

EXHIBIT A

Notice of Exemption

To: State Clearinghouse
1400 10th Street #12
Sacramento, CA 95814
(via CEQAnet Web Portal)

From: City of Mendota
643 Quince Street
Mendota, CA 93640

Project Title: Application No. 21-0, Esperanza Commons Site Plan Review

Project Applicant: Scott W. Berry, Housing Authority of Fresno County

Project Location - Specific: 241 Tuft Street, Mendota, CA; Fresno Co. APN 012-190-39ST

Project Location - City: Mendota

Project Location - County: Fresno

Description of Nature, Purpose, and Beneficiaries of Project: Application No. 21-02 proposes to renovate individual units and to upgrade the overall development through addition of recreational areas and landscaping. Dwelling renovations will include upgraded kitchens, flooring, and bathroom fixtures, and new HVAC units. Seven dwellings will receive accessibility upgrades, with two being upgraded specifically for hearing- and/or vision-impaired residents. Recreation facilities include a basketball half-court and a playground (totaling approximately 5,200 square feet) and associated landscaping, benches, tables, and other furniture. The site currently contains 106 parking spaces. Of those, six (6) are identified as ADA accessible spaces, although they may not meet current accessibility standards. The project proposes to relocate the accessible spaces in proximity to the renovated accessible dwellings and to provide paths of travel between parking, rights-of-way, and dwellings.

Name of Public Agency Approving Project: City of Mendota

Name of Person or Agency Carrying Out Project: Housing Authority of Fresno County

Exempt Status:

- Ministerial (Sec. 15268).
Declared Emergency (Sec. 15269(a)).
Emergency Project (Sec 15269(b)(c)).
X Categorical Exemption. State type and section number: 15301, Existing Facilities and 15303, New Construction or Conversion of Small Structures
Statutory Exemption. State code number: .

Reason(s) why project is exempt:

The project consists of minor rehabilitation and renovation of existing structures plus installation of approximately 5,200 square feet of recreational areas. These minor and incremental modifications to the site fall within the respective categorical exemptions, would not occur on a site of particular sensitivity, and would not affect an environmental resource of critical or hazardous concern, including location on or near a hazardous waste site. There are no similar projects occurring on or near the site such that a cumulative effect could occur, nor are there any unusual circumstances that could result in a significant effect. There are no historic resources identified on the site and the nearest scenic highway is approximately 38 miles to the northwest.

Lead Agency Contact: Jeffrey O'Neal, AICP

Phone: 559.449.2700

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Handwritten Signature] Date: March 2, 2021 Title: City Planner

Date received for filing at OPR: \_\_\_\_\_

# Application No. 21-02 - Esperanza Commons Site Plan Review

## Summary

<b>SCH Number</b>	2021030086
<b>Public Agency</b>	City of Mendota
<b>Document Title</b>	Application No. 21-02 - Esperanza Commons Site Plan Review
<b>Document Type</b>	NOE - Notice of Exemption
<b>Received</b>	3/2/2021
<b>Posted</b>	3/2/2021

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**Document Description** Finding of exemption related to renovation and rehabilitation of existing 60-unit multifamily development, plus installation of accessibility improvements and minor recreational facilities.

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**Contact Information** Jeff O'Neal  
City of Mendota  
Lead/Public Agency  
643 Quince Street  
Mendota, CA 93640  
Phone : (559) 917-9302  
joneal@ppeng.com

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## Location

<b>Coordinates</b>	36°45'14.4"N 120°23'26.6"W
<b>Cities</b>	Mendota
<b>Counties</b>	Fresno
<b>Cross Streets</b>	Tuft and Sorensen
<b>Zip</b>	93640
<b>Parcel #</b>	APN 012-190-39ST
<b>State Highways</b>	SR 33
<b>Township</b>	13S
<b>Range</b>	14E
<b>Section</b>	36
<b>Base</b>	MDB&M

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## Notice of Exemption

<b>Exempt Status</b>	Categorical Exemption
<b>Type, Section or Code</b>	15301 and 15303
<b>Reasons for Exemption</b>	The project consists of minor rehabilitation and renovation of existing structures plus installation of approximately 5,200 square feet of recreational areas. These minor and incremental modifications to the site fall within the respective categorical exemptions, would not occur on a site of particular sensitivity, and would not affect an environmental resource of critical or

hazardous concern, including location on or near a hazardous waste site. There are no similar projects occurring on or near the site such that a cumulative effect could occur, nor are there any unusual circumstances that could result in a significant effect. There are no historic resources identified on the site and the nearest scenic highway is approximately 38 miles to the northwest.

County Clerk Fresno

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## Attachments

### Notice of Exemption

21-02 Notice of Exemption PDF 83 K

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