

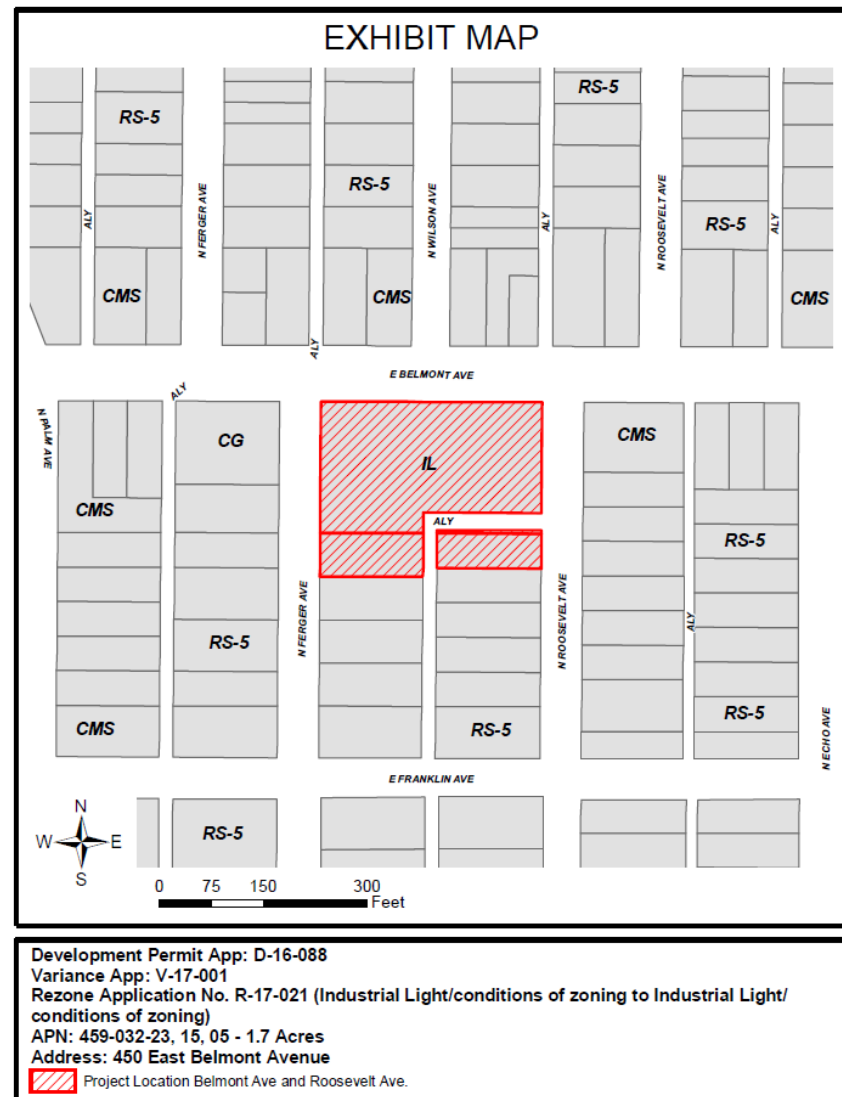
**Supplemental Environmental Impact Report
No. 10151 (SCH 2017031030)
Rezone Application No. R-17-021
Development Permit No. D-16-088
Variance Application No. V-17-01**

