

Regular Council Meeting
October 13, 2022

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

10:00 AM #2 Scheduled Hearing (ID 22-1598)

HEARING to Consider Plan Amendment and Rezone Application No. P20-04209, Development Permit Application No. P20-04211, and related Environmental Assessment No. P20-04209/P20-04211 pertaining to ±18.9 acres of property located on the southeast corner of South West and West Church Avenues (Council District 3)...

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Contents of Supplement

PowerPoint Presentation

Item(s)

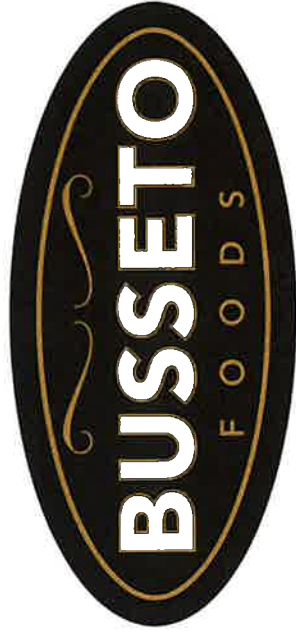
Supplemental Information:

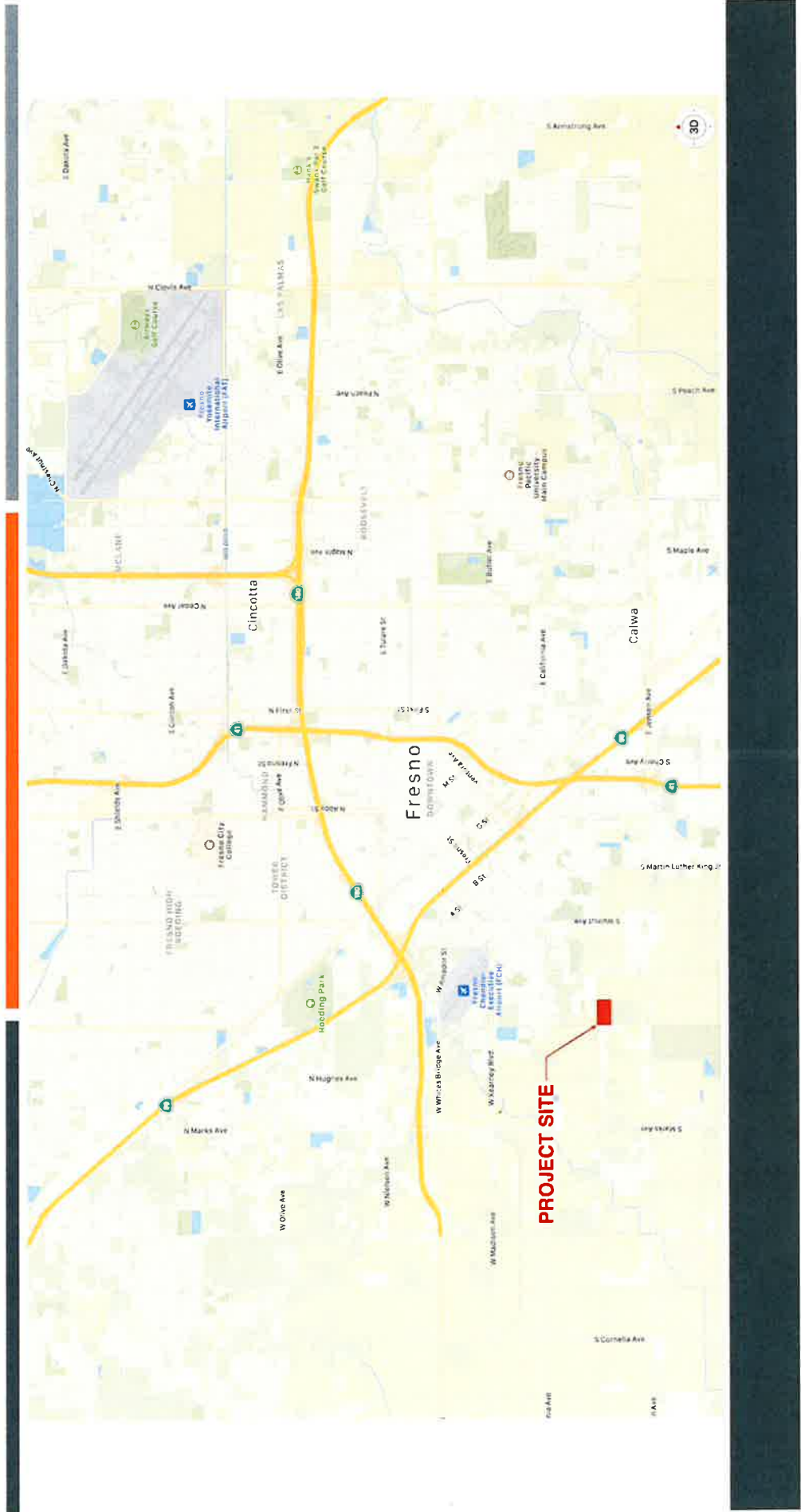
Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

