

Producers Dairy Cheese Plant Project



Scoping Meeting



Date: December 19th, 2016

Location: Di Cicco's Italian Restaurant, 144 N Blackstone Ave, Fresno, CA 93701

Time: 6pm - 7:30pm

Attendees:

Michael Murphy (Soar Environmental Consulting)
Evan Studley (Soar Environmental Consulting)
Patrick Sauls (Soar Environmental Consulting)
Consuelo Sauls (Soar Environmental Consulting)
James Brooks II (Soar Environmental Consulting)
Michael Clifton (Tower District Design Review Committee)
Michael Birdsong (Tower District Design Review Committee)
Robert Boro (Tower District Design Review Committee)
Malyn Rose (Tower District Design Review Committee)
Patience Milrod (Tower District Design Review Committee)
Jeannine Raymond (Local Resident)
Laura Hardcastle (Local Resident)

Donna Hudson (Local Resident)
Nick Mercado (Local Resident)
Denise Mercado (Local Resident)

Agenda:

- 1. Introductions**
- 2. PowerPoint Presentation of Producers Dairy Cheese Plant Project Scoping Meeting**



Producers Dairy Cheese Plant Project CEQA Scoping Meeting

Soar Environmental Consulting, Inc.
December 19th, 2016

Agenda

- Scoping Meeting Purpose
- Overview of the Process
- Current Project Status
- Preliminary Scope of the SEIR
- Public Input on the Scope of the SEIR



Scoping Meeting Purpose

- Tonight's Purpose
 - To Provide Information on the Environmental Impact Report (EIR) Process.
 - To provide a brief update on the project.
 - To obtain public feedback on the Scope of the Supplement to an EIR (SEIR).
- Scope of SEIR Purpose
 - Obtain feedback on the list of topics to be analyzed in the SEIR.
 - Obtain feedback on the alternatives to be analyzed in the SEIR.



a. Overview of the Process

What is an EIR (Slide 1)

- Requirement under the California Environmental Quality Act (CEQA).
- An informational document designed to inform the public and decision-makers about potential environmental impacts of a project.
- A problem solving document that identifies ways to avoid or lessen impacts through:
 - Mitigation Measures, and
 - Project Alternatives.



What is an EIR (Slide 2)

- Environmental Impacts are just one of the factors considered by the Lead Agency (City of Fresno) when deciding whether to approve or not approve a project.
- An EIR is required when an Initial Study finds the project may result in significant environmental impacts under CEQA.



What is a Supplement to an EIR?

- An SEIR is a supplement, or add on, to an already existing EIR.
- The Lead Agency (City of Fresno) may choose to prepare a Supplement to an EIR when only relatively minor additions or changes are necessary to make the previous EIR adequately apply to the Project
 - The 1991 Tower District Specific Plan Final EIR (FEIR) covers all of the Tower District
 - Producers Dairy Cheese Plant Project (Project) is one site within the FEIR
- The Project Initial Study found the Project may potentially cause significant environmental impacts to a single site, thereby requiring an SEIR.
- The FEIR currently discusses the Producers Dairy Cheese Plant site. Changes to the initial proposal at the site require an update to the Tower District FEIR.



Key Elements of an SEIR

- Executive Summary
- Project Description
- Environmental Analysis
 - Existing Environmental Setting
 - Thresholds of Significance
 - Project Impacts
 - Cumulative Impacts
 - Mitigation Measures
 - Level of Significance after Mitigation
- Project Alternatives



Role of the CEQA/SEIR Consultant

- Work with Land Owner and City staff to prepare a technical document that:
 - Analyzes environmental impacts of the project,
 - Identifies ways to lessen impacts, and
 - Clarifies environmental issues/choices.
- The CEQA/SEIR Consultant is not an advocate for a particular decision.



Our Goal

- To produce an SEIR which accurately:
- Assesses the potential impacts of the project;
- Identifies mitigation measures in order to reduce impacts;
- Identifies impact-reducing project alternatives;
- Addresses community comments and concerns;
- And provides the City's decision-makers with the information necessary to understand the environmental consequences of the project, and the environmental trade-offs associated with the project and the alternatives.