filed by Producers Dairy

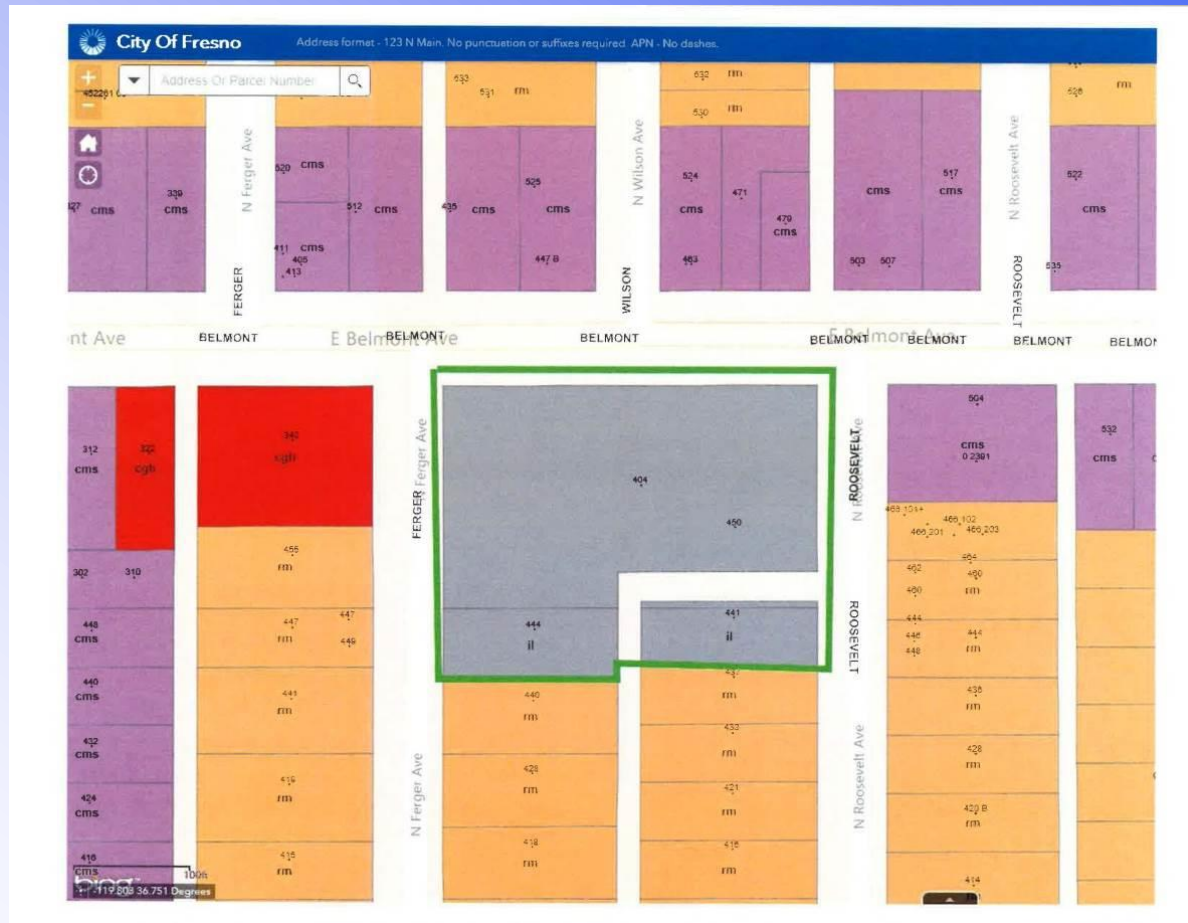
*City Council Hearing
March 22, 2018*

Vicinity Map

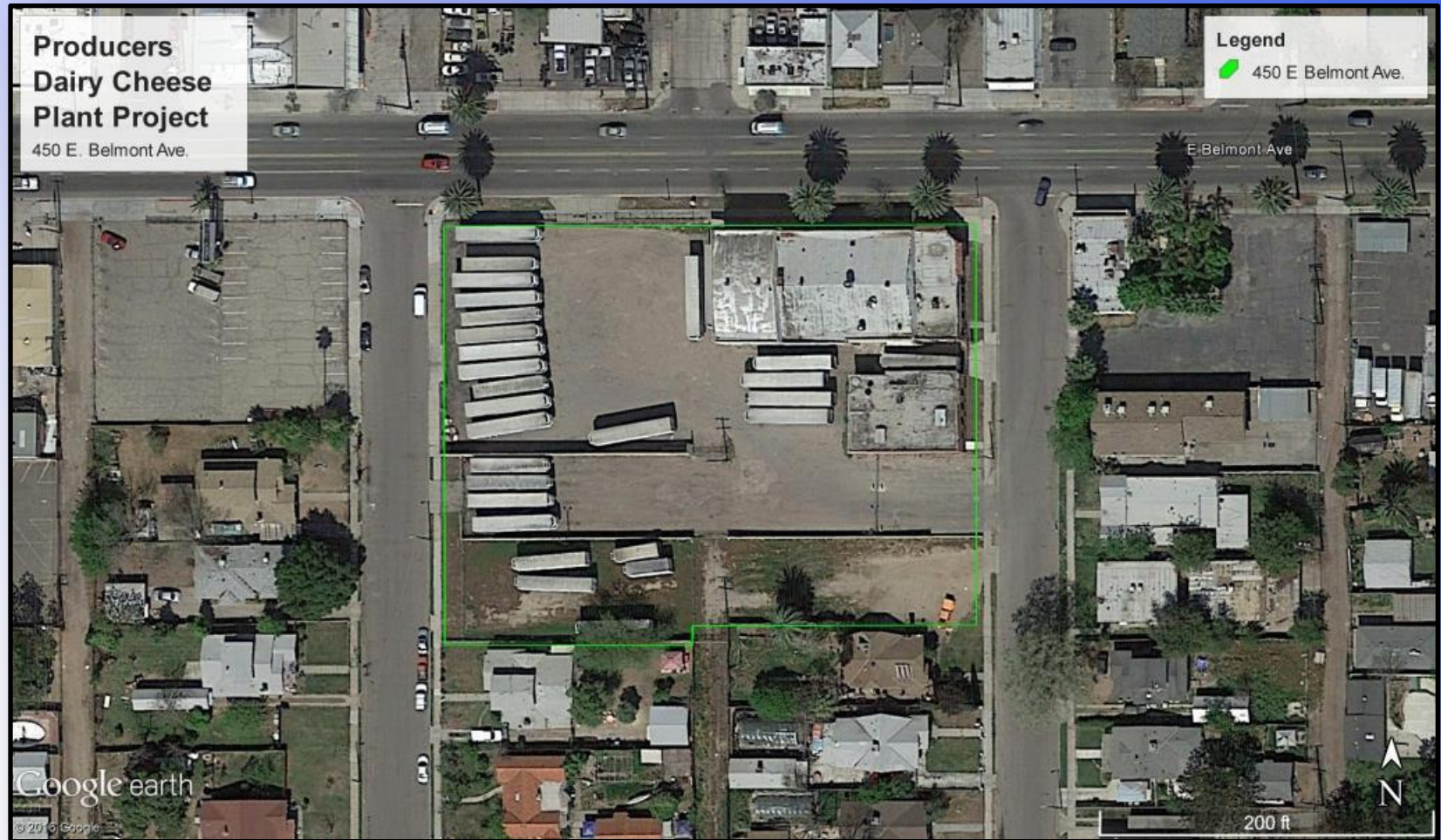
1.83 acres of property located on the south side of East Belmont Avenue between North Ferger and North Roosevelt Avenues.



