

# Operational Statement

**City of Mendota  
Conditional Use Permit Application  
999 Marie Street, Mendota, CA**

Project Site Address	999 Marie Street, Mendota, CA 93640
Assessor's Parcel Number	013-280-29
Size of Site	15.05 acres
Existing Zoning Districts	M-1 Light Manufacturing Industrial
Existing Uses	Vacant agricultural land
Proposed Uses	Agricultural Processing, including outdoor cultivation and mixed-light cultivation, and all uses allowed per City of Mendota Ordinance No. 17-13

## **Introduction**

Applicant, subsidiary, or assignee ("**Applicant**") proposes to prepare the currently vacant land for outdoor agricultural cultivation, and all other allowable uses per City of Mendota Ordinance No. 17-13.

The project will be a source of direct employment for the City which aligns with Goal LU-8 of the 2009 Mendota General Plan Update. Beyond the direct jobs offered, the center will act as a source of economic activity for the City's ancillary businesses that will provide materials and services required by the new businesses. Applicant is committed to creating a mutually beneficial and transparent relationship with the City of Mendota.

## **Overview**

The existing site is vacant and unimproved land. Applicant will prepare the site for outdoor agricultural cultivation. This will include preparing the site for planting with five-foot circulation corridors between each row. Cultivation will take place in pots/planters to mitigate water usage. Applicant will maintain the perimeter edge of the site as an unpaved access road. In the future, the Applicant will investigate constructing several new mixed-light greenhouses on the southwest portion of the site that fronts Marie Street.

Applicant will be the Developer of the property under the Development Agreement. Additionally, the Applicant will set certain minimum requirements on its tenant(s). The tenants will be responsible for conducting business in a professional and non-disruptive manner in accordance with all requirements of the CUP, the Development Agreement and the City of Mendota.

Applicant will provide perimeter security for the center and maintain access control at the front gate to the property. This site will share certain security protocols with the 1269 Marie Street project. This security includes a centralized point of ingress and egress with restricted access and a 24/7 armed guard. Applicant will also provide video monitoring of all perimeter fencing and points of ingress and egress to the site. Applicant will maintain a line of contact with the City Police Department in case of calls for assistance.

## **Tenant Zoning Assignment**

As part of Development Agreement between Applicant and City, Applicant is requesting the City grant Applicant ability to assign proposed tenants zoning for all uses allowed by City of Mendota Ordinance No.

17-13. Applicant shall vet proposed tenants. Once proposed tenant is approved, tenant, Applicant and City shall execute a standard proof of authorization to conduct uses allowed by City of Mendota Ordinance No. 17-13. Authorization shall be conditioned upon issuance of the applicable State of California license and any additional documentation required by the City of Mendota. Local Mendota business license and tenants' leases with applicant will be conditioned on compliance with term of lease agreement, local building codes and other regulations including payment of development agreement fees. Revocation of any tenant's authorization for any reason shall have no effect on any other current or future tenants.

Applicant shall not be held responsible for any violations by tenants.

### **Hours of Operation**

Employee ingress and egress will typically occur between 9:00am and 6:00pm. Due to the nature of the agriculture industry, the facility will need to be fully operational 24 hours a day, seven days a week, but Applicant will encourage tenants to keep regular hours of operation. Other than employees and other authorized personnel, Applicant does not expect daily visitors as the facility will be closed to the public.

### **Employees**

The project will primarily employ agricultural workers to plant, maintain and harvest the crops. The Applicant will use its best efforts to hire local City residents for work the Applicant may require at the site. Applicant will also encourage tenants to use their best efforts to hire and employ local City residents for their businesses.

### **Mendota Airport**

Applicant will designate +/- 2.20 acres or 12-17 percent of the development as shown on **Exhibit A** as a runway protection zone pursuant to the requirements of the Inner Approach Zone and Traffic Pattern Zone in the Fresno County Airports Land Use Policy Plan (FCALUPP). This runway protection zone will remain an unimproved agricultural field, such that no structures will ever be constructed in said zone. The former designations are consistent with the recommendations in the California Airport Land Use Planning Handbook.

### **Community Relations Manager**

Applicant will provide the City Manager with the name, email address, and telephone number of a Community Relations manager to communicate with the surrounding businesses regarding any complaints. Applicant will make good faith efforts to encourage neighbors to contact the Community Relations Manager to resolve any issues prior to contacting the City. Tenants will be required to report any complaints from neighbors or the City immediately to Applicant.

Applicant is actively reaching out to neighboring property owners to inform them of this application, answer any questions, and address any concerns.

### **Odor Control Plan**

Applicant's goal is to ensure tenants implement odor control procedures per City and State guidelines. Applicant will require tenants to provide a comprehensive odor control plan as part of their improvement. This plan should utilize industry standard odor mitigation practices and technology designed to minimize the odor producing elements of their operations.

### **Utility Use Plan**

The facility will have limited power demands due to the agricultural use of the site. The Applicant plans to use PG&E as a utility provider for any power needs.

Applicant intends to use nearest municipal water source. The estimated water use is 8000gal/day.