

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Tapestry III Tract 6195

Lead Agency: City of Fresno Contact Person: Robert Holt

Mailing Address: 2600 Fresno Street, Room 3065 Phone: (559) 621-8056

City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno

Cross Streets: West side of North Thiele Avenue north of West Spruce Avenue Zip Code: 93722

Longitude/Latitude (degrees, minutes and seconds): 36 ° 50 ' 36.7 " N / 119 ° 55 ' 2.8 " W Total Acres: 17.58

Assessor's Parcel No.: 504-050-02 & 504-130-12 Section: 32 Twp.: 12S Range: 19E Base: MDBM

Within 2 Miles: State Hwy #: 99 Waterways: San Joaquin River/various irrigation canals

Airports: _____ Railways: Union Pacific Schools: 3 Elementary, 1 Middle

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 89 Acres 17.58

Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____

Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____

Educational: _____ Waste Treatment: Type _____ MGD _____

Recreational: _____ Hazardous Waste: Type _____

Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

See page attached.

Project Description: (please use a separate page if necessary)

See page attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input checked="" type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 4, 2021 Ending Date July 6, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Provost & Pritchard Consulting Group</u>	Applicant: <u>BMCH California, LLC</u>
Address: <u>286 W. Cromwell Avenue</u>	Address: <u>7815 N. Palm Avenue, Suite 101</u>
City/State/Zip: <u>Fresno, CA 93711</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Dawn Marple</u>	Phone: <u>(559) 439-4464</u>
Phone: <u>(559) 636-1166, Ext. 537</u>	

Signature of Lead Agency Representative:  Date: June 2, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Present Land Use	Present Zoning	Present General Plan Designation
Vacant lot	15.30 acres: PR/BL/UGM (Parks and Recreation/Bluff Protection/Urban Growth Management) 2.28 acres: PI/BL/UGM (Public Institutional/Bluff Protection/Urban Growth Management)	14.0 acres: Open Space, Regional Park (±14.0 acres) 1.30 acres: Open Space, Multi-Use 2.28 acres: Public Facility, PG&E Substation

Project Description:

Plan Amendment and Rezone Application No. P20-04463 was filed by Precision Engineering and pertains to ±17.58 acres of property. The Project proposes a Plan Amendment to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designations for the subject property from Open Space, Regional Park (±14.0 acres), Open Space, Multi-Use (±1.30 acres), and Public Facility, PG&E Substation (±2.28 acres), to Residential, Medium Density (±17.58 acres). The Rezone application proposes to amend the Official Zoning Map of the City of Fresno to change the subject property from the PR/BL/UGM (Parks and Recreation/Bluff Protection/Urban Growth Management) (±15.30 acres) and PI/BL/UGM (Public Institutional/Bluff Protection/Urban Growth Management) (±2.28 acres) to the RS-5/BL/UGM (Residential Single Family, Medium Density/Bluff Protection/Urban Growth Management) (±17.58 acres) zone district. Vesting Tentative Tract Map No. 6195/UGM (P18-00579) proposes to subdivide approximately 17.58 acres of the subject property for the purpose of creating an 89-lot conventional singlefamily residential development at a density of approximately 5.05 dwelling units/acre.

The Project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.



**NOTICE OF PREPARATION OF FOCUSED ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC SCOPING MEETING REGARDING PROPOSED TAPESTRY III
TRACT 6195 PROJECT**

TO: Responsible Trustee Agencies, other interested agencies, and members of the public

FROM: City of Fresno, Planning and Development Department

SUBJECT: Notice of Preparation of a Draft Focused Environmental Impact Report (FEIR)

DATE: June 4, 2021 to July 6, 2021

The City of Fresno (City) will be the Lead Agency and will have a Focused Environmental Impact Report (FEIR) prepared for Plan Amendment and Rezone Application No. P20-04463 and Vesting Tentative Tract Map No. 6195/UGM (P18-00579) for the Tapestry III Tract 6195 (Project), described below. The City of Fresno has hired a consultant to prepare the FEIR for the Project in accordance with the California Environmental Quality Act (CEQA). The City will consider the FEIR in its action on the Project at a later date to be determined and announced.

Your participation as a responsible/trustee agency/cooperating agency or interested person is requested in the preparation and review of the Draft FEIR. We are seeking your views at the time regarding the scope and content of the environmental information that is relevant to you or your agency's statutory responsibilities.

