



City of Fresno
2600 Fresno Street.
Fresno, CA 93721
Ph. (559) 621-8277
www.fresno.gov

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

- Project Name:** Affordable Cottage Home Village Development at Belmont and Dewitt Project
- Lead Agency:** City of Fresno
2600 Fresno Street
Fresno, California 93721
- Contact Person:** Keng Lee
Project Manager
(559) 621-8050
- Project Location:** The project site encompasses approximately 9.7 acres of vacant, City-owned land located on the north side of East Belmont Avenue and North Dewitt Avenue (Assessor's Parcel Number [APN] 456-030-60T) in the city of Fresno, California.
- Project Sponsor:** City of Fresno
City Council
2600 Fresno Street
Fresno, CA 93721
- Project Description:** The City of Fresno is proposing the Affordable Cottage Home Village Development at Belmont and Dewitt, a mixed-use affordable housing project located on a 9.7-acre vacant, City-owned parcel at the north side of East Belmont Avenue and North Dewitt Avenue (APN 456-030-60T). The site consists of two previously merged parcels, now with split zoning: the 4.17-acre western portion is zoned Residential Multi-Family, Medium High Density (RM-1), and the 5.53-acre eastern portion is zoned Corridor/Center Mixed-Use (CMX).
- The project includes the construction of up to 120 new residential units and up to 15,000 square feet of local-serving retail and commercial space. The project would feature a mix of ANSI 119.5-certified mobile tiny homes, CRC-certified prefabricated factory-built tiny homes, and retail space designed for small businesses.

Site improvements would include 231 new parking stalls for residential and commercial uses, with dedicated electric vehicle infrastructure in compliance with the 2022 California Green Building Standards Code. The project also proposes a private on-site park facility primarily for residents, with public access available through a paid membership system. Minor off-site improvements would be required for utility extensions and right-of-way enhancements.

The Affordable Cottage Home Village Development is estimated to accommodate approximately 240 new residents and generate up to 800 new vehicle trips. Construction activities would involve ground disturbance across the site, installation of utilities, landscaping, and other necessary improvements.

Initial Study:

In compliance with the California Environmental Quality Act (CEQA), the City of Fresno has undertaken environmental review for the proposed Affordable Cottage Home Village Development at Belmont and Dewitt Project and intends to adopt an Initial Study/Mitigated Negative Declaration (IS/MND). The City of Fresno invites all interested persons and agencies to comment on the proposed project.

A 30-day public comment period for this IS/MND begins on February 11, 2026, and ends on March 13, 2026. During this comment period, written comments regarding this project, the findings of the proposed IS/MND, and/or accuracy or completeness of the Initial Study, may be submitted to the City of Fresno (at the above address). A public hearing before the City of Fresno City Council will be scheduled for a later date, to be determined and noticed separately. All hearings and meetings will be located in the City Hall Chambers, 2600 Fresno Street 4th Floor, Fresno, California 93721.

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 City of Fresno, 2600 Fresno Street, Fresno, California 93721. A copy of the IS/MND has also been made available at the following website: <https://www.fresno.gov/planning/housing-community-development/#public-comments-opportunities>. Please contact the Housing Production Division at housing.production@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 March 13, 2026. Please direct comments to Keng Lee, Project Manager at City of Fresno, 2600 Fresno Street, Fresno, California 93721; or by email to keng.lee@fresno.gov.