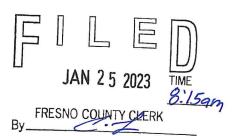
E202310000016

CITY OF PARLIER NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION Prodigy Square Revised CUP



The City of Parlier has prepared an Initial Study and proposed Mitigated Negative Declaration DEPUTY (IS/MND) for the Project described below. The Initial Study did not identify any potentially significant effects on the environment that may result from the Project that cannot be mitigated to a less-than-significant level. Accordingly, adoption of a Mitigated Negative Declaration for this project is recommended. The Parlier City Council is anticipated to consider adoption of the IS/MND in conjunction with the relevant Project entitlement as part of a public hearing at a regular meeting to be held on February 16, 2023 at 6:30 PM in the Parlier City Council Chambers, 1100 E. Parlier Avenue, Parlier, CA.

Project Title:

Prodigy Square Revised CUP (Conditional Use Permit)

Project Location:

The Project Site consists of approximately 5.66 acres located at the southeast corner of E. Manning Avenue and S. Academy Avenue and includes Fresno County Assessor's Parcel Numbers (APN) 358-390-61, 62, & 63 along with a portion of APN 358-390-25.

Project Description:

The applicant proposes to develop the vacant Project site into a gas station with a mini-mart, quick-serve restaurant, and second-floor office space; a drive-thru car wash with vacuum station; a standalone drive-thru quick serve restaurant; a standalone multi-tenant retail building with drive-thru; and a diesel fueling station and truck wash. Construction of the Project would involve demolition, grading, paving, building construction, and painting. Site access during construction would be via Manning Avenue, Academy Avenue, and Progress Drive as needed. Principal deliveries to the Project site would include construction equipment, imported earthwork materials, concrete and asphalt materials, building materials, and any additional hardware required to construct the Project. Material and equipment staging areas as well as construction crew parking would be contained on-site. Construction would be limited to the hours of 6am and 9pm, Monday through Friday, and 7am and 5pm on weekends. At this time, no Project construction commencement schedule has been identified.

Specific development would include:

- Two-story building containing a 4,900-SF mini-mart/Quick Serve Restaurant and 2,400-SF of offices
- 3.142-SF automobile fuel canopy with 12 gasoline pumps
- 1,590-SF truck fuel canopy with 4 diesel pumps
- 3,750-SF commercial building associated with the trucking area of the development
- 2,331-SF drive thru carwash
- 4,864-SF vacuum canopy area
- 1,130-SF restaurant with drive thru
- 4,904-SF undefined Retail Space with drive thru

To facilitate construction and operation of the Project, the City Council will consider approving a revision to the Prodigy Square Commercial Development Project originally approved on August 19, 2021.

E2023/0000016

Preparation and Public Review:

The IS/MND was prepared by the City of Parlier. Copies of the IS/MND, as well as materials used in the preparation of the Initial Study, may be reviewed at Parlier City Hall at the address below on weekdays between the hours of 8:00 a.m. and 5:00 p.m.:

City of Parlier 1100 E. Parlier Avenue Parlier, CA 93648 Telephone: (559) 646-3545

The public review period for the IS/MND will start on January 27, 2023 and end on February 15, 2023. If you have not responded with comments to the proposed Mitigated Negative Declaration by the February 15, 2023 closing date, it will be assumed that you do not have any comments regarding the environmental assessment for this project. Please address any comments, in writing, to Jeffrey O'Neal, City Planner, City of Parlier, 1100 E. Parlier Avenue, Parlier, CA 93648, at or before 5:00 p.m., February 15, 2023. Comments may also be provided via email to joneal@ppeng.com.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Parlier, prior to the approval of the project.

		RECEIPT NU	MBER:
		E2023100000	16
		STATE CLEA	RINGHOUSE NUMBER (if applicable)
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.			
LEAD AGENCY	LEAD AGENCY EMAIL		DATE
CITY OF PARLIER			01/25/2023
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
FRESNO COUNTY			E202310000016
PROJECT TITLE	*		
PRODIGY SQUARE REVISED CUP			
PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF PARLIER			(559) 646-3545
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1100 E. PARLIER AVENUE	PARLIER	CA	93648
PROJECT APPLICANT (Check appropriate box)	The same contractions	Application of the state of the	
X Local Public Agency School District	Other Special District	State /	Agency Private Entity
CHECK APPLICABLE FEES:			
Environmental Impact Report (EIR)		\$3,839.25 \$	0.00
Mitigated/Negative Declaration (MND)(ND)		\$2,764.00 \$	0.00
▼ Certified Regulatory Program (CRP) document - payment due	e directly to CDFW	\$1,305.25 \$	0.00
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Exempt from fee			
Notice of Exemption (attach)			
CDFW No Effect Determination (attach)			
Fee previously paid (attach previously issued cash receipt cop	oy)		
☐ Water Right Application or Petition Fee (State Water Resourc	es Control Board only)	\$850.00 \$	0.00
County documentary handling fee	oo oomaa, baara omy,	\$50.00 \$	0.00
X Other NOI		\$	0.00
PAYMENT METHOD:		Ψ	0.00
Cash Credit Check X Other	TOTAL R	ECEIVED \$	0.00
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SIGNATURE // AGEI	NCY OF FILING PRINTED NA	ME AND TITLE	
v / - 1	a Looro Donute Clark		
X Cierr	a Loera Deputy Clerk		