

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: Affordable Cottage Home Village Development at Belmont and Dewitt Project

Lead Agency: City of Fresno Contact Person: Keng Lee
 Mailing Address: 2600 Fresno Street Phone: (559) 621-8050
 City: Fresno Zip: 93721 County: Fresno County

Project Location: County: Fresno City/Nearest Community: Fresno
 Cross Streets: East Belmont Avenue and North Dewitt Avenue Zip Code: 93727

Longitude/Latitude (degrees, minutes and seconds): 36 ° 45 ' 3.53 " N / 119 ° 42 ' 14.96 " W Total Acres: 9.7

Assessor's Parcel No.: 456-030-60T Section: 32 Twp.: 13 South Range: 21 East Base: _____

Within 2 Miles: State Hwy #: SR 180 Waterways: N/A

Airports: Fresno Yosemite International Airport Railways: N/A Schools: Fresno Unified School District

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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 120 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 15,000 Acres _____ Employees 1 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:

Residential Multi-Family, Medium High Density (RM-1) & Corridor/Center Mixed-Use (CMX)

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

The City of Fresno (City) is proposing the Affordable Cottage Home Village Development at Belmont and Dewitt, a mixed-use affordable housing project on a 9.7-acre, City-owned parcel located at the intersection of East Belmont Avenue and North Dewitt Avenue (Assessor's Parcel Number 456-030-60T). The proposed project would include the construction of up to 120 new residential units, consisting of ANSI-certified mobile tiny homes on wheels and CRC-certified factory-built tiny homes, as well as up to 15,000 square feet of retail and commercial space designed to accommodate small businesses. Associated on-site improvements would include a private park facility primarily serving residents, with public access available through a paid membership system, and minor off-site improvements for utility infrastructure and right-of-way extensions. The development would provide 231 parking stalls, including electric vehicle infrastructure. The proposed Project is estimated to result in up to approximately 240 new residents and up to a maximum of 800 new vehicle trips. Construction is anticipated to occur over a 24-month period.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date February 11, 2026 Ending Date March 13, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>City of Fresno</u>
Address: <u>SWCA Environmental Consultants</u>	Address: <u>600 Fresno Street</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>Fresno, CA 93721</u>
Contact: <u>Annika Kiemm</u>	Phone: <u>(559) 621-8050</u>
Phone: <u>(805) 243-9389</u>	

Signature of Lead Agency Representative: *Keng Lee* Date: February 6, 2026

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