

City of Fresno
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Jennifer K. Clark, AICP, Director

CITY OF FRESNO

PUBLIC NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

- Project Name:** 937-943 F Street (Peacock Building Acquisition, Demolition, and Construction of Housing)
- Lead Agency:** City of Fresno
2600 Fresno Street
Fresno, California 93721
- Contact Person:** Keng Lee
Project Manager
(559) 621-8050
- Project Location:** The Project site consists of a 0.33-acre developed lot located at 937-943 F Street, Fresno, California 93706; Assessor's Parcel Number (APN) 467-074-02.
- Project Sponsor:** City of Fresno
Housing Production Division, Planning and Development
2600 Fresno Street
Fresno, CA 93721
- Project Description:** The 937-943 F Street Peacock Building Project (Project) includes the acquisition and demolition of an existing building located at 937-945 F Street in the City of Fresno to allow for the construction of up to 100 new residential units and commercial space within a new four-story mixed-use building. The Project site consists of a 0.33-acre lot (APN 467-074-02) zoned Downtown Neighborhood (DTN).
- The Project includes the acquisition and demolition of an existing 12,568-square-foot steel/masonry building that was originally constructed in 1940 and is in fair to poor condition. The building and ancillary structures are currently vacant but have been previously used for mixed-commercial land uses.

Following acquisition and demolition activities, the Project would construct a four-story mixed-use building consisting of up to 100 new residential units, which may consist of affordable and market-rate housing units and commercial uses. The first floor would consist of commercial uses and the second through fourth floors would consist of residential units. The Project would result in approximately 75 to 150 new residents, depending on the final unit mix. Specific design plans are currently not available; however, the proposed Project would be 60 feet in height and would include architecture and design materials consistent with the surrounding neighborhood.

Proposed construction activities would result in limited ground-disturbing activities over the 0.33-acre Project site. Ground-disturbing activities would have a maximum 10-foot excavation depth. Demolition activities are expected to occur over a 30- to 60-day period beginning in mid to late 2025. Construction of the new mixed-use building is expected to occur over a 2-year period beginning in early 2026.

Initial Study:

In compliance with the California Environmental Quality Act (CEQA), the City of Fresno has undertaken environmental review for the proposed City of Fresno 937-943 F Street (Peacock Building Acquisition, Demolition, and Construction of Housing) Project and intends to adopt an Initial Study/Mitigated Negative Declaration (IS/MND). The City of Fresno invites all interested persons and agencies to comment on the proposed Project.

A 30-day public comment period for this IS/MND begins on July 7, 2025, and ends on August 6, 2025. During this comment period, written comments regarding this Project, the findings of the proposed IS/MND, and/or accuracy or completeness of the IS/MND, may be submitted to the City of Fresno (at the above address). A public hearing before the City of Fresno City Council will be scheduled for a later date, to be determined and noticed separately. All hearings and meetings will be held in the City Hall Chambers, 2600 Fresno Street, 4th Floor, Fresno, California 93721.

Additional information on the proposed Project, including the proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the City of Fresno, 2600 Fresno Street, Fresno, California 93721. A copy of the IS/MND has also been made available at the following website: <https://www.fresno.gov/planning/housing-community-development/#public-comments-opportunities>. Please contact Keng Lee, Project Manager, at (559) 621-8050 or by email at keng.lee@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the Project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on August 6, 2025. Please direct comments to Keng Lee, Project Manager, at City of Fresno, 2600 Fresno Street, 2nd Floor, Fresno, California 93721; or by email at keng.lee@fresno.gov.