



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

**Pursuant to the California Environmental Quality Act (CEQA)
NOVEMBER 30, 2016**

The City of Fresno (City) is the Lead Agency and is preparing a Draft Supplement to an Environmental Impact Report (SEIR) for the:

**PRODUCERS DAIRY CHEESE PLANT PROJECT
Located at: 450 E. Belmont Ave., Fresno, CA**

The City is requesting comments from responsible and trustee agencies and members of the public regarding the scope and content of the environmental document. Responsible and trustee agencies are requested to provide comments regarding the scope and content of the environmental information that is germane to that agency's statutory responsibilities in relation to the project. The City is also requesting comments from interested members of the public regarding what should be included in the environmental document. Comments should focus on the accuracy and completeness of the Initial Study to further refine the scope of the Draft SEIR. The Draft SEIR will be a supplement to the Final Tower District Environmental Impact Report (Tower District FEIR).

The Draft SEIR will be prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The Draft SEIR will describe and analyze the potentially significant environment effects of the proposed project and discuss ways to mitigate or lessen the effects. The City has prepared an Initial Study that identifies areas of probable environmental effects. The Initial Study is also available on the City's website:

<http://www.fresno.gov/Government/DepartmentDirectory/DARM/DevelopmentServices/MajorProjects.htm>

Public Scoping Meeting: A public scoping meeting will be held at Di Cicco's restaurant located at 144 N. Blackstone Ave in Fresno, California 93701. The public scoping meeting will be held on Monday, December 19th from 6pm-7:30pm.

Notice of Preparation Comment Period: The comment period for the Notice of Preparation will close at 5:00 P.M. on Saturday, December 31, 2016 which is more than 30 days after the mailing and posting of this document. Please note that while the comment period for the Notice of Preparation has a closing date, interested parties are encouraged to contact the City at any time during the SEIR process to receive updates of the process, to ask questions, and share information. Please send written comments to:

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

Project Description: As outlined in Development Permit No. D-16-088, Producers proposes to remove two boarded-up buildings at 450 E. Belmont Avenue totaling approximately 12,500 square feet. The purpose of this proposed project is to secure additional parking for Producers Dairy delivery trailers due to the loss of delivery trailer parking at 1762 G Street to the High-Speed Rail project. The City of Fresno 1991 Tower District FEIR considers impacts at the 450 E. Belmont Avenue site. Producers proposes to replace the existing Concrete Masonry Unit (CMU) cinderblock wall and chain link fence situated on the north half of the parcel facing E. Belmont Avenue businesses on the North, Northeast, and Northwest portion of the parcel with a security fence. The security fence will be a decorative iron fence with brick pilasters of appropriate spacing. If feasible, brick from the existing buildings will be incorporated into the pilasters. Additionally, Producers proposes to construct a 12-foot-high 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. Producers will also construct a commemorative monument with a plaque explaining the history of the buildings on the property, the character-defining features of the Mission Revival style and the importance of the style within the City of Fresno. The monument will be located on the east side of the site on N. Roosevelt Avenue. Accommodating these delivery trailers at 450 E. Belmont Avenue would be consistent with the property's existing use.

The current Producers delivery trailers located at 1762 G Street need to be moved to this new location, which is more economically viable, will allow for a shorter driving distance, and coincide with Producers long-range development plan. Additionally, the two boarded-up buildings are currently a nuisance and continue to be a potential safety hazard, which would be mitigated with this project.

Project construction is proposed to 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 is proposed to consist of constructing a 12-foot-high sound wall and security fence surrounding the property as well as paving the property, installing new utility poles, paving new sidewalks, and new gates.

Probable Environmental Effects: As described in greater detail in the Initial Study, the Draft SEIR will focus on the potential significant impacts of the project, which are expected to be confined to the area of historic resources.