Fresno General Plan Planned Land Use



Aerial of Subject Property



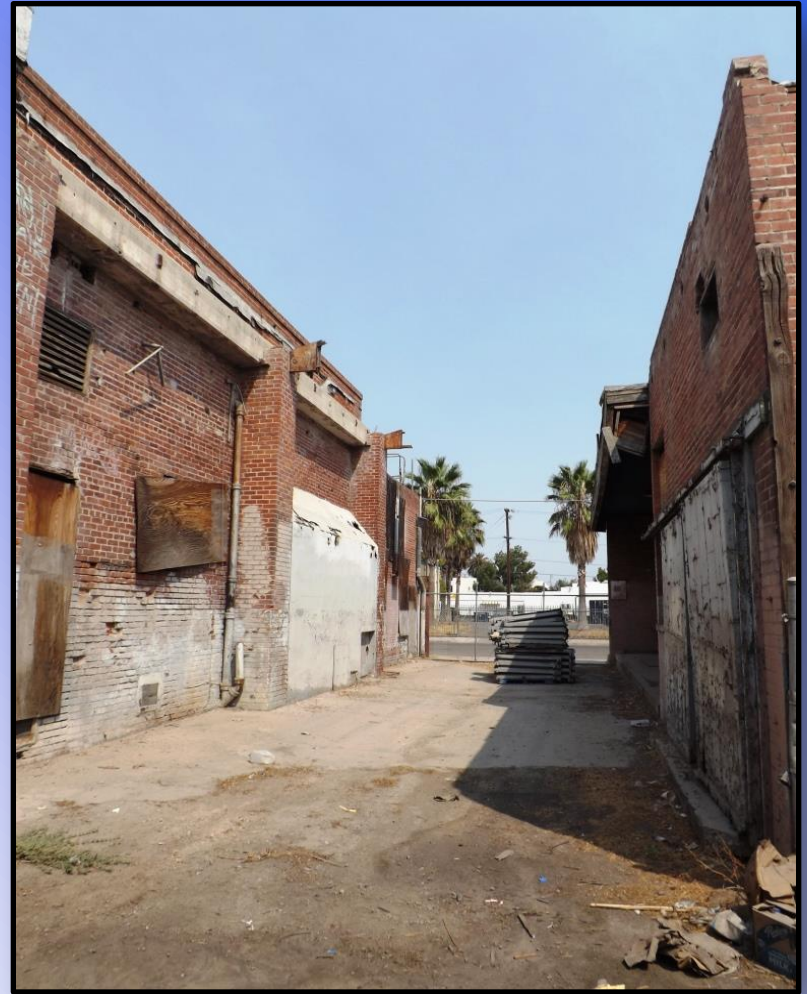
Aerial Looking from North



South Building Partial Demo - 1991



Rear View



Background

- Rezone R-90-49 approved on 12/19/1990.
- February 26, 2016, City Council denied Local Historic Designation request .
- 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.

Conditions of Zoning

- A. The project shall retain the existing building at the southwest corner of East Belmont and North Roosevelt Avenues as depicted on attached Exhibit "L-1".
- B. Retention and renovation of the facade of the existing building immediately south of the building at the southwest corner, as shown on Exhibit "L-1", as is physically possible and economically practical. If the facade fails, due to structural distress, it should be rebuilt to resemble the existing historical structure as closely as possible using the remnant bricks from the fallen facade. All precautions in concert with common practices standard to the industry shall be taken to save the facade intact. However, no implicit guarantee can be given that the facade will not fail during the demolition and renovation process.
- C. The new construction in the infill areas on the east - side of the property shall be compatible with the existing structure as shown on Exhibit "L-2".
- D. The new construction contemplated immediately west of the facade described above shall be no higher than the height of the facade for a minimum of twenty feet west of the facade.
- E. The new building to be constructed immediately west of the 30' existing building at the northwest corner of the site as shown on Exhibit "L-1" shall be of a height equal to or slightly greater than the westerly portion of said building, but in no case higher than forty feet and shall be compatible with the existing structure to the east as shown on Exhibit "L-2".

Conditions of Zoning

- F. The owner shall provide and maintain street trees in tree wells in the sidewalk on the west side of the property south to the entry driveway. These trees and major trees planted along the remainder of the west and south sides of the property shall be a species that attain a minimum height of thirty feet (30'-0") at maturity.
- G. The future high density frozen storage building proposed for phase three shall be set back a minimum of fifty feet (50'-0") east of Ferger Avenue to the height of: sixty feet (60'-0"), or sixty-six feet with a minor deviation as provided by the Fresno Municipal Code.
- H. All noise producing equipment on the building shall meet the standards of the City of Fresno. Truck noise shall not exceed the level of forty-five decibels (45db) inside adjacent residences between the hours of 10:00 p.m. and 6:00 a.m. If noise levels exceed that criteria, mediation measures shall be imposed by the City of Fresno which could include restrictions on hours of operation.
- I. All truck maneuvering and parking shall take place on site and shall be subject to the requirements of the City of Fresno.

