

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Pixley Travel CenterLead Agency: Tulare County Resource Management AgencyContact: Gary Mills, Chief Planner, Env. Planning DivisionMailing Address: 5961 S. Mooney Blvd.Phone: 559-624-7199City: VisaliaZip: 93277-9394County: Tulare County**Project Location:** County: TulareCity/Nearest Community: PixleyCross Streets: northwest corner of Avenue 120 and Road 124

Zip Code: _____

Assessor's Parcel No: 300-010-005 & 300-010-015Total Acres: 46.14Latitude/Longitude: ____° ____' ____" N / ____° ____' ____" W Section: 17 Township: 22S Range: 25E Base: MDBMWithin 2 Miles: State Hwy: SR 99Waterways: Deer Creek

Airports: _____

Railways: Union Pacific

Schools: _____

Document Type:CEQA: ☐ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.)
☒ Mit Neg Dec ☐ Other: _____NEPA: ☐ NOI ☐ EA
☐ Draft EIS
☐ FONSIOther: ☐ Joint Document
☐ Final Document
☐ Other: _____**Local Action Type:**☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan☐ Specific Plan
☐ Master Plan
☐ Planned Unit Dev.
☐ Site Plan☐ Rezone
☐ Pre-zone
☐ Use Permit
☐ Land Division (Sub.)☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☒ Other: Building permit**Development Type:**☐ Residential: Units _____ Acres _____
☐ Office: Sq. ft. _____ Acres _____ Employees _____
☒ Commercial: Sq. ft. 20,000 Acres 46 Employees 12
☐ Industrial: Sq. ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archaeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs
☒ Other: Tribal Cultural Res.☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities
☒ Other: Greenhouse Gases☒ Recreation/Parks
☒ Schools/Universities
☒ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid/Waste
☒ Toxic/Hazardous
☒ Transportation/Traffic/Circulation
☐ Other: _____☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Growth Inducing
☒ Land Use
☒ Cumulative Effects
☒ Other: Energy
☐ Other: _____**Present Land Use/Zoning/General Plan Designation:** Planned Industrial/Commercial per Draft Pixley Community Plan/M-1 (Light Manufacturing)**Project Description:** See Attached

The proposed Pixley Travel Center (Project) is located east of State Route 99/Avenue interchange on the northwest corner of the intersection of Road 124 and Avenue 120 in Pixley, California (Site). The Project is located on two contiguous parcels (Assessor's Parcel Number [APNs] 300-010-015 and 300-010-005) totaling 36.47 acres. The northern parcel (APN 300-010-015; 9.67 acres) is planned for future development and may include a 17,000-square-foot truck wash and service building, along with associated site features such as a stormwater basin. The southern parcel (APN 300-010-005; 26.80 acres) will accommodate the primary components of the current Project, including a 20,000-square-foot convenience store, vehicle fueling islands and pads, an RV fueling island, a pet and children's play area, fire-water tanks, and related site infrastructure.

The Project plans include 10 diesel islands for truck fueling, two RV fueling islands, 16 vehicle (gasoline) fueling islands, 18 electric vehicle (EV) charging stations, a truck scale, a 3,100 square foot fast-food restaurant with drive-thru, a pet/playground area for customers, and extensive truck parking areas. The fueling facilities are serviced by three 12,000-gallon gasoline underground storage tanks (USTs), and four 12,000-gallon aboveground fuel storage tanks (ASTs). It includes aboveground tanks and dispensers for biodiesel blender and diesel-emissions fluid (DEF). Ancillary facilities include two 80,000-gallon fire-water tanks, stormwater management facilities including appropriate surface grading, concrete valley gutter and drop inlets, and two stormwater basins (on the north side and on the south side of the Site), and multiple septic tanks with associated oil-water separators where appropriate), and seepage-pits. Except for the areas of the playground and stormwater basins, the Site surface will be paved with asphalt and/or concrete.

The southern portion of the Project site (i.e., APN 300-010-050) is currently developed as a cotton-ginning facility with scale and office structure. Plans call for this facility to be demolished prior to construction of the Travel Center. Project plans include a Demolition Plan and need for a demolition permit, to be obtained from Tulare County. The Project will also require preparation of a stormwater pollution prevention (SWPP) plan and permit.

