



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

|  |
|--|
| RECEIPT NUMBER:<br><b>E202110000226</b>    |
| STATE CLEARINGHOUSE NUMBER (if applicable) |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|   |   |                           |
|---|---|---------------------------|
| LEAD AGENCY<br><b>CITY OF PARLIER</b>                 | LEAD AGENCY EMAIL                       | DATE<br><b>09/17/2021</b> |
| COUNTY/STATE AGENCY OF FILING<br><b>FRESNO COUNTY</b> | DOCUMENT NUMBER<br><b>E202110000226</b> |                           |

PROJECT TITLE  
**CHOICE PARTNERS (PREVIOUSLY MG STAR LLC) COMMERCIAL DEVELOPMENT**

|  |                         |                                       |
|--|-------------------------|---------------------------------------|
| PROJECT APPLICANT NAME<br><b>CITY OF PARLIER</b>       | PROJECT APPLICANT EMAIL | PHONE NUMBER<br><b>(559) 646-3545</b> |
| PROJECT APPLICANT ADDRESS<br><b>1100 E PARLIER AVE</b> | CITY<br><b>PARLIER</b>  | STATE<br><b>CA</b>                    |
|  |                         | ZIP CODE<br><b>93648</b>              |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

|  |            |    |             |
|--|------------|----|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)   | \$4,051.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)  | \$2,916.75 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | <u>0.00</u> |

- Exempt from fee
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

|   |          |    |              |
|---|----------|----|--------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u>  |
| <input checked="" type="checkbox"/> County documentary handling fee   | \$50.00  | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other  |          | \$ | <u>0.00</u>  |

PAYMENT METHOD:

- Cash     Credit     Check     Other

TOTAL RECEIVED \$ 50.00

|  |  |
|--|--|
| SIGNATURE<br><b>X</b> <i>Cyan Edmisten</i><br><b>Cyan Edmisten</b> | AGENCY OF FILING PRINTED NAME AND TITLE<br><b>Cyan Edmisten Deputy Clerk</b> |
|--|--|

County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

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Finalization 2024009121  
5/13/2024 03:47 PM  
CCR572471 Cedmisten

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| Description            | Fee     |
|------------------------|---------|
| EIR Administrative Fee |         |
| Time Recorded: 3:47 PM |         |
| Recording Fee:         | \$50.00 |
| Total Amount Due       | \$50.00 |
| Total Paid             |         |
| Credit Card #272165836 | \$50.00 |
| Amount Due             | \$0.00  |

E2021100002226

THANK YOU  
PLEASE KEEP FOR REFERENCE

E202110000226

Notice of Determination

Appendix D

To: [X] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814
[X] County Clerk
County of: Fresno
Address: 2220 Tulare St. Fresno, CA 93721

From: Public Agency: City of Parlier
Address: 1100 E. Parlier Avenue, Parlier, CA 93648
Contact: Jeffrey O'Neal
Phone: 559.646.3545
Lead Agency (if different from above): Same as above
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

FILED

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Choice Partners (previously MG Star LLC) Commercial Development

MAY 13 2024

TIME 3:47pm

Project Applicant: Choice Partners, Randel Mathias

Project Location (include county): Fresno County - APNs 355-510-12 and -14

FRESNO COUNTY CLERK
By Cyan Edmisten DEPUTY

Project Description:

The project applicant has submitted an application for a Conditional Use Permit and Site Plan Review proposing to develop a 1.44 acre site into a new commercial development within the City of Parlier. The project would result in the construction of a convenience store and quick serve restaurant (with drive thru) of 2,178 square feet in size. Six fuel pumps would also be constructed. Additionally, a drive thru car wash of 4,302 square feet would be constructed. An associated pay station and vacuum stall area would be provided. An addendum was prepared to assess the potential effects resulting from revisions to the project. No new or increased impacts were identified.

This is to advise that the City of Parlier City Council has approved the above (X) Lead Agency or ( ) Responsible Agency)

described project on 5/2/24 and has made the following determinations regarding the above described project.

- 1. The project [ ] will [X] will not] have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ ] were [X] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ] was [X] was not] adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not] adopted for this project.
6. Findings [ ] were [X] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Parlier City Hall, 1100 E. Parlier Avenue, Parlier, CA 93648

Signature (Public Agency): [Signature] Title: Community Development Director

Date: May 9, 2024 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

|  |
|--|
| RECEIPT NUMBER:<br><b>E202110000226</b>    |
| STATE CLEARINGHOUSE NUMBER (if applicable) |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|   |   |                           |
|---|---|---------------------------|
| LEAD AGENCY<br><b>CITY OF PARLIER</b>                 | LEAD AGENCY EMAIL                       | DATE<br><b>09/17/2021</b> |
| COUNTY/STATE AGENCY OF FILING<br><b>FRESNO COUNTY</b> | DOCUMENT NUMBER<br><b>E202110000226</b> |                           |

PROJECT TITLE  
**CITY OF PARLIER NOTICE OF INTENT TO ADOPT A NEG DEC MG STAR, LLC COMMERCIAL DEVELOPMENT**

|  |                         |                                       |
|--|-------------------------|---------------------------------------|
| PROJECT APPLICANT NAME<br><b>CITY OF PARLIER</b>       | PROJECT APPLICANT EMAIL | PHONE NUMBER<br><b>(559) 646-3545</b> |
| PROJECT APPLICANT ADDRESS<br><b>1100 E PARLIER AVE</b> | CITY<br><b>PARLIER</b>  | STATE<br><b>CA</b>                    |
|  |                         | ZIP CODE<br><b>93648</b>              |