Figure 1 – Regional Map

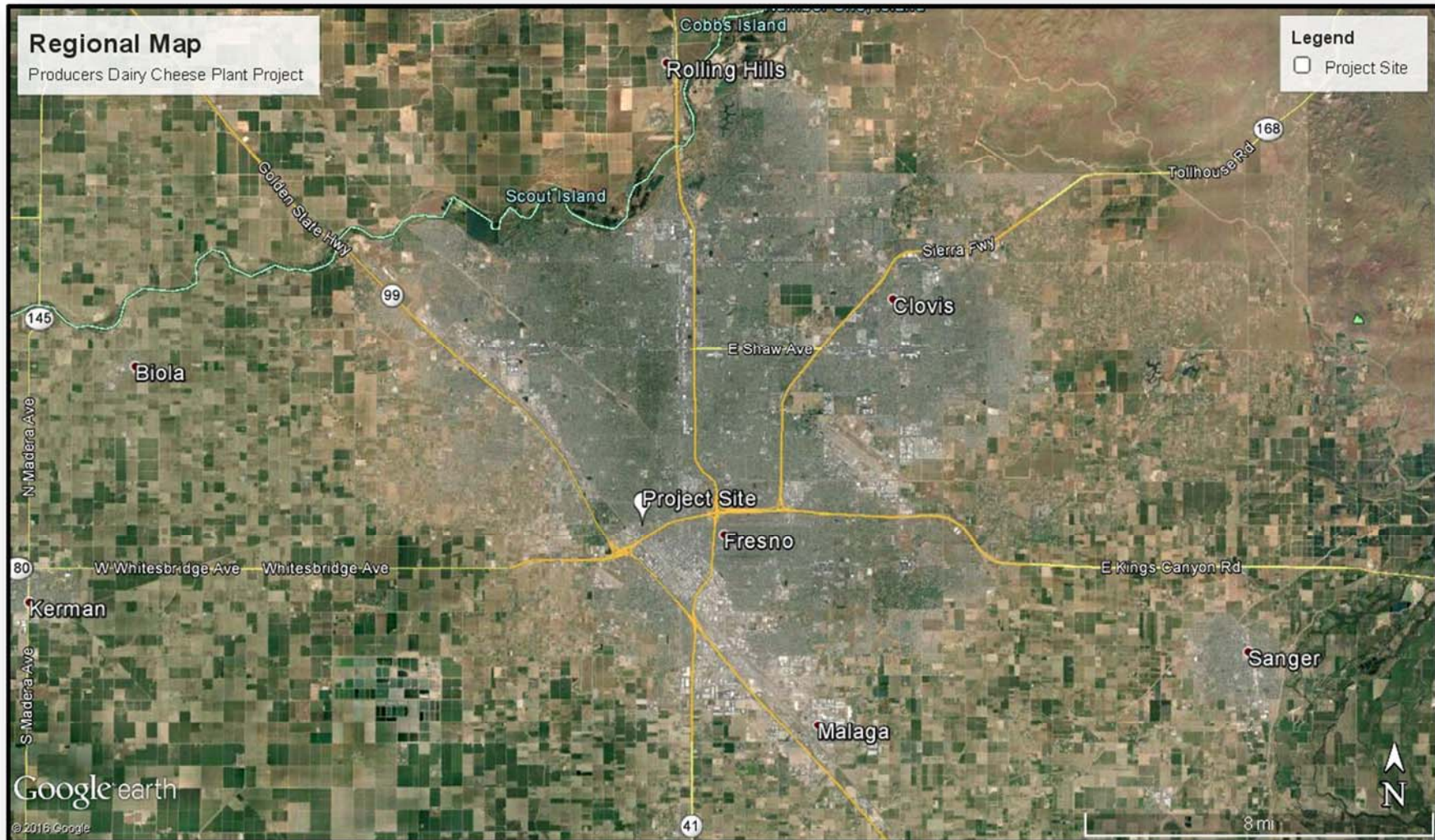


Figure 2 – Site Map