The Project may require actions or approvals by other agencies. Please inform us of any applicable permit and environmental requirements of your agency with respect to the Project. Your agency may need to use the FEIR when considering your permit or other approval for the Project.

Project Title: Tapestry III Tract 6195

Project Applicant: BMCH California, LLC, a Delaware limited liability company
Tapestry III
7815 North Palm Avenue, Suite 101
Fresno, CA 93711

Project Location: The Project is located in the City and County of Fresno within Section 32, Township 12S South, Range 19E East, MDB&M (APNs 504-050-02 & 504-130-12). The Project site is located on the west side of North Thiele Avenue north of West Spruce Avenue and south of the San Joaquin River Bluffs (7308 North Thiele Avenue).

Project Description: Plan Amendment and Rezone Application No. P20-04463 was filed by Precision Engineering and pertains to ±17.58 acres of property. The Project proposes a Plan Amendment to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designations for the subject property from Open Space, Regional Park (±14.0 acres), Open Space, Multi-Use (±1.30 acres), and Public Facility, PG&E Substation (±2.28 acres), to Residential, Medium Density (±17.58 acres). The Rezone application proposes to amend the Official Zoning Map of the City of Fresno to change the subject property from the PR/BL/UGM (Parks and Recreation/Bluff Protection/Urban Growth Management) (±15.30 acres) and PI/BL/UGM (Public Institutional/Bluff Protection/Urban Growth Management) (±2.28 acres) to the RS-5/BL/UGM (Residential Single Family, Medium Density/Bluff Protection/Urban Growth Management) (±17.58 acres) zone district. Vesting Tentative Tract Map No. 6195/UGM (P18-00579) proposes to subdivide approximately 17.58 acres of the subject property for the purpose of creating an 89-lot conventional single-family residential development at a density of approximately 5.05 dwelling units/acre.

The Project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

Potential Environmental Effects: Potentially significant environmental impacts of the Project include, but are not limited to, the following: Air Quality; Geology and Soils; Greenhouse Gas Emissions; Noise; Transportation.

The associated maps are available for public review via e-mail (see Planner contact information below).

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP will be from June 4, 2021 to July 6, 2021. Due to closures of public facilities in response to COVID-19, electronic copies of the NOP can be accessed on the City's website at: <https://www.fresno.gov/darm/planning-development/plans-projects-under-review/>. A copy of the NOP can also be obtained by email via the email address below.

Written Comments: Comments in response to the Notice of Preparation will be accepted through 5:00 P.M., July 6, 2021. Please send your written comments to:

Robert Holt, Planner III
City of Fresno Planning and Development Department
2600 Fresno Street, Room 3065
Fresno, CA 93721
Phone: (559) 621-8056
Email: Robert.Holt@fresno.gov

All written comments should reference Plan Amendment and Rezone Application No. P20-04463 and Vesting Tentative Tract Map No. 6195/UGM (P18-00579), Tapestry III Tract 6195 (Project) Focused Environmental Impact Report. Please include your name, address, and phone number, and/or email so that we may contact you for clarification, if necessary.

Persons with questions or requests for information may call Robert Holt at (559) 621-8056 or email at Robert.Holt@fresno.gov.

Public Scoping Meeting: The CEQA process encourages comments and questions from the public throughout the planning process. Pursuant to Section 15083 of the CEQA Guidelines, a Public Scoping Meeting will be held to solicit public comments on the scope and content of the FEIR. Due to closures of public facilities in response to COVID-19, the Public Scoping Meeting will be held via Zoom Webinar. The Webinar information is below:

Date: Wednesday, June 23, 2021

Time: 6:00 P.M. to 9:00 P.M.

Link: <https://zoom.us/j/94345887586?pwd=Q0NaMVNONDBVVETySVFtb0pHbFU1UT09>

Or by Phone: (669) 900-9128 or (253) 215-8782

Webinar ID: 943 4588 7586

Passcode: 6Bhtbd

Find your local number: <https://zoom.us/u/abPC4E0hvw>

Newspaper Notice of Preparation Published: The Fresno Bee, June 4, 2021.



Area of Potential Effect (16.23 Acres)
Fresno City Limits

San Joaquin River

LA PAZ AVE

KYMBER DR

THIELE AVE

0 100 200
Feet

EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company

2018 NAIP Aerial Imagery