board
AST	Aboveground Storage Tank
BMP	Best Management Practices
BPS	Best Performance Standards
CalARP	California Accidental Release Prevention
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CalOSHA	California Department of Industrial Relations
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CAAQS	California Ambient Air Quality Standards
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	U.S. Code of Federal Regulations
CH <sub>4</sub>	Methane
CNDDDB	California Department of Fish and Wildlife Natural Diversity Database
CNPS	California Native Plant Service
CO	Carbon Monoxide
CRHR	California Register of Historical Resources
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
DOC	California Department of Conservations
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESCD	Erosion and Sediment Control Drawings
FCSSE	Five County Seismic Safety Element
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FIRM	Flood Insurance Rate Maps
FMMP	Farmland Mapping and Monitoring Program
FPPA	Farmland Protection Policy Act
FRA	Federal Railway Administration
FTA	Federal Transit Administration
GAMAQI	Guide for Assessing and Mitigating Air Quality Impacts
GHG	Greenhouse Gas
GIS	Geographic Information System



H <sub>2</sub> S	Hydrogen Sulfide
HMIS	Hazardous Materials Inventory Statement
HMMP	Hazardous Materials Management Plans
HMR	Hazardous Materials Regulations
HMRRP	Hazardous Materials Release Response Plans and Inventory Program
HSWA	Hazardous and Solid Waste Amendments
HWG	Hazardous Waste Generator
IFM	Important Farmland Maps
IS	Initial Study
IS/MND	Initial Study/Mitigated Negative Declaration
LLC	Limited Liability Corporation
MOL	Mines Online
MMRP	Mitigation Monitoring & Reporting Program
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendant
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MW	Megawatt
NAAQS	National Ambient Air Quality Standards
NCP	National Contingency Plan
ND	Negative Declaration
NFIP	National Flood Insurance Program
NIOSH	National Institute of Occupational Safety and Health
NOAA	National Oceanic and Atmospheric Administration
NO <sub>2</sub>	Nitrogen Dioxide
NO <sub>x</sub>	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRCS	Natural Resources Conservation Service
O <sub>3</sub>	Ozone
OMR	Office of Mine Reclamation
ONC	Office of Noise Control
OSHA	Occupational and Safety Health Act
PG&E	Pacific Gas & Electric
PHMSA	Pipeline and Hazardous Material Safety Administration
PM <sub>10</sub>	Particulate Matter less than 10 microns in diameter
PM <sub>2.5</sub>	Particulate Matter less than 2.5 microns in diameter
RCRA	Resource Conservation and Recovery Act
RMS	Root Mean Squared
RWQCB	Regional Water Quality Control Board
SAAQS	State Ambient Air Quality Standards
SARA	Superfund Amendments and Reauthorization Act
SCADA	Supervisory Control and Data Acquisition
SJVAPCD	San Joaquin Valley Air Pollution Control District
SMA	Subdivision Map Act
SMARA	Surface Mining and Reclamation Act
SO <sub>2</sub>	Sulfur Dioxide

SWRCB	State Water Resources Control Board
SWPPP	Storm Water Pollution Prevention Plan
USDA	United States Department of Agriculture
USDOT	United States Department of Transportation
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compounds



**CHAPTER 2**  
**PROJECT DESCRIPTION**



# CHAPTER 2-PROJECT DESCRIPTION

## Project Background and Objectives

### 1. Project Title:

Application No. 14-09, Tentative Parcel Map No. 14-01

### 2. Lead Agency Name and Address:

City of Mendota  
643 Quince Street  
Mendota, CA 93640

### 3. Contact Person and Phone Number:

#### Lead Agency Contact

Vincent DiMaggio, City Manager  
559.655.3291  
Matt Flood, Planning and Economic Development Manager  
559.655.3291

#### CEQA Consultant

Provost & Pritchard Consulting Group  
Jeffrey O'Neal, AICP, Contract City Planner  
559.449.2700

#### Applicant

GC Mendota, LLC  
Chris Shane, Managing Partner  
650.400.4030

#### Property Owner

Ashmark Limited Partnership  
250 Gregg Court South  
Mendota, CA 93640

### 4. Project Location:

The Project is located in Mendota (population 11,225<sup>1</sup>) in western Fresno County, approximately seven miles south of Firebaugh and 35 miles west of Fresno (see Figure 1). The Project site is located at the northwest corner of Derrick Avenue (State Route 33) and Belmont Avenue. The Project can be found within Firebaugh, CA, United States Geological Survey (USGS) 7.5-minute quadrangle, in Section 36, Township 13 South, Range 14 East, M. D. B & M. The Project site comprises Assessor's Parcel Numbers 012-190-21 and 62 (see Figure 3).

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<sup>1</sup> California Department of Finance. *E-1 Cities, Counties, and the State Population Estimates with Annual Percent Change, January 1, 2013 and 2014*. 2014.

## 5. Latitude and Longitude:

The Centroid of the 3 parcels is 36°45'1.63" N 120°23'16.86" W

## 6. General Plan Designation:

Community Commercial (see Figure 4)

## 7. Zoning:

C-2, Community Shopping Center District (See Figure 5)

## 8. Description of Project:

### Project Objectives:

The Project proposes to subdivide two parcels comprising approximately 8.03 acres into six smaller parcels ultimately suitable for commercial development. The parcels would have access, either directly or via easement or similar irrevocable agreement, to Derrick and Belmont Avenues. At this time, the City has not received any applications for development of the resultant parcels.

By providing locations for future development, the Project would benefit the City and the public by:

- Reduced processing times and costs for eventual development
- Stimulating the local economy through job creation
- Promoting City of Mendota 2005-2025 General Plan Update goals of increased retail, restaurant, and service establishments along major streets, in particular Derrick Avenue
- Providing property tax and sales tax revenues for the City of Mendota

### Project Components:

#### *Subdivision of Land*

Three parcels exist at the northwest corner of Derrick and Belmont Avenues. The parcel directly abutting the corner, APN 012-190, which is not a part of the Project, is currently developed with a discount retail store. The two parcels comprising the Project site, APNs 012-190-21 and 62, surround the existing developed parcel on its north and west sides, extending north and west along Derrick and Belmont Avenues, respectively. Access to the developed site is via one drive approach each on Derrick and Belmont Avenues; these drive approaches are actually located on APN 012-190-62, and their use is allowed via cross-access agreement.

The Project would subdivide APNs 012-190-21 and 62, consisting of approximately 8.03 acres, into six parcels ranging from 1.02 acres to 2.06 acres in size (See Figure 8). Parcel 1 would have frontage on both Derrick and Belmont Avenues, and would contain the two existing drive approaches. Parcels 2 and 3 would have frontage on Derrick Avenue. Parcels 5 and 6 would

have frontage on Belmont Avenue. Parcel 4 would not have frontage on either street, but would be subject to cross-access agreements allowing street access through the other parcels.<sup>2</sup>

The California Department of Transportation (Caltrans) operates State Route 33 (SR33; Derrick Avenue), which abuts the Project site along the entirety of its eastern side. The SR33 right-of-way west of its centerline is currently 30 feet. Caltrans has indicated that its ultimate planned right-of-way will extend 59 feet west of the centerline. However, Caltrans' preference at this time is to not request or require dedication of the right-of-way. As such, the Project will be required to preserve a 29-foot-wide strip of land abutting the western edge of SR33 rather than offer it for dedication at this time.

As noted previously, the Project does not propose any construction. Although it would facilitate future development of the overall site, no applications for development have been received. Given the unforeseeable specifics of potential development and the resultant speculative nature of impact analysis, the City has assumed buildout of the overall site at the maximum level consistent with General Plan policies and zoning regulations.

The Project site is zoned C-2, which is intended for development of community shopping centers, and which allows a maximum lot coverage of 33 percent. Parking requirements in C-2 indicate a minimum of three square feet of parking area for each one square foot of building area, effectively reducing allowable lot coverage to 25 percent.<sup>3</sup> As a result, this Initial Study will assume a maximum buildout of approximately 88,000 square feet of varied commercial uses<sup>4</sup> developed as a shopping center over an unknown number of years. Although construction specifics for future development are unknown at this time, it is assumed that general hours during any construction will be conducted during day light hours, Monday through Friday, excluding holidays. The types of construction equipment and duration of each construction stage will be provided by the future applicants and further analyzed in subsequent CEQA analyses.

Employment for community retail ranges from 10-25 employees per acre.<sup>5</sup> Based upon this assumption, the Project site could employ between 80 and 200 persons upon full buildout.

## 9. Surrounding Land Uses and Setting:

The proposed Project is at the northwest corner of Derrick and Belmont Avenues, which is in the southwestern quadrant of Mendota. It is surrounded by a mix of commercial development, single-family residences, and vacant land. The Project site itself is currently vacant (See Figure 2)

## 10. Other Public Agencies Whose Approval May Be Required:

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<sup>2</sup> Due to frontage limitations, Caltrans separation requirements, locations of nearby existing street intersections, and proximity to residences, it is likely that the total number of drive approaches accessing the overall project site will be limited. As such, all parcels will be subject to some form of cross-access agreement or covenant.

<sup>3</sup> Note that these percentages do not account for landscaping, hardscaped areas other than parking, or similar features. Addition of these features would have the effect of further reducing buildable area. However, because the area to be occupied by these features is completely unknown at this time, 25 percent maximum lot coverage will be assumed.

<sup>4</sup> 8.03 acres (349,787 square feet) x 0.25 = 87,447 square feet.

<sup>5</sup> Allan D. Kotin & Associates. *Potential Economic and Fiscal Benefits of the River Ranch Specific Plan to the City of Mendota*. March, 2010.



