



NOTICE OF RECIRCULATION AND AVAILABILITY OF AN APPENDIX TO A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Notice is hereby given that the City of Fresno (City), as the Lead Agency, has prepared and is recirculating "Appendix L – Changes to the Final SEIR" to the Final Supplemental 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. This notice is provided under State CEQA Guidelines Section 15088.5.

The City has sent a copy of this Appendix to those who commented on the Revised Draft SEIR and those who requested a copy by responding to the Notice of Availability for the Revised Draft SEIR in August 2017. The City has also posted a copy of this Notice of Recirculation and 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. Pursuant to State CEQA Guidelines Section 15088.5, reviewers are asked to limit their comments to only the new Appendix L.

Revisions are based upon the City of Fresno processing Rezone Application No. R-17-021 to change the Project site zoning from Light Industrial (conditions of zoning) to Light Industrial (conditions of zoning) with amendments to the conditions. The full revisions to this Final SEIR are listed in Appendix L.

Addresses Where a Copy of the Appendix L to the Final SEIR is Available for Review:

City of Fresno Development and
Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

The Appendix L to the Final SEIR document is also available on the City's website at:

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

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 round-trips per day (from 50 round-trips per day to 70 round-trips per day). The proposed hours of operations will be 24 hours a day, though a majority of vehicle trips will occur between 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. Statement of Covenants Affecting Land Development and Conditions of Zoning will be amended in Rezone Application No. R-17-021.

Anticipated Significant Environmental Effects: The Draft SEIR identifies potential significant effects in the following area: Cultural Resources. Mitigation measures identified in the Revised 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 Appendix L to the Final SEIR from November 27, 2017 through December 27, 2017. Written comments should be received no later than 5pm (PST) on December 27, 2017. Comments on Appendix L to the Final SEIR may be submitted to:

Mike Sanchez, Assistant Director
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Development and Resources Management Department
2600 Fresno Street
Fresno, CA 93721
Telephone: (559) 621-8003