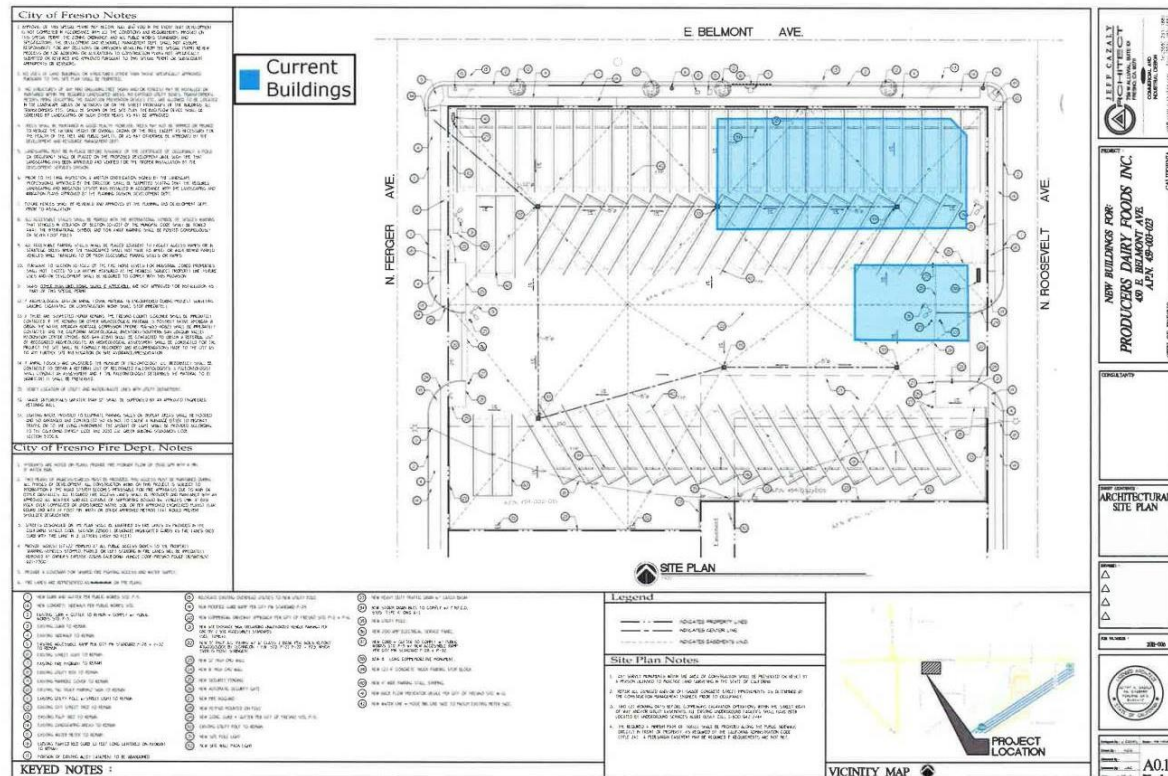
D-16-088 and V-17-001

- 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
 - V-17-001 allows for the placement of decorative fence on property line.