Discretionary approvals that may be required:

None

Ministerial approvals and agreements that may be required:

None

Figure 1 - Regional Location

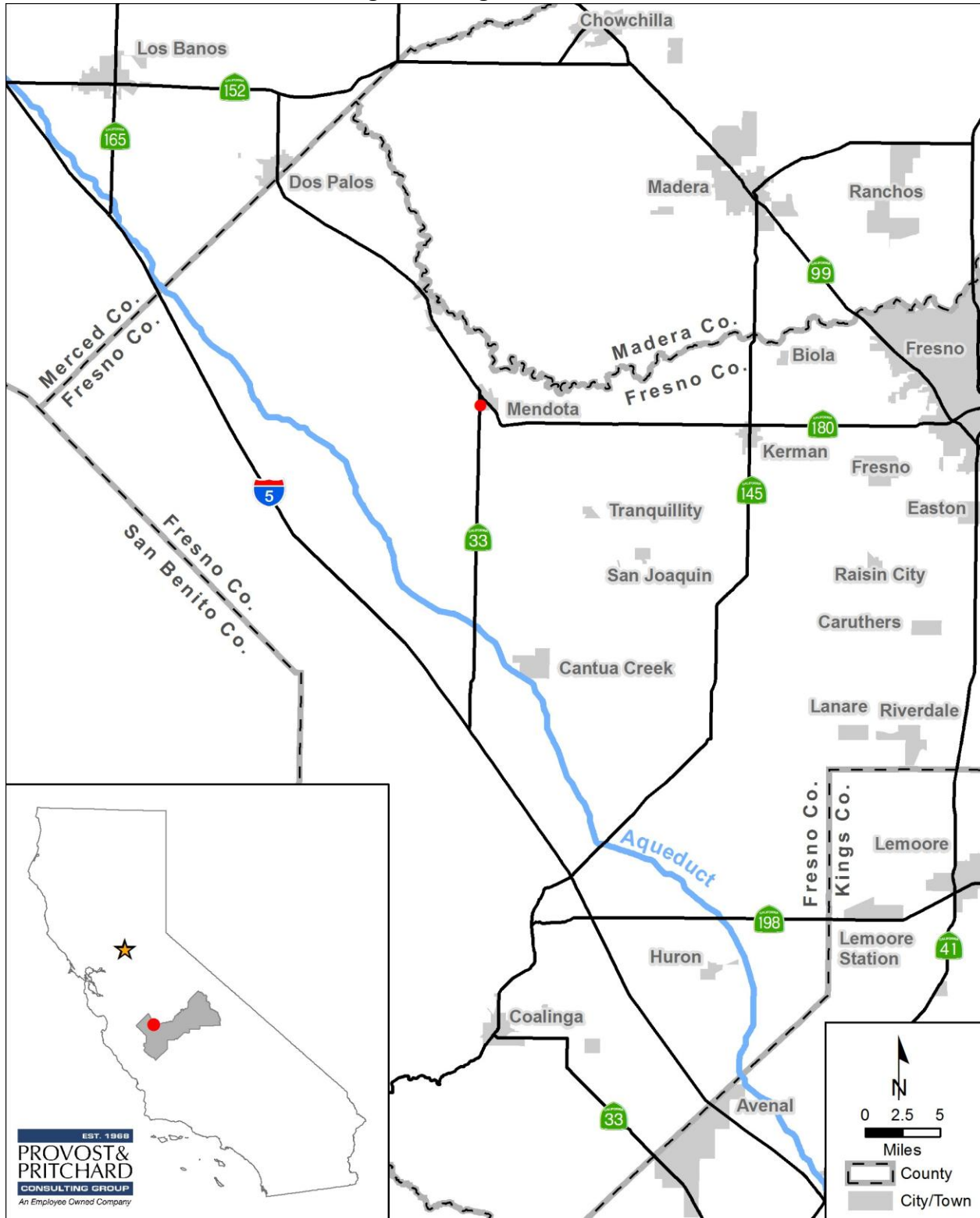


Figure 2 – Aerial Map





**Figure 4 – General Plan Designation**



Figure 5 – Zoning

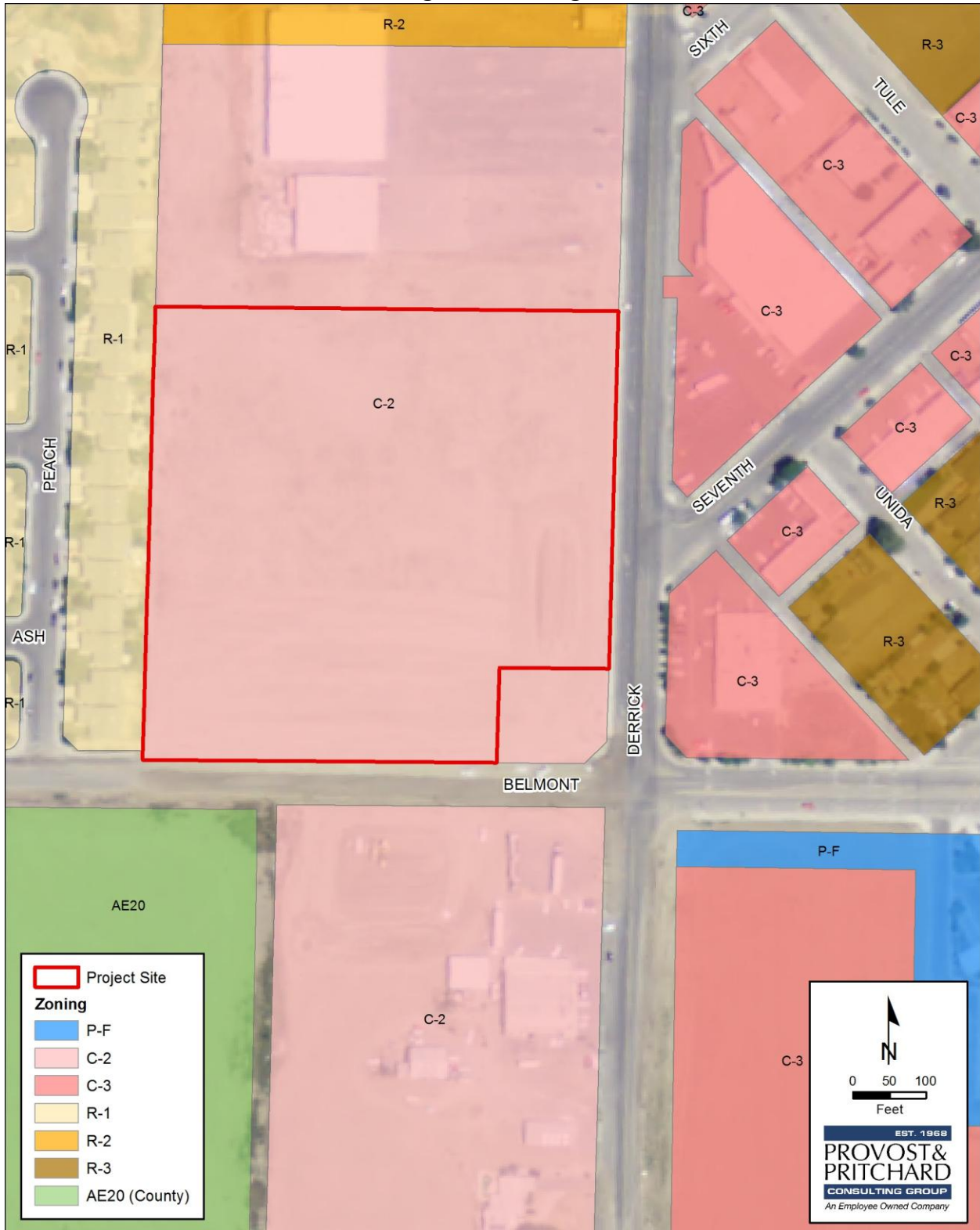


Figure 6 – Farmland Designation

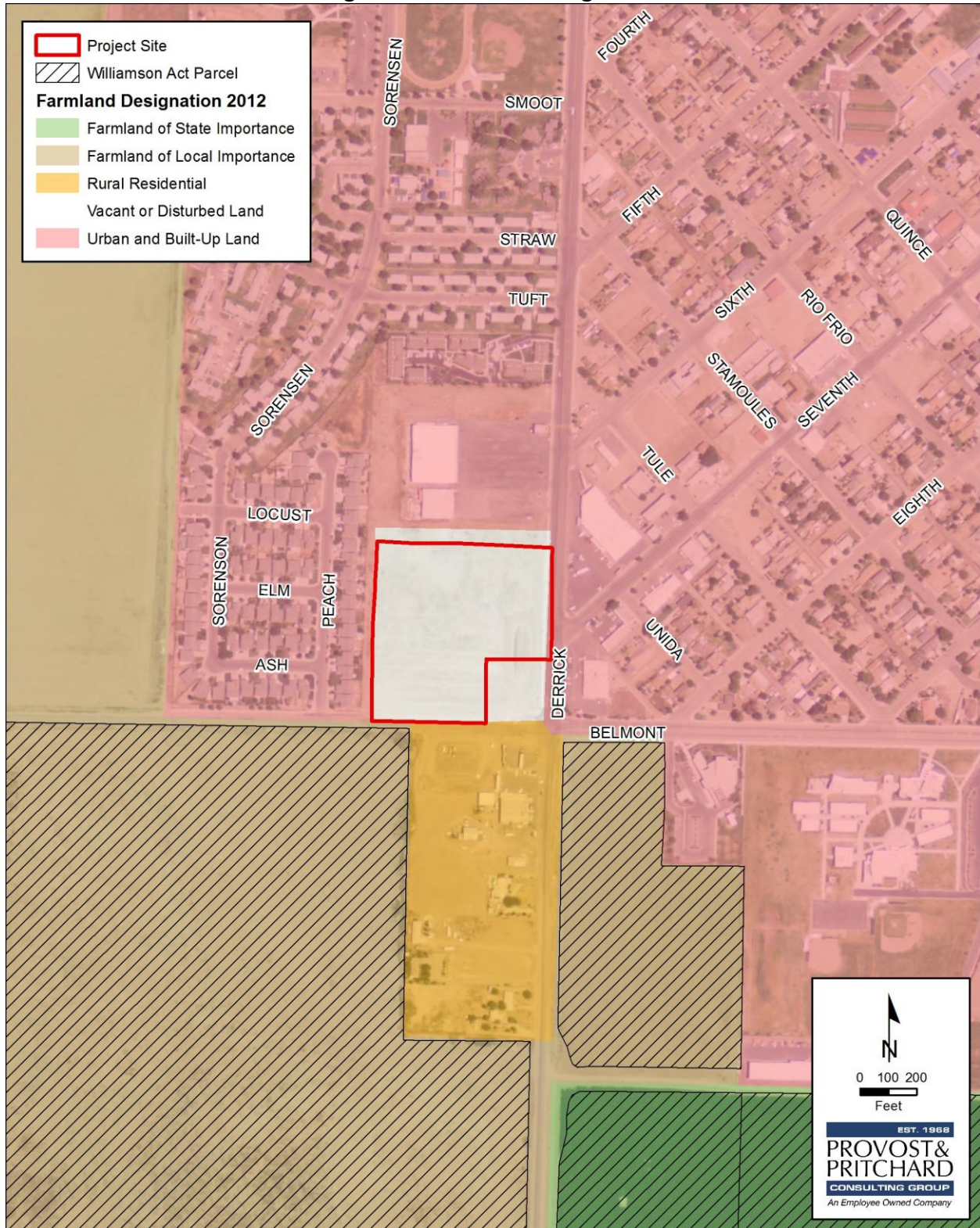
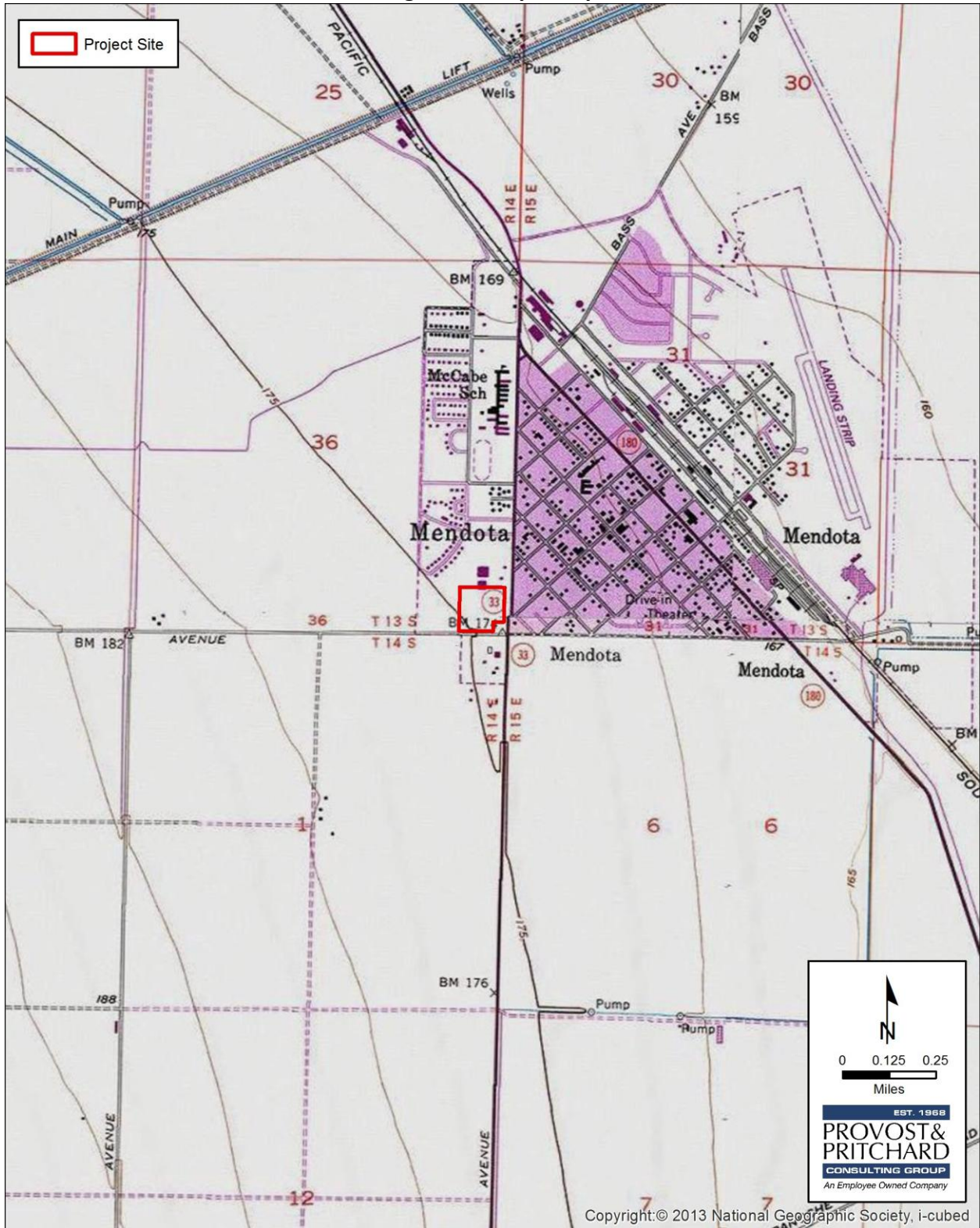


