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 # 2023020138

Project Title: Fresno Central Southeast Area Specific Plan

Lead Agency: City of Fresno | Contact Person: Sophia Pagoulatos, Planning Manager

Mailing Address: 2600 Fresno Street, Room 3065 | Phone: 559.621.2489

City: Fresno | Zip: 93721 | County: Fresno

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

Cross Streets: Bounded by Belmont Avenue to the north, Fourth Street to the west, Church Avenue to the south, and Peach Avenue to the east | Zip Code: 93727,93702, 93725,93888

Longitude/Latitude (degrees, minutes and seconds): 36 ° 43 ′ 45 ″ N / 119 ° 44 ′ 39 ″ W | Total Acres: 2,067

Assessor's Parcel No.: multiple | Section: 31; 31; etc | Twp.: 13S, 14S | Range: 20E; 21E | Base:

Within 2 Miles: State Hwy #: State Route 180 | Waterways: Braley Canal

Airports: Fresno Yosemite, Fresno Chandler | Railways: San Joaquin Valley Railroad; California Avenue Railroad | Schools: Several

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

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

Development Type:

☒ Residential: Units ____ Acres 936
☒ Office: Sq.ft. ____ Acres 89 Employees ____
☒ Commercial: Sq.ft. ____ Acres 16 Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☒ Recreational: Park: 51 Acres
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW
☐ Waste Treatment: Type ____ MGD
☐ Hazardous Waste: Type
☒ Other: Public Facilities: 402 acres; Mixed Use: 204 acres; Open Space: 53 acres

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Residential - Medium Density, Public Facilities, Residential - Medium High Density, and Corridor/Center Mixed Use

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

The proposed project would create the City of Fresno Central Southeast Area Specific Plan (Specific Plan), a long-range planning document that provides a vision for growth and development in the community over the next 20 to 30 years. The proposed Specific Plan would address a wide range of topics that impact the quality of life in the community, including affordable housing, jobs and economic development, transportation, parks and open space, and a healthy environment. The proposed Specific Plan would address community needs and guide future public and private development to create a more vibrant, attractive, equitable, and healthy community in a way that builds upon the social and cultural strengths of the existing Specific Plan Area.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
X	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 6		Public Utilities Commission
X	Caltrans Division of Aeronautics	X	Regional WQCB # 5
X	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date December 19, 2025 Ending Date January 19, 2026

Lead Agency (Complete if applicable):

Consulting Firm: FirstCarbon Solutions
Address: 7726 N. First Street, #413
City/State/Zip: Fresno, CA 93720
Contact: Laura Campion
Phone: 209.400.5606

Applicant: City of Fresno
Address: 2600 Fresno Street, Room 3065
City/State/Zip: Fresno, CA 93721
Phone: 559.621.2489

Signature of Lead Agency Representative: Sophia Pagoulatos (Dec 16, 2025 14:43:37 PST) **Date:** 12-16-25

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

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