



# CITY OF MENDOTA

*“Cantaloupe Center Of The World”*

JUAN LUNA  
Chair  
CARLOS QUINTANAR  
Vice-Chair  
ALBERT ESCOBEDO  
RAMIRO ESPINOZA  
MARTIN GAMEZ  
JONATHAN LEIVA  
Alternate Commissioner

## CITY OF MENDOTA PLANNING COMMISSION AGENDA

City Council Chambers  
Mendota, CA 93640  
REGULAR MEETING  
July 19, 2016  
6:30 P.M.

VINCE DiMAGGIO  
City Manager  
CRISTIAN GONZALEZ  
Public Works/Planning Director  
JEFF O’NEAL  
City Planner

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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.

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

1. Approval of the minutes of the regular meeting of June 21, 2016.
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 16-03**, recommending that the City Council adopt a Negative Declaration and associated Zone and General Plan amendments for the Warkentine and Tankersley Properties.
  - a. *Receive report from Director of Planning & Public Works 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 16-03 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.

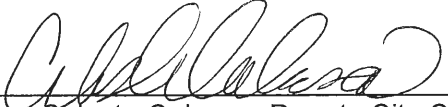
## PLANNING DIRECTOR UPDATE

## 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 Regular Meeting of Tuesday, July 19, 2016 was posted on the outside bulletin board of City Hall, 643 Quince Street on Friday, July 15, 2016 at 11:50 a.m.

  
\_\_\_\_\_  
Celeste Cabrera, Deputy City Clerk



## CITY OF MENDOTA PLANNING COMMISSION MINUTES

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**Regular Meeting**

**Tuesday, June 21, 2016**

**6:30 p.m.**

**Meeting called to order by Chairperson Luna at 6:31 PM.**

### **Roll Call**

**Commissioners Present:**

Chairperson Juan Luna, Commissioners Albert Escobedo, Ramiro Espinoza (at 6:33 p.m.), Martin Gamez, and Jonathan Leiva (at 6:33 p.m.).

**Commissioners Absent:**

Commissioner Carlos Quintanar.

**Staff Present:**

Cristian Gonzalez, Planning & Public Works Director; John Kinsey, City Attorney; 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 Gamez; unanimously approved (3 ayes, absent: Espinoza and Quintanar).

### **SWEARING IN**

1. Deputy City Clerk Cabrera to swear in Alternate Planning Commissioner Jonathan Leiva.

Deputy City Clerk Cabrera swore in Alternate Planning Commissioner Leiva.

*At 6:33 p.m. Alternate Commissioner Leiva took a seat on the dais and Commissioner Espinoza entered the Council Chambers.*

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

1. Approval of the minutes of the regular meeting of April 19, 2016.
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 Espinoza; unanimously approved (5 ayes, absent: Quintanar).

## **PUBLIC HEARING**

1. Consideration and proposed action on a resolution recommending that the City Council of the City of Mendota Adopt an Amendment to the City of Mendota General Plan, Modify the Land Use Designation and City Zoning Map Relating to the Properties Identified as Fresno County Assessor's Parcel Nos. 013-141-02S and 013-152-27S.

Chairperson Luna introduced the item and City Attorney Kinsey summarized the report including the conditions that were set forth in the settlement agreement including property rezoning provisions; the rezoning consisting of a General Plan amendment, as well as other approvals (at 6:35 p.m. Commissioner Espinoza left the Council Chambers and returned); the timeline of rezoning the properties; the City having to notify local tribes regarding the General Plan amendment; and staff's recommendation to continue the item to the July 19<sup>th</sup> Planning Commission meeting.

Discussion was held on the motion that the Commission needed to make.

A motion was made to continue the item to the July 19<sup>th</sup> meeting by Commissioner Espinoza, seconded by Commissioner Escobedo; unanimously approved (5 ayes, absent: Quintanar).

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

None offered.

## **PLANNING DIRECTOR UPDATE**

Director of Planning and Public Works Gonzalez reported on various projects throughout the City.

## **PLANNING COMMISSIONERS' REPORTS**

Discussion was held on the possibility of installing a stop sign on McCabe Street.

## **ADJOURNMENT**

At the hour of 6:40 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Espinoza, seconded by Commissioner Gamez; unanimously approved (5 ayes, absent: Quintanar).

