

CITY OF FRESNO
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

Filed with the
FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

ENVIRONMENTAL ASSESSMENT NO. P23-00446/P23-00449/P23-00702 FOR:
ANNEXATION APPLICATION NO. P23-00446
PRE-ZONE APPLICATION NO. P23-00449
DEVELOPMENT PERMIT APPLICATION NO. P23-00702

E202510000285
FILED
OCT 31 2025 TIME *9:35am*
FRESNO COUNTY CLERK
By *[Signature]* DEPUTY

APPLICANT:

Devin Tienken
Legacy Construction
5390 East Pine Ave
Fresno Ca, 93727

PROJECT LOCATION:

Proposed 10.55-acre Annexation Site: 7819, 7835, and 7853 North Willow Avenue; 2895 and 2991 East Nees Avenue. Proposed approximately 3.3-acre Development Site: 7819 and 7835 North Willow Avenue.

APN: 404-481-19S, 404-481-20S (parcels to be developed), 404-550-29S, 404-550-27S, 404-550-28S (parcels to remain unchanged).

Site Latitude: 36° 51' 0.81" N
Site Longitude: -119° 43' 50.5842" W
Mount Diablo Base & Meridian, Township 12S, Range 20E, Sections 36

PROJECT DESCRIPTION:

Annexation Application No. P23-00446 filed by Devin Tienken of Legacy Construction on behalf of Children's Dentistry and Orthodontics requests authorization to initiate annexation proceedings for the Nees-Willow No. 3 Reorganization for incorporation of ±10.55 acres within the City of Fresno and detachment from the Kings River Conservation District and Fresno County Fire Protection District. The annexation territory consists of five separate parcels and street right-of-way and located at the southwest corner of North Willow and East Nees Avenues.

Pre-zone Application No. P23-00449 is to pre-zone; ±5.30 acres of the subject parcels at 2895 and 2991 East Nees Ave (APNs 404-550-27S, 28S) and 7853 North Willow Ave (APN 404-550-29S) from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) zone district; ±3.30 acres of the subject

parcels at 7819 and 7835 North Willow Ave (APNs 404-481-19S, 20S) from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC (*Community Commercial*) zone district.

Development Permit Application No. P23-00702 filed by iT Architecture Inc pertains to the ±3.30 acres at 7819 and 7835 North Willow Ave for development of medical, dental, and/or professional office use.

The project will also require dedications, vacations, and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, this project has been evaluated with respect to each item on the CEQA Guidelines Appendix G Environmental Checklist Form (Initial Study Checklist) to determine whether this project may cause any significant effect on the environment.

The completed Initial Study Checklist, its associated narrative, technical studies and mitigation measures reflect research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. Based upon the Initial Study evaluation, it was determined that there are project specific foreseeable impacts which require mitigation measures. With the project specific mitigation, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant.

The Initial Study has concluded that the proposed project will not result in any adverse effects, which fall within the "Mandatory Findings of Significance" contained in § 15065 of the State CEQA Guidelines. The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Thomas Veatch at (559) 621-8076 or via email at thomas.veatch@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on December 1, 2025. Please direct comments to Thomas Veatch, Planner City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California,

E202510000285

93721-3604; or by email to thomas.veatch@fresno.gov.

INITIAL STUDY PREPARED BY:

Thomas Veatch, Planner

SUBMITTED BY:



DATE: October 31, 2025

Ralph Kachadourian, Supervising
Planner

Attachments:

