

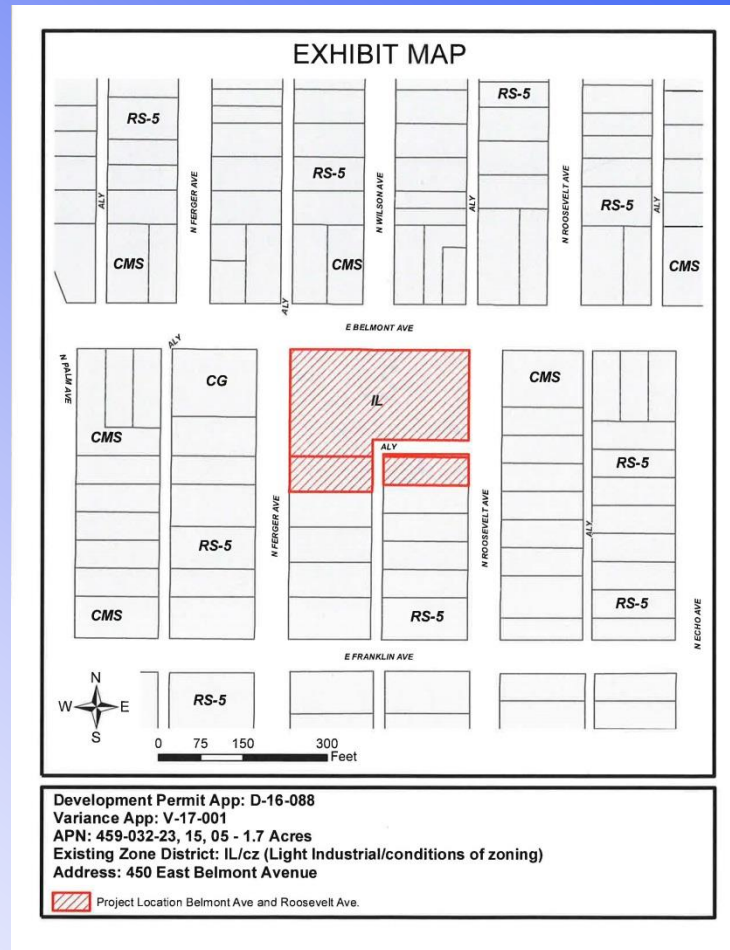
**Supplemental Environmental Impact Report
No. 10151 (SCH 2017031030)
Development Permit No. D-16-088
Variance Application No. V-17-01**