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Juan Luna, Chairperson

ATTEST:

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Matt Flood, City Clerk

**A G E N D A I T E M – S T A F F R E P O R T**

**DATE:** July 15, 2016

**TO:** Honorable Members of the Planning Commission of the City of Mendota

**FROM:** Cristian Gonzalez, Director of Planning and Public Works  
John P. Kinsey, City Attorney

**SUBJECT:** Resolution Recommending that the City Council of the City of Mendota Adopt Negative Declaration and Associated Zoning and General Plan Amendments [Warkentine and Tankersley Properties]

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**RECOMMENDATION:**

Adopt a Resolution that:

- A. Recommends that the City Council adopt a negative declaration for a project relating to certain changes to the zoning and land use designations of two properties within the City commonly identified as (i) Fresno County Assessor’s Parcel No. (“APN”) 013-152-27s (the “Overflow Yard Property”), and (ii) APN 013-141-2s (the “Warkentine Property”).
- B. Recommends that the City Council approve such changes to the zoning and land use designations for the Overflow Yard Property and the Warkentine Property.
- C. Directs the Secretary to schedule a public hearing before the City Council on the proposed amendments to Chapter 17.08.040 of the Mendota Municipal Code no less than ten (10) days nor more than forty (40) days after the adoption of the resolution.

**BACKGROUND:**

On February 23, 2016, the City entered into a Settlement Agreement and Mutual Release with the owners of the Overflow Yard Property and the Warkentine Property (collectively, the “Subject Properties”), under which the City agreed to consider potential changes to the zoning and land use designations for the Subject Properties.

On March 22, 2016, the City Council voted to adopt a Resolution of Intention (the “Resolution of Intention”) to initiate certain modifications to the zoning and land use designations with respect to the Subject Properties.

Following the adoption of the Resolution of Intention, staff initiated proposed amendments to the City’s General Plan Update 2005-2025 (the “General Plan”), and the zoning designations for the Subject Properties, and also initiated the proposed subdivision of the Warkentine Property into two separate parcels: (a) remainder parcel (the “Caretaker’s Parcel”) to the southeast would

include the caretaker's residence, and (b) a remainder parcel to the northwest would include the existing mini storage facility and the storage yard (the "Storage Parcel")

The proposed project (collectively, the "Project") would include the following actions:

1. ***Overflow Yard Property.*** The General Plan land use designation for the Overflow Yard Property would change from Light Industrial to Heavy Industrial. The zoning would change from M-1 Light Manufacturing to M-2 Heavy Manufacturing.
2. ***The Storage Parcel.*** The General Plan land use designation for the Storage Parcel would change from Light Industrial to Heavy Industrial. The zoning would change from M-1 Light Manufacturing to M-2 Heavy Manufacturing. The proposed project also contemplates the issuance of permits for the existing Mini Storage facility located on the Storage Parcel.
3. ***The Caretaker's Parcel.*** The Caretaker's Parcel would retain its existing zoning and land use designations, which are M-1 Light Manufacturing and Light Industrial, respectively. The proposed project also includes the issuance of a certificate of occupancy for the Caretaker's residence located on the Caretaker's Parcel.

City staff determined the Project to be a "project" as defined under the California Environmental Quality Act, Public Resources Code, Section 21000, *et seq.* ("CEQA") and, as a result, prepared an Initial Study/Negative Declaration for the Project (the "IS/ND"). Staff conducted a 30-day public review period for the IS/ND during the period between May 4, 2016, and June 6, 2016, and the City did not receive any comments on the IS/ND or the Project during the public review period.

Pursuant to Section 17.80.040 of the Mendota Municipal Code, the City originally scheduled its consideration of the IS/ND and the Project to come before the Planning Commission on April 19, 2016. The Planning Commission voted to continue the hearing on the IS/ND and the Project to June 21, 2016. On June 21, 2016, the Planning Commission voted to continue the hearing on the IS/ND and the Project to July 19, 2016.

## **DISCUSSION:**

Staff is recommending that the Planning Commission recommend that the City Council adopt the IS/ND prepared for the Project, in order to comply with CEQA. The IS/ND reviewed the potential environmental effects of the Project, and determined that the Project would not cause any significant environmental effects.

In addition, Staff recommends that the Planning Commission recommend that the City Council make the following approvals:

1. The change of the General Plan land use designation for the Overflow Yard Property and the Storage Parcel from Light Industrial to Heavy Industrial;
2. The change of the zoning for the Overflow Yard Property and the Storage Parcel from M-1 Light Manufacturing to M-2 Heavy Manufacturing;

Such approvals are necessary for the City to complete the terms of the Settlement Agreement.