Steps in the SEIR Process and Opportunities for Input

- The Initial Study and Notice of Preparation were published on November 30th, 2016.
- *The Scoping Meeting is being held now.*
- The NOP Comment period will close on December 31st, 2016.
- The Draft SEIR will then be published.
- The SEIR Public Comment Period will then begin.
- The City will respond to all public comments, and release the Final EIR.
- A Certification Hearing will then be held.

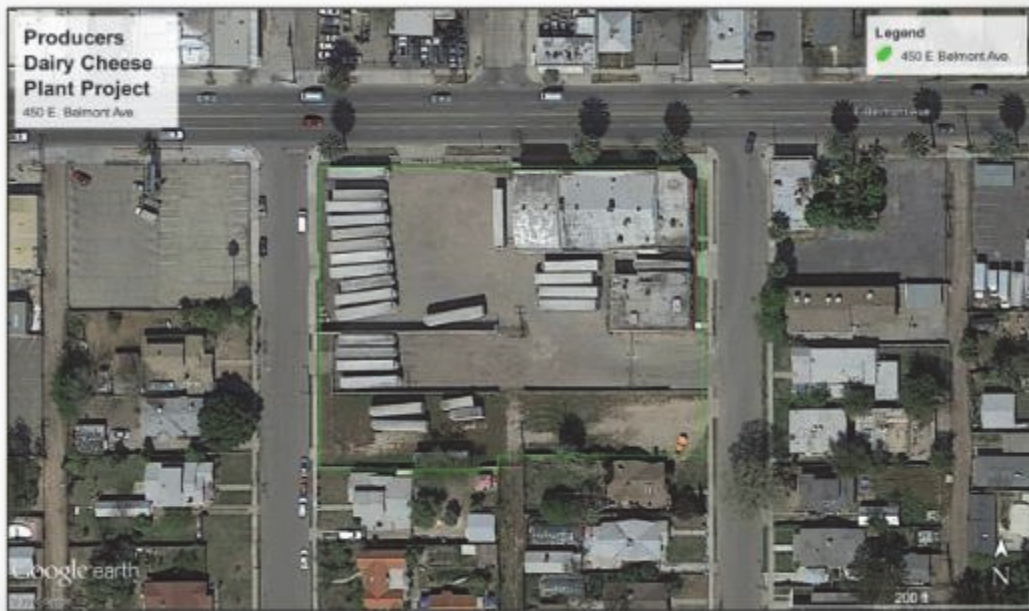


Site History

- Producers Dairy was originally founded in Fresno on December 22nd, 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 abandoned property with the goal to expand dairy production on the site.
- The 1991 Tower District Specific Plan FEIR included this planned factory demolition/expansion but the expansion was terminated by 1993 due to reasonably unforeseeable circumstances.
- The property is currently used for some delivery trailer parking.



Current Project Site





b. Current Project Status

Current Project Status

- The Initial Study found the Project may result in potential significant environmental impacts to the following area:
 - Cultural Resources
 - Through the removal of historical resources at the project site.
 - This triggers the need for further review under the California Environmental Quality Act (CEQA).
 - The Tower District FEIR currently contains language and mitigation measures specific to the Producers Dairy Cheese Plant site. Changes to the initial proposal at the site require an update to the Tower District FEIR.
 - Therefore an SEIR is being developed.

