

**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 (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 2, 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 February 1, 2023.

**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 13, 2023 and end on February 1, 2023. If you have not responded with comments to the proposed Mitigated Negative Declaration by the February 1, 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 1, 2023. Comments may also be provided via email to [joneal@ppeng.com](mailto: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.