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

|  |            |    |                 |
|--|------------|----|-----------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)   | \$3,445.25 | \$ | <u>0.00</u>     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,480.25 | \$ | <u>2,480.25</u> |
| <input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,171.25 | \$ | <u>0.00</u>     |

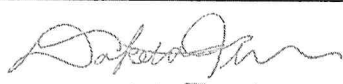
- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

|   |          |    |              |
|---|----------|----|--------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u>  |
| <input checked="" type="checkbox"/> County documentary handling fee   | \$50.00  | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other  |          | \$ | <u>0.00</u>  |

PAYMENT METHOD:

- Cash     Credit     Check     Other 1140

TOTAL RECEIVED \$ 2,530.25

|   |  |
|---|--|
| SIGNATURE<br><br><b>X</b> <br><i>Dakota Thurston</i> | AGENCY OF FILING PRINTED NAME AND TITLE<br><b>Dakota Thurston Deputy Clerk</b> |
|---|--|

County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

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Finalization 2021020451  
10/8/2021 02:34 PM  
CCR571949 dthurston

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| Description                | Fee        |
|----------------------------|------------|
| EIR - Negative Declaration |            |
| Time Recorded: 2:34 PM     |            |
| Recording Fee:             | \$2,480.25 |
| Total Amount Due           | \$2,480.25 |
| Total Paid                 |            |
| Check Tendered             | \$2,480.2  |
| #1140                      |            |
| Amount Due                 | \$0.00     |

E202110000226

THANK YOU  
PLEASE KEEP FOR REFERENCE

County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

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Finalization 2021020452  
10/8/2021 02:34 PM  
CCR571949 dthurston

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| Description            | Fee     |
|------------------------|---------|
| EIR Administrative Fee |         |
| Time Recorded: 2:34 PM |         |
| Recording Fee:         | \$50.00 |
| Total Amount Due       | \$50.00 |
| Total Paid             |         |
| Check Tendered #1140   | \$50.00 |
| Amount Due             | \$0.00  |

E202110000226

THANK YOU  
PLEASE KEEP FOR REFERENCE

Notice of Determination E202110000226

Appendix D

To:
Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk
County of: Fresno
Address: 2221 Tulare Street
Fresno, CA 93721

From:
Public Agency: City of Parlier
Address: 1100 E. Parlier Avenue
Parlier, CA 93648
Contact: Jeffrey O'Neal, AICP, City Planner
Phone: 559.646.3545

Lead Agency (if different from above):
Same as above
Address:
Contact:
Phone:

FILED
OCT 08 2021
TIME 2:35PM
FRESNO COUNTY CLERK
By [Signature] DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): n/a

Project Title: MG Star, LLC Commercial Development Project

Project Applicant: MG Star, LLC/Randel Mathias

Project Location (include county): APNs 355-510-12 & 14, Parlier, CA

Project Description:

The Project includes amending the General Plan Land Use Diagram to reflect the project site as General Commercial and approval of a conditional use permit to authorize construction and operation of a gas station, convenience store, and drive-thru carwash on approximately 1.44 acres on the north side of E. Manning Avenue approximately 450 feet east of S. Mendocino Avenue.

This is to advise that the City Council of the City of Parlier has approved the above (Lead Agency or Responsible Agency)

described project on October 7, 2021 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: Parlier City Hall, 1100 E. Parlier Avenue, Parlier, CA-93648

Signature (Public Agency): [Signature] Title: City Planner

Date: October 8, 2021 Date Received for filing at OPR:

**NEGATIVE DECLARATION**

E20211000224

**LEAD AGENCY:** City of Parlier  
1100 E. Parlier Avenue  
Parlier, CA 93648

**FILED**

OCT 08 2021 TIME 2:35PM

**PROJECT TITLE:** MG Star, LLC Commercial Development Project

FRESNO COUNTY CLERK  
By [Signature] DEPUTY

**STATE CLEARINGHOUSE:** n/a

**ADDRESS/LOCATION:** Fresno County APNs 355-510-12 & 14; no address

**PROJECT APPLICANT:** MG Star, LLC/Randel Mathias

**PROJECT DESCRIPTION:** The Project includes amending the General Plan Land Use Diagram to reflect the project site as General Commercial and approval of a conditional use permit to authorize construction and operation of a gas station, convenience store, and drive-thru carwash on approximately 1.44 acres on the north side of E. Manning Avenue approximately 450 feet east of S. Mendocino Avenue.

**CONTACT PERSON:** Jeffrey O'Neal, AICP, City Planner; 559.646.3545

The City Council of the City of Parlier has reviewed the proposed Project described herein along with the initial study prepared pursuant to the California Environmental Quality Act (CEQA), and has found that this Project will have no significant impact on the environment for the following reasons:

1. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
3. The project does not have possible environmental effects which are individually limited but cumulatively considerable; "cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
4. The environmental effects of a project will not cause substantial adverse effects on human beings, either directly or indirectly.
5. Mitigation measures  were,  were not made a condition of the approval of the project.

On October 7, 2021, the Parlier City Council adopted Resolution No. 2021-55, determining that the above Project would have no significant effect on the environment. Copies of documents relating to the Project may be examined by interested parties at Parlier City Hall, 1100 E. Parlier Avenue, Parlier, CA 93648.

Dated: October 7, 2021

Attest: [Signature]  
Jeffrey O'Neal, City Planner