Historic Resources: Mission Revival Style Attributes



Curved Parapet

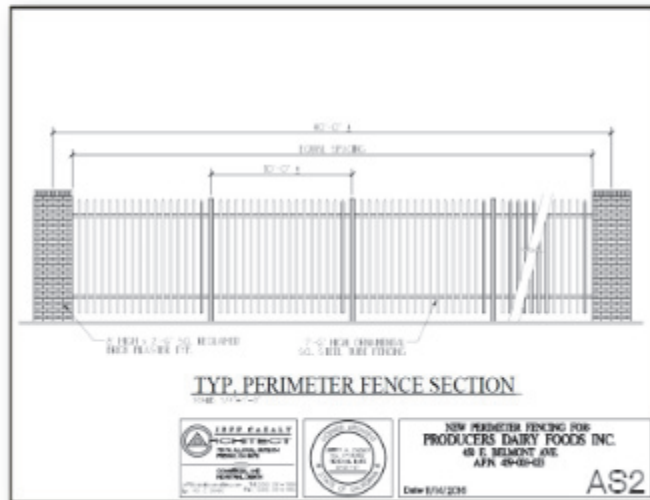


Tile Overhang

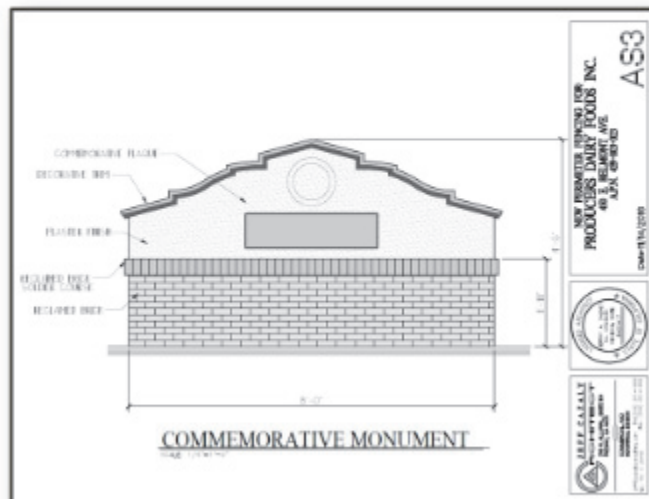
Proposed Project

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Perimeter Fence Concept



Commemorative Monument Concept



Potential Project Alternatives

- **Project Alternative 1 – No-Project Alternative**
 - CEQA Requires analysis of a No-Project Alternative.
 - i.e. What are the environmental impacts if the Project is not undertaken?
- **Project Alternative 2 – Preservation of the North Building**
 - Analyze the environmental impacts and project objectives if the North Building is preserved in its entirety.
- **Project Alternative 3 – Façade Alternative**
 - Analyze the environmental impacts and project objectives if the façade of the North Building is maintained – specifically the north and east faces.
- **Project Alternative 4 – North Building Relocation Alternative**
 - Analyze the environmental impacts and project objectives if the North Building is relocated off-site.
- **Project Alternative 5 – Proposed Project**

c. Preliminary Scope of the SEIR

Preliminary Scope of the SEIR

- An SEIR is required to discuss an environmental topic when there is evidence of the potential for the Project to result in that type of significant impact.
- The Initial Study is the City's first cut at deciding which topics need to be addressed in the SEIR.
- The Initial Study details why specific topic areas are being included or excluded from the SEIR.
- Input received during the public scoping meeting, and written comments on the scope submitted during the 30-day NOP comment period are used by the City to define the actual scope.
- **Topics identified in the Initial Study to be addressed in the SEIR:**
 - Cultural Resources

d. Public Input on the Scope of the SEIR

Public Input on the Scope of the SEIR

- If you think the Initial Study missed something, your comments help us most when you specify:
 - The specific environmental topic you think needs to be addressed:
 - Example: Potential impact of a project on an endangered species.
 - Why you think the project has the potential to result in a significant impact:
 - Example: You know of a recent published report showing an endangered species is present on the site that was not cited in the Initial Study.

Hearing From You

- Comment on the Scope of the EIR
 - Environmental topics to be addressed
 - Project Alternatives
 - Please submit all comments in writing to:

City of Fresno
Attention: Mike Sanchez
Development and Resource Management
2600 Fresno St
Fresno, CA 93721

e. Question/Comments from the Community

- 1. *The Tower District Design Review Committee (Committee) would like a copy of Mailing list for the Notice of Preparation.***

1a. Please submit a request to the City of Fresno (City).

- 2. *There was a 1991 Tower District FEIR already established. Why does there have to be an SEIR?***

2a. The FEIR currently discusses the Producers Dairy Cheese Plant site. Changes to the initial proposal at the site require an update to the Tower District FEIR.

- 3. *Concerns for why we are here and the scoping meeting being too close to the holidays.***

3a. The scoping meeting is required to be held during the 30-day Public Comment period in order to determine the scope of the SEIR.