filed by Producers Dairy

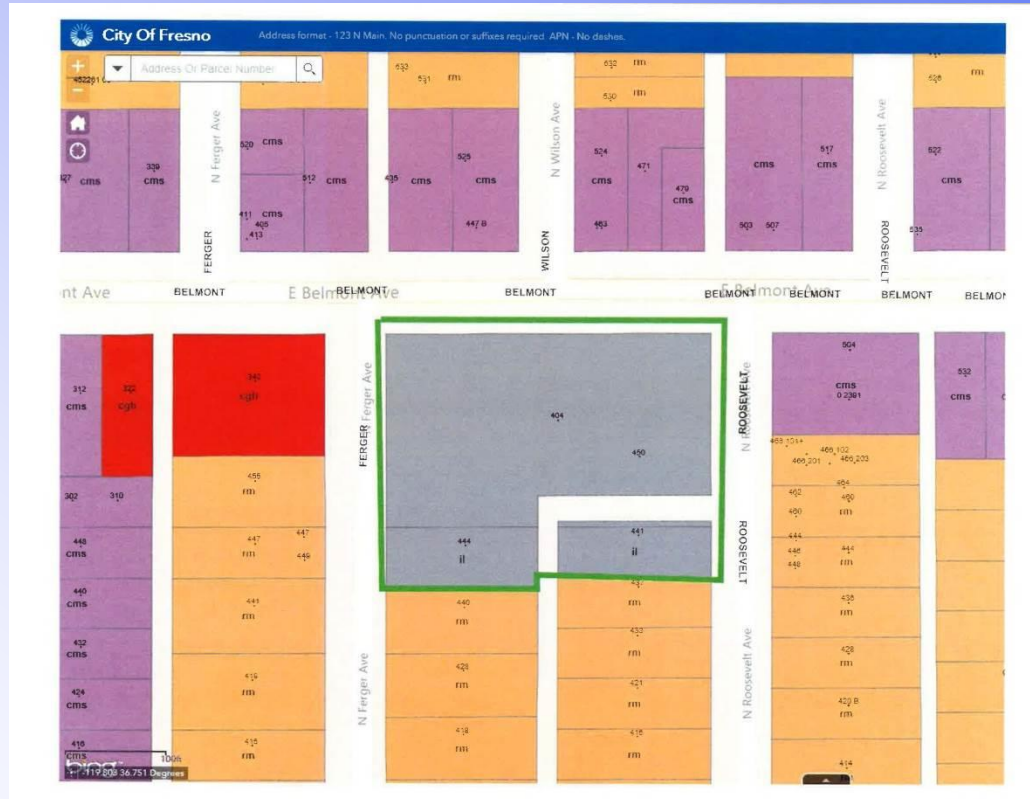
*City Council Hearing
November 2, 2017*

Vicinity Map

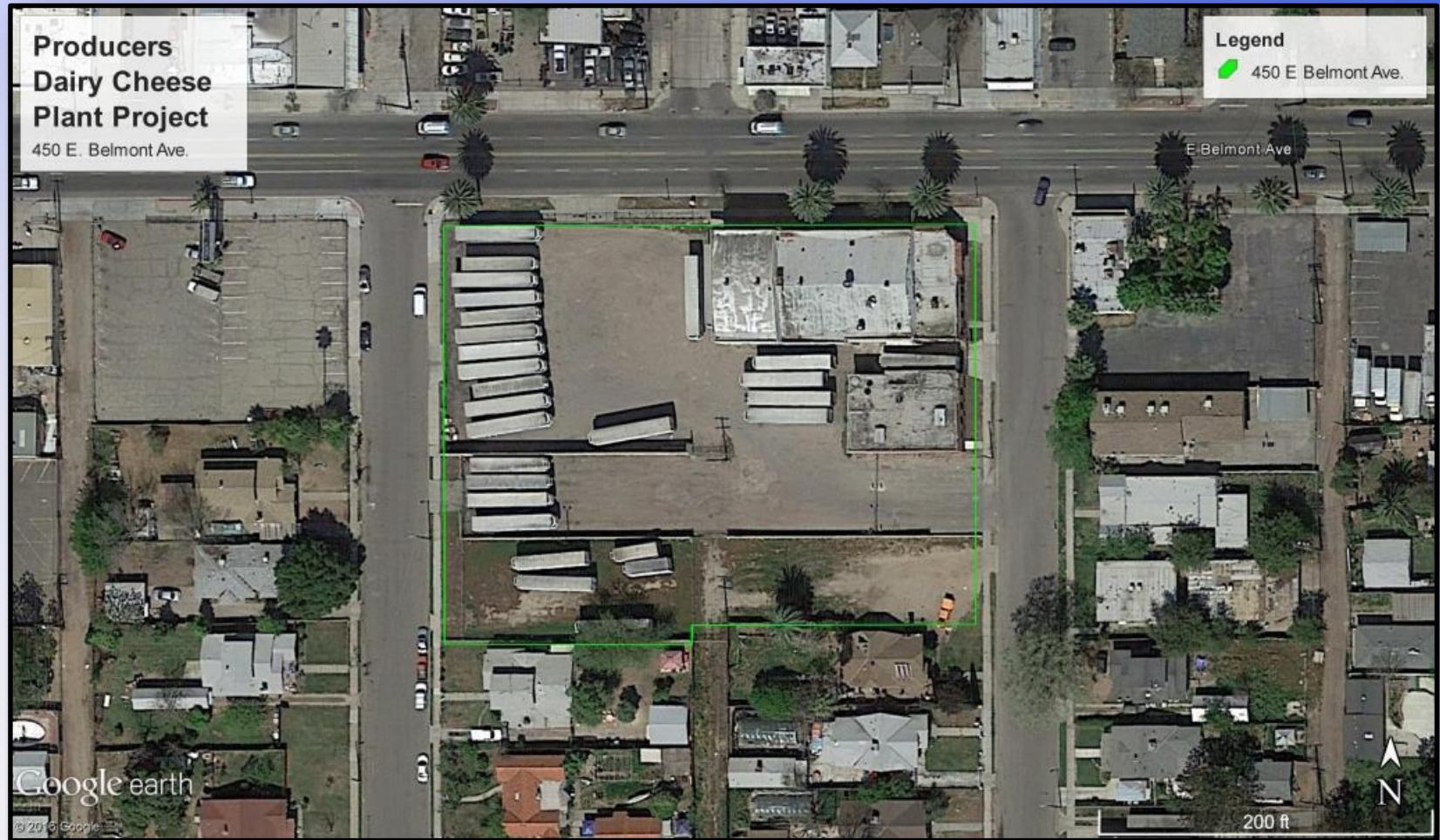
1.83 acres of property located on the south side of East Belmont Avenue between North Ferger and North Roosevelt Avenues.



