

E202510000279



CITY of CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

NOTICE OF EXEMPTION

Conditional Use Permit 2025-008

The City of Clovis has determined that the project described below will not have a significant effect on the environment and shall be exempt from the provisions of CEQA. The project listed is exempt pursuant to CEQA Guidelines, Section 15301 (Class 1, Existing Facilities).

Exemption Filed With: Fresno County Clerk, 2220 Tulare Street, Fresno, CA
Office of Planning & Research, 1400 10th Street #100, Sacramento, CA

Lead Agency: City of Clovis, 1033 Fifth Street, Clovis, California

Project Title: Conditional Use Permit (CUP) 2025-008

Project Location: 80 West Bullard Avenue, Suite 110, Clovis, CA 93612, Fresno County

Project Description: CUP2025-008 proposes an indoor entertainment center in an existing ±5,800 square feet commercial tenant space within an established commercial shopping center (Crossroads Shopping Center).

Project Applicant: LRB Architecture

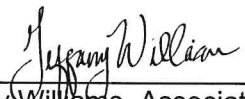
Exempt Status: Categorical Exemption, Class 1 (Section 15301), Existing Facilities

Reasons Why Project Is Exempt: The Project listed is exempt pursuant to CEQA Guidelines, Section 15301 (Class 1) because the Project involves the interior alterations of an existing commercial tenant space located within an established shopping center. The proposed use will be located entirely within the existing building envelope and will not result in any expansion of the floor area, or significant impacts on the environment. No exterior construction, ground disturbance, or changes to parking, access, or site infrastructure are proposed.

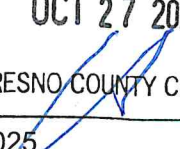
Lead Agency Contact Person: Tiffany Williams, Associate Planner

Telephone Number: (559) 324-2328

Signature:


Tiffany Williams, Associate Planner

Date: October 24, 2025

FILED
OCT 27 2025
TIME 4:15pm
By  FRESNO COUNTY CLERK
DEPUTY

CITY OF CLOVIS
Categorical Exemption
Conditional Use Permit 2025-008

Pursuant to Article 19 of the State CEQA Guidelines, the City of Clovis has determined that the project described below will not have a significant effect on the environment and shall be categorically exempt from the provisions of CEQA.

Lead Agency: City of Clovis
Planning and Development Services

Lead Agency Contact: Tiffany Williams, Associate Planner
(559) 324-2328
TiffanyW@clovisca.gov

Applicant: Brent Looney, LRB Architecture
1925 Broadway Street
Fresno, CA 93721

Project Location: 80 West Bullard Avenue Suite 110, Clovis, CA 93612, Fresno County

Exemption: Section 15301 (Class 1, Existing Facilities)

Project Description:

Conditional Use Permit (CUP) 2025-008 is a request to allow the operation of an indoor entertainment center in an existing ±5,800 square feet commercial tenant space within an established commercial shopping center (Crossroads Shopping Center) located at the southwest corner of West Bullard and Minnewawa Avenues (Project).

Determination:

Pursuant to Article 19 of the California Environmental Quality (CEQA) Guidelines, the Project is categorically exempt under Section 15301 (Class 1, Existing Facilities). None of the exceptions identified in CEQA Guidelines Section 15300.2 apply to the project, as described below.

Section 15301 (Class 1, Existing Facilities) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The Project involves the interior alterations of an existing commercial tenant space located within an established shopping center. The proposed use will be located entirely within the existing building envelope and will not result in any expansion of the floor area, or significant impacts on the environment. No exterior construction, ground disturbance, or changes to parking, access, or site infrastructure are proposed.

Exceptions:

CEQA Guidelines Section 15300.2 set forth exceptions to categorical exemptions which must be assessed as part of the determination to use a Categorical Exemption. If any of the exceptions apply, a Categorical Exemption cannot be used.

- (a) **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

This possible exception applies only to CEQA exemptions under Classes 3, 4, 5, 6, or 11. Since the Project qualifies for a Class 1 Existing Facilities exemption, this criterion is not applicable. This project is located within a developed area and is not located within a sensitive environment. The Project site is not located on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception would not apply to the project.

- (b) **Cumulative Impact.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The proposed use is allowed in the land use designation and zone district with approval of the requested entitlement(s); therefore, the use and operation would be compatible with the area and would not result in cumulative impacts with the operation of the use. Thus, this exception would not apply to the Project.

- (c) **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

There are no known unusual circumstances of the proposed Project as an indoor entertainment center. The use is allowed under the Clovis Municipal Code; thus, the use is not unusual within the C-2 zone district. Therefore, this exception would not apply to the Project.

- (d) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

The Project site is not located near a scenic highway as it is located within an urban area. Therefore, this exception would not apply to the Project.