### **Attachments**

**Ex. “A”:** [Proposed] Resolution Recommending that the City Council Adopt Negative Declaration and Associated Zoning and General Plan Amendments [Warkentine and Tankersley Properties]

**Ex. “B”:** May 4, 2016, Draft Initial Study and Proposed Negative Declaration: Proposed Change of Zoning and Land Use Designation for Warkentine & Tankersley Properties

**Ex. “C”:** City Council, City of Mendota, March 22, 2016, Resolution No. 16-24, Resolution of Intention to Initiate an Amendment to the City of Mendota General Plan, Modifying the Land Use Designation and City Zoning Map Relating to the Properties Identified as Fresno County Assessor’s Parcel Nos. 013-141-02S and 013-152-27s



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

**RESOLUTION NO. PC 16-03**

**RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT NEGATIVE  
DECLARATION AND ASSOCIATED ZONING AND GENERAL PLAN AMENDMENTS  
[WARKENTINE & TANKERSLEY PROPERTIES]**

**WHEREAS**, the City has entered into a settlement agreement, which contains provisions contemplating changes to the zoning and land use designations of two properties within the City commonly identified as (i) Fresno County Assessor's Parcel No. ("APN") 013-152-27s (the "Overflow Yard Property"), and (ii) APN 013-141-2s (the "Warkentine Property"); and

**WHEREAS**, the Warkentine Property and the Overflow Yard Property are collectively referred to herein as the "Subject Properties";

**WHEREAS**, on March 22, 2016, the City Council voted to adopt a Resolution of Intention (the "Resolution of Intention") to initiate certain modifications to the zoning and land use designations with respect to the Subject Properties; and

**WHEREAS**, following the adoption of the Resolution of Intention, staff initiated proposed amendments to the City's General Plan Update 2005-2025 (the "General Plan"), and the zoning designations for the Subject Properties, and also initiated the proposed subdivision of the Warkentine Property into two separate parcels: (a) remainder parcel (the "Caretaker's Parcel") to the southeast would include the caretaker's residence, and (b) a remainder parcel to the northwest would include the existing mini storage facility and the storage yard (the "Storage Parcel"); and

**WHEREAS**, the proposed project (collectively, the "Project") includes the following actions:

1. **Overflow Yard Property.** The General Plan land use designation for the Overflow Yard Property would change from Light Industrial to Heavy Industrial. The zoning would change from M-1 Light Manufacturing to M-2 Heavy Manufacturing.

2. **The Storage Parcel.** The General Plan land use designation for the Storage Parcel would change from Light Industrial to Heavy Industrial. The zoning would change from M-1 Light Manufacturing to M-2 Heavy Manufacturing. The proposed project also contemplates the issuance of permits for the existing Mini Storage facility located on the Storage Parcel.

3. **The Caretaker's Parcel.** The Caretaker's Parcel would retain its existing zoning and land use designations, which are M-1 Light Manufacturing and Light Industrial, respectively. The proposed project also includes the issuance of a certificate of occupancy for the Caretaker's residence located on the Caretaker's Parcel.

**WHEREAS**, City staff determined the Project to be a “project” as defined under the California Environmental Quality Act, Public Resources Code, Section 21000, *et seq.* (“CEQA”) and, as a result, prepared an Initial Study/Negative Declaration for the Project (the “IS/ND”); and

**WHEREAS**, the City conducted a 30-day public review period for the IS/ND during the period between May 4, 2016, and June 6, 2016; and

**NOW, THEREFORE, BE IT RESOLVED** that:

1. The Planning Commission has reviewed the Negative Declaration for the Project, and has found that it meets all provisions of CEQA, and that the Negative Declaration reflects the independent judgment of the Planning Commission.

2. This recommendation is based on the Initial Study for the Project, the attachments thereto, and any references therein, all of which are located at the City’s office at 643 Quince Street, Mendota, CA, and which constitute the record of proceedings upon which this decision is based.

3. The Negative Declaration adequately identifies all the environmental impacts of the proposed Project, and determines that the Project will not cause a significant impact on the environment.

4. The Planning Commission recommends to the City Council, by at least a majority of its members, adoption of the Negative Declaration.

5. The Planning Commission also recommends to the City Council, that it make the following approvals:

A. The change of the General Plan land use designation for the Overflow Yard Property and the Storage Parcel from Light Industrial to Heavy Industrial;

B. The change of the zoning for the Overflow Yard Property and the Storage Parcel from M-1 Light Manufacturing to M-2 Heavy Manufacturing;

6. A certified copy of this resolution shall be filed with the City Clerk.

**PASSED AND ADOPTED** by the Planning Commission of the City of Mendota at a regular meeting held on the 19<sup>th</sup> of July, 2016, upon a motion by \_\_\_\_\_, a second by \_\_\_\_\_, and by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

ATTEST:

\_\_\_\_\_  
Juan Luna, Chair

\_\_\_\_\_  
Matt Flood, City Clerk

**DRAFT INITIAL STUDY  
AND PROPOSED NEGATIVE DECLARATION**

**Proposed Change of Zoning and Land Use Designation for  
Warkentine & Tankersley Properties**

Prepared by:  
City of Mendota  
Planning & Economic Development Dept.