BUSSETO FOODS NEW CAMPUS







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2015

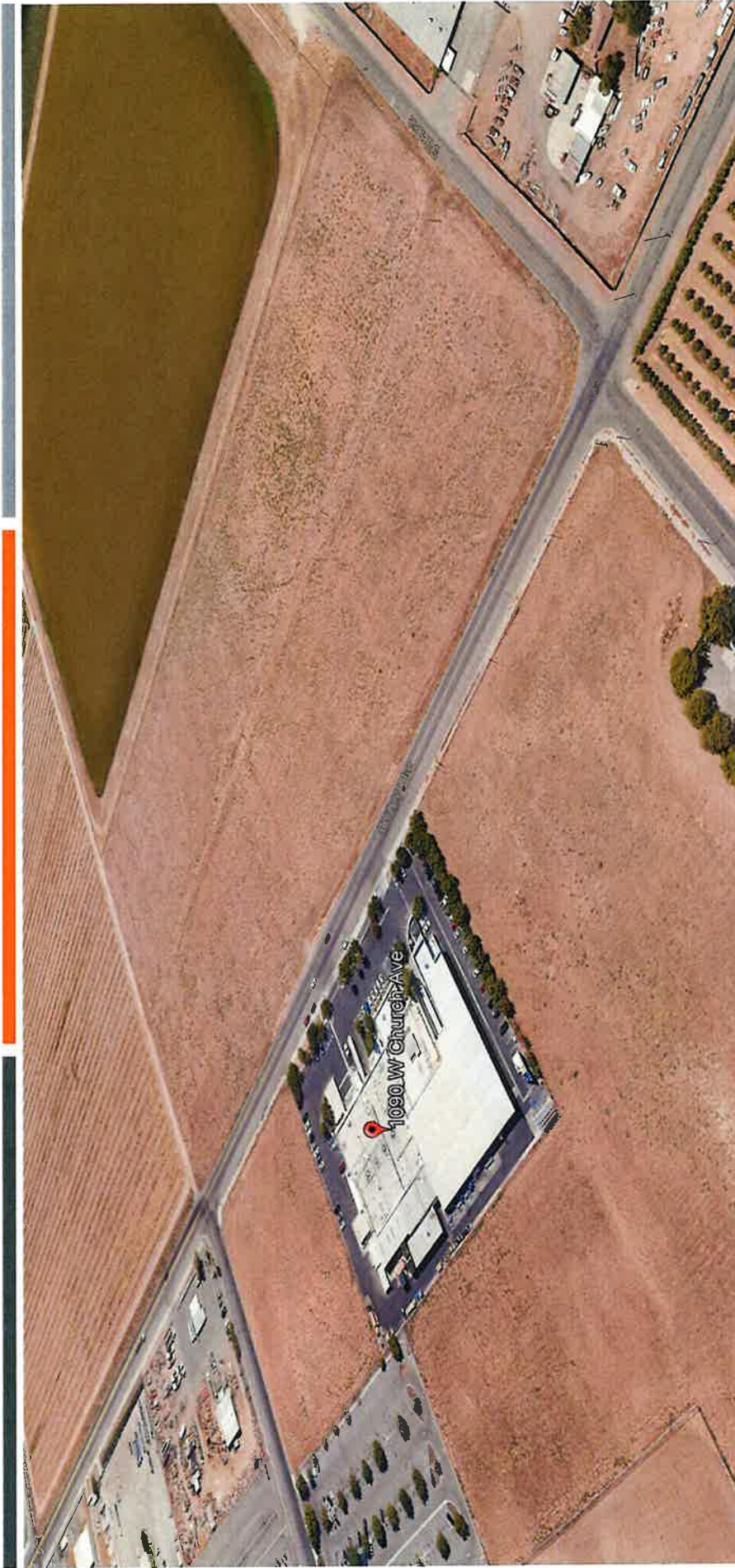
Mount Olive, New Jersey
New state-of-the-art facility.