- (e) **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

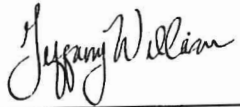
The Project site is not located on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception would not apply to the Project.

- (f) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

There are no historical resources on the Project site or within its immediate vicinity. Therefore, this exception would not apply to the Project.

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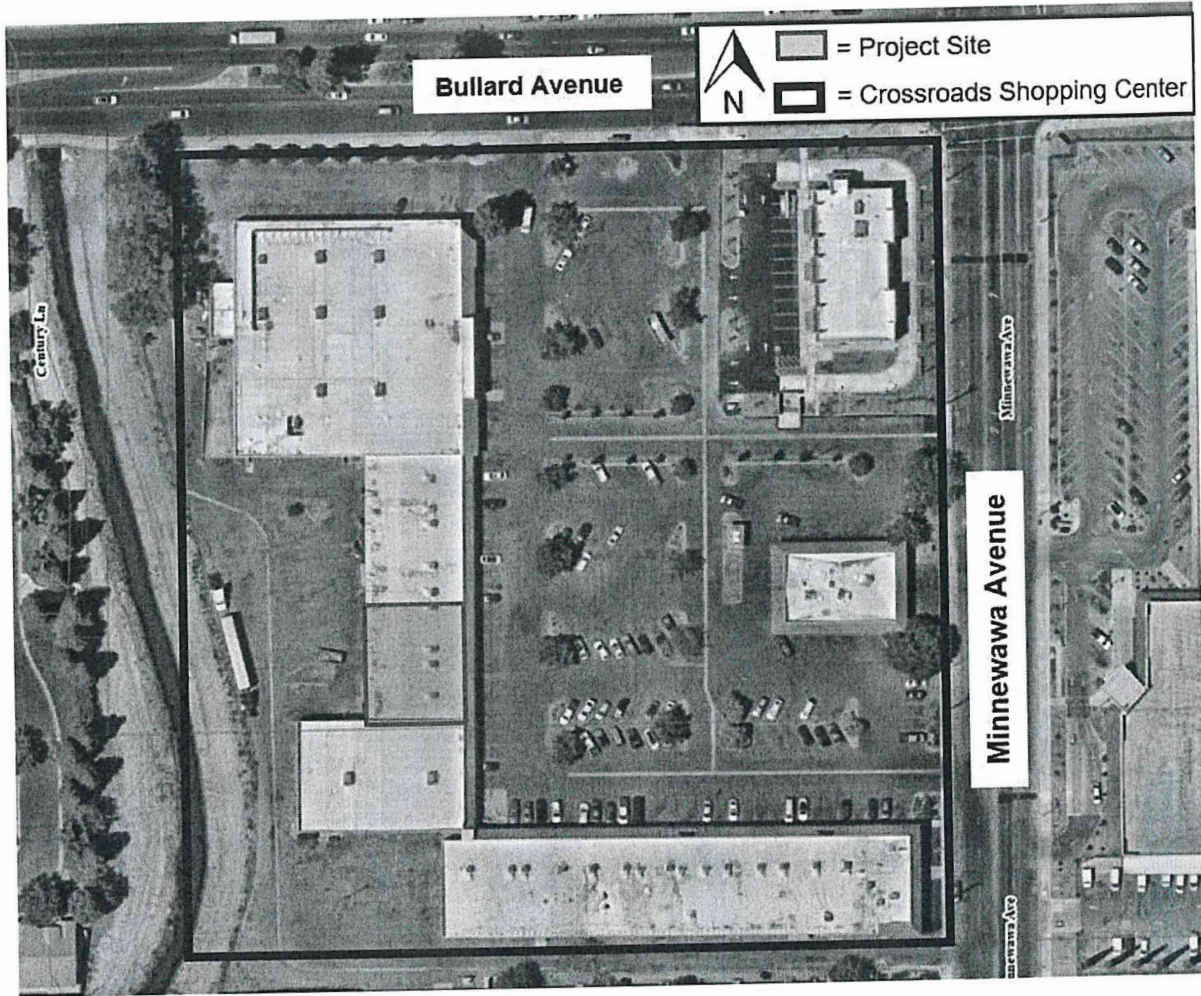
Date: October 24, 2025
Prepared By: Tiffany Williams, Associate Planner

Submitted By: 

Tiffany Williams, Associate Planner

City of Clovis
Planning & Development Services
(559) 324-2328

Project Location



City Manager 559.324.2060 • Community Services 559.324.2095 • Engineering 559.324.2350
Finance 559.324.2130 • Fire 559.324.2200 • General Services 559.324.2060 • Personnel/Risk Management 559.324.2725
Planning & Development Services 559.324.2340 • Police 559.324.2400 • Public Utilities 559.324.2600 • TTY-711