May 4, 2016

## INITIAL STUDY

1. **Project Title: Change of Zoning and Land Use Designation for Warkentine & Tankersley Properties**
2. **Lead Agency & Address:** City of Mendota, 643 Quince Street, Mendota, CA 93640; Telephone: (559) 860-8882
3. **Lead Agency Contact Person:** Cristian Gonzalez, Director of Planning & Economic Development; City of Mendota, 643 Quince Street, Mendota, CA 93640; Telephone: (559) 860-8882; Email: [cristian@cityofmendota.com](mailto:cristian@cityofmendota.com).
4. **Project Location:** The City of Mendota is proposing that certain actions be taken with respect to certain properties located within the City. The properties include (i) Fresno County Assessor's Parcel No. ("APN") 013-152-27s (the "Overflow Yard Property"), and (ii) APN 013-141-2s (the "Warkentine Property"). The Overflow Yard Property comprises of approximately 2.15 acres, and is bounded by Ninth Street to the northwest, Naples Street to the southeast, the Tenth Street alignment to the southwest, and the Union Pacific Railroad right of way to the northeast. The Warkentine Property comprises of 4.79 acres, and is bounded by the Sixth Street alignment to the northwest, Naples Street and two properties to the southeast, the Ninth Street alignment to the southwest, and the Union Pacific Railroad right of way to the northeast. Both the Overflow Yard Property and the Warkentine Property are bounded by industrial land uses, with the exception of a small number of existing residences located on industrially-zoned parcels to the southwest on Naples Street.
5. **Project Sponsor & Address:** City of Mendota, 643 Quince Street, Mendota, CA 93640; Telephone: (559) 655-4298
6. **Existing General Plan Designation:** Both the Overflow Yard Property and the Warkentine Property have existing General Plan land use designations of Light Industrial.
7. **Existing Zoning:** Both the Overflow Yard Property and the Warkentine Property are located within the City's M-1 Light Manufacturing Zoning District.
8. **Project Description:** The actions contemplated under the proposed Project are being taken in response to the February 23, 2016, Settlement Agreement and Mutual Release between the City, Ed Warkentine, Dan Tankersley and others.

*The Overflow Yard Property.* The proposed Project includes changing the zoning of the Overflow Yard Property from M-1 Light Manufacturing to M-2 Heavy Manufacturing. To maintain consistency with the City's General Plan Update 2005-2025 (the "General

Plan”), the proposed Project also contemplates a General Plan Amendment to change the land use designation of the Overflow Yard Property from Light Industrial to Heavy Industrial. The proposed Project also contemplates the construction of a six foot tall chain link fence with slats around the perimeter of the Overflow Yard Property.

*The Warkentine Property.* The proposed Project also contemplates several actions with respect to the Warkentine Property. First, the Warkentine Property would be subdivided into two separate parcels, with the new boundary line shown on Exhibit “A.” The remainder parcel (the “Caretaker’s Parcel”) to the southeast would include the caretaker’s residence, and would retain the existing zoning and land use designations, which are M-1 Light Manufacturing and Light Industrial, respectively. The remainder parcel to the northwest would include the existing mini storage facility and the storage yard (the “Storage Parcel”). The proposed Project contemplates modifying the zoning of the Storage Parcel from M-1 Light Manufacturing to M-2 Heavy Manufacturing. To accommodate this change in zoning, the proposed Project also contemplates a General Plan Amendment to change the land use designation of the Storage Parcel from Light Industrial to Heavy Industrial.

The proposed Project also contemplates the issuance of permits for the existing Mini Storage facility, which is located on the Storage Parcel, and the issuance of a certificate of occupancy for the Caretaker’s residence, which is located on the Caretaker’s Parcel.

9. **Project Setting:** Both the Overflow Yard Property and the Warkentine Property are bounded by industrial land uses, with the exception of a small number of existing residences located on industrially-zoned parcels to the southwest on Naples Street.
10. **Other Public Agencies Requiring Approval:** The City is unaware of any other public agencies requiring approval of any aspect of the project.
11. **Other Documents Incorporated by Reference in this Review:** (i) City of Mendota General Plan Update 2005-2025, and (ii) February 23, 2016, Settlement Agreement and Mutual Release.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous	<input 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 BY CITY OF MENDOTA

(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.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For



## **EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (*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).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) *Earlier Analysis Used.* Identify and state where they are available for review.
  - b) *Impacts Adequately Addressed.* Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) *Mitigation Measures.* For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (*e.g.*, general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