Figure 7 – Topo Map







## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and subsequent discussion on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning               | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing              | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic          | <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
For



**CHAPTER 3**  
**INITIAL STUDY CHECKLIST**



### 3 INITIAL STUDY CHECKLIST

I. AESTHETICS	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The aesthetic character of the project site and the surrounding area can generally be described as moderately urbanized. Adjacent properties contain single-family residential development to the west and various commercial uses to the north, south, and east. The San Joaquin River is the closest scenic resource to the Project site and is approximately 2.5 miles to the northeast.

The Project site is in close proximity to numerous local streets, as well as State Route 33 (Derrick Avenue) and Belmont Avenue, the primary north-south and east-west corridors, respectively, in this part of Mendota. To the southwest begins an immense expanse (tens of thousands of acres) of farmland owned by various private and public entities, much of which has been retired from production. The Project site itself has been vacant for many years, and is regularly tilled to prevent weed growth. It is relatively flat with no remarkable topography or geologic features.

Those most likely to view the Project site are neighboring residential homes (from their rear yards), commercial patrons across Derrick and Belmont Avenues and at the retail establishments abutting the Project site, and vehicular and pedestrian passersby on adjacent streets. From all viewing perspectives, the predominant views of the Project site consist of tilled or disked dirt. Depending upon a viewer’s specific location and orientation, views from the south, southeast, east and northeast may be interrupted by existing retail establishment located on property abutting the Project site Avenues. Views from the north, northwest, west, and southwest would consist of the vacant dirt field with retail establishments in the background.

**Responses:**

- a) **Less Than Significant Impact.** The Project site is located on the San Joaquin Valley floor in the south-western area of the City. The proposed Project site is on the northwest corner of Derrick and Belmont Avenues, and is largely surrounded by urban development. The Project is not

located within the viewshed of a recognized scenic vista and is not located within a state scenic highway corridor. There are no scenic resources within the Project vicinity. The site is flat and does not contain high ground that would be visible from surrounding properties.

Construction equipment would block views; however the construction phase of the shopping center complex would be temporary. Ultimately, the Project would facilitate placement of commercial development and include the addition of buildings, lighting, fencing, and landscaping to the existing scenic vistas. According to the City of Mendota General Plan Draft EIR (SCH# 2007077083), "Implementation of the proposed General Plan will encourage new development activities that could degrade the existing visual character or quality of the Planning Area. As the proposed General Plan contains policies to ensure that change associated with implementation of the General Plan does not substantially degrade the character of the City, this is considered a less than significant impact." Temporary construction activities would be visible from adjacent streets; however, they would not affect a scenic vista. The impact would be less than significant.

- b) **No Impact.** The Scenic Highway Program protects and enhances California's natural scenic beauty by allowing county and city governments to apply to the California Department of Transportation (Caltrans) to establish a scenic corridor protection program. The Project site abuts California State Route 33 (SR 33) for approximately 420 feet. According to Caltrans, SR 33 is not on the list of State Scenic Highways. There would be no impact.
- c) **Less Than Significant Impact.** The visual character of the Project area would not be substantially degraded; in contrast, the Project would eventually result in replacement of vacant land with modern commercial development and would improve the visual character and quality of the site and its surroundings. In addition, the Project would develop with uses consistent with the City General Plan policies to ensure that future development follows City standards regarding visual character. The impact would be less than significant.
- d) **Less Than Significant Impact.** The main sources of daytime glare are generally sunlight reflecting from structures and other reflective surfaces such as windows. Land uses that could eventually result from the Project would include structures and other potential sources of glare from reflective windows, glass, and other polished surfaces typically utilized in building materials. The amount of glare depends on the intensity and direction of sunlight, which is more acute at sunrise and sunset because the angle of the sun is lower during these times. Addition of structures to the site could result in an increase in daytime glare.

Nighttime lighting levels would increase modestly over current levels, as sources of new and increased nighttime lighting and illumination would include, but are not necessarily limited to, lighting from future commercial uses, lights associated with vehicular travel (i.e. car headlights), street lighting, and parking lot lights. Increased nighttime lighting and illumination could result in adverse effects to adjacent land uses through the "spilling over" of light into these areas and "sky glow" conditions. Since the proposed Project could eventually result in the construction of up to 88,000 square feet of commercial uses, at least some of which would presumably operate during nighttime hours, impact from nighttime lighting could result from the Project. However, all future development under the proposed Project would have to comply with General Plan Policy OSC-8.8, which requires land uses to limit glare, spillage of light off-site, upward

illumination, and sky glow. This would assist in reducing potential impacts associated with daytime glare and nighttime light.

Future development of the resultant parcels would be subject to discretionary review by the City, a component of which is design review. At the time of proposed development, the City has the opportunity to require building, site, landscaping, and other modifications that would further reduce light and glare impacts. Therefore, any source of substantial light or glare would be reduced to a less than significant impact.



**II. AGRICULTURE AND FOREST RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**Responses:**

- a) **No Impact.** The California Department of Conservation (DOC) applies the United States Department of Agriculture, National Resources Conservation Service (NRCS) soil classifications to identify agricultural lands. These designations are used in planning California’s present and future agricultural land resources. Maps of important farmlands are prepared by the DOC as part of its Farmland Mapping and Monitoring Program (FMMP). The DOC has a minimum mapping unit of 10 acres, with parcels that are smaller than 10 acres being absorbed into the surrounding classifications.

The list below provides a description of the categories mapped by the DOC. Collectively, lands classified as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland are referred to as Farmland (California Department of Conservation, 2007).

- **Prime Farmland.** Farmland that has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Farmland of Statewide Importance.** Farmland is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to stored soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Unique Farmland.** Farmland of lesser quality soil that is used for the production of the state’s leading agricultural crops. This land is usually irrigated but may include nonirrigated orchards or vineyards, as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- **Farmland of Local Importance.** Land of importance to the local agricultural economy, as determined by each county’s board of supervisors and a local advisory committee.
- **Grazing Land.** Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen’s Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.
- **Urban and Built-up Land.** Land occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, or public administrative purposes; railroad and other transportation yards; cemeteries; airports; golf courses; sanitary landfills; sewage treatment facilities; water control structures; and other developed purposes.
- **Other Land.** Land not included in any other mapping category. Common examples include low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and larger than 40 acres is mapped as Other Land.

According to the Soil Survey of Western Fresno County, the one soil type present on the Project site is Calflax Clay Loam, Saline-Sodic, Wet, 0-1 percent slopes (see Appendix A). Even if irrigated, this soil has lower capabilities for agriculture, and is not classified as prime agricultural soil. So, although the site is underlain with agricultural soils, they are not of prime quality.

The California Revised Storie Index is a soil rating based on soil properties that govern a soil's potential for cultivated agriculture in California. The Storie Index assesses the productivity of a soil from the following four characteristics: Factor A, degree of soil profile development; factor B, texture of the surface layer; factor C, slope; and factor X, manageable features, including drainage, microrelief, fertility, acidity, erosion, and salt content. A score ranging from 0-100 percent is determined for each factor, and the scores are then multiplied together to derive an index rating. The ratings have been combined into six grade classes as follows: Grade 1 (excellent), 100 to 80; grade 2 (good), 79 to 60; grade 3 (fair), 59 to 40; grade 4 (poor), 39 to 20; grade 5 (very poor), 19 to 10; and grade 6 (nonagricultural), less than 10. The Storie index ratings for the Project site are rated as Grade 5 (very poor).

