



CITY OF MENDOTA

"Cantaloupe Center Of The World"

JUAN LUNA
Chair
ALBERT ESCOBEDO
JOSE GUTIERREZ
JONATHAN LEIVA
KEVIN ROMERO
JOSE ALONSO
Alternate Commissioner

CITY OF MENDOTA PLANNING COMMISSION AGENDA

City Council Chambers
Mendota, CA 93640
SPECIAL MEETING
January 24, 2018
5:30 P.M.

VINCE DiMAGGIO
City Manager
CRISTIAN GONZALEZ
Public Works/Planning Director
MATT FLOOD
City Clerk

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

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

CALL TO ORDER

ROLL CALL

FLAG SALUTE

FINALIZE THE AGENDA

1. Adoption of final Agenda.

SWEARING IN

1. City Clerk Flood to swear in Commissioner Jose Gutierrez and Alternate Commissioner Jose Alonso.
2. Appointment of a Vice-Chairperson of the Planning Commission.

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the special meeting of July 26, 2017, and the special Joint City Council & Planning Commission meeting of December 15, 2017.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

PUBLIC HEARING

1. Public Hearing to adopt **Resolution No. PC 18-01**, approving Application No. 17-43, a Conditional Use Permit to authorize renovation of an existing cold storage packing facility into an industrial center for cannabis cultivation and processing located at 1269 Marie Street (APN 013-280-15).
 - a. *Receive report from Planning & Public Works Director Gonzalez*
 - b. *Inquiries from Planning Commissioners to staff*
 - c. *Chair Luna opens the public hearing*
 - d. *Once all comment has been received, Chair Luna closes the public hearing*
 - e. *Commission considers Resolution No. PC 18-01 for adoption*

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

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

PLANNING DIRECTOR UPDATE

PLANNING COMMISSIONERS' REPORTS

ADJOURNMENT

CERTIFICATION OF POSTING

I, Celeste Cabrera, Deputy City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota Planning Commission Special Meeting of Wednesday, January 24, 2018 was posted on the outside bulletin board of City Hall, 643 Quince Street on Monday, January 22, 2018 at 2:22 p.m.



Celeste Cabrera, Deputy City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Special Meeting

Wednesday, July 26, 2017

6:00 p.m.

Meeting called to order by Chairperson Luna at 6:00 PM.

Roll Call

Commissioners Present: Chairperson Juan Luna, Commissioners Albert Escobedo, and Jonathan Leiva.

Commissioners Absent: Vice-Chairperson Martin Gamez and Commissioner Kevin Romero.

Staff Present: John Kinsey, City Attorney; Cristian Gonzalez, Planning & Public Works Director; Matt Flood, Economic Development Manager; and Celeste Cabrera, Deputy City Clerk.

Flag Salute led by Chairperson Luna.

FINALIZE THE AGENDA

1. Adoption of final Agenda.

A motion was made by Commissioner Escobedo to adopt the agenda, seconded by Commissioner Leiva; unanimously approved (3 ayes, absent: Gamez and Romero).

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular meeting of April 18, 2017.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

A motion to approve items 1 and 2 was made by Commissioner Escobedo, seconded by Commissioner Leiva; unanimously approved (3 ayes, absent: Gamez and Romero).

PUBLIC HEARING

1. Public Hearing to adopt **Resolution No. PC 17-05**, recommending that the City Council adopt an ordinance amending Title 17 of the Mendota Municipal Code creating a commercial marijuana overlay district and amending Chapter 8.36 for consistency therewith.

Chairperson Luna introduced the item and Planning & Public Works Director Gonzalez requested that City Attorney Kinsey provide the report.

City Attorney Kinsey summarized the report including that the City Council had provided direction to staff to draft revisions to the Mendota Municipal Code to allow the cultivation of cannabis in certain areas of the city; that there is interest from various groups that are engaged in the commercial cannabis operations to come to the city; the additional revenues that the city would realize if such businesses were allowed in the city; exploring the possibility of allowing certain cultivation under highly controlled circumstances; the proposed ordinance attempting to address the concerns associated with issues, such as possible crime and nuisances; the proposed ordinance creating an overlay district that would facilitate commercial cannabis cultivation businesses; the location of the proposed overlay district; the requirement that applicants obtain a conditional use permit; the requirement that the applicant and the city must enter into a development agreement; the revisions it makes to the city's existing marijuana ordinance; and summarized staff's recommendation.

Discussion was held on the location of the proposed overlay district; the various restrictions for cannabis cultivation businesses contained in the ordinance; the amount of security that the facilities would need to have; the water recycling plan requirement for each business; the possibility of adding additional requirements in the development agreement; and the prohibition of dispensaries.

At 6:08 p.m. Chairperson Luna opened the hearing to the public.

Jessica Gutierrez (647 Perez Street) – inquired as to why dispensaries are not allowed in the city.

Discussion was held on the Council's rationale on not allowing dispensaries in the city, and the uncertainty on whether such businesses would have a negative propensity on other issues.

At 6:10 p.m. Chairperson Luna closed the hearing to the public.

A motion was made by Commissioner Escobedo to adopt Resolution No. PC 17-05, seconded by Chairperson Luna; approved (2 ayes, no: Leiva, absent: Gamez and Romero).

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

None offered.

PLANNING DIRECTOR UPDATE

Planning & Public Works Director Gonzalez reported that Taco Bell had submitted building plans.

PLANNING COMMISSIONERS' REPORTS

None offered.

ADJOURNMENT

At the hour of 6:12 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Escobedo, seconded by Commissioner Leiva; unanimously approved (3 ayes, absent: Gamez and Romero).

Juan Luna, Chairperson

ATTEST:

Matt Flood, City Clerk



**MINUTES OF MENDOTA
MENDOTA CITY COUNCIL /PLANNING COMMISSION
JOINT WORK/STUDY SESSION**

Joint Work/Study Session Thursday, December 15, 2017 10:00 AM

Meeting called to order by Mayor Rolando Castro at 10:05 a.m.

ROLL CALL CITY COUNCIL

Council Members Present: Mayor Rolando Castro, Council Members Jesse Mendoza, Oscar Rosales, and Robert Silva.

Council Members Absent: Mayor Pro Tem Victor Martinez.

ROLL CALL PLANNING COMMISSION

Commissioners Present: Chairperson Juan Luna, Commissioners Jose Alonso, Albert Escobedo, Jose Gutierrez, Jonathan Leiva, and Kevin Romero.

Commissioners Absent: None.

Staff Present: Vince DiMaggio, City Manager; Gregg Andreotti, Chief of Police; Cristian Gonzalez, Planning & Public Works Director; Celeste Cabrera, City Clerk's Office; Bo Hawkins, Police Department; Ophelia Lugo, Police Department; Teofilo Bautista, Public Works; Lt. Kevin Smith, Police Department; Jeronimo Angel, Public Utilities; Grecia Iribe, Administrative Assistant; Nancy Diaz, Finance Department; Jessica Ruiz, Administrative Assistant; Frank Renteria, Police Department; Chris Tsaris, Police Department; and Sendy Ayala, Police Department.

Flag Salute led by Officer Sendy Ayala.

WORK/STUDY SESSION

1. Sexual harassment training.

Attorney Steven Crass from Wanger Jones Helsley PC introduced himself and shared the memories of the City.

Attorney Crass provided the AB1825 training including the current events surrounding sexual harassment; the training being required under AB1825; the requirement that the training be 2 hours long; provided a history of the law; other reasons for the training, including the FEHA requirements; the persons that are able to provide the training; those who shouldn't provide the training; his qualifications; different ways that the training can be conducted; what topics are required to be discussed during the training; what are the consequences of not training; who are required to take the training; the different types of harassment in general; what is not considered illegal harassment; who can be harassed; whether employees can be individually liable; types of sexual harassment; the meaning of vicarious liability; and what is considered a hostile work environment.

At 10:00 a.m. there was a recess.

At 10:12 a.m. the meeting reconvened in open session.

Attorney Crass continued the training including what positions can harass; what to do if you witness someone being harassed; the definition of paramour favoritism; remedies for harassment; what to do if you have been harassed; the statute of limitations for filing a complaints; how claims should be investigated how the investigator should respond to the claims; disciplining offenders; the rights of the accused; and the importance of policy.

Discussion was held on whether there is a greater amount of sexual harassment cases against supervisors than employment; hypothetical situations for each type of sexual harassment; the results of a subjective employee evaluations; and issues involving "he said, she said" situations.

PUBLIC COMMENT

None Offered

ADJOURNMENT OF CITY COUNCIL & PLANNING COMMISSION

Council and Planning Commission consensus was reached to adjourn the work/study session at 11:55 a.m., unanimously approved.