- 4. *Why is there a need for a supplemental document?***

4a. If it impacts small area and only one site then it'll be a SEIR which is essentially a supplement document. See also answer 2a.

- 5. *The Committee feels that the project is disregarding the entire neighborhood and how this project will impact this entire residential neighborhood and not just the one site.***

5a. The Initial Study analyses the impacts of the proposed project on not just the local site, but the surrounding environment as a whole. Please see the Initial Study for the full analysis.

- 6. *We (the residents) are here to keep these historical buildings from being torn down.***

6a. The purpose of the scoping meeting is to receive comments and report them to the City for scoping recommendations.

- 7. *Why weren't the residents notified about this from the beginning of the Project?***

7a. The Project has been going on for about a full year. Two public hearings were held in front of City Council in January and February 2016 to discuss this project with the residents. A Community Outreach Event was held on September 20th, 2016. Flyers were sent to the Tower District Design Review Committee and all residences within 500 feet of the Project site.

- 8. *Resident says she has lived there for 40 years and she was never notified, specifically by mail or documented because she stays right by in the area.***

8a. Thank you for your input. A Community Outreach Event was held on September 20th, 2016. Flyers were sent to all residences within 500 feet of the Project site.

9. *Who is oversees the Development Department? Where will comments from this meeting be sent?*

9a. All comments submitted during this Scoping Meeting, including meeting minutes, will be sent to Assistant Director Mike Sanchez at the City Development and Resource Management Department.

10. *Who is taking notes and will they be available to the public?*

10a. Soar Environmental Staff are taking minutes of the meeting. The meeting minutes will be made available to the public as an appendix to the Draft SEIR.

11. *Where are the comments being directed too, and who should be asking the questions?*

11a. Comments are directed to the City of Fresno. Any member of the public is welcome to provide comments.

12. *Why is the City of Fresno not here and why was this done around Christmas?*

12a. The scoping meeting could not be held earlier as it is required to be held during the 30-day Public Comment period following a Notice of Preparation. The Notice of Preparation was published on November 30th, 2016. The meeting had scheduling issues with finding a venue as locations were not as easy to book during this time of year. Additionally, certain items needed to be finalized with the City before the Notice of Preparation was published.

13. *This project is not just affecting a section of the 1991 EIR but affecting the neighborhood as a whole and that is what the City of Fresno is not understanding.*

13a. Your comment will be taken into consideration with the scope of the SEIR. Because the 1991 FEIR addresses the entire Tower District, and the Project is only one property within the entire Tower District, an update to the 1991 FEIR is required through the SEIR.

14. *Ideally of course as a consultant you are a neutral advisor for the City of Fresno? The Committee would like Soar's contract available to the residents so that tax payers can see it. It is really unusual for the city to be out of the loop.*

14a. As required by CEQA, the City of Fresno is the Lead Agency on this Project and has the final say over any CEQA documentation, including the Initial Study and SEIR. The CEQA/SEIR Consultant is not an advocate for any particular decision. The City of Fresno has reviewed Soar Environmental's contract for the preparation of CEQA documents for this Project. CEQA Guidelines § 15084(d)(3) specifically allows for a draft EIR to be prepared by "a consultant retained by the applicant". If you wish to see a copy of Soar Environmental's contract for the preparation of CEQA documents for this Project, please submit a written request to the City.

15. Will you ensure that City staff will have your contract with Producers so that bias would be eliminated since you are a neutral consultant regarding this issue??

15a. The City of Fresno has reviewed Soar Environmental's contract for the preparation of CEQA documents for this Project. If you wish to see a copy of Soar Environmental's contract for the preparation of CEQA documents for this Project, please submit a written request to the City. CEQA Guidelines § 15084(d)(3) specifically allows for a draft EIR to be prepared by "a consultant retained by the applicant".

16. Producers contracted with your firm to produce this consultation and you are being paid by Producers, and not the City of Fresno?

16a. Soar Environmental's contract is with Producers Dairy. The City has reviewed the contract, and the City has the final say of approval or disapproval of the draft CEQA documents submitted to them.

