

# **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING**

**DATE:** January 22, 2020

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
**Organizations and Interested Persons**

**SUBJECT:** Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Producers Dairy Project

**LEAD AGENCY:** City of Fresno, Planning and Development Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721  
(559) 621-8181

**PROJECT PLANNER:** Rodney Horton  
rodney.horton@fresno.gov  
(559) 621-8181

## **PURPOSE OF NOTICE**

This is to notify public agencies and the general public that the City of Fresno, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Producers Dairy Project. The City of Fresno is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input. Responsible/trustee agencies will need to use the EIR prepared by the City of Fresno when considering applicable permits, or other approvals for the proposed project.

## **COMMENT PERIOD**

Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, February 20, 2020.

Please send your comments/input (including the name for a contact person in your agency) to: Attn: Rodney Horton at the City of Fresno, 2600 Fresno Street, Room 3043, Fresno, CA 93721; or by e-mail to rodney.horton@fresno.gov.

## **SCOPING MEETING**

On February 3, 2020, the City of Fresno will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the EIR. This meeting will be held at Fresno City Hall, Council Chambers located at 2600 Fresno Street, Fresno, CA 93721, from 5:00 PM to 6:00 PM.

Representatives from the City of Fresno and the EIR consultant will be available to address questions regarding the EIR process and scope. Members of the public may provide written comments throughout the meeting.

If you have any questions regarding the scoping meeting, contact Rodney Horton, Project Planner, at (559) 621-8181 or [Rodney.Horton@fresno.gov](mailto:Rodney.Horton@fresno.gov).

## **PROJECT LOCATION**

The Producers Dairy project site (project site) is located at 250 E. Belmont Avenue in Fresno, California. There are two aspects of the project location that are addressed in the environmental document:

1. The Truck Movement Project Area; and
2. The Demolition and Grading Project Area.

The Truck Movement Project Area includes the Demolition and Grading Project Area (discussed below), the Producers Dairy Main Plant (discussed below), the Producers Dairy ice cream warehouse, and the Producers Dairy cheese plant property, as well as the roadways in the area which are used for the existing and proposed truck movements. The existing and proposed truck movements are located on portions of the following roadways: E. Belmont Avenue, W. Belmont Avenue, N. Wesley Avenue, W. Franklin Avenue, N. Thorne Avenue, H Street, and Palm Avenue. The Truck Movement Project Area also includes the following areas and features: the roundabout at N. Motel Drive, W. Belmont Avenue, and N. Wesley Avenue; the detention basin southeast of the roundabout; the industrial area adjacent north and west of the ice cream warehouse, and the industrial area west of the Main Plant along H Street and the Union Pacific Railroad (UPRR) tracks.

The Demolition and Grading Project Area includes the segment of H Street proposed for abandonment (between Belmont Avenue and Palm Avenue) and the area between H Street and the UPRR tracks.

Producers Dairy Foods currently operates at multiple locations within the greater Truck Movement Parking Area. The existing operations include the Main Plant, which includes processing facilities, blow mold and storage areas, executive offices, product loading, dry storage, bottling and processing, order processing, and truck maintenance. Existing operations also occur at the ice cream warehouse, which is located southwest of the Main Plant. Producers also operates at the old cheese plant property, which is no longer operational as a cheese production facility, but is currently used for trailer storage as part of daily operations.

The vast majority of the existing operations and facilities are located in the area southwest of the Palm Avenue and Belmont Avenue intersection (the Main Plant); however, the ice cream warehouse is located west of H Street and north and west of the Southern Pacific Railroad, and the cheese plant property is located at the southwest

corner of the N. Roosevelt Avenue and Belmont Avenue intersection. Existing circulation patterns currently connect the ice cream warehouse and cheese plant property to the other buildings listed previously (located southwest of the Palm Avenue and Belmont Avenue intersection). The elevation of the site ranges from approximately 288 feet to 300 feet above mean sea level (MSL). Surrounding land uses include existing warehouse distribution and other industrial uses to the east, west, and south, and residential land uses to the east.

## **PROJECT DESCRIPTION**

The proposed project includes the construction and operation of a new truck parking facility located at 315/339 N. H Street. The project would include the following components and characteristics:

- demolition of all structures along H Street (north of Arroyo Avenue and south of N. Harrison Avenue);
- grading and new paved parking lot for diesel milk trucks; and
- closure and relinquishment of H Street from Belmont Avenue to Palm Avenue.

Approximately 3.69 acres (or 160,865 square feet) of land currently developed with a range of old, abandoned feed mill and silos would be paved. The structures in the Demolition and Grading Project Area include a two-story office building with a retail feed store, warehouse buildings with loading docks for rail cars and trucks, concrete storage silos for feed and grain, and an iron structure with metal loading silos. The storage silos and associated structure and equipment have been out of use for many years with extensive scavenging of the copper wiring and other items of value. The warehouse buildings are 75 to 90 years old and are not in good condition with most of the roofs being unsafe to walk on. Many of the doors and access points into the structures have been welded shut to keep out trespassers and control the vandalism of the buildings.

Some portions of H Street between the railroad tracks would be used for truck parking and represents new pavement.

No changes or expansions of existing operations and shipment volumes is proposed as part of this project. The proposed project includes the demolition of existing structures between H Street and the UPRR tracks, which would be replaced with a new consolidated truck and trailer parking area, as described above. This new parking area would allow the project applicant to change their existing truck movement patterns in and around their facilities.

## **PROJECT ENTITLEMENTS AND OTHER APPROVALS**

The City of Fresno will be the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Demolition, grading, and other permits as necessary for project construction;
- Approval of a Development Permit Application with the City's Planning and Development Department;
- Approval of a Street Vacation Application with the City's Public Works Department;
- Abandonment and relinquishment of H Street and the associated right-of-way;

- Adoption of the Environmental Impact Report (EIR); and
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP).

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction (grading) activities would be subject to the SJVAPCD permits, codes, and requirements. Demolition activities would also be subject to the SJVAPCD Asbestos Program requirements (including, but not limited to, compliance with SJVAPCD Rule 4002).

#### INITIAL STUDY

An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR.

#### AREAS OF POTENTIAL IMPACTS

The Draft EIR will examine some of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Air Quality, Energy, Cultural and Tribal Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, Cumulative Impacts, and Growth Inducing Impacts. The content of the Draft EIR will be subject to input received during the NOP comment period.

**Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 o por correo electrónico**

**[jose.valenzuela@fresno.gov](mailto:jose.valenzuela@fresno.gov). Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email [Kao.Vang@fresno.gov](mailto:Kao.Vang@fresno.gov).**

Date: 1-17-2020

Signature: 

Name/Title: Rodney Horton, Planner III

Phone/Email: 559-621-8181 rodney.horton@fresno.gov