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: 937-943 F Street

Lead Agency: City of Fresno | Contact Person: Keng Lee

Mailing Address: 2600 Fresno Street | Phone: 559-621-8050

City: Fresno | Zip: 93721 | County: Fresno

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

Cross Streets: F Street, Tulare Street | Zip Code: 93706

Longitude/Latitude (degrees, minutes and seconds): 36 ° 43 ′ 48 ″ N / 119 ° 47 ′ 41.4 ″ W Total Acres: 0.33

Assessor's Parcel No.: N/A | Section: 09 | Twp.: 14S | Range: 20E | Base:

Within 2 Miles: State Hwy #: SR 99, SR 180, SR 41 | Waterways: N/A

Airports: Fresno Chandler Executive Airport | Railways: SP | Schools: Lincoln Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ ☒ Mit Neg Dec 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 100 Acres 0.33
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. Acres 0.33 Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

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:

Downtown Neighborhood (DTN)

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

The 937-943 F Street 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 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 depth of excavation up to 10 feet. Demolition activities are expected to occur over a 30- to 60-day period beginning in mid to late 2025. Demolition activities are expected to require the use of typical construction equipment for demolition and would result in a total of approximately 50 total truck trips.
Construction of the new mixed-use building is expected to occur over a 2-year period beginning in early 2026. Construction activities are expected to require the use of typical construction equipment for demolition and would result in a total of approximately 500 total truck trips. The exact staging area for construction activities is currently not known; however, it would be located entirely within a nearby developed 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**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 6	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 5
_____	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
_____	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	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	X	Other: San Joaquin Valley Air Pollution Control District
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

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

Starting Date July 7, 2025 Ending Date August 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: SWCA Environmental Consultants
Address: 4111 Broad Street, Suite 210
City/State/Zip: San Luis Obispo, CA 93401
Contact: Annika Kiemm
Phone: 805-243-9389

Applicant: City of Fresno
Address: 2600 Fresno Street
City/State/Zip: Fresno, CA 93721
Phone: 559-621-8055

Signature of Lead Agency Representative: Keng Lee **Date:** 7/1/25

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