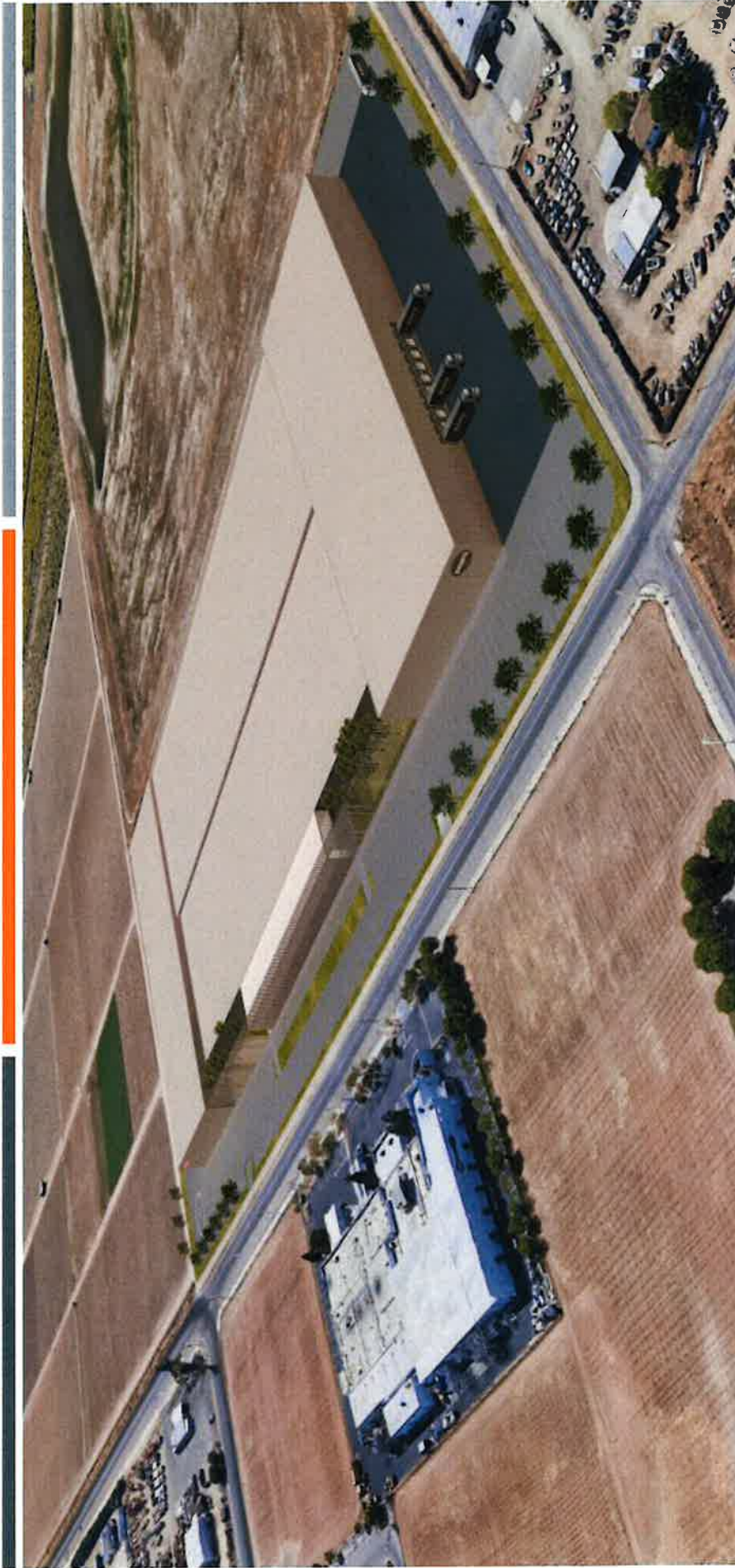


Our Home

Our products are carefully crafted in the bountiful San Joaquin Valley. Much like in Italy, the dry climate of California suits the sensitive process of drying salumi. With the breadbasket of the world as our backdrop, our inspiration is endless.







