

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Cantu Apartments Project

Lead Agency: City of Mendota

Contact Name: Jeffrey O'Neal, City Planner

Email: joneal@ppeng.com Phone Number: (559) 655-4298

Project Location: Mendota Fresno  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

See attached Project Description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No mitigation measures are proposed as a part of the Project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

N/A

# PROJECT DESCRIPTION

## PROJECT BACKGROUND

### PROJECT NAME

Cantu Apartments Project

### LEAD AGENCY NAME AND ADDRESS

City of Mendota  
643 Quince Street  
Mendota, CA 93640

### CONTACT PERSON AND PHONE NUMBER

Cristian Gonzalez  
City Manager

Jeffrey O’Neal  
City Planner  
(559) 655-4298

### CEQA CONSULTANT

Provost & Pritchard Consulting Group  
Wyatt Czesinski, Environmental Project Manager  
(559) 449-2700

### PROJECT LOCATION

The Project is located in Mendota, California, approximately 32 miles west of Fresno and seven miles southeast of Firebaugh in western Fresno County. The Project site is located on Assessor’s Parcel Number (APN) 013-241-19. The centroid of the Project site is 36°45'10.50"N, 120°23'11.03"W.

### GENERAL PLAN DESIGNATION AND ZONING

Table 1: General Plan Designation and Zoning in the Project Area

Project Area	General Plan Designation	Zoning District
ONSITE	Medium High Density Residential	(R-1) Single Family Medium Density Residential
ADJACENT LANDS	Medium High Density Residential, High Density Residential, General Commercial	(R-1), (R-3) Multiple Family High Density Residential, (C-3) Central Business and Shopping

### DESCRIPTION OF THE PROJECT

The City of Mendota (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 (Project). The Project would be located on APN 013-241-19 and a 0.26-acre portion of Tule Street between 6<sup>th</sup> 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 6<sup>th</sup> 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.

### SITE AND SURROUNDING LAND USES AND SETTINGS

Table 2: Existing Uses, General Plan Designation, & Zone Districts of Surrounding Properties

Direction from Project Site	Existing Use	General Plan Designation	Zone District
<b>NORTH</b>	Residential	Medium High Density Residential	R-1
<b>EAST</b>	Residential	Medium High Density Residential, High Density Residential	R-1, R-3
<b>SOUTH</b>	Residential, Commercial	Medium High Density Residential, General Commercial	R-3, C-3
<b>WEST</b>	Residential, Commercial	Medium High Density Residential	R-1, C-3

### OTHER PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED

- San Joaquin Valley Air Pollution Control District

### CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Public Resources Code Section 21080.3.1, *et seq.* (codification of Assembly Bill [AB] 52, 2013-14)) requires that a lead agency, within 14 days of determining that it will undertake a project, must notify in writing any California Native American Tribe traditionally and culturally affiliated with the geographic area of the project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the project and inquire whether the Tribe wishes to initiate request formal consultation. Tribes have 30 days from receipt of notification to request formal consultation. The lead agency then has 30 days to initiate the consultation, which then continues until the parties come to an agreement regarding necessary mitigation or agree that no mitigation is needed, or one or both parties determine that negotiation occurred in good faith, but no agreement will be made. Additionally, Government Code Section 65352.3 (Senate Bill [SB] 18) requires that a lead agency notify Tribes that the lead agency is undertaking a General Plan Amendment and provide the Tribes 90 days to request formal consultation. The Tribes, which are determined based on a list provided by the Native American Heritage Commission (NAHC), have 90 days from the date on which they were contacted by the lead agency to request formal consultation.

The City of Mendota has received written correspondence from the Santa Rosa Rancheria Tachi Yokut Tribe pursuant to Public Resources Code Section 21080.3.1 requesting notification of proposed project. A letter pursuant to AB 52 was sent to the Santa Rosa Rancheria Tachi Yokut Tribe on March 17, 2026. Letters pursuant to SB 18 were also sent to Tribes in the region on March 17, 2026.