Figure 4 – Sound Wall & Fencing

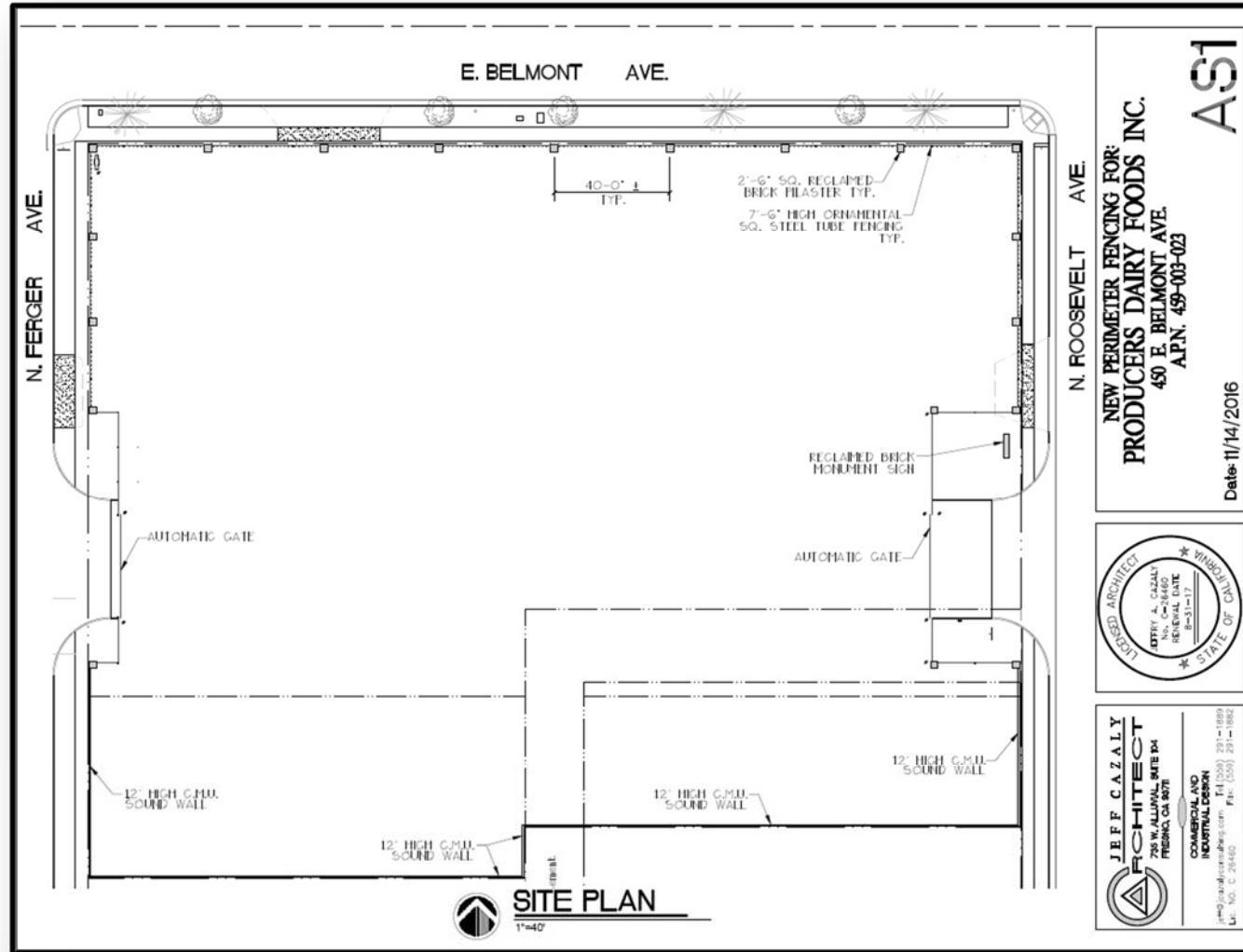