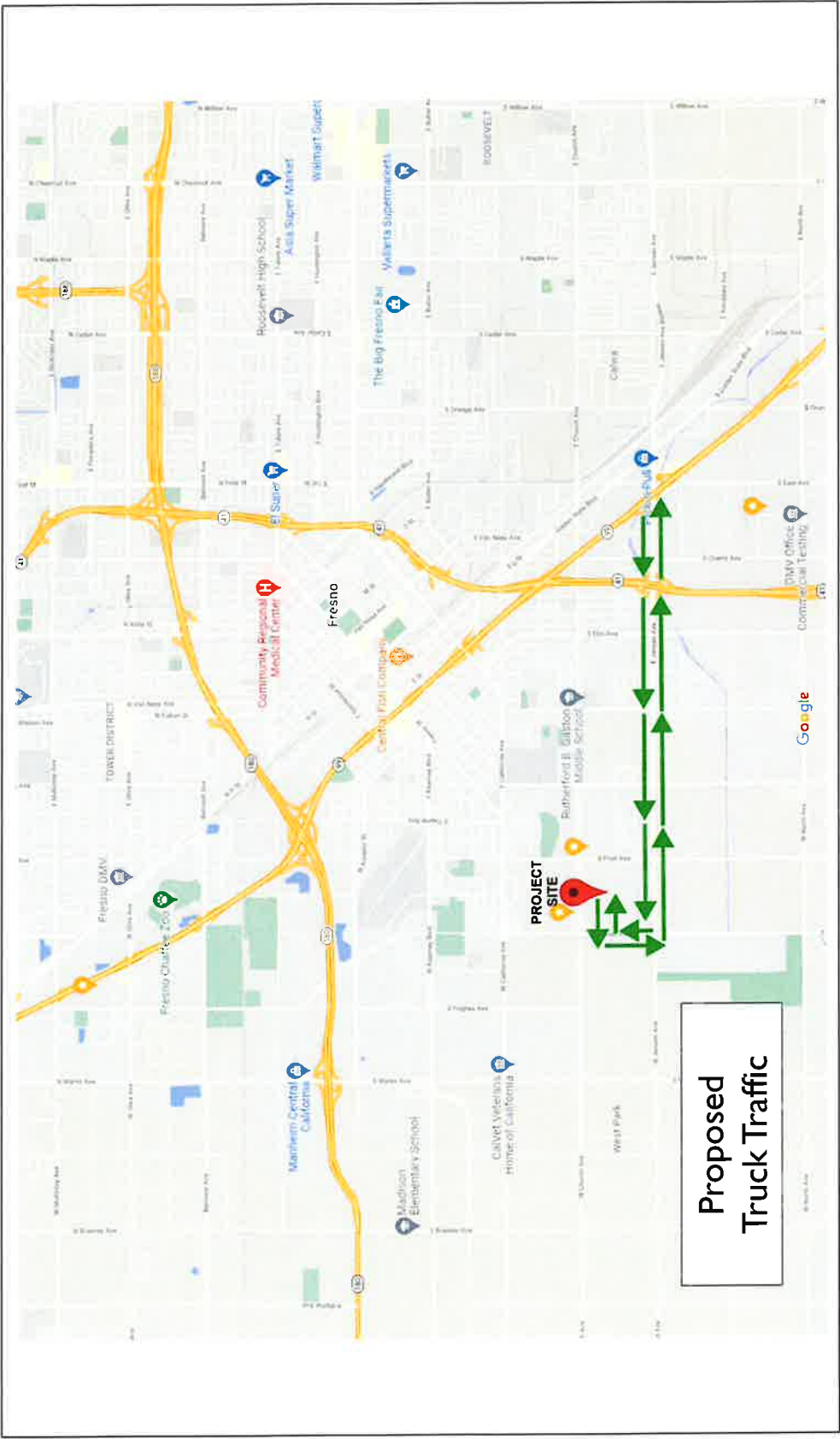




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CONTRASTO

