

E202610000030

PLEASE POST FOR THIRTY (30) DAYS FROM FILING

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

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

FILED

SEP 04 2026 TIME 1:30 PM

TO: ☒ Fresno County Clerk
2220 Tulare Street
Fresno, CA 93721

FRESNO COUNTY CLERK
BY [Signature] DEPUTY

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

PROJECT TITLE:

**AFFORDABLE COTTAGE HOME VILLAGE DEVELOPMENT AT BELMONT AND DEWITT
PROJECT**

<u>State Clearinghouse Number (If subject to Clearinghouse)</u>	<u>Lead Agency Contact Person</u>	<u>Area Code/Telephone No.</u>
2026020455	Keng Lee Project Manager Planning & Development Department	(559) 621-8050

PROJECT LOCATION:

The project site is located at the intersection of East Belmont Avenue and North Dewitt Avenue in the City of Fresno and County of Fresno.

APN 456-030-60T

Latitude: 36°45'3.53" North and Longitude 119°42'14.96" West.

PROJECT DESCRIPTION:

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

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residents and up to a maximum of 800 new vehicle trips. Construction is anticipated to occur over a 24-month period.

This is to advise and certify that the City of Fresno, the Lead Agency, approved the above-described project on September 3, 2026 and has made the following determinations regarding the project:

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1. The project (☐ will ☐ 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.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 3. Mitigation measures (☐ were ☐ were not) made a condition of the approval of the project.
 4. A statement of Overriding Considerations (☐ was ☐ was not) adopted for this project.
 5. Findings (☐ were ☐ were not) made pursuant to the provisions of CEQA.

The above-described environmental assessment, with its Mitigated Negative Declaration, 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, 3rd Floor, Fresno, California 93721-3604.

Keng Lee

Keng Lee
Project Manager

9/3/2026

Date