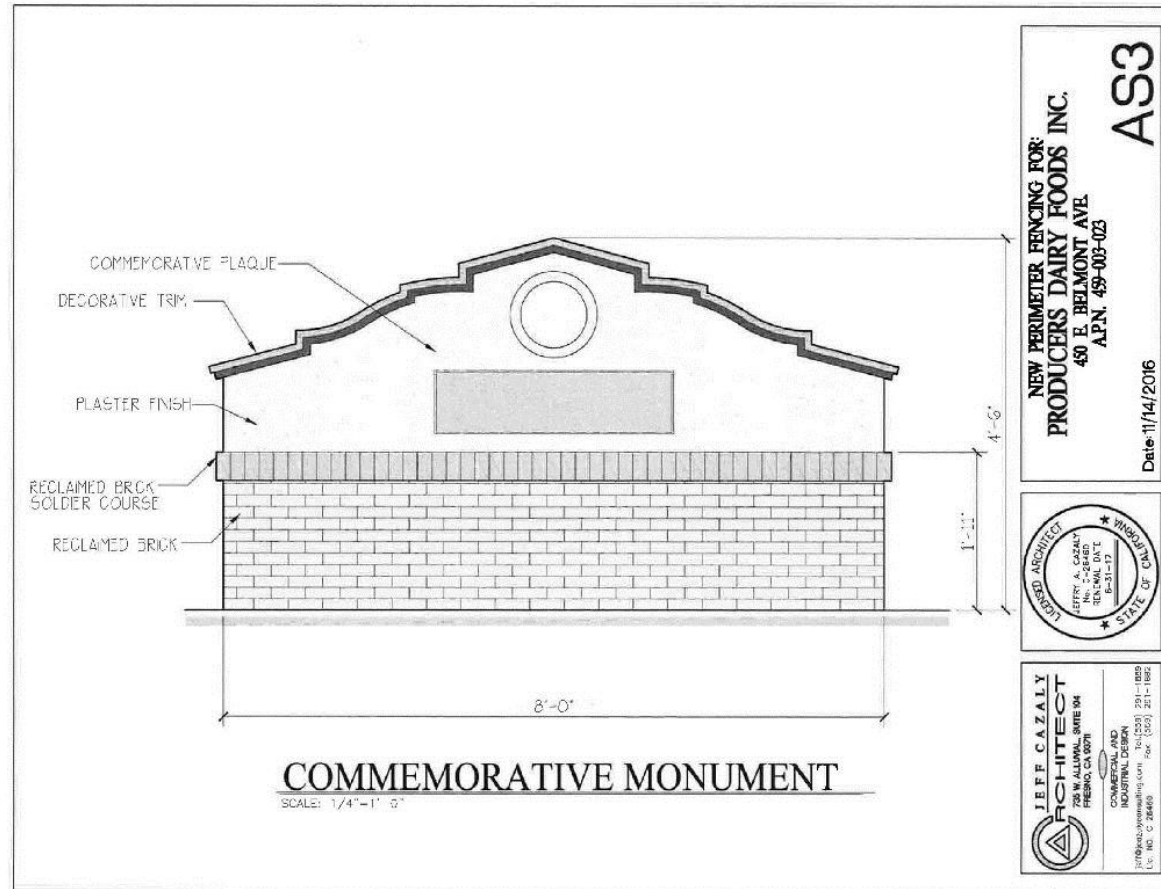
**City Council Hearing
March 22, 2018**

Proposed Site Plan

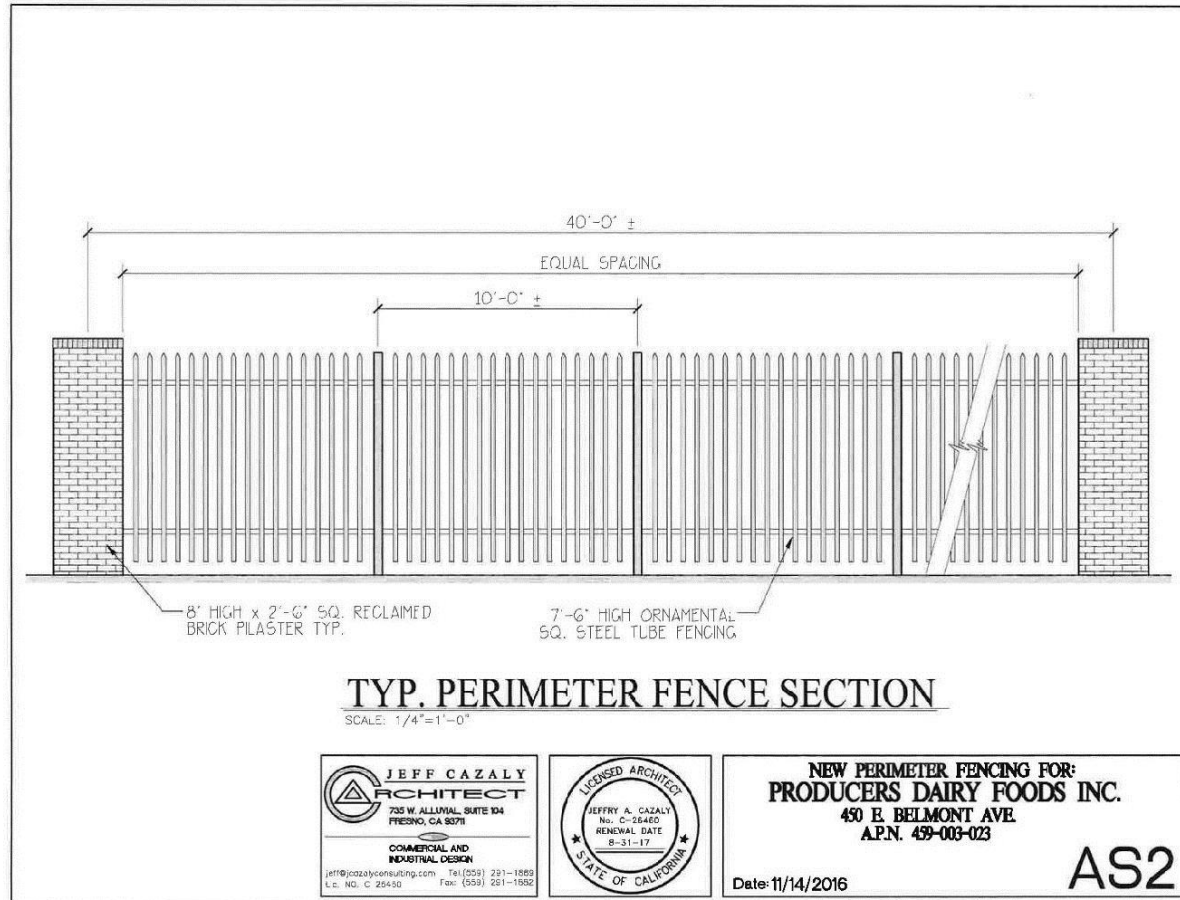
(Existing Buildings in Blue)