Fresno General Plan Planned Land Use



Aerial of Subject Property



Aerial Looking from North



Rear View



South Building Partial Demo - 1991



Background

- February 26, 2016, City Council denied Local Historic Designation request.
- Next steps in Process.
- Determination made that SEIR was appropriate course due to existing mitigation measures in Tower District Specific Plan Environmental Impact Report (EIR)
- Project Applicant engaged Soar Environmental to perform work.

D-16-088 and V-17-001

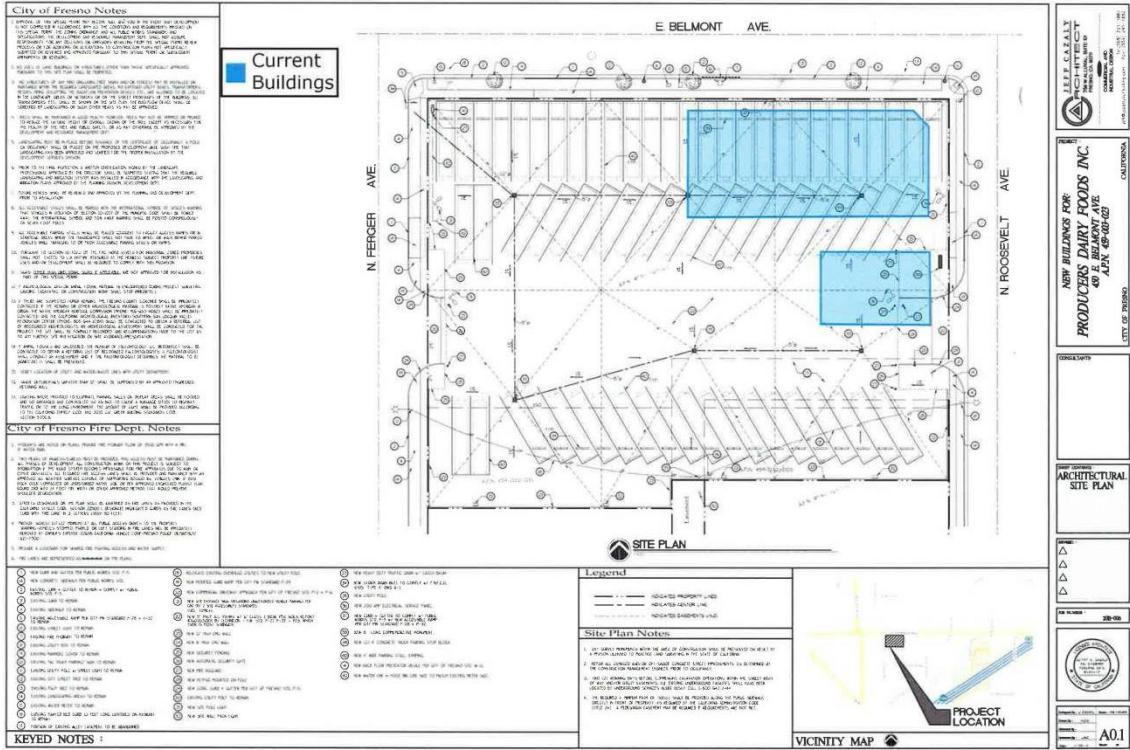
- The Development Permit is requesting the removal of two older buildings to allow for additional surface parking of truck trailers for Producers Dairy. Approval of the project will allow for up to 67 parking spaces over the existing 30 plus trailers that are stored.
 - Removal will create an additional 14 spaces.
 - Not all 67 spaces will be occupied. Estimate is that 40-50 + trailers will be parked at any given time.
 - Additional access point will added on Ferger Avenue

