Early Notice and Public Review of a Proposed Activity in a Floodplain

City of Fresno CPF Tiny Homes Project

To: All interested Federal, State, and Local Agencies, Groups and Individuals

This is to give notice that the City of Fresno, as the Responsible Entity under 24 CFR Part 58, has determined that the following proposed action under FY 2023 Community Project Funding grant B-23-CP-CA-0112 is located in the floodplain, and the City of Fresno will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988 and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The City of Fresno proposes to develop a mixed-use affordable housing project on a 9.7-acre City-owned parcel identified as APN 456-030-60T, located at the intersection of East Belmont Avenue and North Dewitt Avenue, Fresno, CA. The HUD-funded portion would include construction of 26 accessory dwelling units of approximately 340 square feet each. Non-HUD-funded activities would include site development and infrastructure supporting the remaining 74 units, consisting of 27 duplexes and 24 tiny homes on wheels, as well as approximately 12,000 square feet of retail space. Project activities are anticipated to include vegetation and debris clearing, site security installation, staging, utility location and trenching, rough and fine grading, soil compaction, underground utility installation, foundation and building construction, paving, and utility extensions to connect the development to existing City, Bakman, and other utility provider infrastructure. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 06019C1590H effective 2/18/2009 prepared for the project, the project area is located within the 0.2 percent annual chance flood hazard area. No work is proposed in a wetland area. Because the entire 9.7-acre project site is located within the mapped flood hazard area, up to 9.7 acres of floodplain may be affected by the proposed activity.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about this area. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in a floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Fresno at the following address on or before November 13, 2026: City of Fresno, 2600 Fresno Street, Fresno, CA 93721 and (559) 621-2489, Attention: Georgeanne A. White, City Manager. A full description of the project may also be reviewed from 8am to 5pm Monday through Friday at 2600 Fresno Street, Fresno, CA 93721 and https://www.fresno.gov/planning/housing-community-development/#public-comments-opportunities. Comments may also be submitted via email at Housing.Production@fresno.gov.

Date: Thursday, October 29, 2026