Juan Luna, Chairperson

ATTEST:

Matt Flood, City Clerk

DATE: January 24, 2018
TO: City of Mendota Planning Commission
FROM: Cristian Gonzalez, Public Works/Planning Director
SUBJECT: Application No. 17-43, a request for a conditional use permit to authorize the renovation of an existing cold storage packing facility (Silver Creek Packing) located at 1269 Marie Street on APN's 013-280-15, 013-280-22S, 013-280-14S, 013-280-19, 013-280-21S

Background

The Silver Creek Packing facility (1269 Marie) was constructed in 1975 and has been in operation since. This location provides seasonal operations only. The site is 14.61 acres and the existing building(s) equal to 119,065 SQFT. On September 2017 the Mendota City Council approved Ordinance 17-43 allowing cultivation, and processing of cannabis in a specially zoned area (cannabis overlay district).

1269 Marie is located within the Cannabis Overlay Zone that allows commercial businesses and activity which will involve the cultivation, manufacturing, distribution, and testing of cannabis products. The applicant proposes to renovate the existing buildings that include; (4) Open storage canopies, (1) Residence, (2) Warehouses, (1) Guard house, (1) Scale house, together totaling 119,065 SQFT+-.

The applicant will be the developer of the site and will set certain minimum requirements on its tenants, but final build out of the suites will be determined by the tenants that will be required to go through permitting protocol.

Project Proposal & Discussion

Owner: Tim McGraw, CHH, LLC
Applicant: Tim McGraw, CHH, LLC
Location: 1269 Marie Street, APN 013-280-15
Site Size: 14.61 ± Acres
Zoning: M-1, Light Manufacturing Industrial District with a Cannabis Overlay Zone
General Plan: Light Industrial
Existing Use: Cold storage packing
Adjacent Uses: North – Airport
East – Light Industrial M-1
South – Light Industrial M-1
West – Light Industrial M-1
Street Access: Marie Street

According to the City of Mendota Municipal Code, this use is permissible on the proposed site with an approved conditional use permit. A conditional use permit is used in cases when a proposed land use is generally compatible with the underlying zoning district, but may require additional conditions in order to ensure compliance with various city standards, compliance with other external agency requirements, or general compatibility with surrounding land uses.

Environmental Assessment

The project is a Class 32 Categorical Exemption under Section 15332 of the California Environmental Quality Act Guidelines. No further environmental review is required.

Planning Commission Findings

Section 17.08.050 of the Mendota Municipal Code requires that the following findings be made prior to approval of a conditional use permit:

FINDING No. 1: THAT THE SITE FOR THE PROPOSED USE IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE SUCH USE AND ALL YARDS, SPACES, WALLS AND FENCES, PARKING, LOADING, LANDSCAPING, AND OTHER FEATURES REQUIRED BY THIS CHAPTER TO ADJUST SUCH USE WITH THE LAND AND USES IN THE NEIGHBORHOOD.

Staff believes that the proposed use is compatible with the surrounding uses. The structure does not encroach into any required yard setback. Onsite parking has been provided to adequately address the anticipated number of vehicles, as well as provide compliance with the Americans with Disabilities Act. The addition of trees and landscaped areas will further enhance the appearance of the site and provide additional aesthetic compatibility with adjacent uses.

FINDING No. 2: THAT THE SITE FOR THE PROPOSED USE RELATES TO STREETS AND HIGHWAYS ADEQUATE IN WIDTH AND PAVEMENT TYPE TO CARRY THE QUANTITY AND KIND OF TRAFFIC GENERATED BY THE PROPOSED USE.

The site is situated on 1269 Marie Street. Marie Street is a industrial collector type street, as is Belmont to the east. Historically, there have been no complaints related to traffic, and the proposed use does not act to further intensify existing conditions during peak hours. The site's relationship to adjacent streets is adequate for the proposed use. Applicants fair share of development fees will go towards repair and improvements to the existing pavement.

FINDING No. 3: THAT THE PROPOSED USE WILL HAVE NO ADVERSE EFFECT ON ABUTTING PROPERTY OR THE PERMITTED USE THEREOF.

The site has historically been used as an industrial site. The change is expected to be more intensive land use but will represent an overall positive impact to its relationship to surrounding land uses and represents an important redevelopment opportunity by renovating a blight area. The effect on both surrounding and adjacent land uses is seen as positive.

FINDING No. 4: THAT THE CONDITIONS STATED IN THE RESOLUTION ARE DEEMED NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The conditions of approval will serve to accommodate the proposed use while protecting the health, safety, and welfare of the public. Conditions of approval are based upon standards contained within the Mendota General Plan and the Mendota Municipal Code, and upon precedent established through review and approval of similar projects. Further, the proposed conditions will serve to implement the goals and objectives of the General Plan, which itself is intended to provide for logical and orderly development of the City in a manner beneficial to its residents.

Recommendation

It is recommended that the Mendota Planning Commission adopt Resolution No. PC 18-01, approving Application No. 17-43, subject to the following conditions of approval:

1. The conditional use permit detailed within Application No. 17-43 shall expire one (1) year following the date of its approval unless, prior to expiration, a building permit for the requested site modifications is issued by the City of Mendota and construction is commenced and being diligently pursued. At the discretion of the Planning Commission, and upon valid request prior to its expiration, this conditional use permit may be extended for a period or periods not to exceed two (2) additional years in the aggregate.
2. Following any changes made to the site plan as a result of these conditions or other commentary, correspondence, or official requirement, and prior to issuance of a certificate of occupancy, the applicant shall submit a copy of the final site plan to the Building/ Planning Department for inclusion in the project file.
3. Development of the project site shall be in substantial conformance with the attached site plan (exhibit A). The City Planner or the Public Works Director shall determine the extent to which incremental or minor changes to the site plan and/or proposed operation meet this requirement.
4. The owner/operator of the facility shall be responsible for the ongoing and long-term maintenance of required improvements and landscaping to ensure that nuisance complaints are not received by the City. Any changes to landscaping and on/off site improvements throughout the life of the structure cannot be made without prior permission from the Building/Planning Department.
5. All City development fees and costs shall be paid in full to the City prior to issuance of any Certificate of Occupancy from the Building/Planning Department.
6. Construction drawings (Building and Improvement Plans, including site grading, drainage, utility and verification of accessibility) shall be submitted to the Building Department and to the City Engineer for review and approval. A building permit shall be acquired prior to start of any construction activities.
7. Any work within the public right-of-way shall require an encroachment permit, including payment of all associated fees.
8. The applicant shall prepare an irrigation plan for review and approval by the City Engineer.
9. The applicant shall prepare a site lighting plan for review and approval by the City Engineer. All exterior lights shall be shielded or otherwise oriented to prevent disturbance to surrounding or neighboring properties or traffic on Marie Street, and the adjacent airport.
10. All signage must be approved pursuant to the standards and guidelines of the Sign Ordinance prior to installation.

11. Prior to issuance of a certificate of occupancy, all conditions of approval shall be verified as complete by the Building and Planning Department. Any discrepancy or difference in interpretation of the conditions between the owner/applicant and the Building/Planning Department shall be subject to review and determination by the Planning Commission.
12. The applicant shall comply with any conditions of approval from the Fresno County Fire Protection District.
13. The applicant shall comply with the San Joaquin Valley Air Pollution Control District.
14. Any modifications to the parking requirements shall be subject to review and approval by the Public Works Director.
15. The project water supply shall be taken from the existing six (10)-inch water main on Marie Street.
16. The project sanitary sewer service shall be connected to either the existing eight (10)-inch sewer line in Marie Street. Final determination of the connection point(s) shall be made by the City Engineer and may depend on design factors unknown at this time.
17. The project site's storm drain runoff shall be contained on site. Hydraulic calculations must be submitted to and approved by the City Engineer prior to the issuance of a building permit.
18. Trash enclosure(s) are required and must be approved by Mid Valley Disposal in regards to size and capacity. Trash bin(s) shall be stored entirely within the enclosure.
19. The proposed drive approaches on Naples and 11th Streets are to be designed and constructed consistent with City Standards or per approval of Public Works Director or City Engineer.
20. Fencing for the project is to be in accordance with the Security Plan included herein as Exhibit F.
21. Use of the facility in a manner other than that listed in the operational statement (exhibit G) shall be subject to review by the Planning Department.
22. Applicant shall comply with the Development Agreement approved by the City Council (Resolution 18-09) on January 23, 2018, and all provisions contained therein. The Development Agreement is hereby incorporated in its entirety by reference and any default of the Development Agreement by applicant shall also be considered a violation of the conditions of this Conditional Use Permit.
23. Cannabis odors will not be detectable from the property boundary or public right-of-way and that, in multi-tenant buildings, cannabis odors will not be detectable from the building exterior.
24. All commercial cannabis activities will occur within an enclosed building and will not be visible from the property boundary or public right-of-way.