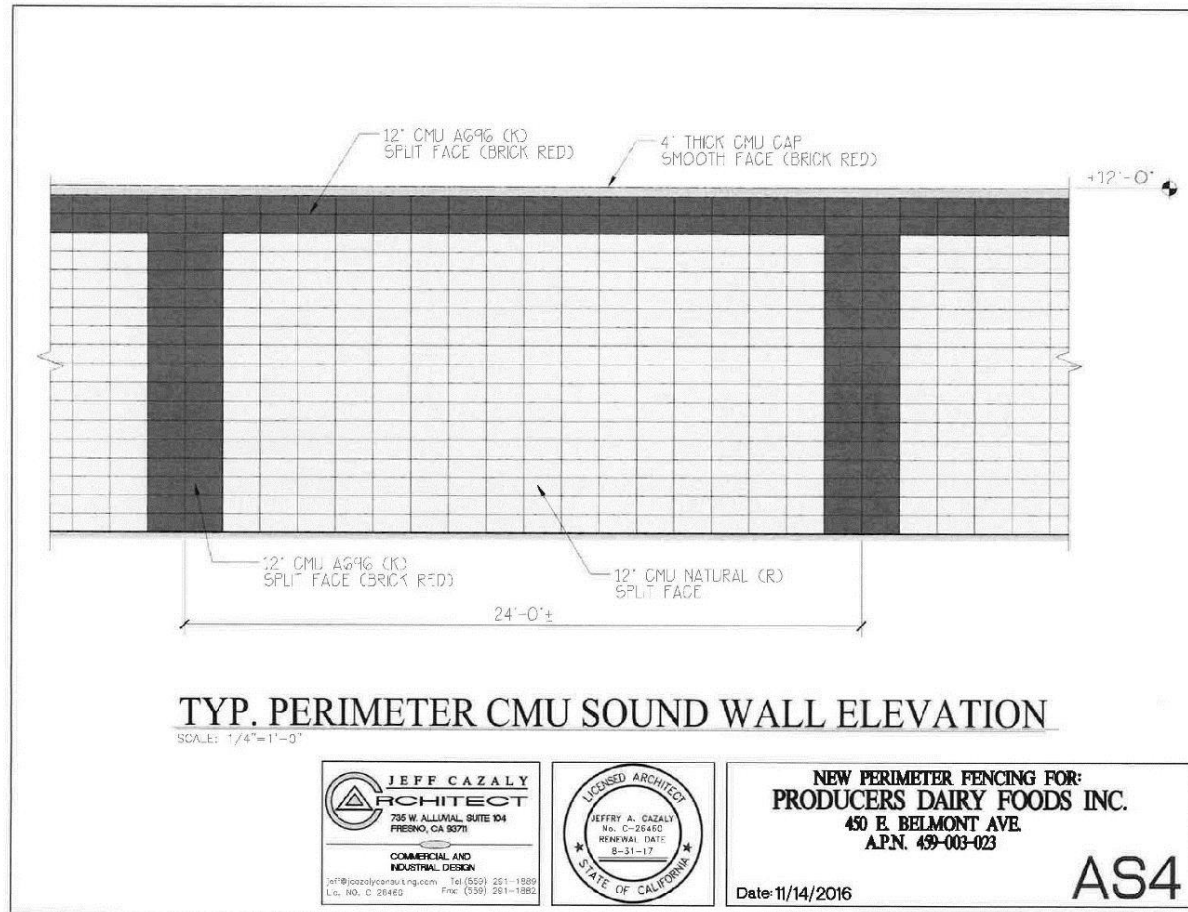
Commemorative Wall



Proposed Perimeter Fence



Sound Wall



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.
- 11/27/17 – Revised SEIR recirculated for rezone application

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

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.

Response to Comments

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

Aerial Looking from North



Fresno Municipal Code Findings

- The mandated findings per Sections 15-5812, 15-5206, and Section 15-5506 can be made to approve R-17-021, D-16-088 and V-17-001 respectively. These are listed on page 16 of the Staff Report.

Staff Recommendation

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

Staff Recommendation

2. APPROVE Rezone Application No. R-17-021 requesting IL, Industrial Light, (conditions of zoning)
3. APPROVE Development Permit Application No. D-16-088 (subject to the attached Conditions of Approval dated October 4, 2017).
4. APPROVE Variance Application No. V-17-001.