



**NOTICE OF AVAILABILITY
OF A DRAFT
SUPPLEMENT TO AN ENVIRONMENTAL IMPACT REPORT**

Notice is hereby given that the City of Fresno (City), as the Lead Agency, has completed the Draft Supplement to an Environmental Impact Report (SEIR) for the Producers Dairy Cheese Plant Project, which is being distributed for public review pursuant to the California Environmental Quality Act (CEQA) and the California Public Resources Code.

The City has sent a copy of this Draft SEIR to the State Clearinghouse and to those who requested a copy by responding to the NOP. The City has also posted a copy of this Notice of Availability at the Project Site, with the Fresno County Clerk Recorder's Office, and direct mailed to the owners and occupants of property contiguous to the parcels on which the project is located.

Addresses Where Copy Of Draft SEIR Is Available For Review:

City of Fresno Development and Resource Management Department 2600 Fresno Street, Third Floor Fresno, CA 93721	Fresno County Free Library Central Reference 2420 Mariposa Street Fresno, CA 93721
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The Draft SEIR document is also available on the City's website at:

<https://www.fresno.gov/darm/planning-development/plans-projects-under-review/#tab-02>

Project Title: Producers Dairy Cheese Plant Project

Project Location: The Producers Dairy Foods Corporation (Producers), which was first incorporated in Fresno on December 22, 1932, owns three parcels totaling 1.83-acres. The parcels are located at 450 East Belmont Avenue, Fresno, California, 93701 (Accessor Parcel Numbers 459-032-23, 459-032-15, and 459-032-05). The property is situated on the south side of East Belmont Avenue, East of Ferger Avenue and West of Roosevelt Avenue within the city limits of Fresno, CA. This property is located within the Tower District immediately north of downtown Fresno. The property falls within the City of Fresno and as such is under the regulatory jurisdiction of the Fresno General Plan and specifically within the boundaries of the Tower District Specific Plan.

Project Description: The purpose of the Project is to expand delivery trailer parking on the project site. As outlined in Development Permit No. D-16-088, Producers proposes to remove two boarded-up buildings at 450 E. Belmont Avenue site. Producers proposes to build a commemorative monument onsite reusing brick from the existing buildings. Producers also proposes to replace the existing Concrete Masonry Unit (CMU) wall and chain link fence situated on the north half of the parcel facing E. Belmont

Avenue business on the North, Northeast, and Northwest portion of the parcel with a decorative iron security fence supported by brick pilasters of appropriate spacing. Producers will incorporate bricks from the existing buildings into the pilasters if reusable brick is still available after construction of the commemorative monument. Additionally, Producers proposes to construct a 12-foot-high Concrete Masonry Unit sound wall situated on the south side of the parcel facing residential properties on the South, Southeast, and Southwest portion of the parcel. The sound wall assists in mitigating noise to the surrounding area. Variance Application No V-17-001 has been filed with the City of Fresno. Accommodating these delivery trailers at 450 E. Belmont Avenue is consistent with the property's existing use. The project will result in an additional 20 vehicle trips per day (from 50 trips per day to 70 trips per day). The proposed hours of operations will be 7:00 am to 10:00 pm.

The current Producers delivery trailers located at the southwest corner of Tuolumne Street and H Street in Fresno need to be moved to the new location at 450 E. Belmont Ave. The new location is more economically viable, will allow for a shorter driving distance, and coincides with Producers' long-range development plan. Additionally, the two boarded-up buildings are currently a nuisance and continue to be a potential safety hazard.

Project construction will commence with the controlled demolition of the existing buildings, removal of their foundations, and removal of the existing perimeter fence and wall. The second stage will be construction a 12-foot-high sound wall and security fence surrounding the parcel as well as paving the property, installing new utility poles, paving new sidewalks, and new gates.

Anticipated Significant Environmental Effects: The Draft SEIR identifies potential significant effects in the following area: cultural resources. Mitigation measures identified in the Draft SEIR would not reduce these potentially significant effects to a less than significant level.

Public Comment Period: The City of Fresno will receive public comments on the Draft SEIR from Friday, March 10th, 2017 through Monday, April 24th, 2017. Written comments should be received no later than 5pm (PST) on Monday, April 24th, 2017. Comments on the Draft SEIR may be submitted to:

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