## ENVIRONMENTAL CHECKLIST

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>I. AESTHETICS</b> – Would the project:				
a) Have a substantial adverse effect on a scenic vista?			√	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				√
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			√	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			√	
<p><b>Discussion</b></p> <p>Item a): Neither the Overflow Yard Property nor the Warkentine Property are located within a scenic vista. The surrounding area is characterized by existing industrial uses, and the Union Pacific Railroad. In addition, although the Overflow Storage Yard could be used to store used materials, the Proposed Project contemplates the construction of a fence with slats along the perimeter of the Overflow Yard Property, which will visually shield such storage activities from existing residential land uses. The Proposed Project would have a <b>less than significant impact</b>.</p> <p>Item b): Neither the Overflow Yard Property nor the Warkentine Property are located in the vicinity of scenic resources or historic buildings within a state scenic highway. The Proposed Project would have <b>no impact</b>.</p> <p>Item c): Neither the Overflow Yard Property nor the Warkentine Property are located in the vicinity of scenic resources. The surrounding area is characterized by existing industrial uses, and the Union Pacific Railroad. In addition, although the Overflow Storage Yard could be used to store used materials, the Proposed Project contemplates the construction of a fence with slats along the perimeter of the Overflow Yard Property, which will visually shield such storage activities</p>				

from existing residential land uses. The Proposed Project would have a **less than significant impact**.

Item d): The Proposed Project contemplates the issuance of permits for the existing Mini Storage Facility and the caretaker's residence on the Warkentine Property. Neither use, however, is expected to generate any new source of substantial light or glare that would adversely affect day or night time views. The Proposed Project would have a **less than significant impact**.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>II. AGRICULTURE RESOURCES:</b> 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:</p>				
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?				√
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				√
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				√
d) Result in the loss of forest land or conversion of forest land to non-forest use?				√
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?				
<p><b>Discussion</b></p> <p>Item a): The Proposed Project does not contemplate the conversion of any prime farmland, unique farmlands, or farmland of statewide importance to nonagricultural uses. The Proposed Project would have <b>no impact</b>.</p> <p>Item b): The Proposed Project does not propose to modify the zoning of any agriculturally-zoned property, or convert any prime farmlands, unique farmlands, or farmland of statewide importance to a nonagricultural use. The Proposed Project would have <b>no impact</b>.</p> <p>Items c), d):</p> <p>The Proposed Project does not contemplate the conversion of any forest land to non-forest use. The Proposed Project does not propose to modify the zoning of any forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The Proposed Project would have <b>no impact</b>.</p> <p>Item e): The Proposed Project does not contemplate the conversion of any prime farmland, unique farmlands, or farmland of statewide importance to nonagricultural uses. The Proposed Project would have <b>no impact</b>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>III. AIR QUALITY:</b> 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:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				√
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				√
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)?				√
d) Expose sensitive receptors to substantial pollutant concentrations?				√
e) Create objectionable odors affecting a substantial number of people?				√
<p><b>Discussion</b></p> <p>Items a) through d):</p> <p>The Proposed Project does not contemplate the construction of any new facilities or any land uses that are inconsistent with current operations on the Overflow Yard Property or the Warkentine Property. As a result, the Proposed Project would not result in any new construction-related emissions of pollutants, including criteria pollutants and greenhouse gases. The Proposed Project would have <b>no impact</b>.</p> <p>Item e): The Proposed Project would not emit any odors, and thus would not create objectionable odors affecting a substantial number of people. The Proposed Project would have <b>no impact</b>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES:</b> -- Would the project:				
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 Game or U.S. Fish and Wildlife Service?				√
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 Game or US Fish and Wildlife Service?				√
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?				√
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?				√
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation				√



policy or ordinance?				
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?				√

**Discussion**

Items a), b):

The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. Because of the developed nature of the property and the existing land uses, the Proposed Project would not result in any habitat modifications, or effect 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 Game or U.S. Fish and Wildlife Service, or any riparian species or habitat. Therefore, the Proposed Project will have **no impact**.

Item c): The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line, and where there are no federally protected wetlands as defined by Section 404 of the Clean Water Act. The properties likewise do not contain any discernable drainage courses, inundated areas, wetland vegetation, hydric soils, and thus do not include any USACOE jurisdictional drainages or wetlands. The Proposed Project will have **no impact**.

Item d): The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project will not result in a barrier to 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. The Proposed Project will have **no impact**.

Item e): The two properties at issue under the Proposed Project do not contain any resources, such as trees, that would invoke any protection contemplated under any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The Proposed Project will have **no impact**.