25. Buildings that are proposed for growing purposes that would cause light to be emitted from any building roof or window (sometimes referred to as "light-assisted" or "mixed light" greenhouses) shall have no light will be visible through the roof and windows of grow areas from dusk till dawn.
26. That all pesticide use will comply with the State Department of Pesticide Regulations.
27. Applicant will need to submit a water recycling plan, acceptable to the Public Works Director, demonstrating sufficient water supply for the proposed use, including a certification that the applicant may use that water legally under state law and, if water is used for irrigation purposes, that irrigation water will be recycled to the maximum extent feasible using best management practices. Compliance with this condition must be met before operations begin.
28. Applicant shall comply with all conditions included in Security Plan (Exhibit F). In addition, the applicant will provide funding for the City to install a City approved PTZ IP camera and necessary operational equipment on the city accessible property located by the intersection of Marie/Belmont. The camera will be integrated into the Police Department camera system and solely operated, monitored and recorded by Police Personnel. The installation to include, but not limited to wireless radio transmitters/receivers for the connectivity into the Police Department camera system. The owner operator of the facility shall be responsible for any maintenance.
29. Applicant is required to coordinate with PG&E for gas and power, ensuring adequate power for the operations. Compliance with this condition must be met before operations begin.
30. Prior to any operation, applicant must comply with state permits and authorizations needed to engage in the proposed use.
31. If approved, this CUP authorizes City inspections within the building and site, without notice, of any and all records required to be maintained under any local, state, or federal law.
32. Applicant must provide the City all information required by the state for any renewal of a state license related to commercial cannabis activity as well as the state licensing authority's decision on any such renewal.
33. Applicant is required to immediately provide notice to the City of any suspension or revocation of any state license issued pursuant to Business and Professions Code Section 26050 et seq.
33. Due to the sites proximity to the City's airport, applicant must comply with all Airport regulations relating to structures and development near an airport.
34. Exhibits A, B, C,D,E,F,G and H are attached and part of this Conditional Use Permit, defined as;
Exhibit A: Site Plan
Exhibit B: Site Plan with Emergency Landing Zone
Exhibit C: Fresno County Airports Land Use Policy Plan Compatibility Criteria Table
Exhibit D: California Airport Land Use Planning Handbook Inner Approach Zone Guidelines
Exhibit E: California Airport Land Use Planning Handbook Traffic Pattern Zone Guidelines
Exhibit F: Security Plan

Exhibit G: Operational Statement
Exhibit H: Conditional Use Permit Application

Staff Further Recommends:

1. That the Planning Commission Chair request a report from staff, and ask for any clarification as needed by the Commission;
2. That the Chair open a public hearing, requesting any public comments in favor of, opposed to, or otherwise regarding the proposed project. Upon conclusion of testimony, ask the Commission for a consensus that sufficient information has been obtain to close the public portion of the hearing. The Chair may then close the public hearing;
3. That the Chair ask the Commission for action on the application. The Commission may then render a decision based on the merits of the proposal, staff comments, and any public testimony received. A resolution containing the conditions of approval is attached.

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

RESOLUTION No. PC 18-01

**A RESOLUTION OF THE CITY OF MENDOTA PLANNING COMMISSION APPROVING
APPLICATION No. 17-43, A CONDITIONAL USE PERMIT TO AUTHORIZE RENOVATION OF AN EXISTING
COLD STORAGE PACKING FACILITY INTO AN INDUSTRIAL CENTER FOR CANNABIS CULTIVATION AND
PROCESSING LOCATED AT 1269 MARIE STREET (APN 013-280-15)**

WHEREAS, at a special meeting on January 24, 2018, the Mendota Planning Commission did conduct a public hearing to consider Application No. 17-43, submitted by Tim McGraw on behalf of CHH,LLC for a Conditional Use Permit; and

WHEREAS, the applicant proposes to renovate an existing 100,000 square foot cold storage and packing facility located at 1269 Marie Street, to create a industrial center for cannabis cultivation and processing, which is currently designated by the City of Mendota 2005-2025 General Plan Use Element as Public/Quasi Public Facility, and zoned M-1 Light Manufacturing in the City's Cannabis Overlay District; and

WHEREAS, on October the 31st, 2017, the Planning Department accepted an application for a conditional use permit filed by Tim McGraw on behalf of the CHH,LLC, for the renovation/construction of the proposed improvements; and

WHEREAS, the project was determined to be categorically exempt from the California Quality Act under CEQA Guidelines §15332; and

WHEREAS, a notice of public hearing was placed in the January 12, 2018, printing of the Fresno Bee newspaper and all surrounding property owners within a 300-foot radius of the project site were notified by United States Postal Service delivery, and a copy of the notice of public hearing was posted on the Mendota City Hall bulletin window; and

WHEREAS, the Mendota Planning Commission made the following findings pursuant to §17.08.050 of the Mendota Municipal Code and pursuant to ordinance 17-13; and

1. That the site for the proposed use is adequate in size and shape to accommodate such use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood;
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
3. That the proposed use will have no adverse effect on abutting property or the permitted use thereof; and
4. That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.

NOW, THEREFORE BE IT RESOLVED that the Mendota Planning Commission does hereby approve Application No. 17-43, subject to the following conditions of approval:

1. The conditional use permit detailed within Application No. 17-43 shall expire one (1) year following the date of its approval unless, prior to expiration, a building permit for the requested site modifications is issued by the City of Mendota and construction is commenced and being diligently pursued. At the discretion of the Planning Commission, and upon valid request prior to its expiration, this conditional use permit may be extended for a period or periods not to exceed two (2) additional years in the aggregate.
2. Following any changes made to the site plan as a result of these conditions or other commentary, correspondence, or official requirement, and prior to issuance of a certificate of occupancy, the applicant shall submit a copy of the final site plan to the Building/ Planning Department for inclusion in the project file.
3. Development of the project site shall be in substantial conformance with the attached site plan (exhibit A). The City Planner or the Public Works Director shall determine the extent to which incremental or minor changes to the site plan and/or proposed operation meet this requirement.
4. The owner/operator of the facility shall be responsible for the ongoing and long-term maintenance of required improvements and landscaping to ensure that nuisance complaints are not received by the City. Any changes to landscaping and on/off site improvements throughout the life of the structure cannot be made without prior permission from the Building/Planning Department.
5. All City development fees and costs shall be paid in full to the City prior to issuance of any Certificate of Occupancy from the Building/Planning Department.
6. Construction drawings (Building and Improvement Plans, including site grading, drainage, utility and verification of accessibility) shall be submitted to the Building Department and to the City Engineer for review and approval. A building permit shall be acquired prior to start of any construction activities.
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10. All signage must be approved pursuant to the standards and guidelines of the Sign Ordinance prior to installation.
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interpretation of the conditions between the owner/applicant and the Building/Planning Department shall be subject to review and determination by the Planning Commission.

12. The applicant shall comply with any conditions of approval from the Fresno County Fire Protection District.
13. The applicant shall comply with the San Joaquin Valley Air Pollution Control District.
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19. The proposed drive approaches on Naples and 11th Streets are to be designed and constructed consistent with City Standards or per approval of Public Works Director or City Engineer.
20. Fencing for the project is to be in accordance with the Security Plan included herein as Exhibit F.
21. Use of the facility in a manner other than that listed in the operational statement (exhibit G) shall be subject to review by the Planning Department.
22. Applicant shall comply with the Development Agreement approved by the City Council (Resolution 18-09) on January 23, 2018, and all provisions contained therein. The Development Agreement is hereby incorporated in its entirety by reference and any default of the Development Agreement by applicant shall also be considered a violation of the conditions of this Conditional Use Permit.
23. Cannabis odors will not be detectable from the property boundary or public right-of-way and that, in multi-tenant buildings, cannabis odors will not be detectable from the building exterior.
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25. Buildings that are proposed for growing purposes that would cause light to be emitted from any building roof or window (sometimes referred to as "light-assisted" or "mixed light" greenhouses) shall have no light will be visible through the roof and windows of grow areas from dusk till dawn.

