



CITY of CLOVIS

PLANNING & DEVELOPMENT

1033 FIFTH STREET • CLOVIS, CA 93612

FINDING OF CONSISTENCY TM6550

The City of Clovis has determined that the project described below is consistent with existing zoning, community plan or general plan policies and will not require additional environmental review pursuant to California Environmental Quality Act (CEQA), section 15183 (Projects Consistent with a Community Plan or Zoning).

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

Lead Agency Contact: Eric Garcia, Assistant Planner
(559) 324-2364
ericg@clovisca.gov

Applicant: Bonadelle Neighborhoods

Project Location: 2327 Bullard Avenue, Fresno County; located on the north side of Bullard Avenue, between Armstrong and Temperance Avenues; APN's 550-260-25, 550-260-18, and 550-260-19S (See Exhibit A)

Exemption: CEQA section 15183 (Projects Consistent with a Community Plan or Zoning)

FILED

MAY 18 2026 ^{TIME} 9:55am

FRESNO COUNTY CLERK
BY _____ DEPUTY

Project Description

Tentative Tract Map (TM) 6550 proposes to subdivide approximately 9.23 acres into thirty-seven (37) single-family residential lots, along with associated streets, drainage facilities, and utility infrastructure ("Project").

Environmental Determination

Pursuant to Article 12 of the CEQA Guidelines, the Project is exempt from additional environmental review subject to section 15183. For projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an environmental impact report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Further, CEQA Guidelines state that "if an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an

additional EIR need not be prepared for the project solely on the basis of that impact." If no additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIR, then the section 15183 exemption applies.

Evidence for Exemption

The Project area that is potentially affected (approximately 9.23 acres) is designated as Low Density Residential by the 2014 Clovis General Plan. The proposal does not include a change from the existing Low Density Residential land use designation to another land use designation.

The Low Density Residential land use designation permits residential densities ranging from 2.1 to 4.0 dwelling units per acre (du/ac). The proposed Project would be developed at a density of 4.0 du/ac, which is within the allowable range and consistent with the land use designation. This development intensity was evaluated in the General Plan EIR. Therefore, the Project would not result in impacts peculiar to the site or greater than those analyzed in the General Plan EIR, consistent with CEQA section 15183.

The Project would not result in new or more severe significant environmental impacts than those previously analyzed in the General Plan EIR. The Project would be served by infrastructure planned for in the City's Sewer Master Plan, which was accounted for in the infrastructure analysis of the General Plan EIR. In addition, the Project's transportation impacts related to vehicle miles traveled (VMT) would be less than significant because small projects consisting of 53 single-family residential dwelling units or fewer are presumed to generate fewer than 500 vehicle trips per day. The Project does not involve a rezoning or other discretionary action that would alter the intensity or nature of development beyond that previously evaluated.

Based on these factors, the City determined that the proposed Project is consistent with the City's General Plan and that potential impacts associated with the project were evaluated in the EIR's prepared in conjunction with Final Program EIR (State Clearinghouse Number 2012061069) and the 2014 General Plan EIR. No impacts peculiar to the Project or impacts not previously evaluated have been identified. Therefore, the proposed Project is exempt from additional environmental review pursuant to a Finding of Consistency with the General Plan set forth in section 15183 of the CEQA Guidelines.

Signature:



Eric Garcia, Assistant Planner

Date: May 14, 2026

Exhibit A

