



CITY of CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

NOTICE OF EXEMPTION

Conditional Use Permit 2025-006

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 the California Environmental Quality Act (CEQA). The project listed is exempt pursuant to CEQA Guidelines, section 15332 (In-fill Development Projects).

Exemption Filed With: Fresno County Clerk, 2220 Tulare Street, Fresno, CA, 93721
Office of Planning & Research, 1400 10th Street #100, Sacramento, CA 95814

Lead Agency: City of Clovis, 1033 Fifth Street, Clovis, CA 93612

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

Project Title: Conditional Use Permit (CUP) 2025-006

Project Applicant: Paul Halajian Architects

Project Location: 319 Bullard Avenue, Clovis, CA 93612, Fresno County; located near the northwest corner of Bullard and De Witt Avenues

Project Description: Conditional Use Permit (CUP) 2025-006 proposes a three-story, ±4,035 square-foot building that will include a ground level commercial retail space (±368 square feet) along with two (2) garage parking spaces exclusively for the residence above (±489 square feet); and a single residential dwelling unit will occupy the second and third floors (±2,575 square feet). The remaining 603 square feet are allocated to the lobby area, trash toter space, and restrooms. The project also includes planting new trees on-site and off-site improvements ("Project").

Exempt Status: Categorical Exemption, section 15332 (In-fill Development Projects)

Reasons Why Project Is Exempt: The project listed is exempt from CEQA pursuant to CEQA Guidelines, section 15332 (In-fill Development Projects).

- 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 property is planned for Mixed Use Village (MU-V) and is zoned Downtown Commercial (C-3). The zoning is consistent with the MU-V planned land use. The property is also located within the Central Clovis Specific Plan (CCSP), which refines and implements the General Plan and is consistent with the general land use provisions contained in the adopted City General Plan. The CCSP is composed of 12 Planning Areas, which provide for different mixes and intensities. The Project site is located within Planning Area 1 (PA1). PA1 is designated as Old Town Storefront Commercial, which is a historic neighborhood of pedestrian oriented commercial uses that allows dwelling units on the second floor and above with an approved CUP. In accordance with the CCSP, multi-story buildings are desirable because they can provide opportunities for upper floor offices, restaurants and residential units and can increase the numbers of potential customers for ground floor retail uses. Also, one of the CCSP goals and action items is to consider opportunities for new residential development and the development of underutilized properties.

The Project is proposed at 32 feet in height, positioned 10 feet from the front property line (for a public utility easement), and close to the side and rear property lines. The Project includes one (1) residential unit on a 0.05-acre site, which results in a density of 19 dwelling units per acre, consistent with the PA1 density requirement. The Project provides an on-site two-car garage exclusively for the residential unit. No on-site parking is proposed for the commercial portion of the Project. The project lies within the boundaries of the CCSP, which prioritizes reduced reliance on automobiles and promotes walkability. The site is near public transit, including Clovis transit and Fresno Area Express with nearby bus stops at South Harvard Avenue and Fifth Street, and at Fifth Street and Woodward Avenue. Although, the property is outside the Parking Business Improvement Area (PBIA) of the CCSP, it is only 0.10 miles west of Parking Lot 2 in the PBIA, which contains 60 public parking spaces to support commercial parking demand.

Given these considerations, the Project has been designed in compliance with all applicable development standards and is consistent with the intent of the CCSP and the C-3 (Downtown Commercial) Zone District, which emphasizes sustainable transportation and in-fill development.

- 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 site is located within the incorporated limits of the City of Clovis on a lot totaling 0.05-acres. The Project site is vacant and is surrounded by existing commercial buildings in all directions. Given these facts, the Project adheres to the CEQA Guidelines Section 15332(b) as a site of no more than five acres that is substantially surrounded by urban uses.

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

The Project is in an urbanized area and surrounded by sites that have either been previously developed or heavily disturbed; therefore, the Project adheres to the criteria of CEQA Guidelines Section 15332(c) and is highly unlikely to support or provide 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 Project site is substantially surrounded by existing development and is considered an in-fill site. The proposed use is consistent with the land use and zoning designations, and it represents a continuation of planned urban growth rather than an expansion into undeveloped areas. As such, it benefits from the existing infrastructure and public services, which helps minimize environmental impacts commonly associated with new developments. Due to the project's small scale and being an in-fill site, it falls below the thresholds for vehicle miles traveled (VMT) analysis established by the city and thus does not require a focused VMT assessment. Both temporary construction and operational noise must adhere to the Clovis Municipal Code, which enforces permitted construction hours and noise standards for the relevant noise zone. Moreover, the environmental impacts were evaluated in the 2014 General Plan Update Environmental Impact Report (EIR), which concluded that no significant adverse effects would result from implementation of the General Plan. Therefore, no new or more severe impacts related to traffic, noise, air quality, or water quality are anticipated as a result of this project.

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

This in-fill site is situated in an urban area already served by all necessary municipal utilities (i.e., water, wastewater, stormwater, solid waste) and public services (i.e., fire, police, schools). Given the existing infrastructure and availability of services, the proposed development can be readily accommodated without the need for additional public investment or expansion of utility networks.

