

Producers Dairy Cheese Plant Project



Response to Community Outreach Questions

Date: September 20th, 2016

Location: Marlo's Restaurant, 468 N Palm Ave, Fresno, CA 93701

Time: 6pm - 7:30pm

Attendees:

Mike Sanchez (City of Fresno)
Jeff Cazaly (Producers Dairy Consultant)
Kacey Auston (Producers Dairy Consultant)
Michael Murphy (Soar Environmental Consulting)
Evan Studley (Soar Environmental Consulting)
Patrick Sauls (Soar Environmental Consulting)
Consuelo Sauls (Soar Environmental Consulting)
Michael Clifton (Tower District Design Review Committee)
Kiel Schmidt (Tower District Design Review Committee)
Timothy Yeager (Tower District Design Review Committee)
Stephen Mintz (Tower District Design Review Committee)
Annalisa Perea (Tower District Design Review Committee)
Bill Simon (Tower District Design Review Committee)
1 Local Family (a grandmother, her daughter, and two grandchildren – names unknown)

Agenda:

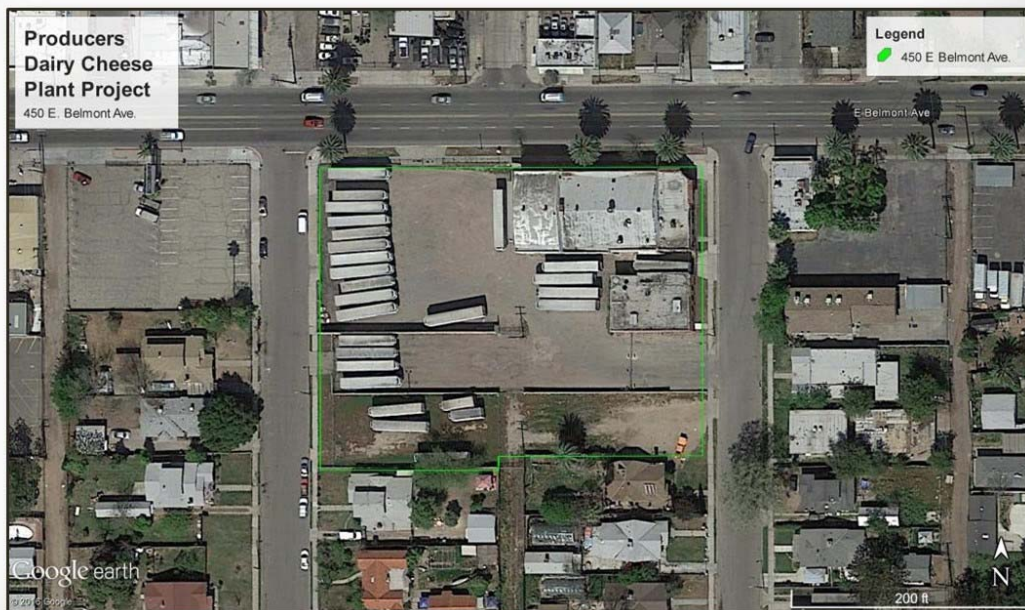
1. **Introductions**
2. **PowerPoint Presentation of Producers Dairy Cheese Plant Project under CEQA**
 - a. **Site History**

Site History

- Producers Dairy was originally founded in Fresno on December 22, 1932.
- The two buildings at 450 E. Belmont Avenue were built in 1929 and 1932, and were used by KF Foods for milk bottling and ice cream production.
- KF Foods went bankrupt and last used the buildings in 1986. By the late 1980's, Producers Dairy bought the property with the goal to expand dairy production on the site.
- The 1991 Tower District Specific Plan Environmental Impact Report (EIR) included this planned factory demolition/expansion but the expansion was terminated by 1993 due to reasonably unforeseeable circumstances.
- The property is currently used for delivery trailer parking.