Item f): The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project does not implicate and thus will not impact an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Proposed Project will have **no impact**.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES:</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				√
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				√
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				√
d) Disturb any human remains, including those interred outside of formal cemeteries?				√
<p><b>Discussion</b></p> <p>Items a) through d):</p> <p>The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. No known historical or archaeological resource, unique paleontological resource, unique geologic feature, or human remains in or out of formal cemeteries will be impacted. The Proposed Project would have <b>no impact</b>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS:</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				√
1) 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.				√
2) Strong seismic ground shaking?				√
3) Seismic-related ground failure, including liquefaction?				√
4) Landslides?				√
b) Results in substantial soil erosion or the loss of topsoil?				√
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?				√
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				√
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?				
<p><b>Discussion</b></p> <p>Items a) through d):</p> <p style="padding-left: 40px;">The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project does not include any structures, ground disturbances, or other elements that could expose persons or property to geological hazards. There would be no risk of landslide or erosion of topsoil. The Proposed Project would have <b>no impact</b>.</p> <p>Item e): Any structures located on the two properties at issue under the Proposed Project either are served, or would be served by the City water system. As such, the Proposed Project does not contemplate any action that would result in any 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. The Proposed Project would have <b>no impact</b>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS:</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				√
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions?				√
<p><b>Discussion</b></p> <p>Items a), b):</p> <p>The Proposed Project does not contemplate the construction of any new facilities or any land uses that are inconsistent with current operations on the Overflow Yard Property or the Warkentine Property. As a result, the Proposed Project would not result in any new construction-related emissions of pollutants, including greenhouse gases. The Proposed Project would have <b>no impact</b>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				√
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?				√
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				√
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?				√
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?				√
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?				√
g) Impair implementation of or physically interfere with an adopted emergency				√

response plan or emergency evacuation plan?				
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?				√
<p><b>Discussion</b></p> <p>Items a) through h):</p> <p style="padding-left: 40px;">The Proposed Project does not contemplate the construction of any new facilities or any land uses that are inconsistent with current operations on the Overflow Yard Property or the Warkentine Property. As such, compared to existing conditions, the Proposed Project would not result in any significant hazards to the public. The Proposed Project would have <b>no impact</b>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY:</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements.				√
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)?			√	
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?				√
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				√
e) 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?			√	
f) Otherwise substantially degrade water quality?				√



g) 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?				√
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				√
i) 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?				√
j) Inundation by seiche, tsunami, or mudflow?				√
<p>Items a), e), f):</p> <p>The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. Neither property is adjacent to any body of water that could potentially result in violation of water quality standards or waste discharge requirements, or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The Proposed Project would have <b>no impact</b>.</p> <p>Item b): The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. Both parcels are within the City’s service area, and the City in turn receives its water from several wells located in and around the City. The Proposed Project comprises of previously developed land, and would result in the issuance of permits for two existing uses that are presently connected to the City’s water system, the Caretaker’s Residence and the Mini Storage Facility. Implementation of the Proposed Project would therefore not create a substantial demand on groundwater sources and would not significantly change the amount of groundwater available and pumped from the City’s wells. The Proposed Project would have a <b>less-than-significant impact</b>.</p> <p>Items c), d):</p> <p>The Proposed Project does not contemplate the alteration of the course of a stream or river, or any other alteration of an existing drainage pattern. The Proposed Project would have <b>no impact</b>.</p> <p>Item e): The two properties at issue under the Proposed Project are located on previously</p>				

developed/improved sites within an urbanized area. Runoff from the Proposed Project would be collected by the City's existing stormwater drainage system, which has sufficient capacity to serve the existing land uses on the two properties at issue under the Proposed Project. The Proposed Project would have a **less-than-significant impact**.

Item g): The Proposed Project does not contemplate the construction of housing, or the modification of any 100-year flood hazard area, federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map. The Proposed Project would have **no impact**.

Item h): The Proposed Project does not contemplate the placement of any within a 100-year flood hazard area structures which would impede or redirect flood flows. The Proposed Project would have **no impact**.

Item j): The project will not expose people, structures, or land to hazards such as seiches, tsunamis, or mudflows. The Proposed Project contemplates the issuance of permits for two existing land uses on the properties at issue: the Caretaker's Residence and the Mini Storage Facility. The use of these existing structures could not contribute to the kinds of seismic activities that would cause tsunamis or contribute to mudflows. The Proposed Project would have **no impact**.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING:</b> Would the project:				
a) Physically divide an established community?				√
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?			√	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				√
<p><b>Discussion</b></p> <p>Item a): The Proposed Project contemplates the issuance of permits for existing structures that have not divided any established community. The Proposed Project would not result in any division of an established community. The Proposed Project would have <b>no impact</b>.</p> <p>Item b): The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project contemplates the issuance of permits for existing structures. The Proposed Project also contemplates a General Plan Amendment from Light Industrial to Heavy Industrial to authorize the rezoning of the Overflow Yard Property and the Storage Parcel from the M-1 [Light Manufacturing] zoning district to M-2 [Heavy Manufacturing]. The properties at issue are surrounded by industrially-zoned properties designated as industrial in the City's General Plan Update 2005-2025. The two properties are also located in previously developed/improved sites, and are thus consistent with General Plan Update 2005-2025 Policy LU-1.4, which encourages infill and intensification of land uses through the reuse and redevelopment of vacant or underutilized industrial sites where infrastructure support such development. All present and future land uses are required to comply with both the criteria and development standards in the City's General Plan Update 2005-2025 and Zoning Ordinance, which will ensure any future development resulting from the Proposed Project would not have a detrimental impact on adjacent land uses, as required under Policy LU-1.5. Based on the above information, the proposed use would not result in significant adverse environmental</p>				

impacts. The Proposed Project would have a **less-than-significant impact**.

