

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT APPLICATION NO. P20-02171**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Mehdi Momen,
Concept Design Group
1160 East Perrin Avenue Apt 257
Fresno, CA 93711

PROJECT LOCATION: 728 West Vassar Avenue; Located on the north side of West Vassar Avenue between North Teilman Avenue and North Delno Avenue in Fresno, California (APN: 444-041-18)
Council District 1

PROJECT DESCRIPTION: Conditional Use Permit Application No. P20-02171 was filed by Mehdi Momen and pertains to a 0.20 acre property. The application is a request to construct a duplex in the RS-5 (*Residential, Single-Family, Medium Density*) zone district.

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines as follows:

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements when the project is characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project is consistent with the RS-5 (Residential, Single Family-Medium Density) zone district, Fresno High-Roeding Community Plan, and the Fresno General Plan.

- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project is located within the city limits on a 0.20 parcel, surrounded by single-family homes.

- c) The project has no value as habitat for endangered, rare or threatened species.

The site is currently vacant but is surrounded by developed and built out residential uses; therefore the project has no value as habitat for endangered, rare, or threatened species.

- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed project consists of a duplex, which is similar to surrounding single family homes in the area. Therefore no significant effects would result relating to traffic, noise, air quality, or water quality.

- e) The site can be adequately served by all required utilities and public services.

The site has been reviewed and conditioned by the Public Works, Pubic Utilities, and Fire Departments; and the site can be adequately serviced by all required utilities and public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. A categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: December 2, 2020

Prepared By: Kao Vang, Planner

Submitted by: *McKencie Perez*

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