Exhibit A – Vicinity Map

E202510000285

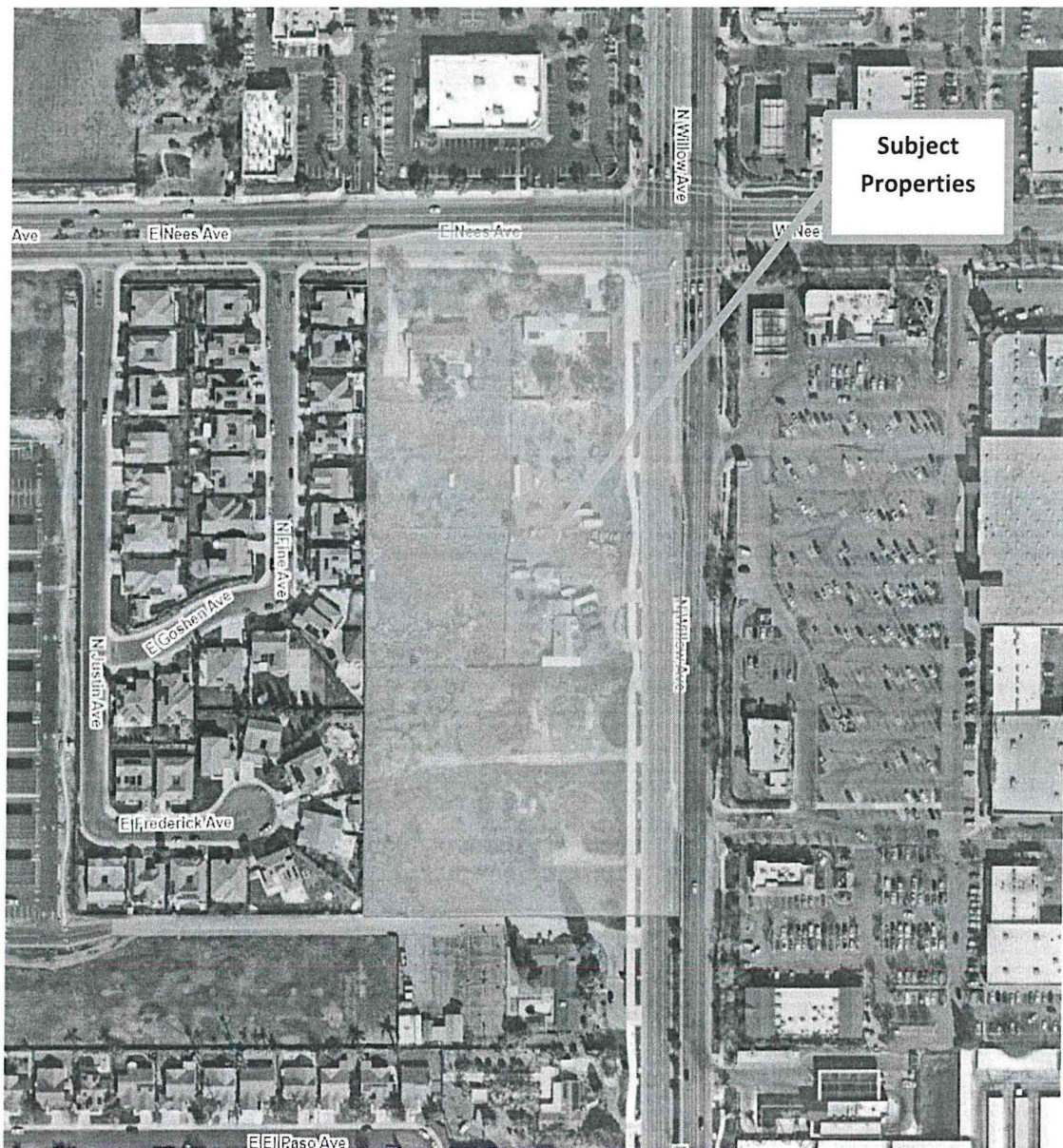
Exhibit A

Project Description and Project Location Map

Project Address: 7819, 7835, 7853 North Willow Avenue and 2991, 2895 East Nees Avenue

APN: 404-481-19S, 20S, 404-550-29S, 28S, 27S

Project Location Map





State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

E202510000285

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 10/31/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202510000285	
PROJECT TITLE		

EA NO.P23-00446/P23-00449/P23-00702 FOR ANNEX APP NO. P23-00446 PRE-ZONE APP NOP23-00449 DEVL P PERM APP
NO.P23-00702

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 2600 FRESNO STREET, ROOM 3043	CITY FRESNO	STATE CA
		ZIP CODE 93721

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
☒ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

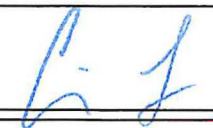
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☐ County documentary handling fee	\$50.00	\$	0.00
☒ Other NOI		\$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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