Item c): Refer to Section 3.4, item f). The Proposed Project would have **no impact**.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES:</b> Would the project:				
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?				√
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?				√
<p><b>Discussion</b></p> <p>Item a) and b):</p> <p>The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project does not contemplate any structures or facilities that would in any way impact the availability of any known mineral resource recovery site. The Proposed Project would have <b>no impact</b>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XII. NOISE:</b> Would the project result in:				
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?			√	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			√	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			√	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			√	
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?			√	
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?			√	

## **Discussion**

Items a) through f):

The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project contemplates the issuance of permits for a residential unit (the Caretaker's Residence), a self-storage facility (the Mini Storage Facility), and a storage yard. None of these land uses are expected to generate noise that would exceed ambient levels, cause a substantial temporary or periodic increase in ambient noise levels, or cause groundbourne vibration. In addition, the City's restrictions on the generation of noise would apply to any noise generated by any land use authorized by the Proposed Project. The Proposed Project would have a **less than significant impact**.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING:</b> Would the project:				
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)?			√	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				√
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				√
<p><b>Discussion</b></p> <p>Items a), b):</p> <p>The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project contemplates the issuance of permits for a residential unit (the Caretaker’s Residence), a self-storage facility (the Mini Storage Facility), and a storage yard. Other than these land uses, the Proposed Project does not contemplate any new homes, roads, or other infrastructure. The Proposed Project would have a <b>less than significant impact</b>.</p> <p>Item c): No person or housing will be displaced by the Proposed Project. The Proposed Project would have <b>no impact</b>.</p>				



	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES</b>				
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 rations, responses times or other performance objectives for any of the public services:				√
Fire protection?				√
Police protection?				√
Schools?				√
Parks?				√
Other public facilities?				√
<b>Discussion</b>				
Item a): The project will not alter or require the construction of new schools, parks, or other public facilities, nor will it increase the need for police and fire services beyond existing conditions. The Proposed Project would have <b>no impact</b> .				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XV. RECREATION</b>				
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?				√
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?				√
<p><b>Discussion</b></p> <p>Items a) and b):</p> <p>The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project does not contemplate any new use that would result in the increase of use of existing neighborhood parks or other recreation facilities, or the construction or expansion of recreational facilities. The Proposed Project would have <b>no impact</b>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC:</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure 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?				√
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?				√
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?				√
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				√
e) Result in inadequate emergency access?				√
f) Result in inadequate parking capacity?				√
g) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the				√

performance or safety of such facilities?				
<p><b>Discussion</b></p> <p>Items a) , b), f):</p> <p style="padding-left: 40px;">The Proposed Project does not contemplate the construction of any new facilities or any land uses that are inconsistent with current operations on the Overflow Yard Property or the Warkentine Property. As a result, the Proposed Project does not contemplate any increase in vehicle trips, trip lengths, vehicle miles traveled, or parking compared to existing conditions. The Proposed Project would have <b>no impact</b>.</p> <p>Item c): The Proposed Project does not contemplate any improvements or modifications, including any improvements to land that could affect air traffic, including air traffic patterns and safety. The Proposed Project would have <b>no impact</b>.</p> <p>Items d), e), g):</p> <p style="padding-left: 40px;">The Proposed Project does not contemplate the modification of any roadway facilities or design features. Nor does the Proposed Project contemplate any new structures or facilities different from existing land uses. As a result, the Proposed Project would not result in any hazards relating to any design features or incompatible uses, inadequate emergency access, or decrease the performance of safety of existing public transit, bikeways, or pedestrian facility. The Proposed Project would have <b>no impact</b>.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS:</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			√	
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?			√	
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?			√	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			√	
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?			√	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				√
g) Comply with federal, state, and local statutes and regulations related to solid waste?				√
<b>Discussion</b>				

Item a): The City's wastewater system complies with all Regional Water Quality Control Board requirements, and the City is aware of no facts to suggest the Proposed Project would result in any new land uses that would cause the City to exceed those requirements. The Proposed Project would have a **less than significant impact**.

