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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023010246

Project Title: Prodigy Square Revised CUP

Lead Agency: City of Parlier

Contact Name: Jeffrey O'Neal, AICP, City Planner

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Project Location: Parlier (*City*) Fresno (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Project would develop an approximately 5.66-acre piece of land in the City of Parlier into a commercial development containing a gas station with 12 fuel pumps, a convenience store/Quick Serve Restaurant, and office space, a truck fueling station with four pumps, an overnight truck parking area, a future commercial building to support the trucking area of the development, a drive thru car wash with a vacuum area, and two restaurants with associated drive thrus. Construction of the Project would involve demolition of an abandoned single family residence, grading, paving, building construction, and painting. Site access during construction would be via Manning Avenue. 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 6 am and 9 pm, Monday through Friday, and 7 am and 5 pm on weekends. At this time, no Project construction commencement schedule has been identified. Project construction commencement is subject to securing the permits required for the Project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

GHG-1 - No Natural Gas: The Project shall be designed and constructed without natural gas infrastructure.
GHG-2 – Electric Vehicle Ready: The Project shall meet the current CalGreen Tier 2 standards, except all Electric Vehicle capable spaces shall instead be Electric Vehicle ready.
GHG-3 – GHG Credits for Cooking Equipment. If the developer elects to use fossil fuel-powered cooking equipment, prior to issuance of final inspection of the Project, the developer shall demonstrate to the City that the developer has funded project(s) that reduce 157.19 metric tons of CO2-equivalent greenhouse gas emissions. Projects may include, but are not limited to, purchasing GHG credits, funding City infrastructure projects (i.e. solar, energy efficiency projects), or other projects that are real, permanent, quantifiable, verifiable, and enforceable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Not applicable