26. That all pesticide use will comply with the State Department of Pesticide Regulations.
27. Applicant will need to submit a water recycling plan, acceptable to the Public Works Director, demonstrating sufficient water supply for the proposed use, including a certification that the applicant may use that water legally under state law and, if water is used for irrigation purposes, that irrigation water will be recycled to the maximum extent feasible using best management practices. Compliance with this condition must be met before operations begin.
28. Applicant shall comply with all conditions included in Security Plan (Exhibit F). In addition, the applicant will provide funding for the City to install a City approved PTZ IP camera and necessary operational equipment on the city accessible property located by the intersection of Marie/Belmont. The camera will be integrated into the Police Department camera system and solely operated, monitored and recorded by Police Personnel. The installation to include, but not limited to wireless radio transmitters/receivers for the connectivity into the Police Department camera system. The owner operator of the facility shall be responsible for any maintenance.
29. Applicant is required to coordinate with PG&E for gas and power, ensuring adequate power for the operations. Compliance with this condition must be met before operations begin.
30. Prior to any operation, applicant must comply with state permits and authorizations needed to engage in the proposed use.
31. If approved, this CUP authorizes City inspections within the building and site, without notice, of any and all records required to be maintained under any local, state, or federal law.
32. Applicant must provide the City all information required by the state for any renewal of a state license related to commercial cannabis activity as well as the state licensing authority's decision on any such renewal.
33. Applicant is required to immediately provide notice to the City of any suspension or revocation of any state license issued pursuant to Business and Professions Code Section 26050 et seq.
33. Due to the sites proximity to the City's airport, applicant must comply with all Airport regulations relating to structures and development near an airport.
34. Exhibits A, B, C,D,E,F,G and H are attached and part of this Conditional Use Permit, defined as;
Exhibit A: Site Plan
Exhibit B: Site Plan with Emergency Landing Zone
Exhibit C: Fresno County Airports Land Use Policy Plan Compatibility Criteria Table
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Exhibit E: California Airport Land Use Planning Handbook Traffic Pattern Zone Guidelines
Exhibit F: Security Plan
Exhibit G: Operational Statement
Exhibit H: Conditional Use Permit Application

PASSED AND ADOPTED by the Planning Commission of the City of Mendota at a special meeting held on the 24th day of January, 2018, upon a motion by Commissioner _____, a second by Commissioner _____, and by the following vote:

AYES:

NOES:

ABSTAIN:

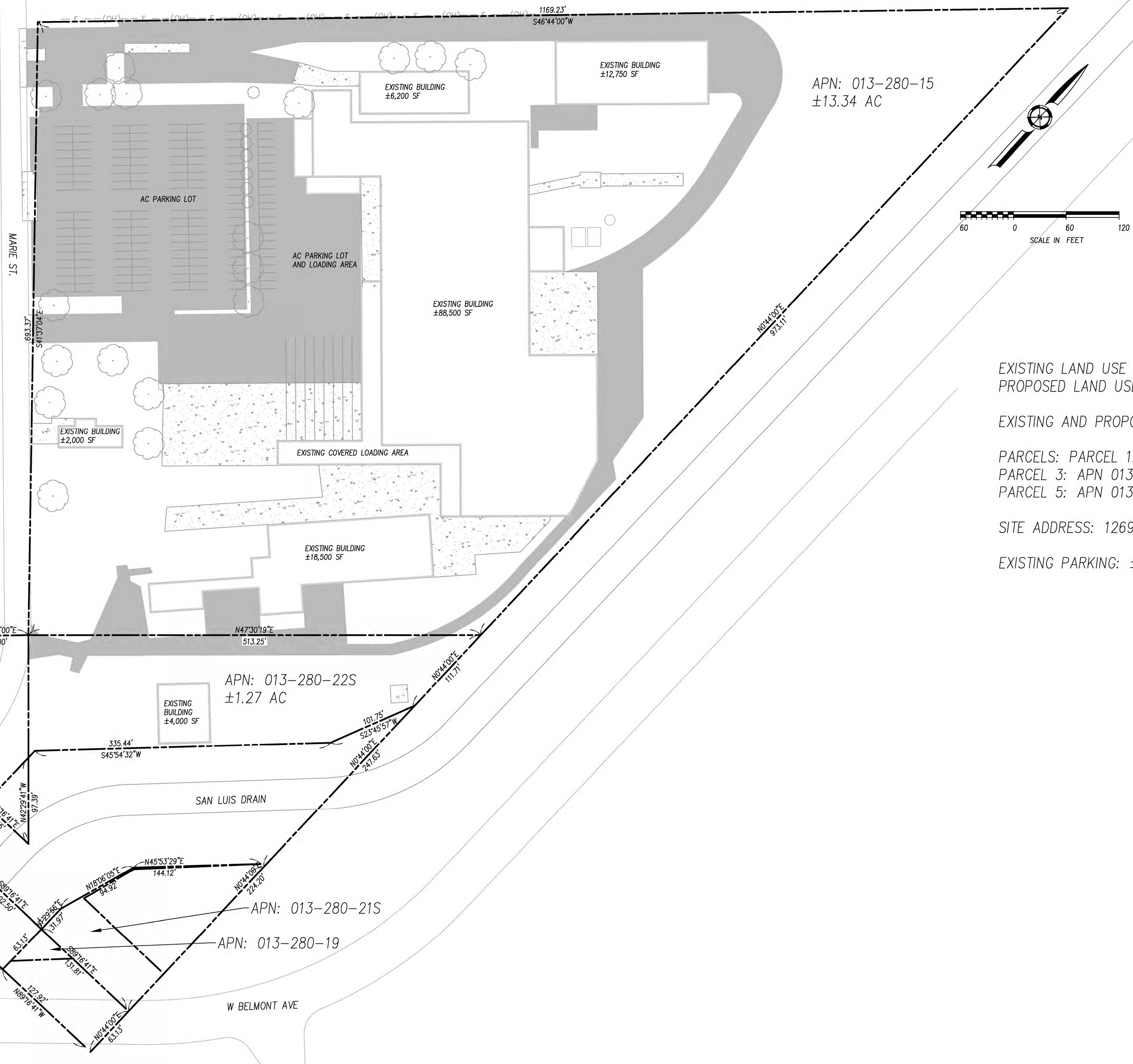
ABSENT:

ATTEST:

Juan Luna, Chair

Matt Flood, City Clerk

EXHIBIT A



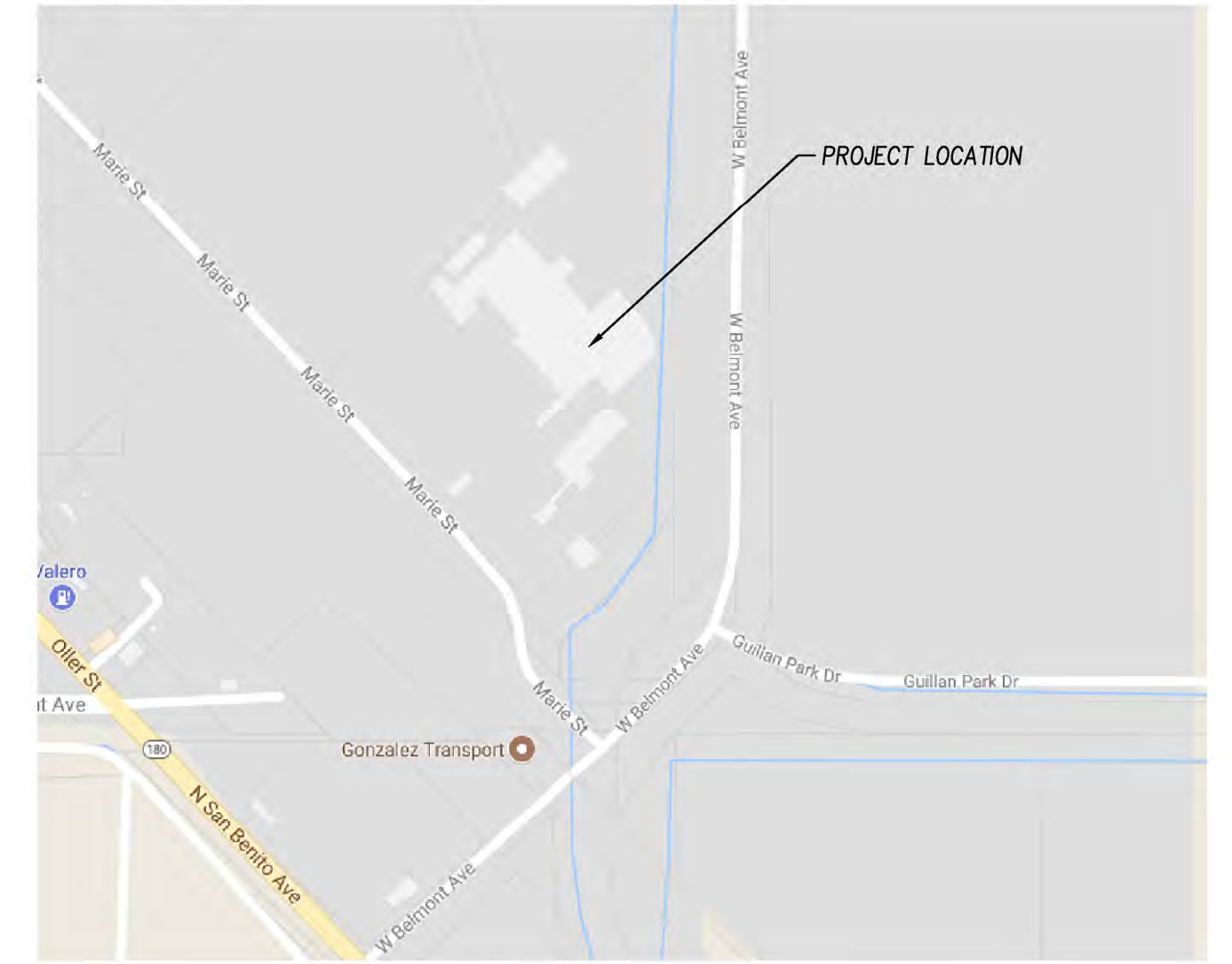
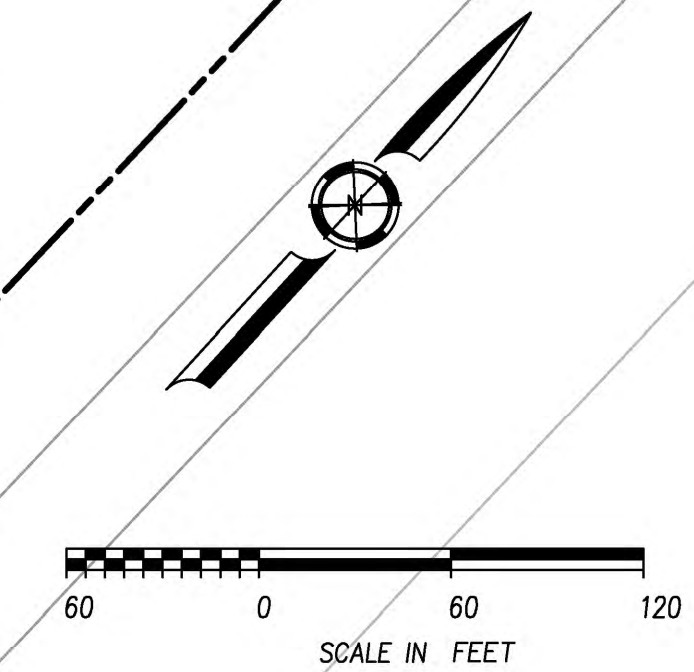
APN: 013-162-14S

APN: 013-280-15
±13.34 AC

APN: 013-280-22S
±1.27 AC

APN: 013-280-21S

APN: 013-280-19



VICINITY MAP

EXISTING LAND USE DESIGNATION: PUBLIC QUASI PUBLIC
PROPOSED LAND USE DESIGNATION: LIGHT INDUSTRIAL

EXISTING AND PROPOSED ZONING DISTRICT: M-1 LIGHT MANUFACTURING

PARCELS: PARCEL 1: APN 013-280-15, PARCEL 2: APN 013-162-14S
PARCEL 3: APN 013-280-22S, PARCEL 4: APN 013-280-19
PARCEL 5: APN 013-280-21S

SITE ADDRESS: 1269 MARIE ST. MENDOTA, CA

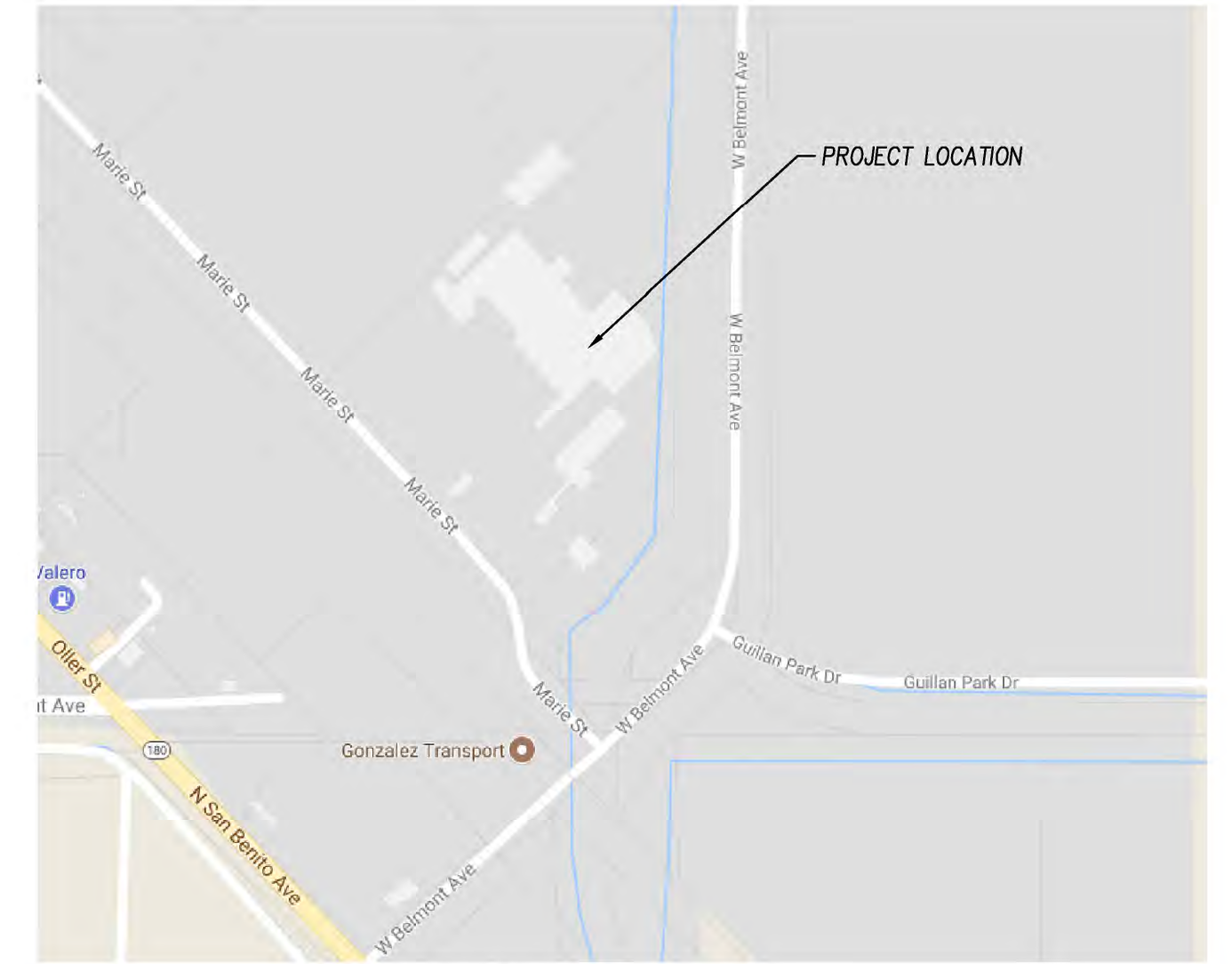
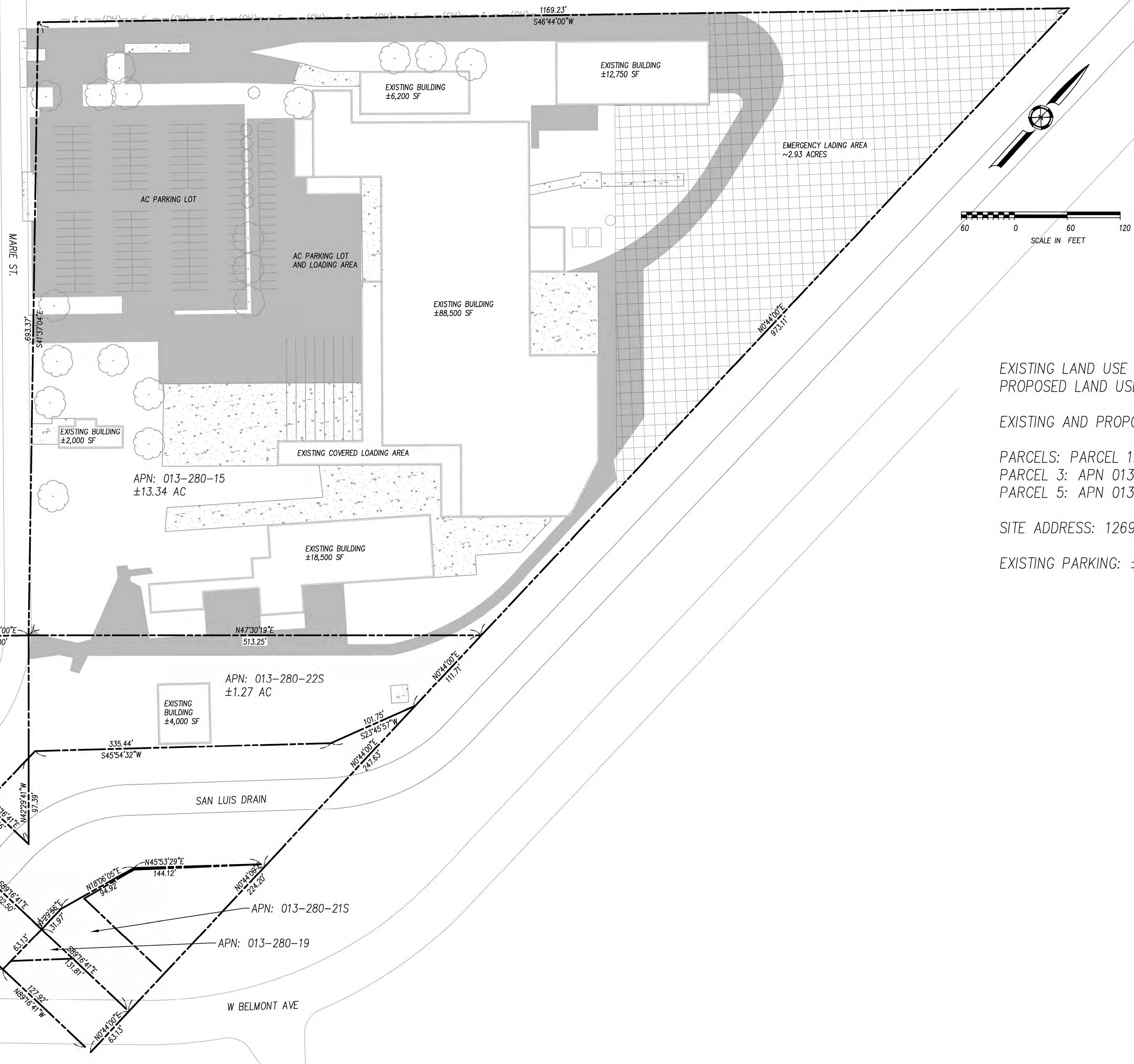
EXISTING PARKING: ±144 SPACES

