



CITY OF MENDOTA

“Cantaloupe Center Of The World”

April 12, 2024

CITY OF MENDOTA
Notice of Consideration of Site Plan Review
Application No. 24-03

NOTICE IS HEREBY GIVEN that on or after April 22, 2024 the City Planner, in accordance with the Site Plan Review procedures contained in Mendota Municipal Code Section 17.08.090, will consider approval of Application No. 24-03, submitted by Jorawar Nagra. The applicant requests authorization to construct a 5,000 square foot (sqft) commercial development at the southwest corner of State Route (SR) 33 and Belmont Avenue within the City of Mendota (Assessor’s Parcel Number [APN] 019-250-11 & -12). The proposed building would include 3,000 square feet for a convenience store, and two 1,000 sqft areas that would be quick serve restaurants (QSRs) on opposite ends of the convenience store, within the same building. One of the QSRs would operate a drive thru. The project would also result in the construction of a 6-pump fuel island, covered by a 3,360 sqft canopy and a 2-pump truck fuel island, covered by a 1,152 sqft canopy. The subject property is located within the C-2 (Community Shopping Center District) zone district and is designated Community Commercial by the City’s General Plan Land Use Designation map (see Attachment 2 and 3). The C-2 zone district requires the approval of a Conditional Use Permit in order for the approval of convenience stores and automobile service stations, however, pursuant to Section 17.81.024 of the Mendota Municipal Code, any parcel zoned C-2 within the City may allow a use which would ordinarily require a Conditional Use Permit via Site Plan Review and City Planner review and approval of the submitted application and site plan.

The proposed development falls within the definition of a “project” under the the California Environmental Quality Act (CEQA). On April 12, 2024, the City Planner made a preliminary determination that the project is exempt from additional review under CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. Accordingly, the City Planner will also consider making a final finding of exemption as a component of the overall project approval. If approved, the Site Plan Review would become effective 15 days following approval.

Copies of the proposed site plan, floor plans, and building elevations are available for review at Mendota City Hall, 643 Quince Street. In the event that you wish to comment on the proposed project or if you would like additional information, please contact Jeff O’Neal, City Planner, at Mendota City Hall, 643 Quince Street, Mendota, CA; at 559.449.2700; or at joneal@ppeng.com, by April 22, 2024. If you wish to appeal the decision of the City Planner to the Planning Commission, such an appeal must be filed in writing with the Mendota City Clerk within 15 days of that decision and must include the reason(s) for said appeal.

Jeffrey O’Neal, AICP
City Planner