

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Environmental Assessment No. P23-00446/P23-00449/P23-00702

Lead Agency: City of Fresno

Contact Person: Thomas Veatch

Mailing Address: 2600 Fresno Street, Room 3043

Phone: 559 621 8076

City: Fresno

Zip: 93721

County: Fresno

Project Location: County: Fresno

City/Nearest Community: Fresno

Cross Streets: Willow and Nees Avenues

Zip Code: 93611

Longitude/Latitude (degrees, minutes and seconds): -119 ° 43 ' 50.5842 " N / 36 ° 51 ' 0.81 " W Total Acres: 10.55

Assessor's Parcel No.: 404-481-19S, 20S; 404-550-27S, 28S, 29S

Section: 36

Twp.: 12S

Range: 20E

Base: Mt Diablo

Within 2 Miles: State Hwy #: SR-168

Waterways:

Airports:

Railways:

Schools: Garfield Elementary

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☒ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units

Acres

☐ Transportation: Type☒ Office: Sq.ft. 34100

Acres 3.30

Employees

☐ Mining: Mineral☐ Commercial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Industrial: Sq.ft.

Acres

Employees

☐ Waste Treatment: Type

MGD

☐ Educational:☐ Hazardous Waste: Type☐ Recreational:☐ Other:☐ Water Facilities: Type

MGD

Project Issues Discussed in Document:☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Fresno County AL20 (Limited Agriculture), CC (Community Commercial)

Project Description: (please use a separate page if necessary)

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.

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board
☐ Boating & Waterways, Department of
☐ California Emergency Management Agency
☐ California Highway Patrol
☐ Caltrans District # _____
☐ Caltrans Division of Aeronautics
☐ Caltrans Planning
☐ Central Valley Flood Protection Board
☐ Coachella Valley Mtns. Conservancy
☐ Coastal Commission
☐ Colorado River Board
☐ Conservation, Department of
☐ Corrections, Department of
☐ Delta Protection Commission
☐ Education, Department of
☐ Energy Commission
☐ Fish & Game Region # _____
☐ Food & Agriculture, Department of
☐ Forestry and Fire Protection, Department of
☐ General Services, Department of
☐ Health Services, Department of
☐ Housing & Community Development
☐ Native American Heritage Commission

☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☐ Regional WQCB # _____
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Comm.
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mtns. Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☐ Toxic Substances Control, Department of
☐ Water Resources, Department of

☐ Other: _____
☐ Other: _____

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

Starting Date 10/31/2025 Ending Date 12/1/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Devin Tienken
Address: 5390 East Pine Ave
City/State/Zip: Fresno Ca, 93727
Phone: 559 291 1922

Signature of Lead Agency Representative: Thomas Veatch Date: 10/31/2025

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