Another way of measuring the suitability of soils for most field crops is by determining the soil capability class. In this system, soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. They are also classified based on whether they are irrigated or not irrigated. Capability classes are designated by the numbers 1 through 8. The Project site is primarily Irrigated Capability Class 3, which means that soils have severe limitations.

The Project site and the surrounding area are classified as Urban and Built-up Land, and the underlying soil is not of prime quality. There would be no impact.

- b) No Impact.** The entire Project site is within an urbanized area, is zoned for commercial use and would be consistent with the uses identified in the City of Mendota General Plan (2009). No agricultural land is proximal to the Project site and no land is under Williamson Act contract. Therefore, the proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. There would be no impact.
- c) No Impact.** See No. II(b) above. No forest or timberland is located on or near the Project area. There would be no impact.
- d) No Impact.** No forest land is on or near the Project site. There would be no impact to forest land.
- e) No Impact.** The Project would ultimately facilitate new construction and grading activities. However, because it is currently vacant and already zoned for commercial uses, there would be no loss of farmland to non-agricultural use or conversion of forest land to non-forest lands. There would be no impact.

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**a) Less Than Significant Impact.** The proposed Project will not conflict with or obstruct the implementation of the air quality management standards. Standards set by the SJVAPCD, CARB, and Federal agencies relating to the proposed Project will continue to apply. The Project will eventually facilitate new construction and grading activities, any new construction will submit a Fugitive Dust Control Plan to the SJVAPCD to comply with Regulation VIII prior to the initiation of construction. Additionally, any new construction will, if needed, file an Indirect Source Review (ISR) application and Air Impact Analysis (AIA) with the SJVAPCD to address NOx emissions from construction. Therefore, the proposed Project and any subsequent construction will not conflict with the SJVAPCD plans and any impacts will be less than significant.

**b) Less Than Significant Impact.** The San Joaquin Valley is designated as a Federal and State extreme non-attainment area for O<sub>3</sub> and non-attainment for PM<sub>2.5</sub>. The SJVAPCD is the regional agency that regulates air permitting and maintains an extensive air quality monitoring network to measure criteria pollution concentrations throughout the San Joaquin Valley air basin.

The Project proposes to subdivide two parcels, comprising approximately 8.03 acres, into six smaller parcels ultimately suitable for commercial development. As noted previously in Chapter 2, the Project does not propose any construction. Although it would facilitate future development of the overall site, no applications for development have been received. Given the unforeseeable specifics of potential development and the resultant speculative

nature of impact analysis, the City has assumed buildout of the overall site at the maximum level consistent with General Plan policies and zoning regulations. According to the CalEEMod report, future development at full buildout could potentially generate an average rate of 647.1 daily weekday trips, 852.31 Saturday trips, and 677.47 Sunday trips (see Appendix A).

The California Emission Estimator Model (CalEEMod, Version 2013.2) was used to estimate potential construction and operations emissions for the Project. The modeling results are provided below in Table 1 and 2. The output files can be seen in Appendix A.

**Table 1**  
**Maximum Unmitigated Project Construction-Related Emissions**

<b>Pollutant</b>	<b>Project Construction Emissions (tons/yr)</b>	<b>SJVAPCD Thresholds of Significance (tons/yr)</b>
ROG (VOC)	1.0872	10
NO <sub>x</sub>	2.7884	10
CO	2.2163	100
SO <sub>x</sub>	0.0003	27
PM <sub>10</sub>	0.2304	15
PM <sub>2.5</sub>	0.1900	15

Source: CalEEMod, December 2014 (see Appendix A).

**Table 2**  
**Maximum Unmitigated Project Operational Emissions**

<b>Pollutant</b>	<b>Project Operational Emissions (tons/yr)</b>	<b>SJVAPCD Thresholds of Significance (tons/yr)</b>
ROG (VOC)	7.9740	10
NO <sub>x</sub>	9.7025	10
CO	45.9824	100
SO <sub>x</sub>	0.0667	27
PM <sub>10</sub>	3.8482	15
PM <sub>2.5</sub>	1.1259	15

Source: CalEEMod, December 2014 (see Appendix A).

Regulation VIII measures are SJVAPCD mandated requirements for any type of ground-moving activity and are listed in Table 2. Any future construction projects resulting from the subdivision of the two parcels would implement Regulation VIII measures which would reduce any construction related PM<sub>10</sub> emission impacts to less than significant. In order to lower the amounts of dust circulated by construction activity, soil stabilizers would be applied to inactive areas. As demonstrated in Table 1, Project construction emissions would be under the significance threshold, and are therefore considered less than significant.

**Table 3**  
**San Joaquin Valley Air Pollution Control District**  
**Regulation VIII Control Measures for Construction Emissions of PM<sub>10</sub>**

Regulation VIII Control Measures. The following are required to be implemented at all construction sites.
All disturbed areas, including storage piles, which are not actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizers/suppressants, covered with a tarp or other similar cover, or vegetative ground cover.
All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions during construction using water or chemical stabilizer suppressant.
All land clearing, grubbing, scraping, excavation, land leveling, grading cut and fill, and demolition activities during construction shall be effectively controlled of fugitive dust emissions utilizing application of water or pre-soaking.
When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from top of container shall be maintained.
All operations shall limit, or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.
Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site at the end of each workday.
Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.

**c) Less Than Significant Impact.** As discussed in Impact III-b, the Project itself does not involve construction and would not result in the generation of criteria pollutants. However, it would facilitate future development of the overall site. It is anticipated that any future development would result in the generation of criteria pollutants during construction and operation; however air quality impacts would be less than SJVAPCD thresholds for non-attainment pollutants and operation of the Project would not exceed the emissions thresholds for criteria pollutants. Accordingly, cumulative net increases of non-attainment criteria pollutants would be less than significant.

**d) and e) Less Than Significant Impact.** Section 3 of the Guide for Assessing and Mitigating Air Quality Impacts, published by the SJVAPCD, defines sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors.

The Project is located in an urbanized area, surrounded by single-family residential homes to the immediate west and east of the Project site. The nearest sensitive receptor to the Project site is Mendota Jr. High School approximately 0.29 miles southeast of the Project site. The Rivers of Living Waters Church, the Mendota Pentecostal Church of God, and Our

Lady of Guadalupe Catholic Church may be considered sensitive receptors, and are all located within approximately 0.5 miles east and northeast of the Project site.

Sensitive receptors located in the Project vicinity will not be exposed to substantial air quality hazards. As discussed in Impact III-b, construction air quality impacts would be less than SJVAPCD thresholds for non-attainment pollutants and operation of the Project would not exceed the emissions thresholds for criteria pollutants. In addition, the Project will abide by SJVAPCD Regulation VIII measures to reduce any Project impacts to a less than significant level. Concentrations of pollutants would not be substantial enough to be a hazard to any sensitive receptors. The impact would be less than significant.

**IV. BIOLOGICAL RESOURCES**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**a) Less Than Significant Impact with Mitigation.** The Project site is located within the United States Geological Survey (USGS) Firebaugh 7.5-minute topographic quadrangle. Based on a review of information from the California Department of Fish and Wildlife Natural Diversity Database (CNDDDB) RareFind2 data (2011, October) for this quadrangle, and the eight adjacent quadrangles, there are 12 plant species with federal and state-listed status, and/or California Native Plant Society (CNPS) listed status, 31 species of wildlife that are federally or state-listed or have other special status, and four sensitive terrestrial natural communities or habitat types that are reported from historical information for the nine quadrangles as shown in Table 4.



**Table 4**  
**Federal and State-Listed Status**

Scientific Name	Common Name	Special Status	CNPS
<i>Ammospermophilus nelsoni</i>	Nelson's antelope squirrel	ST	
<i>Anniella pulchra pulchra</i>	silvery legless lizard	SSC	
<i>Athene cucularia</i>	burrowing owl	SSC	
<i>Atriplex cordulata</i>	heartscale		1B.2
<i>Atriplex coronata var. vallicola</i>	Lost Hills crownscale		1B.2
<i>Atriplex depressa</i>	brittlescale		1B.2
<i>Atriplex minuscula</i>	lesser saltscale		1B.1
<i>Atriplex subtilis</i>	subtle orache		1B.2
<i>Branchinecta lynchi</i>	vernal pool fairy shrimp	FT	
<i>Buteo swainsoni</i>	Swainson's hawk	ST	
<i>Coastal and Valley Freshwater Marsh</i>	Coastal and Valley Freshwater Marsh		
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	Candidate; SE	
<i>Delphinium recurvatum</i>	recurved larkspur		1B.2
<i>Dipodomys ingens</i>	giant kangaroo rat	FE; SE	
<i>Dipodomys nitratoides exilis</i>	Fresno kangaroo rat	FE; SE	
<i>Emys marmorata</i>	western pond turtle	SSC	
<i>Eriastrum hooveri</i>	Hoover's eriastrum	Delisted	4.2
<i>Eumops perotis californicus</i>	western mastiff bat	SSC	
<i>Gambelia sila</i>	blunt-nosed leopard lizard	FE; SE; FP	
<i>Lasiurus blossevillii</i>	western red bat	SSC	
<i>Lasiurus cinereus</i>	hoary bat		
<i>Layia munzii</i>	Munz's tidy-tips		1B.2
<i>Lepidium jaredii ssp. album</i>	Panoche pepper-grass		1B.2
<i>Masticophis flagellum ruddocki</i>	San Joaquin whipsnake	SSC	
<i>Monolopia congdonii</i>	San Joaquin woollythreads	FE	1B.2
<i>Myotis yumanensis</i>	Yuma myotis		
<i>Oncorhynchus mykiss irideus</i>	steelhead - Central Valley DPS	FT	
<i>Onychomys torridus tularensis</i>	Tulare grasshopper mouse	SSC	
<i>Perognathus inornatus inornatus</i>	San Joaquin pocket mouse		
<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC	
<i>Plegadis chihi</i>	white-faced ibis	WL	
<i>Riparia riparia</i>	bank swallow	ST	
<i>Sagittaria sanfordii</i>	Sanford's arrowhead		1B.2
<i>Taxidea taxus</i>	American badger	SSC	

Scientific Name	Common Name	Special Status	CNPS
<i>Thamnophis gigas</i>	giant garter snake	FT; ST	
<i>Thamnophis hammondi</i>	two-striped garter snake	SSC	
<i>Valley Sacaton Grassland</i>	Valley Sacaton Grassland		
<i>Valley Sink Scrub</i>	Valley Sink Scrub		
<i>Vulpes macrotis mutica</i>	San Joaquin kit fox	FE; ST	
<i>Xanthocephalus xanthocephalus</i>	yellow-headed blackbird	SSC	

**\*Explanation of Occurrence Designations and Status Codes**

Present: Species observed on the sites at time of field surveys or during recent past.

Likely: Species not observed on the sites, but it may reasonably be expected to occur there on a regular basis.