Figure 5 – Fencing

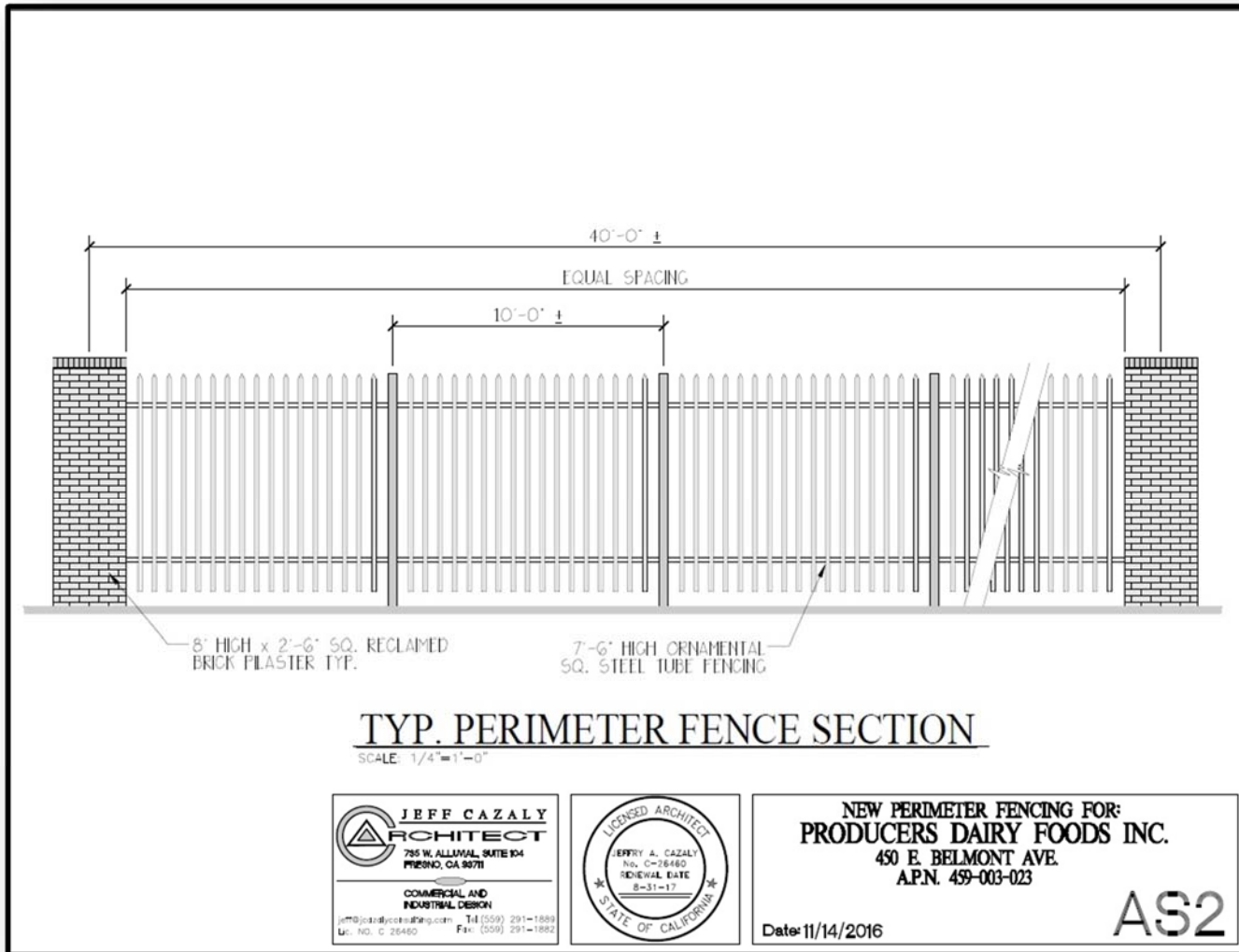


Figure 6 – Commemorative Monument