17. Residents are afraid of bias because Producers has paid for the consultation.

17a. Soar Environmental as the consultant is not an advocate for any particular decision. The City, as the Lead Agency under CEQA, reviews the draft CEQA documents provided by Soar Environmental and can accept, reject, or edit the CEQA documents at will. Per CEQA Guidelines § 15084(e), the City has the final say on the contents of the CEQA documents, including the Initial Study and SEIR. Also, the draft EIR which is sent out for public review *must* reflect the independent judgment of the Lead Agency (in this case, the City). Additionally, CEQA Guidelines § 15084(d)(3) specifically allows for a draft EIR to be prepared by "a consultant retained by the applicant".

18. There are too many trucks and will be more impact of the pollution on the residential area. The trucks are on 1752 G Street and that's where they should stay.

18a. The Project has been proposed because construction of the High Speed Rail will take most of the property at 1752 G Street. Transportation and air pollution impacts are analyzed in the Initial Study.

19. You don't live there so that's what you don't understand. More of these trucks on Belmont will impact the residential area and can't they stay on G Street?

19a. The Project has been proposed because construction of the High Speed Rail will take most of the property at 1752 G Street. Transportation and air pollution impacts are analyzed in the Initial Study.

20. More trucks will cause pollution. I walk my daughter to school there and I see them cleaning their trucks.

20a. Thank you for your input. Air quality impacts are analyzed in the Initial Study.

21. How does the city respond to all public comments?

21a. With all CEQA documents, all of the comments received from both periods will be released as separate appendixes with the draft SEIR. Once the Second comment period closes, then all the public comment period submitted to the City will be closed and published in the final EIR. Each comment that is received, the city is legally obligated to respond and will provide a response to the residence.

22. *So we (the residents) don't see the comments until the final draft?*

22a. See answer 21a.

23. *What about your relationship with Producers and what happens if Producers doesn't want Project alternative you suggest considered?*

23a. Soar Environmental's is preparing this SEIR for the City, not Producers, and it is the City's choice to approve or disapprove the project.

24. *Soar Environmental is still contracted with Producers? I just see this being the long way around, is there a representative from Producers here? And the City is not here? It seems like the long way around. I feel like I'm in a bait and switch type of deal with this parking lot. Fresno doesn't have a specialist for the CEQA process and documentation.*

24a. Soar Environmental was hired because we know the CEQA process. Larger cities like Los Angeles have people on staff, mid-sized cities like Fresno unusually contract out CEQA work. Soar Environmental are bound by the CEQA guidelines.

25. *Why doesn't the City contract with you and leave Producers out of it?? What is all of this about? Mike Sanchez told me that Producers wanted to Contract directly with Soar and not with the City. The only people that can enforce your job is not the City, but who you have the contract with. I prefer that the City had the contract with Soar and that all of this was transparent because it seems as though Producers will be favored with how the current set up is shown.*

25a. See answers 14a, 15a, 16a, and 17a.

26. *I feel like you are in the middle. You are being paid by Producers, who want this parking lot in my neighborhood, and I'm opposed to that. I already have a freeway and now I'm having more traffic, more exhaust, and I have children walking to school and there are children walking across Belmont to go to John Meir elementary. You are jeopardizing little kids and their safety as they prepare to go to school.*

26a. Potential impacts to Traffic, Air Quality, and schools are analyzed in the Initial Study.

27. *What were the unforeseeable circumstances of the demolition/industrial reuse project on the site in the early 1990's that caused the project to be abandoned?*

27a. The south building was being demolish as per the 1991 plan. Construction crews found an underground storage tank. Undergrounds storage tanks are very expensive to move and the unforeseen circumstance of underground storage tanks likely proved to be too costly. All storage tanks were removed in the early 1990s and the Health County Underground Storage Tank case was closed in the early 1990s.

28. *The City decided not to put the North and South Building structures on Local Register of Historic Places. I was told the properties were eligible but the City Council chose not to list them. Why?*

28a. The City of Fresno Historical Preservation Commission decided in late 2015 that the North and South Building on the Project site were eligible for listing on the Local Register of Historic Places due to their architectural style. In February 2016 the City Council voted down the proposed listing. Any given reasons might be found in the minutes to that meeting.