CUP SITE PLAN

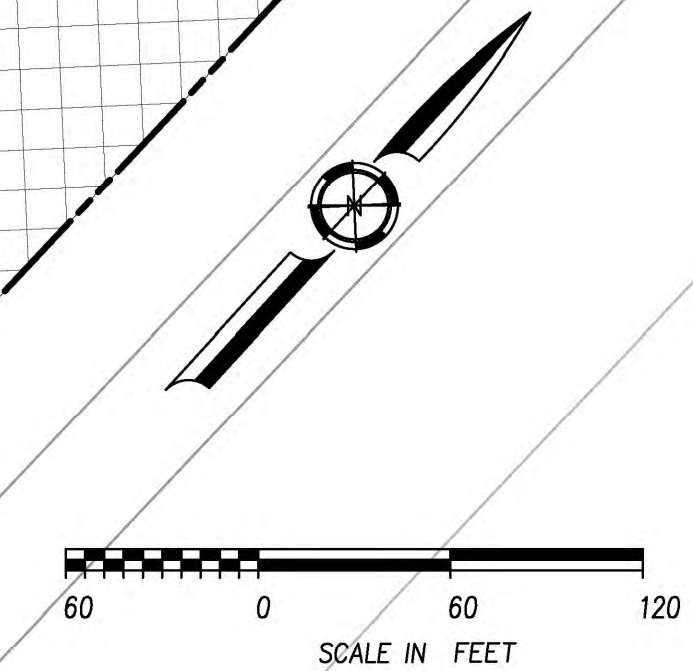
CHH - SILVER CREEK
1269 MARIE STREET, MENDOTA, CA

THIS SITE PLAN IS BASED ON RECORD INFORMATION AND CREATED FROM AN ORTHO RECTIFIED AREAL PHOTO. IT SHALL BE UTILIZED FOR ILLUSTRATIVE PURPOSES ONLY.

EXHIBIT B



VICINITY MAP



APN: 013-162-14S

EXISTING LAND USE DESIGNATION: PUBLIC QUASI PUBLIC
 PROPOSED LAND USE DESIGNATION: LIGHT INDUSTRIAL

EXISTING AND PROPOSED ZONING DISTRICT: M-1 LIGHT MANUFACTURING

PARCELS: PARCEL 1: APN 013-280-15, PARCEL 2: APN 013-162-14S
 PARCEL 3: APN 013-280-22S, PARCEL 4: APN 013-280-19
 PARCEL 5: APN 013-280-21S

SITE ADDRESS: 1269 MARIE ST. MENDOTA, CA

EXISTING PARKING: ±144 SPACES



4180 Douglas Blvd, Suite 200
 Granite Bay, California 95746
 T (916) 978-4001
 www.cartwrightengineers.com

CUP SITE PLAN WITH LANDING AREA

CHH - SILVER CREEK
 1269 MARIE STREET, MENDOTA, CA

THIS SITE PLAN IS BASED ON RECORD INFORMATION AND CREATED FROM AN ORTHO RECTIFIED AREAL PHOTO. IT SHALL BE UTILIZED FOR ILLUSTRATIVE PURPOSES ONLY.

10/20/2017
 SCALE 1" = 60'
 DRAWN BY: S. LAMB

EXHIBIT C

TABLE 3

AIRPORT/LAND USE SAFETY COMPATIBILITY CRITERIA

LAND USE CHARACTERISTICS	SAFETY ZONES ¹			
	Clear & Runway Zones	Inner Approach Zones ²	Outer Approach Zones & Traffic Pattern Zone	Horizontal & Conical Zones
Residential Uses	-	(A,F)	(B,F)	+
Other Uses in Structures	-	(C,E,F)	(E,F)	+
Other Uses Not in Structures	(C,G)	(D)	+	+
Special Characteristics				
1. Distracting Light or Glare	-	-	-	(G)
2. Sources of Smoke	-	-	-	(G)
3. Electronic Interference	-	-	-	(G)
4. Attractor of Birds	-	-	-	+

NOTES: 1. See the Policy Plan maps for the location of the zones at each airport.

2. The inner approach zone extends to the point below where the approach surface intersects the horizontal surface.

INTERPRETATION

+ ACCEPTABLE: Use is acceptable with little or no risks

() CONDITIONALLY ACCEPTABLE: Risk exist, but use is acceptable under conditions cited below.

A Density no greater than 1 dwelling unit per 3 acres.

B Density no greater than 4 dwelling units per acre.

C No uses attracting more than 10 persons per acre.

D No uses attracting more than 25 persons per acre.

E No schools, hospitals, nursing homes, or similar uses.

F At least 20% of area open (having a size and shape such that a small aircraft could conceivably make an emergency landing without damage to buildings or serious injury to aircraft occupants).

G Characteristic cannot reasonably be avoided or located outside the indicated safety zone.

- UNACCEPTABLE: Use is unacceptable due to associated high risks.