b. Proposed Project



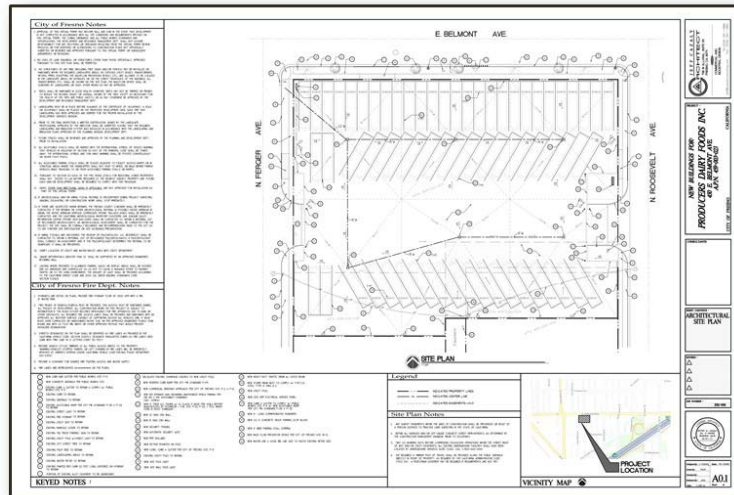


Proposed Project

- The buildings located on 450 E. Belmont Avenue have been abandoned for 30 years.
- Both buildings were partially demolished more than 25 years ago.
- Producers Dairy proposes to:
 - Remove 2 boarded-up buildings on the proposed site.
 - Expand truck parking on the rest of the proposed site.
 - Replace the existing cinderblock (CMU) wall and chain link fence with a security fence on the north half of the property, and a 12 foot high sound wall on the southern half of the property.



450 E. Belmont Site Plan



c. Project Goals and Objectives

Project Goals and Objectives

- Demolish the two boarded-up buildings due to safety hazards.
- Expand semi-trailer parking on the proposed project site.
- Reduce public safety hazards by eliminating:
 - the risk of fire;
 - structural collapse;
 - personal injury to trespassers;
 - vandalism and crime, and;
 - demolishing structurally unsound abandoned buildings that are severely damaged and deteriorated.



d. Structural Engineering Report

Structural Engineering Report

- On September 14, 2016, Brooks-Ransom Associates conducted a Structural Engineering Report on the two buildings.
- The report concluded both buildings were structurally unsound, including:
 - straight board roof sheeting with water damage and rot.
 - severe water damage to roof framing.
 - no wall ties from perimeter walls to the roof framing.
 - nominally reinforced CMU walls.
 - offsets of wall lines with questionable means to distribute shear loads.



e. Cultural Resources (CEQA)

Cultural Resources (CEQA)

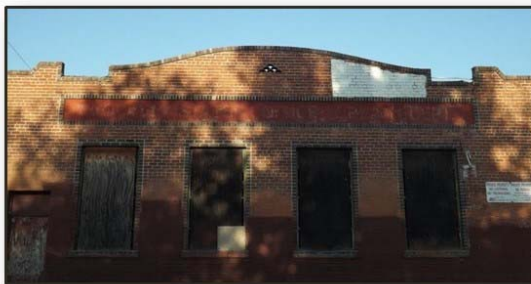
- 1991 Tower District Specific Plan contains a mitigation measure requiring the preservation of the large building to the north.
- California Environmental Quality Act (CEQA) requirements:
 - Two part inquiry:
 - (1) Does the site have a historical resource? If yes,
 - (2) would the project result in 'substantial adverse change'?
 - Three ways a resource shall be considered a "historical resource":
 - (1) resource listed or determined to be eligible by State Historical Resource Commissions for listing in the California Register of Historical Resources.
 - (2) listed in a local register of historical resources.
 - (3) determined by lead agency to be significant historically, architecturally, etc.

f. Historical Resources

Historical Resource

- Site buildings are not listed in
 - 1) State, or
 - 2) Local Historical Registry Lists.
- City of Fresno Historic Preservation Staff found the buildings to be a 'rare expression in masonry brick of the Mission Revival style'.
- Because of the Tower District Specific Plan EIR mitigation measures and the City staff report, the buildings should be considered historical resources.
- However, the building historical integrity is lessened because
 - 1) the buildings only exhibit 2 of 14 attributes of the Mission Revival Style
 - 2) both buildings have already been partially demolished.