29. *So it's not just parking, they also wash their trucks there, I drive by every morning, bullet point should say delivery truck parking, cleaning, and have diesel trucks there as well.*

29a. Thank you for your input.

30. *Is this what triggered the report? The buildings being torn down, the significance of the building being potentially torn down triggered the SEIR.*

30a. The need for the SEIR was triggered because the Initial Study found the proposed Project may cause significant impacts in the category of Cultural Resources due to the proposed demolition of buildings.

31. *Why don't they use the empty parking lot where there is a bar and a thrift store?*

31a. The empty parking lot at 340 E. Belmont is not owned by Producers Dairy. It also is only 1/3 the size of the Project site and would not accommodate all the proposed delivery trailer parking.

32. *Is there an operational statement that Producers has produced?*

32a. Soar does not have a copy of any potential Operational Statement. You may wish to submit a request to the City.

33. *What time of day do trucks pull out of the lot? I always have Producers truck in front of me at 430 am. If you live across Ferger, the trucks are going to be moving at 4am and the sound will impact the residency.*

33a. Soar will check the hours of operation with the City. If you believe the trucks are operating at an hour not currently allowed, please contact the City.

34. *The truckers hunk their horn because the gates are locked and most of the truck drivers don't have a code and this causes a disturbance and that goes on all hours of the night.*

34a. Your concern will be raised with the City.

35. *Does Producers have an operational statement for one specific site?*

35a. Soar does not have a copy of any potential Operational Statement. You may wish to submit a request to the City.

36. What is the width and the perimeter of the Sound wall and fencing in comparison with the Producers facility? What is the distance between the pilasters and where will they sit?

36a. The sound wall will go on the south half of the property. The proposed height of the pilasters is 8 feet tall, and the proposed fence height is 7 foot 6 inches. The fence will be located along the property line.

37. What about setbacks? The existing historic façade sits 9ft 9 inches from the property line, on Roosevelt you have a 10 foot set back. I restored the historical building over 4 years, and they would not allow any fences on the property line. In order to have an 8 foot pilaster and an 8 foot fence you would have to have a variance by the city regulations. One of the alternatives to be analyzed is to maintain at least one of the facades for the building.

37a. Your comments regarding property setback requirements will be raised with the City. Retention of the façade is one proposed project alternative to be analyzed under the SEIR.

38. Will the City permit an over-height fence and setback on the property? Because regulations currently do not allow it.

38a. Your comments will be raised with the City.

39. Do the Project plans address the existing palm trees on Belmont?

39a. The Project plans will leave all existing palm trees on Belmont.

40. Has anyone discussed the need for a variance for the fence for the height and pilaster? There is a Fresno rule where they grant a variance.

40a. Your comments will be raised with the City.

41. Do you have a graphic that shows an overlay of the proposed truck parking together with the existing structure?

41a. One can be provided in the SEIR.

42. Where would the commemorative monument go?

42a. It will go along Roosevelt where the existing south building is.

43. So, you won't see it from Belmont at all?

43a. The commemorative monument may be seen from E Belmont Ave if one were to look through the fence. The proposed monument location was chosen for N Roosevelt Ave because the current buildings face N Roosevelt Ave.

44. Is the memorial inside or outside the fence?

44a. The proposed location for the commemorative monument is outside the fence. Again, these are tentative proposals.

45. Do you have an architectural historian on your team?

45a. Aubrey Morlett is an architectural historian from Applied Earthworks who provided peer review of the Cultural Resource section of the Initial Study.

46. Does the Initial Study have findings about the existing buildings?

46a. Section 6.5 of the Initial Study (Cultural Resources) analyzed the question of “Would the proposed project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?” The Initial Study determined the North and South Building are considered historical resources as defined in CEQA § 15064.5 and the proposed project would potentially cause a significant environmental impact to these historical resources.

47. So, they still want to tear the buildings down? What if my problems are from a historical resources perspective?

47a. Section 6.5 of the Initial Study (Cultural Resources) analyzed the question of “Would the proposed project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?” The Initial Study determined the North and South Building are considered historical resources as defined in CEQA § 15064.5 and the proposed project would potentially cause a significant environmental impact to these historical resources. The issue of the Project’s impacts upon historical resources are the key component to be analyzed under the SEIR.

