Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025050309

Project Title: Tower District Specific Plan Update

Lead Agency: City of Fresno

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Project Location: City: Fresno County: Fresno

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briely describe any proposed mitigation measures that would reduce or avoid that effect:

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Recreation

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Land Use – impacts related to the proposed land use changes, including impacts on existing and future infrastructure and land use changes conflicting with other local planning documents, which could occur under the proposed project.

Transportation – impacts related to increased vehicle miles traveled (VMT) and queueing near SR 180, compliance with Statewide Transportation and Climate Plans, compatibility of the proposed implementation of Fresno's Active Transportation Plan, and existing circulation patterns.

Air Quality – impacts related to increased emissions related to the proposed project, including construction and operational emissions and the need for proper air quality analysis, mitigation, and compliance with applicable air quality plans, and sensitive receptors and their proximity to emissions sources.

Greenhouse Gas (GHG) Emissions – impact on GHG emissions and the need for incorporating GHG reduction strategies into the proposed project.

Provide a list of the responsible or trustee agencies for the project.

California Public Utilities Commission, approvals for power line relocations or undergrounding
California Department of Transportation (Caltrans), including the Division of Aeronautics
California Air Resources Board (CARB)
California Department of Conservation (DOC)
California Department of Fish and Wildlife (CDFW)
California Department of Forestry and Fire Protection (CAL FIRE)
California Department of Housing and Community Development (HCD)
California Department of Parks and Recreation (DPR)
California Department of Toxic Substances Control (DTSC)
California Public Utilities Commission (CPUC)
California State Office of Historic Preservation (OHP)
California State Lands Commission (SLC)
California State Water Resources Control Board (SWRCB)
Central Valley Regional Water Quality Control Board (Central Valley RWQCB)
Fire Districts (Various)
Fresno Airport Land Use Commission (Fresno ALUC)
Fresno Metropolitan Flood Control District (FMFCD)
Fresno Irrigation District
Fresno Unified School District (FUSD)
San Joaquin Valley Air Pollution Control District (SJVAPCD)
Sewer Districts (Various)
Water Districts (Various)
Any Other Responsible or Trustee Agency that may need to provide discretionary approval