Only 2 Mission Revival Style Attributes



Curved Parapet



Tile Overhang

185-15-240 (001)

[illegible]

3. Question/Comments from the Community

Mr. Murphy provided an overview of the site history, project goals and objectives, then encouraged attendees to ask questions and make comments based on their concerns regarding the project.

Public Questions:

Tower District Design Review Committee (TDDRC) Questions:

Q1: How long is the public comment period?

A1: CEQA states under §15105(a) that the public review period shall not be less than 30 days nor should it be longer than 60 days except under unusual circumstances.

Q2: Can everyone comment, or just those that attended the meeting?

A2: Everyone who wishes to comment may do so, regardless of whether they attended the meeting.

Q3: Is one function of this meeting to determine the scope of the project?

A3: Yes.

Q4: Why can't Producers still use their original staging site instead?

A4: The original staging site is no longer a viable option due to the loss of delivery trailer parking. The Producers Dairy Cheese Plant location best corresponds to the Producers long-range development plan with the least amount of impacts. After the original Tower District EIR, it became unclear as to whether the office would be used, or how the parcel of land would be developed. Thus, the decision was made to utilize the Producers Dairy Cheese Plant in a manner different than originally anticipated.

Q5: Can the public view Producer's site plans for the original staging area to see if Producer's can still use the site as originally intended?

A5: Site plans for the original staging area were not developed as the site is not a viable option for the staging of the required amount of delivery trailers.

Q6: Can we see the plans of the old site vs the new site?

A6: No plans were developed for the original staging area as the site is not a viable option for the staging of the required amount of delivery trailers.

Q7: Have you considered impacts to air quality and noise impacts?

A7: Air Quality impacts and Noise impacts are analyzed in Sections 6.3 and Section 6.12 of the Initial Study.

Q8: What is the age of the homes immediately south of the site?

A8: Most homes in the neighborhood were built in the 1940's. The age of the homes is not within the scope of the individual private project.

Q9: Does Producer's own the properties to the south of 450 E. Belmont property?

A9: No. The properties located south of the project site are privately owned. Producers owns the three parcels within the project boundary, specifically Accessor Parcel Numbers 459-032-23, -15, and -05.

Q10: Why is Producer's allowed to operate this type of business in a residential neighborhood?

A10: The parcel is zoned "light industrial" and is consistent with the City zoning and land use.

Q11: Are the project goals Producer's goals or the consultant's?

A11: The project goals are Producer's goals. The Project Objectives are outlined in Section 3.2 of the Initial Study.

Q12: What would be the view of the Belmont frontage?

A12: The property boundary along E. Belmont Avenue may be a chain-link fence with privacy slats, or it may be a decorative iron fence.

Q13: Any alternative of using the façade of the buildings to screen the trucks?

A13: The project alternative of using the façade of the existing buildings will be analyzed in the Supplement to the EIR.

Q14: Didn't the existing fence have ivy growing on it?

A14: Yes. The existing chain-link fence previously had ivy growing on it, although the ivy on the fence was a security concern as it made the fence scalable.

Q15: What are the proposed hours of operation for Producer's truck parking at the site?

A15: The hours of operation will be the same as they have been at the site.

Q16: Will Producer's be working at night in this area?

A16: No, the hours of operation will continue to be the same for this site.

Q19: When were the buildings partially demolished?

A19: The buildings were partly demolished in 1991. This is discussed more in detail in Section 6.5 of the Initial Study.

Q20: Who is the Architect of the two buildings onsite?

A20: The original Architect of Record is unknown.

Q21: TDDRC recognizes that retaining the buildings would be expensive. Design Review Committee had originally voted for preserving the façade. Why not use the façade on Belmont?

