CITY OF MENDOTA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE VESTING TENTATIVE TRACT MAP NO. 6541 PROJECT

NOTICE IS HEREBY GIVEN that the City of Mendota (City) plans to adopt a Mitigated Negative Declaration for the Vesting Tentative Tract Map No. 6541 Project (Project). The meeting will be held at the City of Mendota City Council Chambers at 725 Riofrio Street, Mendota, CA 93640 on Tuesday, September 22, 2026, at 6:30 p.m. The meeting agenda packet and minutes will be posted on the City's website https://www.cityofmendota.com/ .

The proposed Project involves the development of a 271 single-family residential subdivision on an approximately 53.43 acre portion of APN 012-190-25ST and 012-160-25ST (Project Site). Currently, the Project is located outside of the City of Mendota's city limits and the City of Mendota's Sphere of Influence. In addition to the 271 single-family residential lot tentative subdivision map (TSM), the Project includes a request to amend the City's Sphere of Influence (SOI) and annex the Project site into the City. The Project proposes to amend the existing Low Density Residential land use designation for APN 012-190-25ST to Medium Density Residential while concurrently amending the City's Official Zoning Map to prezone APN 012-190-25ST to the R-1 zone district (Single-Family/Medium Density Residential), which is consistent with the proposed Medium Density Residential General Plan land use designation. Additionally, the Project proposes to prezone APN 012-160-25ST to the P-F zone district (Public Facilities) which is consistent with the current Public Facility General Plan land use designation. The application also requests the Project be processed as a Planned Development to provide flexibility from the normally required development standards of the R-1 zone district. Upon approval of the Project by the City of Mendota City Council, the amendment of the City's SOI and annexation of the Project site would be initiated with the Fresno County Local Agency Formation Commission (Fresno LAFCo).

In addition to development of the subdivision, the Project would extend Amador Avenue to Belmont Avenue with one lane in each direction. The Project would also include a new permanent storm drainage basin, approximately 4.21 acres in size, located immediately north of the subdivision (on APN 012-160-25ST) to accommodate storm water runoff generated by the Project. Additionally, approximately one-half mile of new sewer main piping and manholes will extend the existing Westside Sewer Interceptor trunk line from its current terminus on the northside of the existing residential subdivision along Amador Avenue to the southern end of the development.

Pursuant to the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared, describing the degree of potential environmental impacts of the Project. The City has assessed the potential environmental impacts of this Project and has determined that they will be less than significant with incorporated mitigation. Copies of the Initial Study and proposed Mitigated Negative Declaration are on file and available for public review upon written notice to 643 Quince Street, Mendota, CA 93640. The public review period during which the City will receive comments on the proposed Mitigated Negative Declaration will begin on September 2, 2026, and end on September 21, 2026. Comments should be in writing, if possible, and addressed to Jeffrey O'Neal, City Planner, 643 Quince Street, Mendota, CA 93640, or at joneal@ppeng.com.