Possible: Species not observed on the sites, but it could occur there from time to time.

Unlikely: Species not observed on the sites, and would not be expected to occur there except, perhaps, as a transient. Absent: Species not observed on the sites, and precluded from occurring there because habitat requirements not met.

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
FPE	Federally Endangered (Proposed)	CR	California Rare
FC	Federal Candidate	CP	California Fully Protected
		CSC	California Species of Special Concern

CNPS	California Native Plant Society Listing		
1A	Plants Presumed Extinct in California	3	Plants about which we need more information – a review list
1B	Plants Rare, Threatened, or Endangered in California and elsewhere	4	Plants of limited distribution – a watch list
2	Plants Rare, Threatened, or Endangered in California, but more common elsewhere		

The Project site is currently fallow and disked regularly to keep the site weed free and there are no trees on-site. As such, there is no viable habitat for any birds protected under the Migratory Treaty Bird Act. Residential and commercial land uses surround the site. There is no potential for on-site habitat for any of the species listed in Table 4; however, San Joaquin Kit Fox is a highly mobile species. Implementation of the following mitigation measures would reduce potential impacts to San Joaquin Kit Fox to less than significant.

**Mitigation Measure**

**Bio-1:** All future developers shall follow the *Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance* (USFWS 2011). The measures that are listed below have been excerpted from these guidelines.

1. A pre-construction survey shall be conducted no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities on the project sites, or prior to any project activity likely to impact the San Joaquin kit fox. The surveyor shall thoroughly check the project sites for kit fox dens and, if found, exclusion zones shall be placed in accordance with USFWS Recommendations at the following radii:

Potential den	50 feet
Known den	100 feet

Natal/pupping den (occupied and unoccupied)	Contact Service
Atypical den	50 feet

2. If dens must be removed, they must be appropriately monitored and excavated by a trained wildlife biologist. Replacement dens would be required. Destruction of natal dens and other “known” kit fox dens must not occur until authorized by USFWS.
3. Project-related vehicles shall observe a 20-mph speed limit in all project areas, except on county roads and State and Federal highways; this is particularly important at night when kit foxes are most active. To the extent possible, nighttime construction should be avoided. Off-road traffic outside of designated project areas should be prohibited.
4. To prevent inadvertent entrapment of kit foxes or other animals during project construction, all excavated, steep-walled holes or trenches more than 2 feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the procedures under numbers 8 and 9 of this section must be followed.
5. Kit foxes are attracted to den-like structures such as pipes and therefore may enter stored pipe, becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox has escaped.
6. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
7. No firearms shall be allowed on the project site.
8. To prevent harassment, mortality of kit foxes or destruction of dens by dogs or cats, no pets shall be permitted on project sites.
9. A representative shall be appointed by the project proponent who would be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped individual. The representative’s name and telephone number shall be provided to the USFWS.
10. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for advice.
11. Any contractor, employee(s), or military or agency personnel who inadvertently kills or injures a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. They will contact the local warden or Mr. Paul Hoffman, the wildlife biologist, at (530)934-9309. The Service should be contacted at the numbers below.
12. The Sacramento Fish and Wildlife Office and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The Service

contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact is Mr. Paul Hoffman at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.

13. New sightings of kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed should also be provided to the Service at the address below. Any project-related information required by the Service or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at:

Endangered Species Division  
2800 Cottage Way, Suite W2605  
Sacramento, California 95825-1846  
(916) 414-6620 or (916) 414-6600

**b) No Impact.** According to the National Wetlands Inventory Maps for the respective USGS quads, no wetlands or riparian communities exist on or near the project sites. There would be no impact.

**c) No Impact.** As stated in Impact IV-b, wetlands or riparian communities do not exist on or near the project sites. There would be no impact.

**d) Less Than Significant.** As discussed in Impact IV-a, there is no viable habitat for any special status species. Any impacts would be less than significant.

**e) No Impact.** There is no adopted biological preservation or tree preservation ordinance in the City of Mendota. There would be no impact.

**f) No Impact.** No habitat conservation plan, natural community conservation plan, or other approved local, regional or state habitat conservation plan, is in effect for the area of the proposed Project. Therefore, the proposed Project would have no impact.

**V. CULTURAL RESOURCES**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

**a) Less Than Significant Impact.** Archeological and historical investigations were conducted throughout the city limits and the proposed SOI during the General Plan Update process. Further, as part of Application No. 11-11, which authorized construction of the existing retail establishment directly on the northwest corner of Derrick and Belmont Avenues and abutting this Project site, the Center of Archaeological Research conducted a cultural resources record search (RS#11-342; RSOC Project No. 201109). According to the search, there are no known historical structures or monuments recorded to be on the site.

Although no archaeological or historical sites appear to be within the Project area, it has not been physically surveyed and as such, the possibility remains that resources do exist on the site. However, the following Open Space and Conservation Element Policies OSC-6.7, OSC-6.8, and OSC-6.9 would assist in reducing potential disturbances of cultural resources and human remains. Thus, impacts to potential cultural resources would be less than significant.

**b) Less Than Significant Impact.** Any impacts to archaeological resources have been discussed in Impact V-a. Impacts are less than significant with the incorporation of the Open Space and Conservation Element policies in the City’s General Plan

**c) Less Than Significant Impact.** No known paleontological resources exist within the Project area. The majority of future construction would occur on flat areas and would not include large amounts of sediment. In addition, grading activities would be minimal and consistent with that of commercial building development, such as the installation of footings, the construction of internal vehicular and pedestrian circulation areas, and landscaping. Future construction within the Project area would not be expected to disturb any paleontological resources or alter any geologic features not previously disturbed. Impacts would be less than significant.

**d) Less Than Significant Impact.** No formal cemeteries or other places of human internment are known to exist on the Project site; however, in accordance with Health and Safety Code

§7050.5 and Public Resources Code §5097.98, if human remains are unearthed during project construction, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition of such remains. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC would then identify the person(s) thought to be the most likely descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. As such, any impacts would be less than significant.

**VI. GEOLOGY AND SOILS**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

**a-i) Less Than Significant Impact.** There are no major or minor faults within two miles of the Project site. No substantial faults are known to occupy Fresno County according to the Alquist-Priolo Earthquake Fault Zoning Maps and the State of California Department of Conservation. The closest known faults likely to affect the Project site is the Ortigalita Fault located approximately 27.6 miles northwest and the San Andreas Fault approximately 45.7 miles southwest of the Project site.

According to the Five County Seismic Safety Element (FCSSE), Fresno County is located in the V-3 zone, defined as an area "thick sedimentary rock". The FCSSE further states that, "Amplification of shaking is reduced by the damping effect of the thick sedimentary section, but moderate proximity to the San Andreas fault results in a moderate increase in expected shaking over that

for the east side of the valley. The requirements of the Uniform Building Code Zone III should be adequate for normal facilities.” Additionally, implementation of General Plan Safety Element policies would ensure that impacts from potential seismic events are less than significant. Any impacts resulting from the rupture of a known earthquake fault would be less than significant.

**a-ii) Less Than Significant Impact.** Any impacts regarding strong seismic ground shaking have been discussed in Impact VI-a-i. The impact would be less than significant.

**a-iii) No Impact.** The Project does not involve any subsidence-prone soils or oil or gas production. There would be no impact.

**a-iv) No Impact.** No geologic landforms exist on or near the site that would result in a landslide event. There would be no impact.

**b) Less Than Significant Impact.** The proposed Project would eventually result in the removal of topsoil through construction grading activities. This could in turn result in exposing the underlying soil to erosion from wind and water. Additionally, construction activities themselves typically involve the use of water, which has the potential to further erode topsoil as it moves across the ground. However, implementation of General Plan Safety Element and the Best Management Practices (BMPs) required under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities would assist in reducing impacts associated with wind and water erosion to a less than significant level.

**c) and d) Less Than Significant Impact.** Solis within the Project area are composed primarily of Calflax clay loam. This soil type has a moderate shrink-swell potential and a moderate water-holding capacity. This has the potential to affect building foundations through soil expansion and contraction, ultimately leading to structural failure and damage. However, substantial grade change would not occur in the topography to the point where the Project would expose people or structures to potential substantial adverse effects on, or offsite, such as landslides, lateral spreading, subsidence, liquefaction or collapse. In addition, implementation of the City’s General Plan Safety Element policies would ensure that impacts are less than significant.

**e) No Impact.** No septic tanks or alternative waste water disposal systems are proposed as a part of the project. There would be no impact.



**VII. GREENHOUSE GAS EMISSIONS**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

**a, b) Less Than Significant Impact.** While climate change has been a concern since at least 1988, as evidenced by the establishment of the United Nations and World Meteorological Organization’s Intergovernmental Panel on Climate Change (IPCC), the efforts devoted to greenhouse gas (GHG) emissions reduction and climate change research and policy have increased dramatically in recent years. In 2002, with the passage of Assembly Bill 1493 (AB 1493), California launched an innovative and proactive approach to dealing with GHG emissions and climate change at the state level. AB 1493 requires the Air Resources Board (ARB) to develop and implement regulations to reduce automobile and light truck GHG emissions; these regulations applied to automobiles and light trucks beginning with the 2009 model year.

On June 1, 2005, Governor Arnold Schwarzenegger signed Executive Order S-3-05. The goal of this Executive Order is to reduce California’s GHG emissions to: 1) 2000 levels by 2010, 2) 1990 levels by the year 2020, and 3) 80% below the 1990 levels by the year 2050. In 2006, this goal was further reinforced with the passage of Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006. AB 32 sets the same overall GHG emissions reduction goals while further mandating that ARB create a plan, which includes market mechanisms, and implement rules to achieve “real, quantifiable, cost-effective reductions of greenhouse gases.” Executive Order S-20-06 further directs state agencies to begin implementing AB 32, including the recommendations made by the state’s Climate Action Team.

Climate change and GHG reduction is also a concern at the federal level; however, at this time, no legislation or regulations have been enacted specifically addressing GHG emissions reductions and climate change.

As noted previously, the Project does not propose any construction. Although it would facilitate future development of the overall site, no applications for development have been received. Given the unforeseeable specifics of potential development and the resultant speculative nature of impact analysis, the City has assumed buildout of the overall site at the maximum level consistent with General Plan policies and zoning regulations. Projected temporary construction emissions from future development would be minimal, as demonstrated in Table x, and Project operations would not exceed SJVAPCD thresholds of significance. In addition, Regulation VIII measures, as seen in Table 2, would be implemented, further decreasing potential emissions. The Project would not significantly contribute to the emission of GHGs. The impact would be less than significant.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

- a) **No Impact.** Neither the Project nor resultant development of the Project site would involve the transport, use, or disposal of hazardous materials. There is no impact.

