

CITY OF MENDOTA

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE CANTU APARTMENTS PROJECT

NOTICE IS HEREBY GIVEN that the City of Mendota (City) plans to adopt a Negative Declaration for the Cantu Apartments Project (Project). The meeting will be held at the City of Mendota City Council Chambers at 725 Riofrio Street, Mendota, CA 93640 on Tuesday, June 23, 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 City has received an application that proposes to construct a 16-unit apartment complex, with an 1,802 square foot open space area that includes a playground, a 25-stall parking lot (with one Americans with Disabilities Act stall), and other minor site improvements. The Project would be located on APN 013-241-19 and a 0.26-acre portion of Tule Street between 6th Street and State Route (SR) 33 in the City (Project Site) that the Project proponent has proposed that the City vacate for use of this existing right of way by the Project. The apartment complex would comprise of four total buildings, each with two first story and two second story units. Currently, APN 013-241-19 is designated as Medium High Density Residential, and the is zoned as R-1. The Project proposes to amend the City of Mendota General Plan land use designation for APN 013-241-19 from Medium High Density Residential to High Density Residential. Additionally, APN 013-241-19 would be rezoned from R-1 to R-3 as a part of the Project, consistent with the proposed High Density Residential land use designation. There are three residences currently located on APN 013-241-19. These residences would be demolished as a part of the Project.

Along with the development of the apartment complex, the Project proposes the addition of a parking lot on the southeastern corner of the Project site. The parking lot would be developed along the existing Tule Street which has been proposed for abandonment between 6th Street and SR 33. If approved, the abandoned right of way would be designated with a General Plan land use designation of High Density Residential and would be zoned R-3, consistent with the rest of the Project site.

Pursuant to the California Environmental Quality Act, an Initial Study/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. Copies of the Initial Study and proposed 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 Negative Declaration will begin on June 3, 2026, and end on June 22, 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.