A21: Agreed - preliminary cost estimations demonstrate the alternative places an undue burden on the proponent. Utilizing the façade is one project alternatives presented in the Supplement to the EIR.

Q22: What impact will removing the buildings have on the preservation around the project site?

A22: The visual impacts of project are analyzed under Section 6.1 of the Initial Study while the cultural resource impacts are analyzed under Section 6.5.

Q23: Why not provide an Inventory of the buildings and age of the homes in the surrounding residential neighborhood?

A23: Inventory of potential cultural resources outside of the project area is not required under CEQA.

Q24: What affect will the project have on property values?

A24: Evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment are beyond the scope of CEQA (Public Resource Code § 15021(a)(2)).

Q25: What about noise/vibrations on the neighborhood?

A25: Noise/vibration impacts are analyzed in Section 6.12 of the Initial Study.

Q26: A member of the TDDRC said a neighbor complained about truck noise and vibrations from trucks parked at business on west side of Ferger Avenue to one of the board members.

A26: Noise impacts are analyzed in Section 6.12 of the Initial Study and Traffic and Transportation Impacts are analyzed in Section 6.16 of the Initial Study.

Q27: How will trucks enter/exit the property?

A27: The trucks will enter on the east side from Roosevelt Avenue, and exit on the west side from N. Ferger Avenue. Traffic impacts are further discussed in Section 6.16 of the Initial Study.

Q28: Will trucks drive through the residential neighborhood?

A28: No, the trucks will travel along Belmont Ave to the main facility. The trucks will only travel approximately 200 feet along N. Ferger Ave and N. Roosevelt Ave in order to reach the entrance and exit of the Project site. They will not travel through the residential neighborhoods.

Q29: How do trailers move from the project site to the main facility?

A29: The trailers are moved with yard dogs, single cab tractors designed for movement of trailers.

Q30: Is the façade on the property line?

A30: No, the façade is approximately 12 feet inside the property line.

Q31: How much truck parking would be lost to preserve the façade?

A31: This could be analyzed as an alternative in the Supplement to the EIR. Retaining the façade would remove about 12 feet from the proposed parking design on the east (North Roosevelt Ave) side, and 7 feet on the north (E Belmont Ave) side.

Q32: Does city code/zoning require a 10-foot setback from the property line?

A32: Not all properties in the City limits are required to have a 10-foot setback. Setbacks are determined on a case by case basis. The City of Fresno will evaluate the setback requirement. Land Use and Planning is further discussed in Section 6.10 of the Initial Study.

Q33: How does Producer's get away with not rebuilding both structures onsite?

A33: The Supplement to the EIR will include an analysis of the feasibility and economic burden of bringing the two buildings up to code.

Q34: Barcelona, Spain, has many beautiful historic buildings that have undergone extensive rehabilitation. Why can't we do this in Fresno also?

A34: The Supplement to the EIR will include an analysis of the feasibility of bringing the two buildings up to code and is project-specific in nature. The City of Barcelona is not within the scope of the California Environmental Quality Act.

Q35: If you calculated all the maintenance that should have been performed on the buildings, it would probably be equal to or greater than the cost to rehab both buildings.

A35: The Supplement to the EIR will demonstrate different treatment options for both buildings.

Local Family Questions/Concerns:

Q36: Is the project going to renovate the two buildings, and if so would that mean any jobs for the local community?

A36: The proponent is not proposing to renovate the buildings, and therefore would likely not provide an impact to the local job market.

Q37: Would the project cause a raise in local property value/taxes?

A37: No, the project would likely not cause a raise in local property value/taxes in the area.

Q38: They wanted to express to the City the need for left turn signals at the traffic lights along E. Belmont Avenue. They said that there were often accidents in the morning rush hour due to increased traffic and people trying to speed through yellow lights.

A38: There will be no changes are proposed to the traffic signals, however, the concerns will be passed on to the City. Traffic impacts from the proposed project are further discussed in Section 6.16 of the Initial Study.