- b) No Impact.** Neither the Project nor resultant development of the Project site would involve the transport, use, or disposal of hazardous materials. As such there is no potential for the accidental release or discharge of hazardous materials. There would be no impact.
- c) No Impact.** The nearest schools, Mendota Junior High School and Mendota High School are approximately 0.25 mile and 0.5 mile east of the Project site, respectively. McCabe Elementary School is approximately 0.5 mile to the north. Neither the Project nor any resultant development of the Project site would emit hazardous emissions, involve hazardous materials, or create a hazard to the schools in any way. There would be no impact.
- d) No Impact.** The Project does not involve land that is listed as a hazardous materials site pursuant to Government Code §65962.5 and is not included on a list compiled by the Department of Toxic Substances Control per a review of “Identified Hazardous Waste Sites”, conducted in December 2014 by Provost & Pritchard Consulting Group. The nearest site is a School Investigation at Washington Elementary School, approximately 0.5 mile northeast of the site. There would be no impact.
- e) and f) No Impact.** The closest airport is the William Robert Johnston Municipal Airport (approximately 1.25 miles northeast of the site). The closest regional airport is the Fresno Yosemite International Airport, approximately 37 miles east of the Project site. The Project would not result in a safety hazard for people working in the Project area. There would be no impact.
- g) No Impact.** The Project comprises subdivision of 8.03 acres of land to facilitate future commercial development within a developed area. Development allowed under the General Plan and Zoning Ordinance would be consistent with other proximal development, would not result in emergency evacuations, nor would the Project interfere with implementation of a County-established emergency response plan or evacuation. There would be no impact.
- h) No Impact.** The Project site and the surrounding lands are not considered to be wildlands. Most of the surrounding land is fully developed with similar and compatible urban uses. There would be no impact.

**IX. HYDROLOGY AND WATER QUALITY**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

**a) and e) Less Than Significant Impact.** The Project will connect to the City of Mendota’s water and sanitary sewer systems. The City’s water system has a peak capacity of approximately 3.0 million gallons per day (MGD), with actual production typically falling between 0.85 and 2.5 MGD. Depending upon specific uses that are proposed, the Project could ultimately use

between approximately 9,600 gallons per day (GPD) and 25,000 GPD.<sup>1</sup> The City's wastewater system has a current capacity of 1.4 MGD, and currently receives approximately 0.93 MGD. The Project would produce between approximately 9,000 GPD and 23,000 GPD<sup>2</sup>. Each total constitutes an insignificant amount in comparison to the capacities of the respective systems, and would not require the construction of any new facilities or the acquisition of any new water sources. The impacts would be less than significant.

- b) Less Than Significant Impact.** See IX(a) above.
- c) Less Than Significant Impact.** Eventual development of the parcels would result in an increase to the amount of impervious surface on the site; however, overall drainage patterns would not change as a result of Project buildout. Runoff within this area of town flows along surface streets or within piping beneath Belmont Avenue, ultimately continuing eastward to the Caltrans right-of way at SR 180 and then proceeding south towards the Fresno Slough. No existing watercourses will be altered. The impact would be less than significant.
- d) Less Than Significant Impact with Mitigation.** Eventual development of the parcels would result in an increase to the amount of impervious surface on the site. While the pattern of drainage is not expected to be substantively different, the overall quantity of stormwater will increase. In order to regulate the rate at which stormwater is discharged onto the surface streets or into the storm drain system underneath Belmont Avenue, the Project will ultimately require construction of an onsite stormwater detention basin. In the interim, a portion of the site may utilize the existing surface drainage paths. Implementation of the following mitigation measures will reduce the impact to a less than significant level.

Mitigation Measure HYD-1

Prior to issuance of a building permit for any structure on the fourth of the six proposed parcels, a stormwater detention basin and relevant appurtenances shall be constructed on the Project site. Such basin shall be designed to the satisfaction of the City Engineer, shall be able detain stormwater during a 10-year event from all six parcels that are part of the Project, and shall be able regulate release of detained stormwater into the City's storm drain system.

Mitigation Measure HYD-2

Design of development and infrastructure on the first three parcels shall incorporate features meeting the requirements of the City Engineer such that, upon construction of the detention basin, stormwater from the first three parcels will be directed to that basin for flow and quality regulation.

- f) No Impact.** The Project does not propose to construct any housing. There would be no impact.
- g) Less Than Significant Impact.** According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Community Panel No. 06019C1982H (February 2009), a narrow strip along the southern limits of the Project site (i.e. along the north side of Belmont

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<sup>1</sup> City of Mendota. *Engineers Report for City of Mendota Development Fees*, March 2003.

<sup>2</sup> *Ibid*

Avenue) is within the designated 100-year flood plain. However, the Project site is protected from initial flood waters via a storm channel and levee system. If a breach occurs in the levee system the Project site would be inundated with flood waters. Flooding could potentially be a significant impact; however, according to the City Engineer the road system in the City of Mendota functions dually as a circulation system and as water channels during periods of flooding. Development of the Project site will be required to maintain appropriate building setbacks and incorporate site grading to reduce the exposure of peoples to the dangers of flood waters and therefore, would have a less than significant impact.

- h) No Impact.** Any impacts regarding the placement of structures in a 100-year flood hazard area that would impede or redirect flood flows have been discussed in the analysis of Impact VIII-g. There would be no impact.
  
- i) No Impact.** The Project site is not located in proximity to any body of water (i.e. the Pacific Ocean) that could be subject to tsunamis. The nearest semi-constrained body of water of adequate size or depth to sustain seiche of any magnitude is Mendota Pool, comprising approximately 1,200 acres and located approximately two miles to the east. This body of water sits at the confluence of the San Joaquin River, the Fresno Slough, and the Delta-Mendota (San Luis) Canal and is impounded by Mendota Dam at its north end. However, given that its nature is more riparian than lacustrine and it is generally shallow (maximum depth of approximately 14 feet), there is little possibility of seiche development. Its distance from the Project site further reduces any potential for impacts. There would be no impact.

**X. LAND USE AND PLANNING**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

**a) No Impact.** The physical division of an established community refers to the construction or removal of a physical feature or structure such that will impair mobility within the existing community, or between a community and outlying areas. The proposed Project is located centrally to existing urban development and would facilitate development of uses on currently vacant land in conformance with General Plan and zoning standards. The development of this site would maintain and enhance character of the Project vicinity. There would be no impact.

**b) No Impact.** At present, the Project site consists of approximately eight acres of vacant land, with no site improvements. Subdivision of the property for eventual commercial development is contemplated by the General Plan, and the proposed parcel sizes comply with the provisions of the Zoning Ordinance. There would be no impact.

**c) No Impact.** The Project area is not subject to any habitat conservation plan or similar plan. There would be no impact.

**XI. MINERAL RESOURCES**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**a) No Impact.** According to the City of Mendota General Plan, no known mineral resources have been found in the vicinity of the Project site. The Project would not result in the loss of an available known mineral resource. There would be no impact.

**b) No Impact.** The Project site is not delineated on a local land use plan as a locally important mineral resource recovery site; therefore, the existence of the Project would not result in the loss of availability of any mineral resources. There would be no impact.



<b>XII. NOISE</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

- a) and d) Less Than Significant Impact.** Construction generally involves temporary noise sources. Typical construction equipment includes graders, trenchers, small tractors, a crane and miscellaneous equipment. During construction, noise from construction activities would contribute to the noise environment in the immediate Project vicinity. Activities involved in construction would generate maximum noise levels, as indicated in Table 5, ranging from 79 to 91 dBA at a distance of 50 feet, without feasible noise control (e.g. mufflers) and ranging from 75 to 80 dBA at a distance of 50 feet, with feasible noise control.

**Table 5**  
**Typical Construction Noise Levels**

Type of Equipment	dBA at 50 ft	
	Without Feasible Noise Control	With Feasible Noise Control <sup>1</sup>
Dozer or Tractor	80	75
Excavator	88	80
Scraper	88	80
Front End Loader	79	75
Backhoe	85	75
Grader	85	75
Truck	91	75

Source: U.S. Department of Transportation, Federal Transit Administration. 2006.

<sup>1</sup> Feasible noise control includes the use of intake mufflers, exhaust mufflers and engine shrouds operating in accordance with manufacturers specifications.

The City of Mendota General Plan does not specifically identify short-term, construction-noise-level thresholds. The distinction between short-term construction noise impacts and long-term operational noise impacts is a typical one in both CEQA documents and local noise ordinances, which generally recognize the reality that short-term noise from construction is inevitable and cannot be mitigated beyond a certain level. Thus, local agencies frequently tolerate short-term noise at levels that they would not accept for permanent noise sources. A more severe approach would be impractical and might preclude the kind of construction activities that are to be expected from time to time in urban and agricultural environments. Operational noise is expected to be below the City of Mendota General Plan noise standards of 60 dBA at the exterior of nearby residences. Construction activities would be restricted to daytime hours and would be short-term in nature.

Changes to the existing neighborhood's noise levels on a long-term basis may include additional noises from vehicular traffic and mechanical equipment associated with heating, ventilation, and air conditioning. MMC §17.48.050(E) requires that development within the C-2 zone district provide enhanced yard setbacks at the interface between the C-2 area and any residential district. Further, §17.48.050(H) requires that a six-foot masonry wall be constructed at that interface. These two zoning standards, which would be implemented during design review of any proposed development within the Project site, would provide separation and a sound buffer from existing single-family residences on abutting properties. The impact would be less than significant.

- b) Less Than Significant Impact.** Vibration is the periodic oscillation of a medium or object. Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. As is the case with airborne sound, ground borne vibrations may be described by amplitude and frequency. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS), as in RMS vibration velocity. The PPV and RMS (V<sub>bA</sub>) vibration velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal and is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (FTA 2006).

Although PPV is appropriate for evaluating the potential for building damage, it is not always suitable for evaluating human response. As it takes some time for the human body to respond to vibration signals, it is more prudent to use vibration velocity when measuring human response. The vibration velocity level is reported in decibels relative to a level of  $1 \times 10^{-6}$  inches per second and is denoted as VdB. The typical background vibration-velocity level in residential areas is approximately 50 VdB. Ground borne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels (FTA 2006).

Typical outdoor sources of perceptible ground borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Construction vibrations can be transient, random, or continuous. The approximate threshold of vibration perception is 65 VdB, while 85 VdB is the vibration acceptable only if there are an infrequent number of events per day (FTA 2006). Table 6 describes the typical construction equipment vibration levels.

**Table 6**  
**Typical Construction Vibration Levels**

Equipment	VdB at 25 ft <sup>2</sup>
Small Bulldozer	58
Jackhammer	79

Source: U.S. Department of Transportation. Federal Transit Administration, Transit Noise and Vibration Impact Assessment. 2006.

Vibration from construction activities would be temporary and not exceed the FTA threshold for the nearest residence, approximately 300 feet southwest of the Project area. The impact would be less than significant.

