

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Cantu Apartments

Lead Agency: City of Mendota Contact Person: Jeffrey O'Neal  
 Mailing Address: 643 Quince Street Phone: (559) 449-2700  
 City: Mendota Zip: 93640 County: Fresno

**Project Location:** County: Fresno City/Nearest Community: Mendota  
 Cross Streets: Tule Street and 6th Street Zip Code: 93640

Longitude/Latitude (degrees, minutes and seconds): 36 ° 45 ' 10.5 " N / 120 ° 23 ' 11.03 " W Total Acres: 0.70

Assessor's Parcel No.: 013-241-19 Section: 31 Twp.: 13S Range: 15E Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR 33, SR 180 Waterways: N/A  
 Airports: N/A Railways: SJVR Schools: Mendota Unified School Facilities

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP          | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons         | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input checked="" type="checkbox"/> Neg Dec | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec        | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation                               |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input checked="" type="checkbox"/> Redevelopment                 |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                           |
| <input type="checkbox"/> Community Plan                    | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>ROW Abandonment</u> |

**Development Type:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>16</u> Acres <u>0.70</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                       | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                    |  |

**Project Issues Discussed in Document:**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                              |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality                           |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater                |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian                        |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement                       |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                                |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects                      |
| <input checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>Tribal Cultural Resources</u> |

**Present Land Use/Zoning/General Plan Designation:**

Medium High Density Residential/R-1 Single Family Medium Density Residential/Medium High Density Residential

**Project Description:** *(please use a separate page if necessary)*

See attached Project Description.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date June 3, 2026 Ending Date Jun 22, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Provost &amp; Pritchard Consulting Group</u>	Applicant: <u>City of Mendota</u>
Address: <u>455 W Fir Avenue</u>	Address: <u>643 Quince Street</u>
City/State/Zip: <u>Clovis, CA 93611</u>	City/State/Zip: <u>Mendota, CA 93640</u>
Contact: <u>Wyatt Czeshinski</u>	Phone: <u>(559) 655-4298</u>
Phone: <u>(559) 449-2700</u>	

Signature of Lead Agency Representative:  Date: 6/2/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# 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.