48. City has historical resources that have been demolished. Do you look at the body of cultural resources in the city, or do you just look at that one site? Since the historical resources are not plentiful like they used to be, are you considering this for this demolition?

48a. The cumulative effect of the project, including the cumulative effect of the impact to historical resources, will be analyzed in the SEIR.

49. I think where this matters is in the mitigation because you could put a little monument to mitigate the destruction of that site. It doesn’t help with the historical inventory with Fresno. The commemorative monument is still worthless.

49a. The Initial Study found the proposed Cultural Resources mitigation measures, including the proposed commemorative monument, will not reduce the adverse impact on historical resources to a less than significant level. Per CEQA Guidelines, a project is required to still pursue feasible mitigation measures even if they are not able to reduce an adverse impact to a less than significant level.

50. Does that mean just going through a process for mitigation, nothing tangible?

50a. The goal of CEQA is to force any agency, city, county, etc. to make the process available to the public and to get public’s input so the public can be heard by those who make the decision on a project. CEQA is not to keep or preserve but to make sure that everyone has done their due diligence.

51. Do you have in mind how the historical resources are affected on a macro level? It's a cumulative effect. Losing these buildings affects the historical resources of Fresno and not just a historical resource for the site in general.

51a. The cumulative effect of the project, including the cumulative effect of the impact to historical resources, will be analyzed in the SEIR.

52. What does "No Project Alternative" means?

52a. The No Project Alternative is the 'as-is' alternative. CEQA requires any EIR (including the SEIR for the Producers Dairy Project) to analyze potential project alternatives. Part of that includes analyzing the "No Project Alternative", which is the effect on the environment if the project were not approved.

53. Because they are using that site in the way they are? Does that require a site plan review?

53a. A site plan review will be conducted as part of the development application.

54. The proposed Alternative 3 – Façade Alternative only considers the north building. That is a huge omission and please could you consider both of the buildings for the alternative.

54a. Thank you for bringing that to our attention. The Façade Alternative will now include preserving the façade of both the north and south buildings.

55. We want to know how many buildings are like this style that they are trying to demolish. The style and the fact that it's made of brick.

55a. Section 6.5 (Cultural Resources) of the Initial Study and Appendix F (Report to the Historic Preservation Commission) discuss examples of the Mission Revival style, especially those utilizing brick, within the City of Fresno.

56. In the mitigation, would that include the sound wall and how the façade will be included in the sound wall and sound barrier.

56a. A 12 foot sound wall around the southern half of the property is currently proposed as a potential mitigation measure. Retaining the building north and east façades is currently not proposed as a mitigation measure, but will be analyzed as a project alternative in the SEIR.

57. If the façade is chosen, it has mitigation benefits and not choosing that has more mitigation impact because the façade will also have historical significance and be beneficial in being a sound wall for the producers.

57a. The environmental effect of retaining the building façade will be analyzed in the Façade Retention project alternative in the SEIR.

58. How would you relocate a brick building? (In reference to one potential building alternative being the north building relocation).

58a. There are companies which specialize in moving old buildings, including brick buildings.

59. From my point of view, they do it somewhere else? Producers wants this parking lot, from my point of view they do it somewhere else and leave that neighborhood the same as is. We will be looking for a fair degree of specificity of why other alternatives for why this parking lot did not work.

59a. The potential environmental effects of the project being located elsewhere will discussed in the No Project Alternative.

60. Inquiring minds want to know why you can't park in the land that is acquired by the California High Speed Rail, we want to see something tangible, if you look at the aerial view its more parking lots than anything else. We want to see some serious analysis of alternative sites and why they will and will not work.

60a. The majority of the land acquired by the California High Speed Rail, especially the properties on the east side of G street, is being utilized the High Speed Rail project and therefore will not be usable for Producer Dairy delivery trailer parking.

61. Why can't they use any of G Street?

61a. See answer 60a.

62. What's the address of the existing site that Producers has?

62a. Producers Dairy currently utilizes 1752 G Street for their truck parking needs, in addition to the trucks currently parking at the Project site at 450 E. Belmont. The 1752 G Street site is a temporary site as it will be impacted by the construction of the California High Speed Rail. The original truck parking site was located at 302 N. Thorne Ave.