Items b through e):

The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project does not contemplate the construction or expansion of any water or wastewater treatment facilities or storm water facilities. Although the Proposed Project contemplates the issuance of permits for existing uses, including a residential unit (the Caretaker's Residence), a self-storage facility (the Mini Storage Facility), and a storage yard, those uses have not impacted, and are not anticipated in the future to significantly impact, the need for additional facilities or water supplies. The Proposed Project would have a **less than significant impact**.

Items f), g):

The Proposed Project contemplates the issuance of permits for a residential unit (the Caretaker's Residence), a self-storage facility (the Mini Storage Facility), and a storage yard. These facilities generate, and will continue to generate, small amounts of solid waste, and will continue to contribute fees associated with services associated with the collection of such wastes. The Proposed Project would have **no impact**.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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?			√	
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)?			√	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  <b>Note:</b> Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151, Public Resources Code; Sundstrom v. County of Mendocino, 202 Cal.App.3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal.App.3d 1337 (1990).			√	

## **Discussion**

- Item a): The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project contemplates the issuance of permits for a residential unit (the Caretaker's Residence), a self-storage facility (the Mini Storage Facility), and a storage yard. Therefore, the Proposed 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, and no impacts related to these topics would occur with project implementation.
- Item b): The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project contemplates the issuance of permits for a residential unit (the Caretaker's Residence), a self-storage facility (the Mini Storage Facility), and a storage yard. The Proposed Project is not considered growth inducing and will not alter planned development patterns in the region. Also, no expansion of supporting infrastructure would be required to accommodate the Proposed Project. Therefore, no impacts related to this project are individually limited, but cumulatively considerable.
- Item c): The two properties at issue under the Proposed Project are located on previously developed/improved sites within an urbanized area that is adjacent to the Union Pacific Railroad line. The Proposed Project contemplates the issuance of permits for a residential unit (the Caretaker's Residence), a self-storage facility (the Mini Storage Facility), and a storage yard. The limited activities contemplated by the Proposed Project would not result in substantial adverse impacts to humans.



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

**RESOLUTION OF INTENTION TO INITIATE  
AN AMENDMENT TO THE CITY OF  
MENDOTA GENERAL PLAN, MODIFYING  
THE LAND USE DESIGNATION AND CITY  
ZONING MAP RELATING TO THE  
PROPERTIES IDENTIFIED AS FRESNO  
COUNTY ASSESSOR'S PARCEL NOS.  
013-141-02S AND 013-152-27S**

**RESOLUTION NO. 16-24**

**WHEREAS**, the City has entered into a settlement agreement, which contain provisions contemplating the re-zoning of two properties identified as Assessor's Parcel Numbers 013-141-02S and 013-152-27S (collectively, the "Subject Properties") from M-1 (Light Manufacturing) to M-2 (Heavy Manufacturing); and

**WHEREAS**, the Land Use Element of the City's existing General Plan identifies the Subject Properties as having a "light industrial" land use designation; and

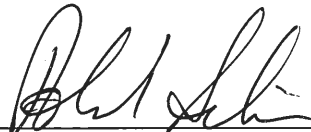
**WHEREAS**, the City is authorized and obligated under California State Government Code section 65350, *et al.*, and Section 17.08.040 of the Mendota Municipal Code to consider amendments to its general plan and the zoning of a particular property; and

**WHEREAS**, the City of Mendota has the duty to protect the health, safety, and general welfare of the residents within the City Limits; and

**WHEREAS**, in order to ensure comprehensive economic development, thereby contributing to the solvency of the City's finances, it is necessary for the City to consider potential modifications to the zoning and land use designations of the Subject Properties.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council for the City of Mendota hereby declares its intention to propose amendments to the Land Use Designations within the General Plan, and the corresponding Zoning District on the official Zoning Map of the City, to effectuate the proposed re-zoning Subject Properties.

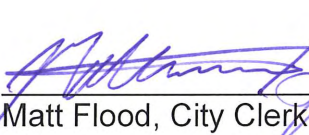
**BE IT FURTHER RESOLVED** that the Secretary shall schedule a public hearing before the Planning Commission on the proposed amendments to the Land Use Designations within the General Plan, and the corresponding Zoning District on the official Zoning Map of the City, to effectuate the re-zoning Subject Properties no less than ten (10) days nor more than forty (40) days after the adoption of this resolution.

  
\_\_\_\_\_  
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 22nd day of March, 2016, by the following vote:

**AYES: 5 – Mayor Silva, Mayor Pro Tem Valdez, Councilors Amador, Castro, and Riofrio.**  
**NOES: 0**  
**ABSENT: 0**  
**ABSTAIN: 0**

  
\_\_\_\_\_  
Matt Flood, City Clerk