D-16-088 and V-17-001

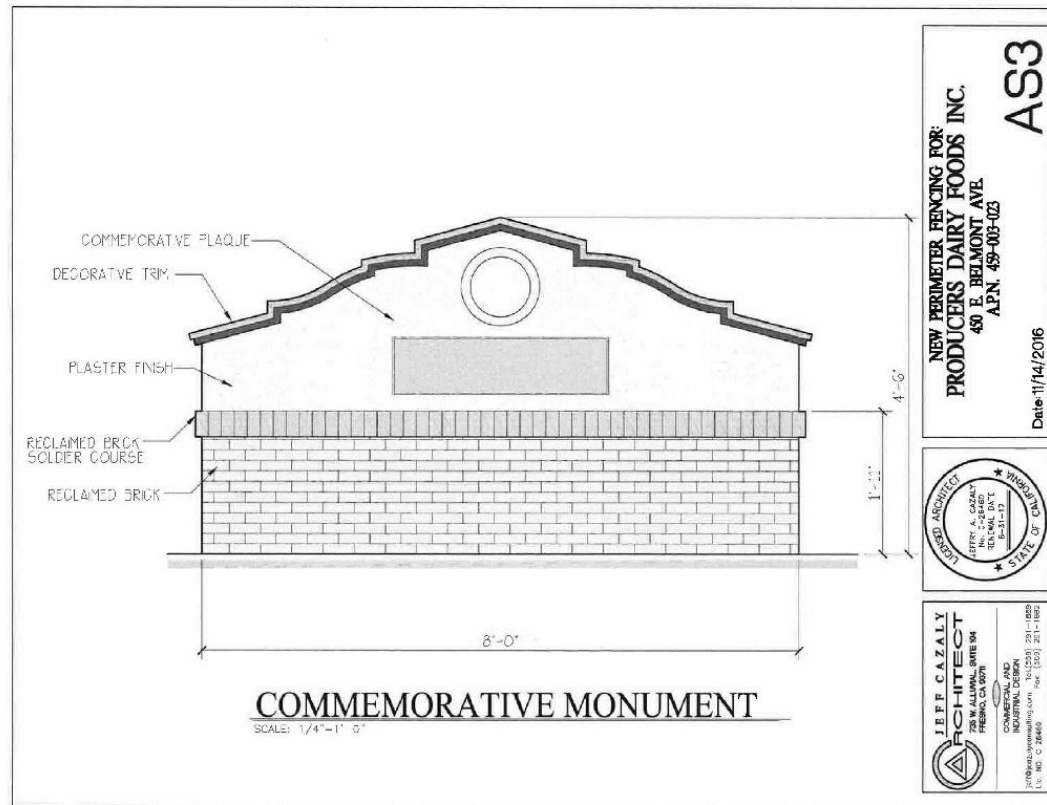
- Variance Application is requesting the placement of the new decorative fence on the property line.
- Existing chain link fence on north and west sides of the property is currently on the property line.

Proposed Site Plan

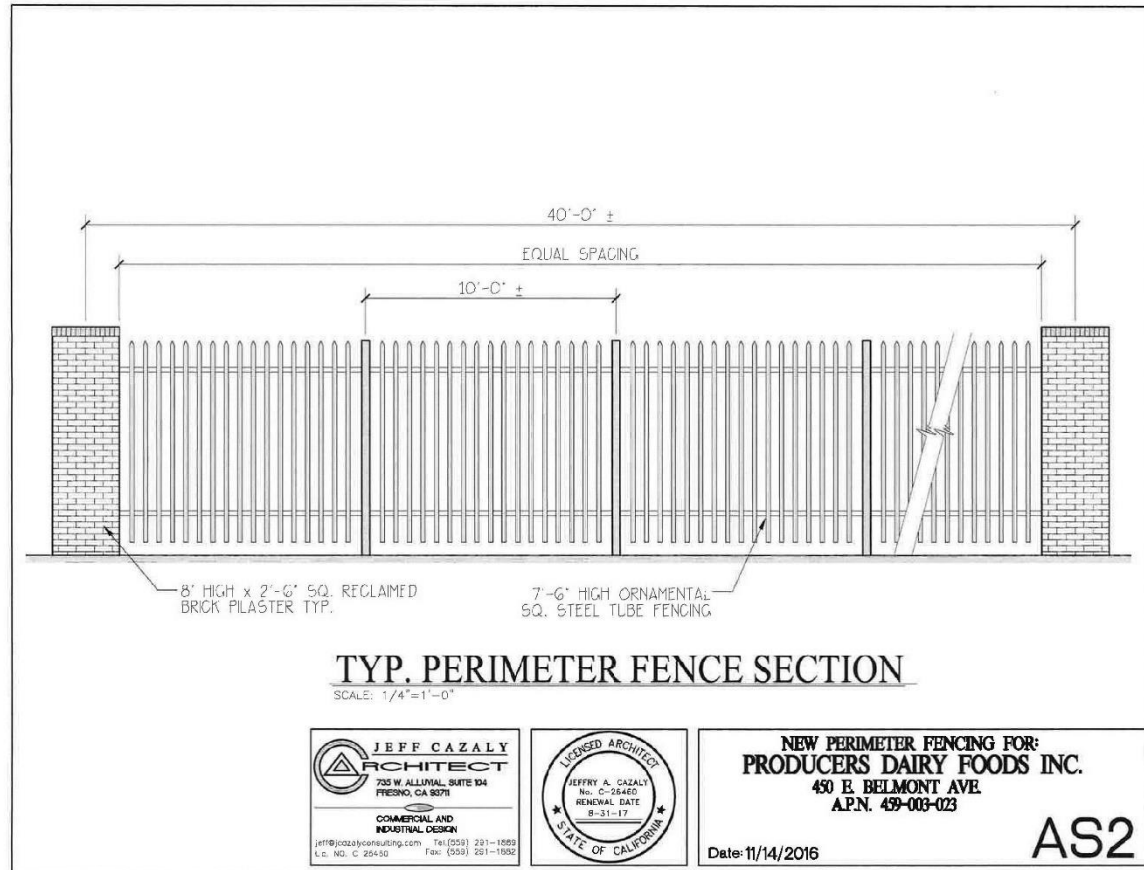
(Existing Buildings in Blue)