63. If Producers moves to the proposed Project site (at 450 E. Belmont Ave), what will be happening to the Thorn site that they were using for parking?

63a. Both the previously used 302 N Thorne Ave site and the currently used 1752 G Street site will be heavily impacted by construction for the High Speed Rail and will no longer be viable options for truck parking.

64. What is reasonably feasible? Where does the money comes from? The High Speed Rail is going to reimburse Producers for whatever it's going to cost them to move? And what Jeff Cazaly (Producers Dairy architecture for the Project) said at the City Council Meeting (January and February 2016), he said we are waiting to find out what this is going to cost us before we finalize what they are going to pay us. The California High Speed Rail can't pay to preserve the historical resource but they could demolish the Thorn street site.

64a. The issue of feasibility will be analyzed in the Project Alternatives section of the SEIR. According to California High Speed Rail Authority property acquisition documents (https://www.hsr.ca.gov/docs/programs/private_property/Your_Property_Your_HSR.pdf) the California High Speed Rail purchases property at an assessed Fair Market Value, and reasonable relocation assistance benefits. The approximately 80,000 square foot commercial building at 302 N Thorne Avenue is owned and operated by Quality Food Distribution, and is a separate entity than Producers Dairy. Therefore the building at 302 N. Thorne Avenue cannot be demolished for this Project.

65. *How much will the alternatives cost and where will the money come from? Now it seems as the High Speed Rail is controlling everything in terms of delegating money.*

65a. Cost analysis of project alternatives will be included in the Project Alternatives section of the SEIR. The money for the Project will be paid by Producers Dairy.

66. *Any other possible alternatives? Something missing from alternative 4, if you move the North building and relocate, what happened?*

66a. Feel free to submit to the City any comments if you believe the proposed project alternatives are missing something. Effects of project alternative of relocating the North Building will be analyzed in the SEIR.

67. *Are these alternatives annotated?*

67a. The project alternatives will be detailed in the SEIR. Tonight's presentation is a summary of the proposed project alternatives.

68. *How do they operate on the Project Site with two rows of parked trailers?*

68a. The site plan is a 'worst-case scenario', it shows the site at full capacity. The far north line of parked trailers is for storage of unused trailers if the site were at full capacity.

69. *When will they demolish those buildings, are they going to put all their trucks there?*

69a. Producers will use the Project site just for storage and staging, this is to centralize it because it's near the current producers dairy site.

70. *You showed a pic of the fence but not of that wall? What about the proposed sound wall?*

70a. We don't have any pictures of the proposed sound wall at this point. It's a concrete masonry unit (cinderblock) wall and it will be decorative but we don't have a picture for it yet??

71. *Look into avoiding the graffiti on the new sound wall and how will this be done?*

71a. Anti-graffiti coating can be looked at as a potential mitigation measure.

72. *Are vehicle impacts included too? Will that be addressed further in the SEIR?*

72a. The Traffic and Transportation section of the Initial Study (Section 6.16) analyzed the traffic impacts of the Project and found the proposed project had than significant adverse impact with mitigation incorporated. This is primarily due to the proposed Project having a shorter proposed route between the Producers Dairy production site and truck parking than the current route.

73. *You know that there is a school in the area, if you go on Ferger and Belmont and Farris? There is a school right there and people are walking right there. I'm thinking about the traffic. If they are going to be working in the morning, parents take their kids, will there be a cross walk for the children that have to cross that road?*

73a. If school is within a $\frac{1}{4}$ of a mile, it is analyzed. We will take a look at it to make sure to look at the location of the schools. We will double check to make sure and take another look. Note: Muir Elementary is the closest school and is located 0.26 miles north of northern property line of the project site.

74. *Could we possibly have a crosswalk near the site? Parents were told they need to go to the corner at Belmont and Palm and not cross there at Wilson and on to Ferger.*

74a. While the issue of additional crosswalks on E Belmont Ave is not under the scope of the SEIR for this Project, you comment will be brought to the City's attention. Please also feel free to reach out to Mike Sanchez at the City as well.