

**NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL**

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery /Street Address: 1400 Tenth Street, Room 222, Sacramento, CA 95812

**SCH # 202550309**

**Project Title:** Tower District Specific Plan Update  
**Lead Agency:** City of Fresno **Contact Person:** Sophia Pagoulatos  
**Mailing Address:** 2600 Fresno Street, Room 3043 **Phone:** (559) 621-8062  
**City:** Fresno **Zip:** 93721 **County:** Fresno

**Project Location:** County: Fresno City/Nearest Community: Fresno  
Cross Streets: Several Including - Blackstone Avenue, Olive Avenue, Palm Avenue, Van Ness Avenue, Shields Avenue Zip Code: 93728  
Lat./Long.: 36 ° 45 ' 27.7 " N/ 119 ° 48 ' 03.8 " W Total Acres: 1,869  
Assessor's Parcel No. Several Section: Twp: Range: Base:  
Within 2 Miles: State Highway No. SR 99. SR 168. SR 180. Hwy 41 Waterways Irrigation Canals. Drainage Basins  
Airports: Chandler Executive Railways Union Pacific Schools Fresno High School, Susan B. Anthony, Hamilton, Heaton, Muir, Dailey Charter School

**Document Type**  
CEQA  NOP  Draft EIR  Supplement /Subsequent EIR (Prior SCH No.): Other:  
 Early Cons  Neg Dec  Mit Neg Dec  
NEPA  NOI  EA  Draft EIS  FONSI  
Other  Joint Document  Final Document  Other:

**Local Action Type**  
 General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Tower District Design Standards and Guidelines

**Development Type**  
 Residential: Units: Acres:  Water Facilities: Type: MGD:  
 Office: Sq. ft. Acres: Employees:  Transportation: Type:  
 Commercial: Sq. ft. Acres: Employees:  Mining: Mineral:  
 Industrial: Sq. ft. Acres: Employees:  Power: Type: MW:  
 Educational:  Waste Treatment: Type: MGD  
 Recreational:  Hazardous Waste: Type:  
 Other: Specific Plan Update

**Project Issues That May Have A Significant Or Potentially Significant Impact:**  
 Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Floodplain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archaeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducement  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Other: Cultural, Greenhouse Gas Emissions

**PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:**  
Residential, Commercial, Employment, Mixed Use, Open Space, Public Facilities

NOTE: The State Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

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**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.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

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

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District # 6	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Planning (Headquarters)	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Gabriel & Lower Los Angeles River & Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input checked="" type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Fish & Wildlife Region # 4	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Integrated Waste Management Board	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	
<input type="checkbox"/> Office of Emergency Services	

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

Starting Date: August 15, 2025 Ending Date: September 29, 2025

**Lead Agency (Complete if Applicable)**

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: _____
Address: <u>2565 Alluvial Avenue, Suite 112</u>	Address: _____
City/State/ZIP: <u>Clovis, CA 93611</u>	City/State/ZIP: _____
Contact: <u>Kyle Simpson</u>	Contact: _____
Phone: <u>(559) 490-1212</u>	Phone: _____

**Signature of Lead Agency**

Representative: *Sophia Pagoulatos* Date: August 13, 2025  
Planning Manager

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