E202510000307

FILED
NOV 21 2025 TIME 2:10pm
FRESNO COUNTY CLERK
By _____ DEPUTY

PLEASE POST UNTIL CLOSE OF BUSINESS ON DECEMBER 22, 2025

NOTICE OF DETERMINATION

TO: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721

FROM: City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721
Contact: Sophia Pagoulatos, Planning Manager
Phone: (559) 621-8062

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number: 2025050309

Project Title: Tower District Specific Plan Update Program Environmental Impact Report

Project Applicant: City of Fresno

Project Location: The Tower District (District) is an approximately 1,869-acre area located near the center of the city of Fresno and establishes the Specific Plan Area for the proposed project. The Specific Plan Area is generally bound by East Shields Avenue to the north, North Blackstone Avenue to the east, State Route 180 to the south, and North Fruit Avenue and the Union Pacific Railroad tracks to the west. To the north of Fresno is Madera County, to the northeast and adjacent to Fresno is the city of Clovis, and unincorporated land is located to the east, south, and west.

Project Description: The proposed project includes an updated Tower District Specific Plan and updated Tower District Design Standards and Guidelines. The Specific Plan provides strategic and comprehensive guidance for making decisions regarding District's built environment and landscape character, land use and activities, public open space, community facilities and transportation. The City previously adopted the 1991 Tower District Specific Plan which emphasized conservation and historic preservation throughout the District and remains a focus of the proposed project. The proposed project would update the 1991 Specific Plan to respond to issues in the District that have remained, changed, and emerged over the ensuing decades. The proposed project aims to provide a focused outline for implementing the broader goals of the City's General Plan in a manner that fits the needs of the District, as well as streamlining development within the Specific Plan Area by providing updated environmental analysis pursuant to CEQA requirements. The Tower District Design Standards and Guidelines implement the vision of the Specific Plan in the built environment.

This is to advise that the City of Fresno as Lead Agency has approved the above-described project on November 20, 2025 and has made the following determinations regarding the above-described project:

1. The Project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of

E20251000307

CEQA.

3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

All environmental documents and project records may be examined at the Planning and Development Department, located at 2600 Fresno Street, Room 3065, Fresno, CA 93721.

Signature: Sophia Pagoulatos
Name & Title: Sophia Pagoulatos, Planning Manager
Project Approval Date: November 20, 2025

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.