The plans include facilities to manage the disposal of wastewater/sewerage on site through several septic systems, and site water (potable, landscaping, and fire suppression) will be provided by an on-site groundwater well which will require permitting through the State as a Public Water System. We understand that the Project proposes to consume a maximum of 4,000 gallons of water per day (gpd) (i.e., 4,000 gpd for operation of convenience store, a fast-food restaurant and general truck stop operations). Depending on the volume of wastewater generated, the applicant may be required to obtain a Waste Discharge Permit from the Regional Water Quality Control Board (RWQCB). Discharge of 10,000 gpd triggers the need for waste discharge requirements. Electric, gas, garbage, and telecommunication services will be provided by private and/or public providers. The Project applicant will coordinate with the local electricity provider to confirm that adequate transmission and supply exist to service the Project, including the 18 proposed EV charging stations.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X." If the document has already been sent to the agency, denote that with an "s."

☒ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☒ Office of Historic Preservation
☒ California Highway Patrol	☐ Office of Public School Construction
☒ Caltrans District #6	☐ Parks & Recreation, Department of
☐ Caltrans Division of Aeronautics	☐ Pesticide Regulation, Department of
☐ Caltrans Planning	☐ Public Health, Department of
☐ Central Valley Flood Protection Board	☒ Public Utilities Commission
☐ Cochella Valley Mtns. Conservancy	☒ Regional WQCB # 5F
☐ Coastal Commission	☒ Resources Agency
☐ Colorado River Board	☐ S.F. Bay Conservation & Development Commission
☒ Conservation, Department of	☐ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
☐ Corrections, Department of	☐ San Joaquin River Conservancy
☐ Delta Protection Commission	☐ Santa Monica Mountains Conservancy
☐ Education, Department of	☐ State Lands Commission
☒ Energy Commission	☐ SWRCB: Clean Water Grants
☒ Fish & Wildlife Region #4	☒ SWRCB: Water Quality
☒ Food & Agriculture, Department of	☐ SWRCB: Water Rights
☒ Forestry & Fire Protection, Department of	☐ Tahoe Regional Planning Agency
☒ General Services, Department of	☒ Toxic Substances Control, Department of
☐ Health Care Services, Department of	☐ Water Resources, Department of
☐ Housing & Community Development	☐ Other: <u>U.S. Forest Service</u>
☐ Integrated Waste Management Board	☐ Other: <u>U.S. Natural Resources Conservation Service</u>
☒ Native American Heritage Commission	☐ Other: <u>U.S. Army Corps of Engineers</u>
☐ Other: <u>San Joaquin Valley Air Pollution Control District</u>	☐ Other: <u>U.S. Fish and Wildlife Service</u>
☐ Other: <u>Tulare County Agricultural Commissioner</u>	☐ Other: <u>U.S. Naval Facilities Engineering Command</u>
☐ Other: <u>Tulare County Association of Governments</u>	☐ Other: <u>Tulare County Resources Conservation District</u>
☐ Other: <u>Tulare County Farm Bureau</u>	☐ Other: <u>Tulare County Office of Emergency Services</u>
☐ Other: <u>Tulare County Fire Warden</u>	☐ Other: <u>Tulare County Sheriff's Office</u>
☐ Other: <u>Tulare County HHSA – Environmental Health</u>	☐ Other: <u>Tulare County U.C. Cooperative Extension</u>
☐ Other: <u>Tulare County Local Agency Formation Commission</u>	☐ Other: <u>Tulare County Resource Management (Fire, Flood, PW)</u>

Local Public Review Period (to be filled in by lead agency)

Starting Date: October 15, 2025

Ending Date: November 13, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Hi-Tech Developing Inc
Address: 3506 W. Nielsen
City/State/Zip: Fresno, CA 93706
Phone: 559-217-5986

Environmental Assessment Officer: Reed Schenke, P.E., RMA Director

Signature of Lead Agency Representative:  Date: 10/15/2025
Gary A. Mills, Chief Planner, Environmental Planning Division

Signature of Lead Agency Representative:  Date: 10/15/2025
Michael G. Washam, Associate RMA Director, Designee