Commemorative Wall



Proposed Perimeter Fence



Environmental Process

- 09/20/16 – Community Outreach Meeting
- 11/30/16 – Notice of Preparation & Initial Study published.
- 12/19/16 – Public Scoping Meeting
- 12/31/16 – NOP ends; 1 written comment.
- 03/10/17 – Notice of Completion filed.
- 04/24/17 – Public Review ends; 1 written comment.

Environmental Process

- 7/30/17 – Revised SEIR sent out due to clarification of operational feature.
- 8/30/17 – Review period ends. 1 comment letter received
- 9/22/17 – Notice of Public Hearing and Final SEIR published.

Project Objectives

The primary objectives of the Proposed Project are as follows:

- 1. Secure additional parking for Producers Dairy delivery trailers, which will necessitate demolition of the two existing buildings on the site.
- 2. Systematically remove the two existing buildings on site to expand delivery trailer parking on the Proposed Project site.
- 3. Reuse, to extent feasible, the remaining portions of the buildings and architecturally incorporate the material into an aesthetically appealing wall along the subject property.
- 4. Reduce public safety hazards by eliminating the risk of fire, structural collapse, personal injury to trespassers, vandalism and crime, and by demolishing structurally unsound buildings that have been abandoned, deteriorated and damaged.
- 5. Foster economic development in the local area.

Project Alternatives

Project Alternatives Analyzed:

1. No Project Alternative
2. Preservation of North Building Alternative
3. On-Site Re-Use (Façade) Alternative
4. North Building Relocation Alternative
5. North & South Building
Preservation/Rehabilitation Alternative

Response to Comments

- Comments on the Draft SEIR centered on the following topics:
 - Process
 - Plan Consistency
 - Project Description
 - Noise
 - Air Quality
 - Traffic
 - Alternatives Analysis
 - Cultural Resources

Soar Environmental Consulting

Overview of SEIR and Impacts

- SEIR Analyzed Project Impacts to:
 - Cultural Resources
 - Noise & Vibrations
 - Transportation & Traffic
- Only Cultural Resources was found to have Significant Impact **after** Project Mitigation.
 - **Impact CUL 1:** The Proposed Project **would** cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5.
 - Demolition of a historical resource **cannot** be mitigated to a less than significant impact under CEQA.

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Mitigation Measures (MM)

Cultural Resources: 5 Mitigation Measures

- Commemorative Monument, Reuse of Brick in Monument, Wall, and Pilasters, Photo Documentation, Salvage Building Materials

Noise & Vibrations: 4 Mitigation Measures

- Sound Wall, No On-Site Use of Refrigeration Trailer Units, Limit Hours of Operation, Set Night Time Noise Limit

Transportation/Traffic: 3 Mitigation Measures

- Limit Trip Frequency, Restrict Construction Traffic, 5mph Construction Speed Limit, Restrict Vehicle Maneuvering/Parking

Fresno Municipal Code Findings

- Section 15-5206 can be made to approve D-16-088. These are listed on page 12 of the Staff Report.
- Section 15-5506 can be made to grant Variance Application No. V-17-001. These findings are listed on page 13 of the Staff Report.

Staff Recommendation

- 1. CERTIFY (to the City Council) of Supplemental Final EIR No. 10151 (SCH No. 2017031030), for the Producers Dairy Project located at 450 East Belmont Avenue; and
- a. ADOPT of Findings of Fact as required by Public Resources Code Section 21081(a) and CEQA Guidelines, Section 15091; and,
- b. APPROVE of a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097; and,
- c. RECOMMEND ADOPT of the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093.

Staff Recommendation

- 2. APPROVE of Development Permit Application No. D-16-088 (subject to the attached Conditions of Approval dated October 4, 2017).
- 3. APPROVE Variance Application No. V-17-001.

Aerial Looking from North