- c) and d) Less Than Significant Impact.** Construction of the future commercial facilities would generally include a temporary increase in noise levels from construction activities and associated equipment. Noise generated by the ultimate buildout of the Project site would include typical noise activities attributed to vehicular traffic and ventilation units such as air conditioning and heating systems. Although noise levels will slightly increase during construction, the Project at completion is anticipated to generate noise levels of a typical neighborhood. Impacts would be less than significant.
- e) and f) No Impact.** The Project area is within 1.25 miles of the William Robert Johnston Municipal Airport; however, the site is well outside of the noise contour areas established by the Airport Land Use Plan. There are no private airstrips in the vicinity of Mendota. As such, the Project would not subject people to noises associated with public or private airport use. There would be no impact.

**XIII. POPULATION AND HOUSING**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

**a) Less than Significant Impact.** The Project could eventually facilitate construction of up to 88,000 square feet of retail space, which could provide between 80 and 200 jobs<sup>3</sup>. Due to the wages provided by retail jobs, it is likely that full development of the site will draw from Mendota’s existing worker pool as opposed to attracting out-of-area workers, and would have only a minimal effect, if any, on population growth. The impact would be less than significant.

**b) and c) No Impact.** As discussed in Chapter 2, Project Description, the proposed Project would allow for the future construction of a commercial shopping center on currently vacant land. All access to the Project site would be via existing major streets that are exterior to any residential areas. The Project will not temporary or permanently displace any residents in order for the Project to be undertaken. There would be no impact.

<sup>3</sup> Allan D. Kotin & Associates. *Potential Economic and Fiscal Benefits of the River Ranch Specific Plan to the City of Mendota*. March, 2010

**XIV. PUBLIC SERVICES**

**Would the project:**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

**a) Less Than Significant Impact or No Impact.**

**Fire Protection** – The City of Mendota contracts fire services with Fresno County Fire Protection District/CalFire, which provides fire protection, life safety, and emergency response services within 170 square miles of Fire Station #96. As of December 2014, current staffing levels include a minimum of two employees per shift with one holding the rank of an officer. The average dispatch times from calls received to dispatch fall within the national standards of 60 seconds or less than 90% of the time. Emergency response times average four minutes depending on the location of the placed calls. Station #96 is located less than a mile north of the Project site, with a direct route via Derrick Avenue.

In order to offer adequate onsite fire protection, life safety, and suppression service to the Project site, the Fresno County Fire Protection District must have adequate onsite circulation and access to hydrants with adequate fire-flow pressure in the event of an emergency. Currently, there is one fire hydrant location available for water connection south of the existing Family Dollar store parking lot abutting Belmont Avenue. However, the final site plans and development specifications will indicate the location and design specifications of the fire hydrants and no-parking zones that may be required throughout the Project site. The implementation of the proposed Project would not adversely impact existing fire protection or emergency services within the City, and would not require the construction of an additional fire protection facility in Mendota. Impacts to fire services would be less than significant.

**Police Protection** – The Project site will be served by the Mendota Police Department, which by policy maintains one sworn officer per 1,000 population within the city. The Police Department currently consists of 13 sworn officers (nine full-time and four reserve officers) that currently provide adequate service to Mendota’s 11,225 residents. It is not anticipated that implementation of the proposed Project would result in significant demand for additional police services or additional staffing. Implementation of the proposed Project would not require the construction of a new police facility to serve the Project, nor would it create a negative impact to existing emergency response times and existing police protection service levels. Impacts to police services would be less than significant.

**Schools** – The Project does not propose and would not facilitate the construction of any residences, and the nature of retail uses that may ultimately be developed are unlikely to result in an influx of population.

Under Senate Bill 50 – School Facilities Act of 1998 a project’s impacts on school facilities are fully mitigated via the payment of the requisite new school construction fees established pursuant to Government Code §65995. Payment of applicable impact fees by the developer, and ongoing revenue that would come from local taxes would ensure that this Project pays its share of impacts to local schools services. There would be no impact.

**Parks** – The Project would not increase need for additional parkland and recreational facilities within Mendota. The City currently provides four city parks throughout the city (approximately 23 acres) for residents to utilize for recreational purposes. Currently, the City is on a parkland deficit of approximately 32 acres for a population of 11,225 residents. The deficit does not account for lands available for recreation associated with school ground facilities. As previously mentioned, it is unlikely that the proposed Project will introduce new residents to the area. There would be no impact.

**Other public facilities** – Other facilities in the City of Mendota include the Fresno County Library, medical facilities, community centers, solid waste service, etc. The proposed Project would increase demand for these and similar public facilities which serve the Mendota community by an incremental margin. Impacts to other facilities would be less than significant.

**XV. RECREATION**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

**a) and b) Less Than Significant Impact.** As described in Section XIV, Public Services, the proposed Project is unlikely to induce population growth and thus increase the need for additional parkland and recreational facilities in Mendota. Four city parks are available to utilize for recreational purposes. Rojas Pierce Park is the closest park facility to the Project site at under a half mile to the northwest. Currently, the City is in a parkland deficit of some 32 acres for a city of 11,225 residents, which does not account for land associated with school facilities that may host recreational activities. No noticeable increase in population is anticipated as a result of the Project, with no resulting deterioration or need to build additional facilities. There would be no impact.

**XVI. TRANSPORTATION/TRAFFIC**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

**a) and b) Less Than Significant Impact.** The Project proposes to subdivide land for eventual development of up to 88,000 square feet of community retail uses. The proposed Project would potentially increase traffic on Derrick and Belmont Avenues, including at the signalized intersection of those two streets.

Based upon a mix of retail and office uses (see Section III: Air Quality and Appendix XXX), maximum daily trip generation on full buildout would occur on Saturdays, and could average approximately 852 trips. The City recently constructed improvements to both Derrick and



Belmont Avenues, including signalization of the intersection. As currently constructed, this intersection can accommodate approximately 1,200 vehicles per hour, per lane.<sup>4</sup>

Derrick Avenue (south-north) contains one dedicated lane in each direction south of the intersection, one dedicated lane in each direction plus a left-turn at the intersection, and two dedicated lanes in each direction heading north through Mendota. Current (2013) peak-hour trips on Derrick Avenue are 400 both north and south of the intersection; annual average daily trips are 2,500 south of the intersection and 5,200 north of the intersection.

Belmont Avenue (west-east) contains two westbound lanes and one eastbound lane west of the intersection; a left-turn lane, a dedicated through lane, and a combination through/right-turn lane for eastbound traffic at the intersection; and one dedicated lane in each direction, plus a left-turn/dual-left turn lane east of the intersection. Traffic analyses prepared for the City of Mendota General Plan Update 2005-2025, at which time Belmont Avenue was a stop-sign-controlled street at Derrick Avenue, indicated eastbound capacity at 298 vehicles per hour (veh/h) for left turns, 409 veh/h for through traffic, and 995 veh/h for right-turns. Westbound capacity was estimated at 347, 398, and 1,005 for those same movements, respectively. Traffic counts indicated that these various movements were utilizing between zero and 32 percent of available capacity, with either a Level of Service A or C, depending upon the specific approach location.

Addition of lanes on Belmont Avenue and signalization of the intersection have reduced queue times and improved flow for east- and westbound traffic, while maintaining more than adequate capacity and flow for north- and south-bound traffic. The expected addition of vehicle trips would not significantly affect circulation near the Project site, including vehicle queuing, as the existing roadways currently operate at well above minimum levels of service. The Project will not adversely affect circulation or conflict with relevant plans, city ordinances, or policies established related to measures for circulation system performance near the Project. The impacts would be less than significant.

- c) **No Impact.** The Project is located approximately 1.25 miles west of the William Robert Johnston Municipal Airport, and approximately 37 miles west of the Fresno Yosemite International Airport, in the City of Fresno. The Project site is outside of the established area of the Airport Land Use Plan. There is no potential for the Project to result in a change in air traffic patterns. There would be no impact.
- d) **No Impact.** The Project does not propose to improve or otherwise alter the existing street system, nor would it introduce incompatible vehicle types. Traffic generated by the Project would consist predominantly of passenger and delivery vehicles. There would be no impact.
- e) **No Impact.** The Project site is within an urbanized area that currently receives adequate emergency services. The Project does not propose any roadway construction or onsite uses that would affect emergency services as they are currently provided. There would be no impact.
- f) **No Impact.** The Project would not conflict with any adopted transportation policies or plans. There would be no impact.

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<sup>4</sup> Caltrans. Personal correspondence, 2014.

**XVII. UTILITIES AND SERVICE SYSTEMS**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**a) Less Than Significant Impact.** The Project will connect to the City of Mendota sanitary sewer system, which is regulated by the Regional Water Quality Control Board (RWQCB). The Project would not result in a change to facilities or operations at existing wastewater facilities. The impacts would be less than significant.

**b) No Impact.** The Project will connect to the City of Mendota’s water and sanitary sewer systems. The City’s water system has a peak capacity of approximately 3.0 million gallons per day (MGD), with actual production typically falling between 0.85 and 2.5 MGD. Depending upon specific uses that are proposed, the Project could ultimately use between approximately 9,600 gallons per day (GPD) and 25,000 GPD.<sup>5</sup> The City’s wastewater system has a current capacity of 1.4 MGD, and currently receives approximately 0.93 MGD. The Project would produce between

<sup>5</sup> City of Mendota. *Engineers Report for City of Mendota Development Fees*, March 2003.

approximately 9,000 GPD and 23,000 GPD<sup>6</sup>. Each total constitutes an insignificant amount in comparison to the capacities of the respective systems, and would not require the construction of any new facilities or the acquisition of any new water sources. The impacts would be less than significant.

**c) Less Than Significant Impact with Mitigation.** See IX(d) above.

**d) and e) Less Than Significant Impact.** See XVII(B) above.

**f) Less Than Significant Impact.** The Project would be served by the American Avenue Landfill, operated by the County of Fresno. The landfill is sized to operate through 2050. The additional waste generated by the Project would contribute incrementally to the loss of capacity at the landfill; however, this contribution to the waste stream as accounted for in the landfill design. The impact would be less than significant.

**g) No Impact.** The Project would continue to comply with any federal, state, and local regulations related to solid waste. There would be no impact.

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<sup>6</sup> *Ibid*

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

**a) Less Than Significant Impact.** The analysis conducted in this Initial Study/Mitigated Negative Declaration results in a determination that the Project would have a less than significant effect on the local environment with incorporation of mitigation measures. The Project includes subdivision of property that could result in the eventual construction of up to 88,000 square feet of various commercial uses. The Project site is currently vacant and is substantially surrounded by urbanized residential and commercial area. The potential for impacts to biological and cultural resources from the construction and operation of the Project would be less than significant. Accordingly, the Project would involve no potential for significant impacts through the degradation of the quality of the environment, the reduction in the habitat or population of fish or wildlife, including endangered plants or animals, the elimination of a plant or animal community or example of a major period of California history or prehistory. The impact would be less than significant.

