

Planning Commission

December 2, 2025



Information Packet

ITEMS

File ID 25-1576

Consideration of Annexation Application No. P23-00446, Pre-zone Application No. P23-00449, Development Permit No. P23-00702 and the related Environmental Assessment No. P23-00446/P23-00449/P23-00702 for approximately 10.55 acres of property generally located on the southwest corner of East Nees and North Willow Avenues (Council District 6) - Planning and Development Department.

Contents of Supplement:

Supplemental Exhibit M – Public Comment Received

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the Planning Commission meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available online on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

Supplemental Exhibit M

TONY TJUANTA
1635 Teague Ave.
Clovis, California 93619
559-213-4394
stjuanta@aol.com

November 26, 2025

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
2820 Fresno St, Rm. 3043
Fresno, CA 93721

re: Environmental Assessment No. P23-00446/P23-00702
Annexation Application No. P2300446
Prezone Application No. P2-00449
Development Permit No. P23-00702

Hearing Date:
Date: 12/3/25
Time: 6:00 PM
City Hall Council Chambers

Dear Planning Commission:

I am the Trustee of the family trust which is the owner of two parcels affected by the above-mentioned Assessment/Application and Development Permit. The addresses of my two parcels are: 2895 N. Willow, Fresno and 2895 E. Nees, Clovis. These are two of the 5 parcels in the Nees-Willow No. 3B Reorganization.

I object to the proposed annexation and related actions as they apply to my two parcels.

The annexation would impose substantial ongoing financial obligations and regulatory changes on my family without any clearly demonstrated benefit. As to the Nees property, I am informed that should annexation occur, I will be required to have both city water and sewage hookups. I have been given estimates from contractors that the water hookup will be more than \$15,000.00 - \$20,000.00 to become compliant with city requirements. Because of the current existing sewage lines of the city, the estimates I have received for hook up to the sewage system are in the range of \$350,000.00. As to the Willow property, there is already water connection to the city lines but I would be required to connect to the sewage lines at the same cost as for the Nees Property. This is a substantial cost that is not now needed as my water and sewage systems are functioning adequately for the properties.

I am advised that the annual property taxes will increase with annexation.

When these properties were purchased, the area was agricultural, and we had a barn and horses on the properties. My property tax rate and my insurance rates were based on the rural nature of the property. I am informed by my insurance broker that with the proposed assessments and applications my insurance premiums will result in permanent and significant rises in property insurance not to mention the distinct possibility of either cancellation or prohibitively higher premiums

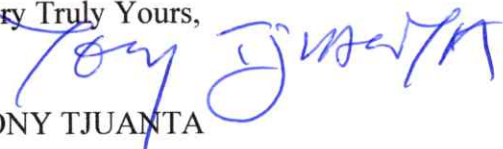
I did not purchase or maintain these properties with the expectation that the City would later unilaterally change the properties status or increase in my costs. Any regulatory change that shifts this level of cost and impact on the current residents should require clear justification, meaning protection for existing property rights, and genuine consideration of proper owner opposition.

For these reasons, I respectfully but firmly request that the Planning Commission and City Council decline to approve the annexation, pre-zoning and related development approvals as they pertain to my property, or at a minimum modify the proposal to avoid imposing new taxes, and mandatory utility hook up burdens. I would prefer to have the option of if or when I elect to obtain the water and sewage hookups.

I do not object to the proposals being made on behalf of other property owners in this reorganization district s they pertain to their properties.

If there are any questions please contact me at your earliest convenience.

Very Truly Yours,


TONY TJUANTA