E202510000285

PLEASE POST FOR THIRTY (30) DAYS FROM FILING

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: ___ State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: CITY OF FRESNO
Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

FILED
DEC 19 2025 TIME 3:15pm
FRESNO COUNTY CLERK
By _____ DEPUTY

X County Clerk
County of Fresno
2220 Tulare Street
Fresno, CA 93721

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

PROJECT TITLE:

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

State Clearinghouse Number (If subject to Clearinghouse)	***Lead Agency Contact Person***	***Area Code/Telephone***
2025110167	City of Fresno Planning and Development Department Thomas Veatch, Planner III	(559) 621-8076

PROJECT LOCATION:
Proposed 10.55-acre Annexation Site: 7819, 7835, and 7853 North Willow Avenue; 2895 and 2991East 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 Rosemary Lozano 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.

E202510000285

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. This is to advise and certify that the City of Fresno, the Lead Agency, approved the environmental finding and assessment prepared for the above-described project on December 18, 2025. The following determinations have been made regarding this project:

1. The project ([ ] will [X] will not) have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   [X] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
   [ ] A determination of project conformity to the Fresno General Plan Environmental Impact Report was made.
3. Mitigation measures ([X] were [ ] were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations ([ ] was [X] was not) adopted for this project.
5. Findings ([X] were [ ] were not) made pursuant to the provisions of CEQA.

The above-described environmental assessment, together with the full initial study, comments and responses and record of project approval, is available to the general public at the City of Fresno Planning and Development Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.

Ralph Kachadourian
Supervising Planner

December 18, 2025
Date

Attachments: Project Vicinity Map

E2025100028S

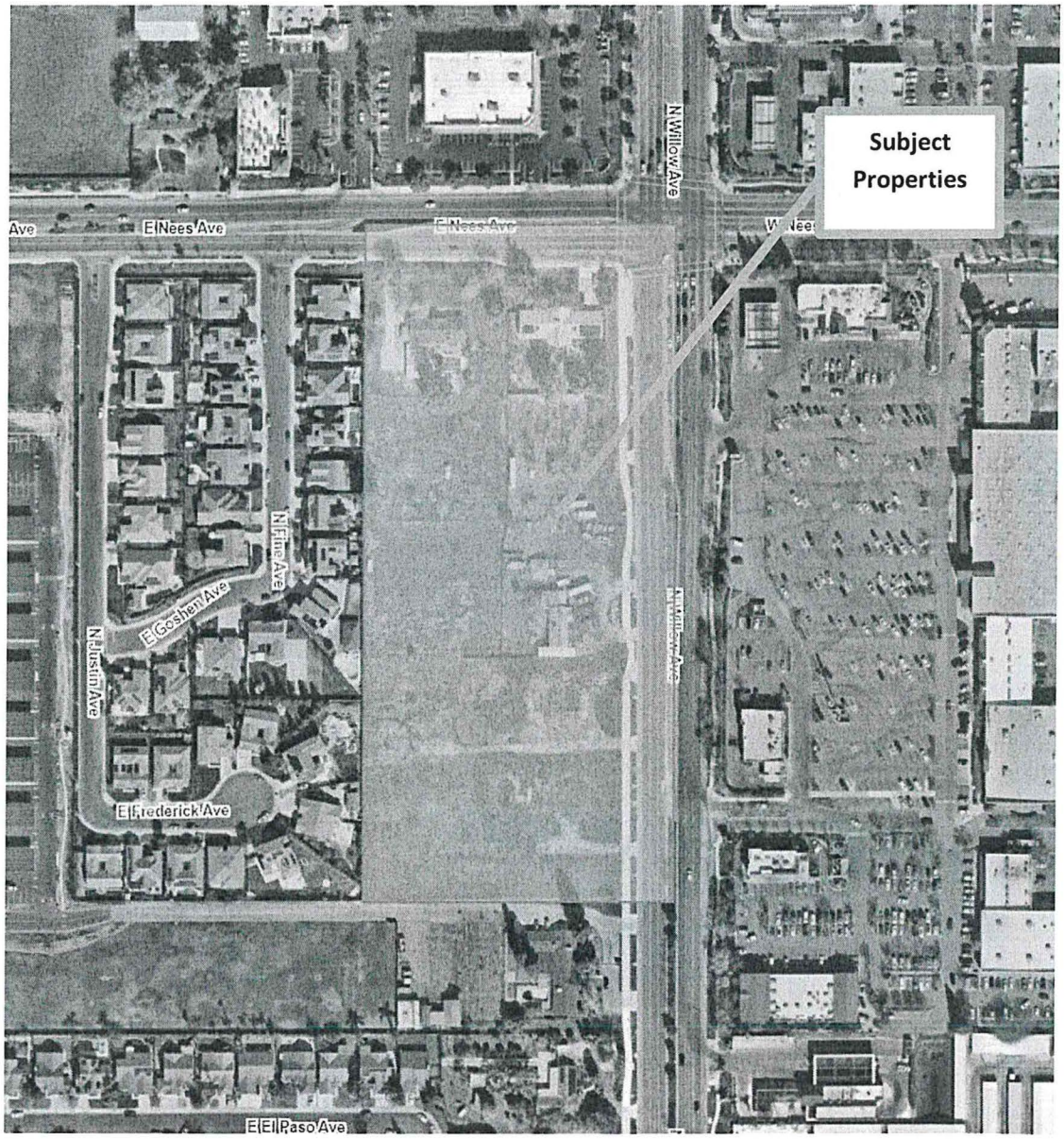
Exhibit A

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	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		**12/19/2025**

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
FRESNO COUNTY	**E202510000285**

PROJECT TITLE

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

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF FRESNO			**(559) 621-8076**
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
2600 FRESNO STREET, ROOM 3043	**FRESNO**	**CA**	**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	$	2,968.75
☐ 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	$	50.00
☐ Other		$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ **3,018.75**

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	**Pricilla Gonzalez Deputy Clerk**

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)