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 Exception. 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 32 In-fill Development Project 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). Additionally, the Project site was previously analyzed during the 2014 General Plan Update EIR; therefore, the use and operation would be compatible with the area and would not result in cumulative impacts with the operation of the use. The effects of the Project would generally be beneficial, because the Project would place new residents in an area well served by existing transit, thereby reducing vehicle miles traveled by residents. The Project would develop a vacant, blighted lot that is already served by utilities and public services, as well as transportation. Any construction effects would be temporary and confined to the Project vicinity. No successive projects of the same type in the same place are known or expected to occur over time that would result in cumulatively considerable impacts. Therefore, the exception under CEQA Guidelines Section 15300.2(b) does 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 applicable to the proposed mixed-use development or its site that may result in a significant effect on the environment. The project is allowed within the zone district and land use designation with an approved CUP. 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 has no trees, historic buildings, rock outcroppings or similar visual resources within a highway officially designated as a state scenic highway. While the site is less than a mile away from State Highway 168, this highway is not officially designated as a state scenic highway, and the site is not visible from the Highway. Therefore, this exception under CEQA Guidelines Section 15300.2(d) does not apply to the Project.

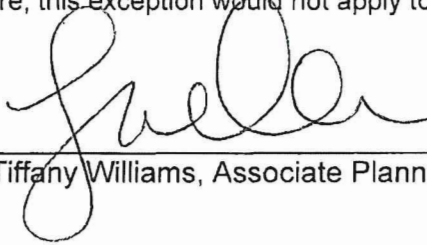
- (e) **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The Project site is not located on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the exception under CEQA Guidelines Section 15300.2(e) does 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.

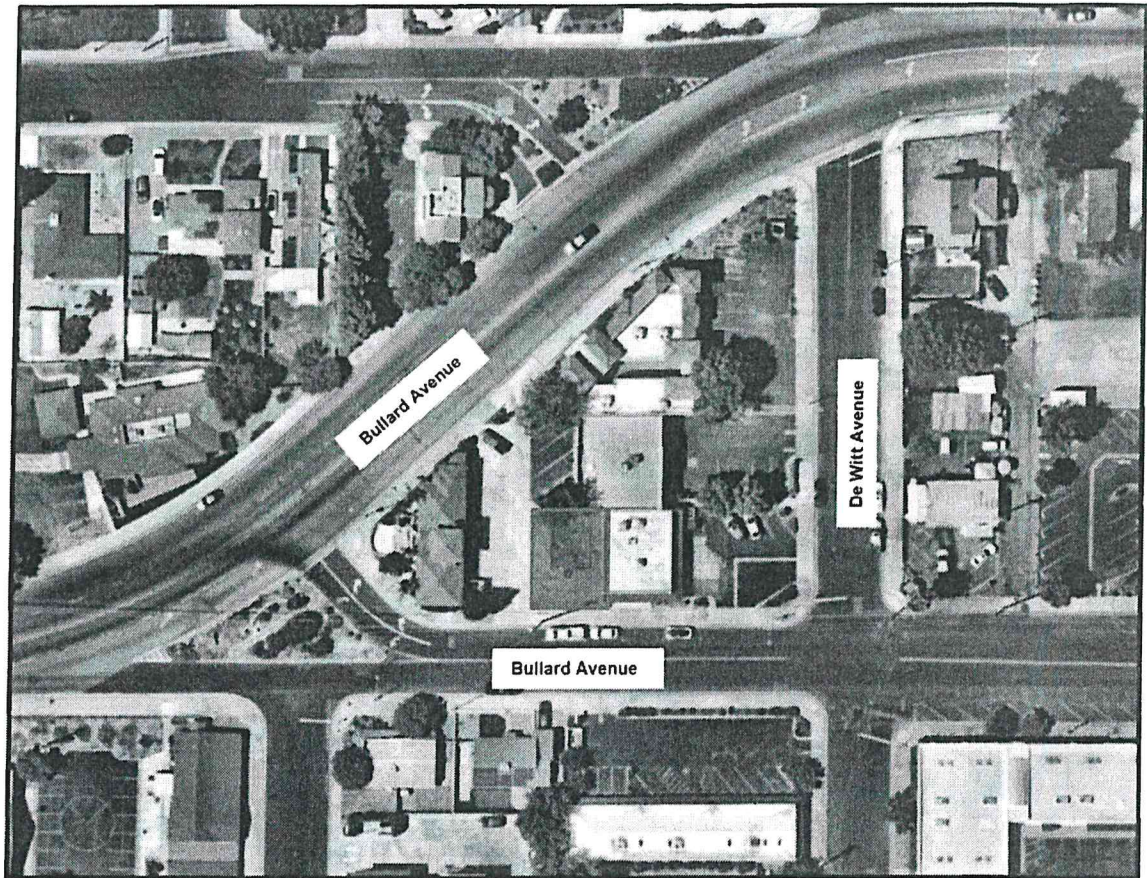
Signature:



Tiffany Williams, Associate Planner

Date: January 23, 2026

Project Location



Project Site 