Nature of Risk

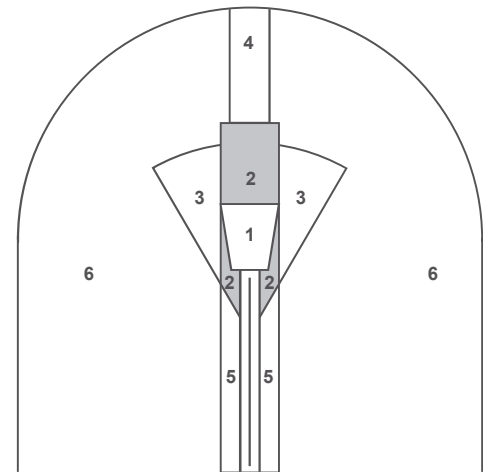
- Normal Maneuvers
 - Aircraft overflying at low altitudes on final approach and straight-out departures
- Altitude
 - Between 200 and 400 feet above runway
- Common Accident Types
 - Arrival: Similar to Zone 1, aircraft under-shooting approaches, forced short landings
 - Departure: Similar to Zone 1, emergency landing on straight-out departure
- Risk Level
 - High
 - Percentage of near-runway accidents in this zone: 8% - 22%



FINAL APPROACH

Basic Compatibility Policies

- Normally Allow
 - Agriculture; non-group recreational uses
 - Low-hazard materials storage, warehouses
 - Low-intensity light industrial uses; auto, aircraft, marine repair services
- Limit
 - Single-story office buildings
 - Nonresidential uses to activities that attract few people
- Avoid
 - All residential uses except as infill in developed areas
 - Multi-story uses; uses with high density or intensity
 - Shopping centers, most eating establishments
- Prohibit
 - Theaters, meeting halls and other assembly uses
 - Office buildings greater than 3 stories
 - Labor-intensive industrial uses
 - Children’s schools, large daycare centers, hospitals, nursing homes
 - Stadiums, group recreational uses
 - Hazardous uses (e.g. aboveground bulk fuel storage)



Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	2x the Average number of people per gross acre
Rural	See Note A	10 – 40	50 – 80
Suburban	1 per 10 - 20 ac.	40 – 60	80 – 120
Urban	0	60 – 80	120 – 160
Dense Urban	0	See Note B	See Note B

Note A: Maintain current zoning if less than density criteria for suburban setting.
 Note B: Allow infill at up to average intensity of comparable surrounding uses.

FIGURE 4C

Safety Zone 2 – Inner Approach/Departure Zone

Nature of Risk

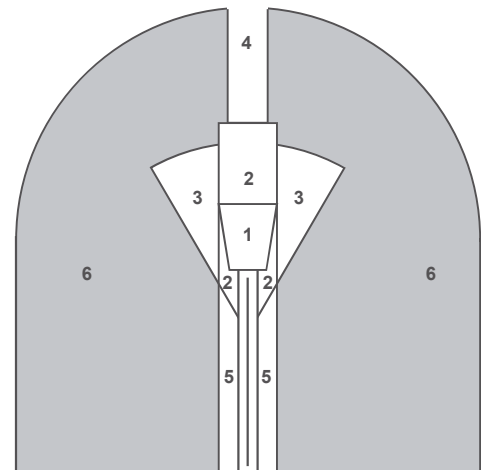
- Normal Maneuvers
 - Aircraft within a regular traffic pattern and pattern entry routes
- Altitude
 - Ranging from 1,000 to 1,500 feet above runway
- Common Accident Types
 - Arrival: Pattern accidents in proximity of airport
 - Departure: Emergency landings
- Risk Level
 - Low
 - Percentage of near-runway accidents in this zone: 18% - 29% (percentage is high because of large area encompassed)



IN TRAFFIC PATTERN

Basic Compatibility Policies

- Normally Allow
 - Residential uses (however, noise and overflight impacts should be considered where ambient noise levels are low)
- Limit
 - Children's schools, large day care centers, hospitals, and nursing homes
 - Processing and storage of bulk quantities of highly hazardous materials
- Avoid
 - Outdoor stadiums and similar uses with very high intensities
- Prohibit
 - None



Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	4x the Average number of people per gross acre
Rural	No Limit – See Note A	150 – 200	600 – 800
Suburban	No Limit – See Note A	200 – 300	800 – 1,200
Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B
Dense Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B

Note A: Noise and overflight should be considered.

Note B: Large stadiums and similar uses should be avoided.

FIGURE 4G

Safety Zone 6 – Traffic Pattern Zone

EXHIBIT F

City of Mendota Conditional Use Permit Application 1269 Marie Street Industrial Park

Security Plan

1. Perimeter and interior site security (around production buildings).

- Perimeter Surveillance to include 180-degree fixed cameras every 100 feet supplemented with PTZ cameras strategically located to focus in on events to provide identifiable recognition.
- The 180 degree cameras analytics will also provide alarm outputs to notify Security of an event and activate the appropriate PTZ camera.
- Perimeter fence intrusion detection system consists of a wireless system. The system that reacts to motion and / or vibration and tied to the surveillance system to activate cameras upon events / activity.
- Guard Station at front gate monitors video from cameras and alarms events as they occur. Duress alarm activates on site duress lights connected to local police / 911.
- Front main entrance gate is monitored by guard station and video surveillance with access being granted via access control system card reader / keypad located at gate.

2. Fencing

- Perimeter fencing to be a combination of 7' high, ornamental steel tube fencing and gate as well as 7' high, Chain-link with concertina wire.
- Ornamental swing gate at main vehicle entrance with access controlled gate operators.
- Perimeter fence intrusion detection system a 2-event system that reacts to motion and / or vibration and tied to the surveillance system to activate cameras upon events / activity immediately notifying the onsite security.

3. Alarm systems (notification/silent/audible) interior / exterior.

- Intrusion detection system is a collective combination of IDS, CCTV and ACS integrated together to detect, notify and capture live video for identification and forensics.
- Duress Alarm buttons will be located at 24x7 stationed guard station at front entrance gate as well as strategic locations within the facility itself to activate duress alarm notifying facility staff and authorities.
- Building interiors will have a combination of motion & contact devices for intrusion detection and alarm.
- Front gate and all building entry / exit doors to be access controlled.

4. Security camera system details, exterior. Detail multi-point, fixed, PTZ... and monitoring.

- Security camera system consists of a high-end commercial / government IP solution.
- CCTV System will be monitored by on-site security personnel 24x7, have remote monitoring capabilities and will have video storage capacities capable of 15 FPS quality video storage for at least 90 Days.
- IP Cameras will be a combination of multi-sensor, fixed and PTZ integrated together to provide the highest quality of video.

5. Site Lighting

- All exterior lighting shall be white light using LED lamps with shielded, downward facing fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K.
- Exterior lighting shall be placed such that visibility and security monitoring of the premises is possible.
- Tree canopies shall not interfere with or block lighting which would create shadows and areas of concealment.

6. Access Control

- Signs prohibiting trespass upon the property will be installed at each driveway.
- Staff members shall wear laminated or plastic-coated identification badge in a conspicuous manner. Identification badge will include the licensee's "doing business as" name and state license number, the employee's first name and assignment, an employee number exclusively assigned to that employee, and a color photograph of the employee.
- Visitors with a lawful business purpose for accessing the facility shall be required to sign in and out. Visitors shall conspicuously wear a badge identifying that person as a visitor during all times they are on the premises.
- All shipping and receiving will happen between the hours of 6:00 a.m. Pacific Time to 10:00 p.m. Pacific Time.
- The Chief of Police or his or her designee will have full access to the facility. Applicant requests notice 24-hours prior to any visit for which such notice is non-detrimental to intended purpose of visit.

7. Security Personnel

- Tenants will be required to designate a security representative to notify local law enforcement of situations noted in the proposed California Code of Regulations Title 16 Division 42 Chapter 1 Article 3 Section 5036 Subsection (a).
- Applicant will maintain a contract with a state-licensed private patrol operator approved to conduct business in the City of Mendota. Services contracted will include:
 - Intrusion alarm response
 - Uniformed guard physically on site at all times

EXHIBIT G

**City of Mendota
Conditional Use Permit Application
1269 Marie Street Industrial Park**

Operational Statement

Project Site Address	1269 Marie Street Mendota, CA 93640
Assessor's Parcel Number	013-280-15, 013-280-22S, 013-280-14S, 013-280-19, 013-280-21S
Size of Site	14.61 acres
Existing Zoning Districts	M-1
Existing Uses	Cold Storage and Packing Facility
Proposed Uses	Agricultural Processing and all uses allowed per City of Mendota Ordinance No. 17-13

Introduction

Applicant, subsidiary, or assigned (“Applicant”) proposes to bring to the City of Mendota (“City”) an industrial center featuring leasable space for agricultural processing and all allowable uses per City of Mendota Ordinance No. 17-13.

The industrial center will be a source of direct employment for the City which aligns with Goal LU-8 of the 2009 Mendota General Plan Update. Beyond the direct jobs offered, the center will act as a source of economic activity for the City’s ancillary businesses that will provide materials and services required by the new businesses. Applicant is committed to creating a mutually beneficial and transparent relationship with the City of Mendota.

Overview

The construction will consist of renovations to an existing cold storage packing facility in order to demise the existing buildings into leasable suites. Applicant will be the developer of the industrial center and will set certain minimum requirements on its tenants, but final build-out of the suites will be determined by the tenants to meet their specific needs. The tenants will be responsible for installing odor mitigation measures to prevent detection of any odor outside of their unit.

Applicant will provide perimeter security for the center and maintain access control at the front gate to the property. Applicant will also provide video monitoring of all outdoor areas, external entrances, and any common interior corridors. Video surveillance within the suites will be the responsibility of the tenants. Applicant will maintain a line of contact with the City Police Department in case of calls for service.