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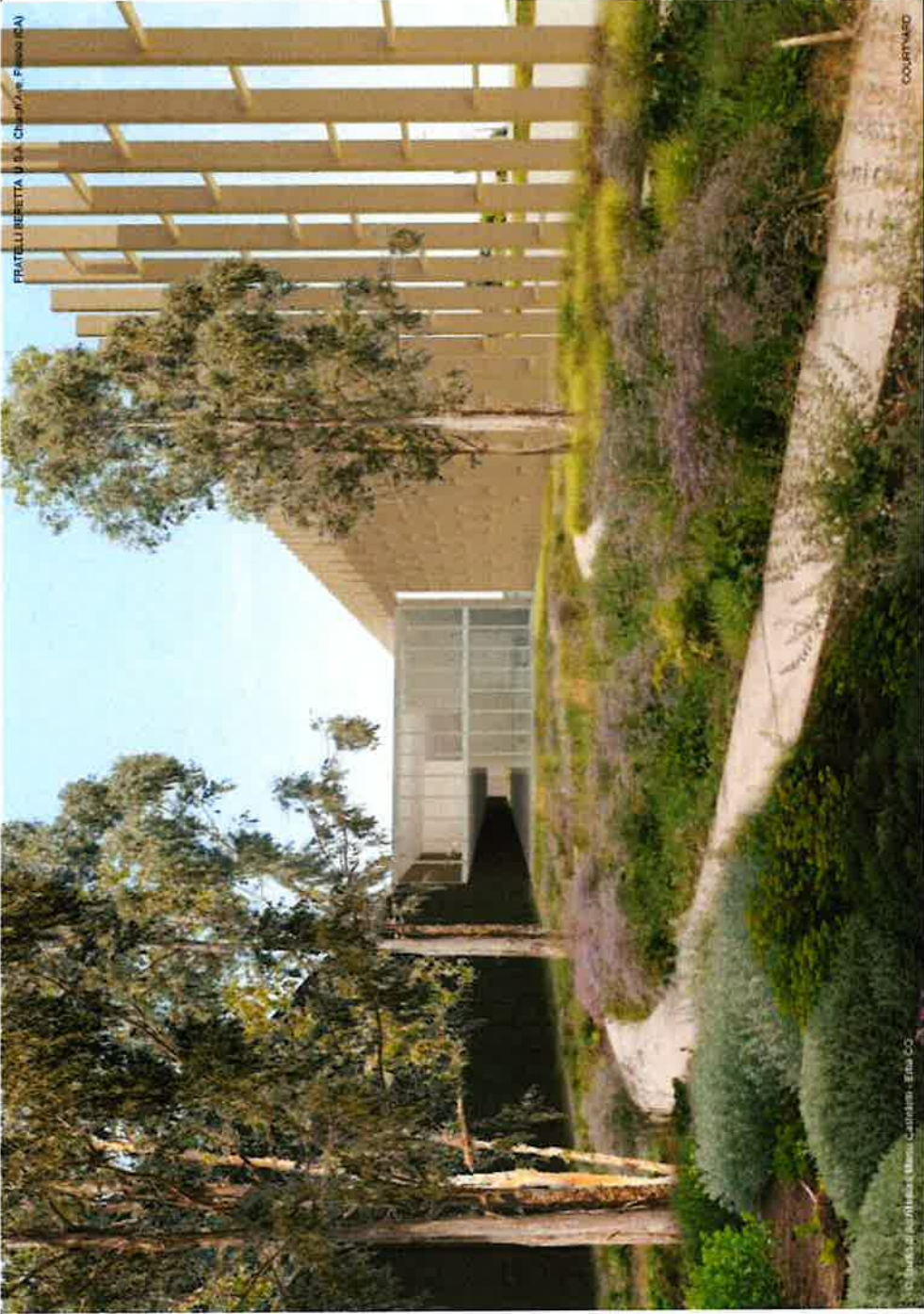


