



CITY *of* CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

NOTICE OF EXEMPTION

Conditional Use Permit 2025-009

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 Land Use & Climate Innovation, 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 2025-009

Project Applicant: 7 Brew Coffee

Project Location: Fresno County; located on the southwest corner of Shaw and Clovis Avenues; APN's 499-021-37, 38 (See Exhibit A)

Project Description: Conditional Use Permit (CUP) 2025-009 proposes to allow the construction of a ±910-square-foot coffee restaurant with a dual drive-through for a proposed 7 Brew Coffee restaurant.

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 proposed project is consistent with the Project site's General Plan Land Use designation and the C-2 Zone District. Additionally, there are several general plan

policies encouraging in-fill development and development that provides job opportunities, which the proposed Project would provide for.

- 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 within City limits and would occupy approximately 1.78 acres of property. The project site is surrounded by existing commercial uses to the north, south, east, and west.

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

The Project is an urbanized area and surrounded by sites that have either been previously developed or heavily disturbed; therefore, the site 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 designation, therefore, was previously analyzed during the 2014 General Plan Update EIR.

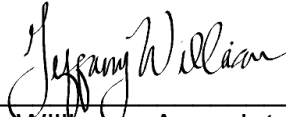
- e) The site can be adequately served by all required utilities and public services.

As an in-fill site surrounded by existing development to the north, south, east, and west, the site can adequately be served by all required utilities and public services.

As described above, the site is an infill opportunity for a project that is consistent with the plans and policies of the City of Clovis and would be able to be served by all necessary utilities. The project site is intended to provide commercial uses, and the project would not be of the type or intensity to result in significant effects to air, water, noise, or traffic.

None of the exceptions identified in CEQA Guidelines section 15300.2 apply to the project.

Signature:



Tiffany Williams, Associate Planner

Date: March 27, 2026

Exhibit A



 Project Site 