



**NOTICE OF AVAILABILITY  
OF AN ENVIRONMENTAL IMPACT REPORT  
FOR THE  
TOWER DISTRICT SPECIFIC PLAN UPDATE**

Notice is hereby given that the City of Fresno (City), as the Lead Agency, has completed the Draft Environmental Impact Report (EIR) for the Tower District Specific Plan Update (“Specific Plan Update” or “proposed project”), which is being distributed for public review pursuant to the California Environmental Quality Act (CEQA) and the California Public Resources Code.

**PROJECT LOCATION**

The proposed project will apply to development in the Tower District located within the City of Fresno. The Tower District Specific Plan Area (Specific Plan Area) consists of approximately 1,869 acres, is centrally located within Fresno and is home to approximately 20,200 residents. The Tower District is generally bound by Shields Avenue to the north, Blackstone Avenue to the east, SR-180 to the south, and Fruit Avenue and the Union Pacific Railroad tracks to the west. The Tower District is the geographic area for which the Specific Plan Update establishes policies related to conservation, future growth, and change.

**PROJECT DESCRIPTION**

The proposed project would update the 1991 Tower District Specific Plan (1991 Specific Plan) to respond to both continuing and new issues in the Tower District. Recent decades have led to greater emphasis on housing availability and affordability, expanding recreational opportunities, and calming auto-oriented roadways. At the same time, the Specific Plan Update maintains the guiding principles from the 1991 Specific Plan and continues the focus on neighborhood character, walkability, and historic resources.

The intent of the proposed project is to provide strategic and comprehensive guidance for making decisions regarding the Tower District’s built environment and landscape character, land use and activities, public open space, community facilities, transportation, and other forms of infrastructure within the Specific Plan Area. The Specific Plan Update establishes a set of goals, objectives, policies, and implementing actions for both neighborhood conservation and the future growth and change of the Specific Plan Area. The Specific Plan Update also aids in implementing the broader goals and policies for the City of Fresno, outlined in the General Plan, in a manner that can better meet the needs of the Tower District. This update is intended to streamline development within the Specific Plan Area by updating the Specific Plan’s environmental analysis pursuant to CEQA requirements, and by providing a current regulatory framework and applicable mitigation measures.

The proposed project would also implement land use changes that would maintain and enhance the character-defining elements associated with the Tower District while allowing for future growth. The Specific Plan Update would promote more mixed-use development along commercial corridors by re-designating a portion of Blackstone Avenue from neighborhood mixed use to corridor/center mixed-use and by re-designating a portion of Shields Avenue from office to neighborhood mixed-use areas, specifically on Blackstone Avenue and Shields Avenue. The Specific Plan Update would also

expand the Apartment House (AH) Overlay zoning designation along Olive Avenue, from North Fruit Avenue to North Echo Avenue, and allow medium low density residential uses at Terrace Gardens, Porter Tract, and Wilson Island. Additionally, the existing Tower District Design Guidelines adopted in 2005 are proposed to be updated by the Tower District Design Standards and Guidelines as part of the proposed project. The updated Design Standards and Guidelines reflect the policy direction of the Specific Plan Update and are intended to result in compatible development.

## **DOCUMENT AVAILABILITY**

A hard copy of the Draft EIR is available for review at the following locations:

City of Fresno  
Planning and Development Department  
2600 Fresno Street, Room 3065, Third Floor  
Fresno, CA 93721  
Monday through Friday: 8:00 a.m. to 5:00 p.m.  
Saturday and Sunday: Closed

City of Fresno Central Library  
2420 Mariposa Street  
Fresno, CA 93721  
Monday through Thursday: 10:00 a.m. to 7:00 p.m.  
Friday and Saturday: 10:00a.m. to 5:00 p.m.  
Sunday: 12:00 p.m. to 5:00 p.m.

Gillis Branch Library  
629 West Dakota Avenue  
Fresno, CA 93705  
Monday through Thursday: 9:00 a.m. to 7:00 p.m.

The Draft EIR document is also available on the City's website at:

[www.fresno.gov/tdsp](http://www.fresno.gov/tdsp)

Documents incorporated by reference can be viewed at the Planning and Development Department.

## **PUBLIC COMMENT PERIOD**

The City of Fresno will receive public comments on the Draft EIR from August 15, 2025, through September 29, 2025. Written comments should be received no later than 5 pm (PST) on September 29, 2025. Please send your written comments to the Planning and Development Department and include your name, address, and phone number and/or email address so that we may contact you for clarification, if necessary. Comments may be made in person, by first class mail, facsimile or email to:

Sophia Pagoulatos, Planning Manager  
City of Fresno  
Planning and Development Department  
2600 Fresno Street, Room 3065, Third Floor



Fresno, CA 93721

Email: [longrangeplanning@fresno.gov](mailto:longrangeplanning@fresno.gov)

## **ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS**

The Draft EIR identifies potential significant effects in the following areas:

- Air Quality
- Biological Resources
- Cultural Resources
- GHG
- Noise
- Recreation

All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated. Mitigation measures identified in the Draft EIR would reduce the potentially significant effects to a less-than-significant level in all areas except Recreation.

Pursuant to CEQA Guidelines 15087(c)(6), the notice shall include presence of a site on any of the lists of sites enumerated under Section 65962.5 of the Government Code, including but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section. There is one site within the Specific Plan Area identified as an evaluation site consistent with Government Code Section 65962.5.