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Beretta
ACADEMY

FLOOR PLAN REMARKS



FRATELLI REBETTA & DA CHIARI/2a FASE (CA)

COURTYARD

LAUREA DI ARCHITETTURA E URBANISMO - TRIESTE

PROJECT TEAM

- **G. Michael Grazier**, President
Busseto Foods
- **Armen Devejian, AIA**, Architect
Associated Design and Engineering, Inc.
- **Michael Jundt, S.E.**, Structural Engineer
Associated Design and Engineering, Inc.
- **Hal Lore, P.E.**, Civil Engineer
Lore Engineering, Inc.
- **Bonique Emerson, AICP**, Environmental Consultant
Precision Civil Engineering, Inc.
- **Jose Benavides, P.E.**, Traffic Engineer
JLB Traffic Engineering, Inc.

QUESTIONS?

- **Armen Devejian, AIA**, Architect
Associated Design and Engineering, Inc.
devejian@adeinc.biz

BUSSETO FOODS NEW CAMPUS

Prepared by Armen Devejian, AIA
Associated Design and Engineering, Inc.
February 2022



ORIGINS

- Founded in Fresno in 1981, Rapelli of California started food processing out of a modest 6,000 sq. ft. facility.
- Renamed **Busseto Foods** in 1996.
- Purchased by **Fratelli Beretta** in 2007, a family-owned and operated meat processing company founded in Italy in 1812.
- Over the past 40+ years, Busseto Foods has grown several times, and currently operates a 66,000 sq. ft. food processing facility in southwest Fresno, on Church Avenue, north of Jensen.

ORIGINS

- Fratelli Beretta has 28 food processing facilities throughout Italy and Europe, including three in the United States.
- East Coast location in Mount Olive, NJ, was recently expanded to 300,000 sq. ft.
- Busseto Foods specializes in the production of Salami, Prosciutto, and other dried / cured meats.



SCOPE OF PROJECT

- New 475,000 sq. ft. campus located on nearly 19 acres on the southeast corner of West and Church Avenues in southwest Fresno.
- Designed and built with state-of-the-art technological and energy efficient products, materials and methods. Using **Building Energy Modeling**, the owners and the design team are implementing bottom-up engineering models that describe the physical and thermal interactions between various components of the building, including the envelope, lighting, equipment and appliances, and heating, ventilating and air conditioning systems.
- The project will be in full compliance with State of California **Title 24 Energy Commissioning** standards and will either meet or exceed all energy efficiency requirements.



SCOPE OF PROJECT

- The new facility will dry and cure salami, prosciutto and other dried meats.
- The building will include a large kitchen, refrigeration and freezing cold boxes; rooms for seasoning, storage, washing, cleaning, and unpacking and packing, as well as loading and unloading docks. Nearly one-half of the building will be a giant drying room for the prosciutto.
- **No slaughtering or butchering of meat takes place in the facility.** Nearly all meat arrives frozen from other locations.
- The building will also include executive offices for the Busseto Foods leadership team.



SCOPE OF PROJECT

- The new campus will provide **180 permanent, full-time, good-paying jobs** to Southwest Fresno, in a facility that is modern, clean and safe. Employees are provided with competitive wages, benefits and amenities.
- The new campus will provide indoor and outdoor break areas, including a covered pavilion with seating for employees, lactation room for nursing mothers, and medical facilities.
- The new campus will have 24-hour security – both electronic and manned – for the protection and safety of the employees and neighborhood.