**b) Less Than Significant Impact.** As discussed in the initial study, impacts associated with the Project are incremental and minor in nature, and do not have the potential, even when combined with impacts associated with other projects, to become cumulatively considerable. Compliance with applicable codes, ordinances, laws, and other required regulations would reduce the magnitude of any impacts associated with Project activities to a less than significant level.

- c) Less Than Significant Impact.** The Project would not result in substantial adverse effects on human beings, either directly or indirectly. Compliance with applicable codes, ordinances, laws, and other required regulations would reduce the magnitude of any impacts associated with Project activities to a less than significant level. No additional mitigation measures would be required. Adverse effects on human beings resulting from implementation of the Project would be less than significant.

**CHAPTER 4**  
**MITIGATION MONITORING AND**  
**REPORTING PROGRAM**

#### **4 MITIGATION MONITORING AND REPORTING PROGRAM**

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for proposed Tentative Parcel Map No. 14-01 (Project). The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements.

The table below presents the mitigation measures identified for the proposed Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, HYD-2 would be the second mitigation measure identified in the Hydrology and Water Quality analysis of the IS/MND.

The first column identifies the mitigation measure. The second column, entitled “Party Responsible for Implementing Mitigation,” names the party responsible for carrying out the required action. The third column, “Implementation Timing,” identifies the time the mitigation measure should be initiated. The fourth column, “Party Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last column will be used by the City to ensure that individual mitigation measures have been monitored.

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)								
<ul style="list-style-type: none"> <li>• <b>BIO-1:</b> All future developers shall follow the <i>Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance</i> (USFWS 2011). The measures that are listed below have been excerpted from these guidelines.</li> </ul> <ol style="list-style-type: none"> <li>1. A pre-construction survey shall be conducted no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities on the project sites, or prior to any project activity likely to impact the San Joaquin kit fox. The surveyor shall thoroughly check the project sites for kit fox dens and, if found, exclusion zones shall be placed in accordance with USFWS Recommendations at the following radii: <table border="1" data-bbox="394 995 909 1287"> <tbody> <tr> <td>Potential den</td> <td>50 feet</td> </tr> <tr> <td>Known den</td> <td>100 feet</td> </tr> <tr> <td>Natal/pupping den (occupied and unoccupied)</td> <td>Contact Service</td> </tr> <tr> <td>Atypical den</td> <td>50 feet</td> </tr> </tbody> </table> </li> </ol>	Potential den	50 feet	Known den	100 feet	Natal/pupping den (occupied and unoccupied)	Contact Service	Atypical den	50 feet	Contractor	Prior to Construction	Contractor	
Potential den	50 feet											
Known den	100 feet											
Natal/pupping den (occupied and unoccupied)	Contact Service											
Atypical den	50 feet											



2. If dens must be removed, they must be appropriately monitored and excavated by a trained wildlife biologist. Replacement dens would be required. Destruction of natal dens and other “known” kit fox dens must not occur until authorized by USFWS.
3. Project-related vehicles shall observe a 20-mph speed limit in all project areas, except on county roads and State and Federal highways; this is particularly important at night when kit foxes are most active. To the extent possible, nighttime construction should be avoided. Off-road traffic outside of designated project areas should be prohibited.
4. To prevent inadvertent entrapment of kit foxes or other animals during project construction, all excavated, steep-walled holes or trenches more than 2 feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the procedures under numbers 8 and 9 of this section must be followed.
5. Kit foxes are attracted to den-like structures such as pipes and therefore may enter stored pipe, becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods shall be

thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox has escaped.

6. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
7. No firearms shall be allowed on the project site.
8. To prevent harassment, mortality of kit foxes or destruction of dens by dogs or cats, no pets shall be permitted on project sites.
9. A representative shall be appointed by the project proponent who would be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped individual. The representative's name and telephone number shall be provided to the USFWS.
10. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for advice.
11. Any contractor, employee(s), or military or agency personnel who inadvertently kills or injures a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a

dead, injured or entrapped kit fox. They will contact the local warden or Mr. Paul Hoffman, the wildlife biologist, at (530)934-9309. The Service should be contacted at the numbers below.

12. The Sacramento Fish and Wildlife Office and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The Service contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact is Mr. Paul Hoffman at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
13. New sightings of kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed should also be provided to the Service at the address below. Any project-related information required by the Service or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at:  
Endangered Species Division  
2800 Cottage Way, Suite W2605  
Sacramento, California 95825-1846  
(916) 414-6620 or (916) 414-6600

TENTATIVE PARCEL MAP NO. 14-01

Chapter 4 – Mitigation Monitoring and Reporting Program

<p><u>HYD-1:</u> Prior to issuance of a building permit for any structure on the fourth of the six proposed parcels, a stormwater detention basin and relevant appurtenances shall be constructed on the Project site. Such basin shall be designed to the satisfaction of the City Engineer, shall be able detain stormwater during a 10-year event from all six parcels that are part of the Project, and shall be able regulate release of detained stormwater into the City’s storm drain system.</p>	<p>Owner/Applicant</p>	<p>Prior to issuance of Building Permit</p>	<p>City of Mendota</p>
<p><u>HYD-2:</u> Design of development and infrastructure on the first three parcels shall incorporate features meeting the requirements of the City Engineer such that, upon construction of the detention basin, stormwater from the first three parcels will be directed to that basin for flow and quality regulation.</p>	<p>Owner/Applicant</p>	<p>Prior to issuance of Building Permit</p>	<p>City of Mendota</p>



**CHAPTER 5**  
**REFERENCES**



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## 5 REFERENCES

- [DOC] California Department of Conservation, Farmland Mapping and Monitoring Program. Important Farmland Map Categories. [http://www.consrv.ca.gov/dlrp/fmmp/mccu/Pages/map\\_categories.aspx](http://www.consrv.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx). Site accessed October 8, 2010.
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- [ITE] Institute of Transportation Engineers. *Trip Generation, 8<sup>th</sup> Edition*.
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- [USFWS] U.S. Fish and Wildlife Service. 2011. *Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance*.





**CHAPTER 6**  
**LIST OF PREPARERS**

## 6 LIST OF PREPARERS

The following firms, individuals, and agency staff contributed to the preparation of this document:



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Amy Wilson, Assistant Planner  
Jason Thomas, GIS  
Angie Hammon, Project Administrator



# Mendota Police Department

## Memo

**To:** Vince DiMaggio, City Manager  
Mendota City Council Members

**From:** Douglas N. Johnson, Interim Chief of Police

**Subject:** Monthly Report for January 2015

**Date:** February 2, 2015

### **Significant cases:**

Officers were dispatched to the area of 6<sup>th</sup>/ Quince St regarding three males attempting to cash fraudulent checks. Officers contacted three males in the west alley way of the 600 block of Oller St. The reporting party stated the males cashed a check he believed was fraudulent due to suspicious behavior and attempted to collect the money back. The males attacked the reporting party while he followed after the suspects in his vehicle. The males were found with over \$4,000.00 in cash and arrested on scene. The males were later determined to be guilty of cashing the same type of paychecks with the same amount of money with different check numbers at three different stores. All males were booked and transported to Fresno County Jail for booking.

Officers were dispatched to 1049 Pucheu St regarding a structure fire. The residence had multiple structures in the back of the residence which were fully engulfed. The residence had been evacuated at the scene as Cal Fire extinguished the fire. The fire destroyed a power line in the west alley way of Pucheu St requiring PG&E to respond. A gas line was ruptured requiring PG&E to dig the gas line out from the alleyway. The fire was extinguished and ruled accidental due to faulty electrical wiring by CAL Fire.

Officers were dispatched to 534 4<sup>th</sup> street to assist CPS in a check the welfare of an infant child. United Health Center reported to CPS a 3 months old was brought into the clinic with a string around two toes. The string caused circulation to be cut off for a significant amount of time. Medical Staff told the suspect mother to take the child immediately to Valley Children's Hospital in Madera to have the child's toes looked at. The circulation was not coming back in the child's right foot. The suspect disregarded the Doctor's advice and neglected the child's safety in refusing to take the child to the hospital. The child's foot was in need of immediate medical attention. A W&I 300 hold was placed on the children and CPS took custody of all three of the suspect's children. The infant was transported to Children's Hospital and the suspect was later arrested on warrant charges. This case is still under investigation

Officers were dispatched to the 1000 blk of 2<sup>nd</sup> street for the report of a male subject who was stabbed. Officers arrived and located the victim who was bleeding from a large laceration to his left hand. The victim advised officers he was stabbed with a large machete by the suspect during an argument. EMS was contacted to treat the victim who was eventually transported to CRMC where he is listed in stable condition with nerve damage to three fingers. Officers later located the machete used in the crime at the suspect's ex girlfriend's apartment located at 202 "I" St. The suspect was later found at his sister's home at 1246 6<sup>th</sup> St. where he was taken into custody without further incident. The suspect was later transported and booked into FCJ.

On 1-29-15 Officers responded to 1019 Quince St regarding a juvenile who had been attacked with a knife and had multiple wounds. Upon arrival the juvenile victim was found lying down on the side of the street. Officers on the scene immediately gave emergency first aid to the victim.

Surgeons at the hospital later said the actions by the officers on the scene saved the victim's life. After the attack the suspect juvenile was last seen running north on Quince St, wearing a plain white t-shirt, black gloves, dark blue jeans, and Nike shoes. The victim was rushed to CRCM by EMS. After undergoing several hours of surgery the victim was placed back in stable condition.

Within minutes after the attacked officers from the Mendota PD created a perimeter around the suspect's residence. Officer's made contact with the mother who gave consent to search her residence. Officers also search several other houses but the suspect was not located. Based on pictures the suspect has on his Facebook page he does promote the MS-13 gang. At the time of this report the suspect is still outstanding.

### **Departmental Strategic Planning:**

In an effort to streamline and have more accountability for community needs we have transferred our current CSO to code enforcement under the direction of the Economic Development Director. It is hoped that this will allow both weekend coverage and a stronger effort in this area.

In our ongoing effort to increase job knowledge, experience and professionalism we have our offsite job shadowing with outside agencies. To date our records supervisor, evidence technician and several of the Corporals have been involved in the program. They all have come back and stated the experience was very helpful and beneficial.

The department witnesses a demonstration at the Visalia Police Department regarding body cameras. We are currently on a county wide basis looking into grants and strategies for the implementation of body cameras

### **Personnel Changes:**

On January 21, 2015 Jorge Urbieta was reinstated as a Police Corporal for the Mendota Police Department

On Jan 30, 2015 Miguel Leon resigned from the Mendota Police Department to take a position with Visalia Police Department

### **Police Chief Recruitment**

On January 23, 2015 we reviewed the applications for the vacant Police Chief position. Five candidates were selected to continue on to the next assessment phase which will be held on February 4, 2015.