Tenant Zoning Assignment

As part of Development Agreement between Applicant and City, Applicant is requesting the City grant Applicant ability to assign proposed tenants zoning for all uses allowed by City of Mendota Ordinance No. 17-13. Applicant shall vet proposed tenants. Once proposed tenant is approved, tenant, Applicant and City shall execute a standard proof of authorization to conduct uses allowed by City of Mendota Ordinance No. 17-13. Authorization shall be conditioned upon State of California approval of applicable licensing and any additional documentation required by the City of Mendota. Local Mendota business license and tenants leases with applicant will be conditioned on compliance with term of lease agreement, local building codes and other regulations including payment of development agreement fees. Revocation of any tenant’s authorization for any reason shall have no effect on any other current or future tenants. Applicant shall not be held responsible for any violations by tenants.

Hours of Operation

Employee ingress and egress will typically occur between 9:00am and 6:00pm. Due to the nature of the agriculture industry, the facility will need to be fully operational 24 hours a day, seven days a week, but Applicant will encourage tenants to keep regular hours of operation.

Mendota Airport

Applicant will designate 15- 20 percent of the development as shown on Exhibit B as an emergency landing area pursuant to the requirements of the Inner Approach Zone and Traffic Patter Zone in the Fresno County Airports Land Use Policy Plan (FCALUPP). Applicant is requesting that the FCALUPP Inner Approach Zone Maximum Nonresidential Intensities for this project be raised from 10 per acre to 40 per acre which would still be in line with the recommendations in the California Airport Land Use Planning Handbook.

Community Relations Manager

Applicant will provide the City Manager with the name, email address, and telephone number of a Community Relations manager to communicate with the surrounding businesses regarding any complaints. Applicant will make good faith efforts to encourage neighbors to contact the Community Relations Manager to resolve any issues prior to contacting the City. Tenants will be required to report any complaints from neighbors or the City immediately to Applicant.

Odor Control Plan

Applicant's goal is to ensure tenants implement odor control procedures per City and State guidelines. Applicant will require tenants to provide a comprehensive odor control plan as part of their improvement. This plan should utilize technology that includes a specific carbon media design to remove the odor producing elements of their operations. Tenant should have filters installed on any vents to control any odor from reaching outside of the building.

Utility Use Plan

Applicant plans to use existing power for first tenant build-outs. Applicant has applied for a power upgrade with PG&E, application number 113725150, and has begun working with Luis Murrieta to complete the upgrade. No solar power is planned due to proximity to Mendota Airport

Applicant intends to use nearest municipal water source. The estimated water use is 8000gal/day.

Security Plan

See attached security plan.

Attachments

Exhibit A: Site Plan

Exhibit B: Site Plan with Emergency Landing Zone

Exhibit C: Fresno County Airports Land Use Policy Plan Compatibility Criteria Table

Exhibit D: California Airport Land Use Planning Handbook Inner Approach Zone Guidelines

Exhibit E: California Airport Land Use Planning Handbook Traffic Pattern Zone Guidelines

Exhibit F: Security Plan



City of Mendota

Community Development Department 643
Quince Street Mendota, CA 93640

Planning Master Application Form

Application No.: 17-43

Received by: _____
Date: _____

Check all that apply:

<input type="checkbox"/> Plan Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Annexation
<input type="checkbox"/> Rezone	<input type="checkbox"/> Variance	<input type="checkbox"/> Extension (indicate applicable process) ²
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Minor Deviation	<input type="checkbox"/> Revision (indicate applicable process) ³
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Zoning Text Amendment	<input type="checkbox"/> Temporary Use Permit ²
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Lot Merger ¹	<input type="checkbox"/> Other:
<input type="checkbox"/> Final or Parcel Map	<input type="checkbox"/> Lot Line Adjustment	

Project Address: 1269 Marie St. Mendota, CA APN(s): 013-280-15, 013-280-22S, 013-280-14S, 013-280-19, 013-280-21S
 Size of Site: Sq. Ft. _____ Acres 14.61
 Zoning Designation: M-1 General Plan Designation: _____
 Project Description (attach additional pages if needed): See attached operational statement.

List any previously approved and/or pending projects associated with this project site: _____

Please read carefully before signing or filing: Submittal of this application does not imply approval of any project by the City of Mendota. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information provided by the applicant.

Primary Contact (check all that apply): Applicant Owner Other _____
 Name: Graylon Wright Signature: _____
 Company/Organization: Loder Construction Inc.
 Address: 4168 Douglas Blvd. Ste. 100 City: Granite Bay State: CA
 Phone: 916-791-0445 Email: gwright@loderinc.com

Check all that apply: Applicant Owner Other _____
 Name: Tim McGraw Signature: _____
 Company/Organization: Marie Street Development, LLC
 Address: 2443 Filmore St 308-3336 City: San Francisco State: CA
 Phone: 708-533-2424 Email: _____

Check all that apply: Applicant Owner Other _____
 Name: _____ Signature: _____
 Company/Organization: _____
 Address: _____ City: _____ State: _____
 Phone: _____ Email: _____

Notes:

- * This application will not be accepted for processing without the required attachments and fee deposit.
- * Please refer to the corresponding Application Submittal Checklist(s) to determine required attachments.
- * Please refer to the City of Mendota Planning Application Fee list to determine required fee deposit(s).

¹ Use Lot Line Adjustment Checklist as applicable
² No supplemental application or checklist is required
³ Use same supplemental application or checklist as required for an original submittal



City of Mendota

Environmental Supplement

Community Development Department 643
Quince Street Mendota, CA 93640

App. No. 17-43

This form is intended to assist the City in compliance with the California Environmental Quality Act (CEQA). While certain projects are exempt from CEQA, other projects may be subject to varying levels of environmental review. This form must accompany submittal of the following applications: Plan Amendment, Rezone, Conditional Use Permit, Tentative Tract Map, Tentative Parcel Map, Parcel Map, Site Plan Review, Variance, and Annexation. If the information provided is incomplete or inaccurate, it may negatively impact the City's ability to comply with CEQA, resulting in a delay to the processing of your project or subjecting it to legal challenge. If you have any questions about the items requested or if you wish to obtain information about your proposal, please contact the Community Development Department at 559.655.3291.

For applications subject to this Environmental Supplement, please answer the following:

1. Narrative description of proposed project - Describe outstanding characteristics, architectural features, type of construction, number of stories, resulting activities, and other major features.
See attached operational statement.

2. If Residential Use is proposed, indicate number of dwelling units: N/A

3. If Non-Residential Use is proposed, identify: Agricultural Processing and All Uses allowed by City of Mendota Ordinance No. 17-43

- a. Non-Residential Floor Area:** 95,895 sf
- b. Estimated Total Number of Employees:** TBD by final occupant make up
- c. Total Number of Off-Street Parking Spaces:** +/- 144

4. If the project involves a Site Plan Review or Rezoning for industrial use, describe in detail:
N/A

5. Identify probable sources of noise generated by the project. If noise is anticipated to be moderate or severe, describe any measures taken to reduce the effects:
N/A

6. Describe known sources of noise in the vicinity that may impact the proposed project:
N/A

7. Describe characteristics of the project that may cause smoke, odors, gases, or fumes:

N/A

8. Describe existing use of and structures on the site along with other site characteristics:

There are nine (9) existing structures on the property in question totaling 119,065 square feet: four (4) open storage canopies totaling 21,800 sf; one (1) residence totaling 1,370 sf; two (2) warehouses totaling 95,895 sf used for cold storage, packing, and office; one (1) guard house totaling 64 sf; and one (1) scale house totaling 154 sf. Remainder of site is used for parking and circulation.

9. Describe the existing use of adjacent and/or nearby sites:

To the northwest, there is a vacant field and the Mendota Airport. To the southwest, vacant land along a railway. To the east, an abandoned cogeneration plant. To the southeast, vacant land.

10. Is the site within 200 yards of an existing or proposed freeway? Yes No

11. Is the site within 200 yards of a railroad? Yes No

12. Describe any potential sources of air pollution from the project:

N/A

13. Anticipated volume of water to be used (gallons per day): 8000 gallons per day

14. Estimated volume of liquid waste (gallons per day): TBD by final occupant make up

15. Are any hazardous wastes anticipated? If so, describe:

N/A

16. Anticipated amount of solid waste (cubic yards per day/week, etc.): TBD by final occupant make up

17. If the property subject to a Williamson Act Land Conservation Contract? If so, how does the project propose to address that?

N/A

To the best of my knowledge, the foregoing information is true.

Signature

Date