SCOPE OF PROJECT / DETAILS

- Busseto Foods believes that better buildings equal better lives. We are committed to following **LEED** best practices and want to make this new facility the heart of a new **green building** movement in Southwest Fresno.
- LEED certified projects go beyond construction and efficiency, and the materials that make up the building. LEED is the most widely used green building rating system, and provides a framework for healthy, livable, highly efficient and cost-saving green buildings.
- Our greatest resource are our employees, and we are committed to providing them a safe and healthy place to work. We believe employee retention and satisfaction are crucial to our success, and their health is critical to their quality of life and our productivity.



SCOPE OF PROJECT / DETAILS

- Our new campus will reduce surface vehicular traffic in Southwest Fresno, by consolidating four (4) existing locations into one combined campus. The net effect is the permanent elimination of at least **40** truck trips per week from our city streets.
- All new **arriving** truck traffic will be required to travel on Jensen Avenue towards West Avenue, then turn northbound on West, and into the parking lot of the new campus.
- All new **departing** truck traffic will be required to exit the new campus onto West Avenue, turn southbound and travel to Jensen Avenue, and then on to whichever freeway necessary.
- The consolidation of locations and streamlining of truck traffic will greatly improve air quality in Southwest Fresno, due to reduced traffic impact on surface streets in the neighborhood.
- The consolidation of locations and traffic will also improve livability in Southwest Fresno, due to reduced noise impact and improved sound abatement.



SCOPE OF PROJECT / DETAILS

- Tractor-trailers on site during loading and unloading will not be permitted to idle their engines. All trucks must be equipped with electrical refrigeration units that will “plug-in” at the loading bays.
- Garden walls will be incorporated into the landscaping and design along Church Avenue to screen and mitigate the loading docks and bays, and act as visual, noise, and wind barriers.
- The New Campus will fully incorporate and maximize its use of Solar Energy as a source of clean energy generation.
- EV charging stations will be provided, and incentives given to staff who choose to carpool or utilize electric vehicles.
- 100% of kitchen equipment, conveyor systems, and operational support equipment (i.e. forklifts, etc.) will be electric and powered by solar energy to the maximum extent possible.

SCOPE OF PROJECT / DETAILS

- A total of 204 vehicle parking spaces will be provided on site, resulting in the elimination of off-site (street) parking of approximately 50 cars per day on Church Avenue.
- A covered, outdoor dining pavilion is incorporated into the design of the building and its surrounding landscaping.
- We are not building a concrete bunker. Our project will complement our neighboring properties: The new **West Fresno Campus** of Fresno City College and the **Rutherford B. Gaston Middle School** campus.
- Whereas in the past, other projects in Southwest Fresno may have been detrimental to quality of life and harmed the area, our new campus will actually improve the community through cleaner air, less pollution, and the elimination of an eyesore -- the conversion of a neglected dumping ground for old couches, dirty mattresses and other illicit paraphernalia.
- Finally, we will be improving the infrastructure in the area by providing new sidewalks, curbs and gutters, planting trees and other environmentally beneficial and drought-resistant plants.



SCOPE OF PROJECT / NEIGHBORHOOD PARTNERSHIP

- Busseto Foods is pleased to host a Job Fair, three to four times a year, specifically focusing on Southwest Fresno residents.
- We will work with the new Fresno Community College campus located nearby for career-oriented opportunities and job placement services on campus.
- Busseto Foods is also proposing to work with the City of Fresno to make significant improvements to the **Cecil C. Hinton Community Center**, as well as discussing other potential youth and sports-related opportunities to continue its partnership with the neighborhood.

SCOPE OF PROJECT / ENVIRONMENTAL REVIEW

A draft initial study has been prepared. The final version is being review by the City and the public draft should become available in the next few weeks. Pursuant to CEQA Guidelines, the following topic areas were analyzed:

- | | |
|---|--|
| ☐ Aesthetics | ☐ Land Use Planning |
| ☐ Agriculture and Forestry Resources | ☐ Mineral Resources |
| ☐ Air Quality | ☐ Noise |
| ☒ Biological Resources | ☐ Population and Housing |
| ☐ Cultural Resources | ☐ Public Services |
| ☐ Energy | ☐ Recreation |
| ☐ Geology and Soils | ☐ Transportation |
| ☐ Greenhouse Gas Emissions | ☐ Tribal and Cultural Resources |
| ☐ Hazards and Hazardous Materials | ☐ Utilities and Service Systems |
| ☐ Hydrology and Water Quality | ☐ Wildfire |



SCOPE OF PROJECT / ENVIRONMENTAL REVIEW

To support the analysis, the following studies were prepared:

- **Appendix A:** Air Quality, Greenhouse Gas Analysis Report, and Health Risk Assessment
- **Appendix B:** Habitat Assessment
- **Appendix C:** Cultural Resources Survey
- **Appendix D:** Vehicle Miles Traveled (VMT) Analysis

A full traffic study was also prepared for the project.

ENVIRONMENTAL REVIEW - AIR QUALITY

Stantec Prepared the Air Quality, Green House Gas Study.

Utilized CalEEMod to calculate air quality impacts.

CalEEMod Land Use Development Summary Table for the Proposed Project

Project Component	CalEEMod Land Use Type	Land Use Unit Amount (Size)	Land Use Size Metric	Total Square Footage (Building Square Footage is Used for Buildings)	Land Use Acreage
Industrial Building	General Heavy Industry	477.47	KSF	477,470	10.96 AC
Parking	Parking Lot	190	Spaces	76,000	1.71 AC
Notes: KSF = 1,000 square feet AC = acre					

ENVIRONMENTAL REVIEW - AIR QUALITY

Summary of Operational Emissions of Criteria Air Pollutants

Source	Emissions (tons/year)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	2.20	<0.01	0.01	0.00	>0.01	>0.01
Energy	0.05	0.48	0.41	>0.01	0.04	0.04
Mobile	1.28	2.16	12.17	0.03	2.73	0.75
Total	3.54	2.65	12.59	0.03	2.77	0.78
Significance Thresholds	10	10	100	27	15	15
Exceed Significance Thresholds?	No	No	No	No	No	No

Notes:

Emissions were quantified using CalEEMod, version 2020.4.0 based on project details and estimated operating year for the proposed project. Totals may not sum exactly due to rounding.

Source: CalEEMod Output (Attachment A).

ENVIRONMENTAL REVIEW - VEHICLE MILES TRAVELED

The City's adopted threshold for non-residential (except retail) development projects is a 13% reduction
Therefore, projects that reduce VMT by more than 13% below the average are less than significant.

Results from VMT Analysis

Project Components	Fresno COG plus Project VMT Results	City of Fresno VMT Threshold	Significant VMT Impact?
Commercial Non- Retail	17.60 /employee	22.30 / employee	No
Source: Fresno COG ABM, City of Fresno CEQA Guidelines for VMT Thresholds for the City of Fresno			



ENVIRONMENTAL REVIEW - CONCLUSION

All impacts were determined to be **less than significant** based on proposed operations and standard regulations and requirements.



PRE-CONSTRUCTION

- Two Neighborhood Meetings were convened as the final step in the **Preliminary Design** phase, during which we received input, thoughts, ideas, and recommendations from neighbors, stakeholders, and community partners.
- General Plan Amendment, Rezone, and Development Application commenced November 2020.
- CEQA / Environmental Analysis and Traffic Engineering Study have been completed and submitted to the City of Fresno.



PRE-CONSTRUCTION

- Opportunities for residents of the City of Fresno to review and comment on this project:
 - Neighborhood Meeting 1 (October 2020)
 - Neighborhood Meeting 2 (January 2022)
 - District 3 Project Review Committee (February 2022)
 - **City of Fresno Planning Commission Meeting (May 2022)**
 - City of Fresno City Council Meeting (2022)
- Following City Council approval, **Construction Documents** will be prepared and submitted to the City of Fresno Building Department for Plan Check and Permitting (Summer 2022).
- Securing of **Building Permits** shall be final step of Pre-Construction (Fall 2022).



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2015

Mount Olive, New Jersey
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