

TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
Pixley Travel Center

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Pixley Travel Center. The MND has been approved for public review by the Tulare County Environmental Assessment Officer. Copies are available for review and comment at the Resource Management Agency, Permit Center, 5961 South Mooney Blvd, Visalia, California 93277-9394. Comments and recommendations on the adequacy of the environmental document may be filed at the aforementioned address during the public review period established for the project.

1. **PROJECT:** Pixley Travel Center
2. **APPLICANT/AGENT:** Hi-Tech Developing Inc
3506 W. Nielsen
Fresno, CA 93706
3. **LOCATION:** The site is located on the northwest corner of Avenue 120 and Road 124, within the Pixley Urban Boundary (UDB). The site is located on Tulare County APNs 300-010-005 and 300-010-015, respectively. The site is located in Section 17, Township 22 South, Range 25 East, MDB&M.
4. **PROJECT DESCRIPTION:** 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 truck wash and service building, 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 (one of the north and one 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 a construction 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.

5. **ENVIRONMENTAL DOCUMENT:** The MND can be viewed at the RMA office located at the address above; or on the County website at <https://tularecounty.ca.gov/rma/planning-building/environmental-planning/mitigated-negative-declarations>.
6. **REVIEW PERIOD:** October 15, 2025 – November 13, 2025, at 5:00 p.m.
7. **CONTACT FOR MORE INFORMATION:** Gary Mills, Chief Planner, Environmental Planning Division at (559) 624-7199 or Gmills@tularecounty.ca.gov (**para Español llame Brenda Alcantar (559) 624-7000**).

The MND has a review period of **30 days**, starting on **Wednesday, October 15, 2025**, and ending on **Thursday, November 13, 2025**, which has been approved by the State of California, Office of Planning and Research. Any written comments on the MND should be sent to the Tulare County Resource Management Agency at the address noted above, to the attention of: Gary Mills, Chief Planner, Environmental Planning Division.

After the close of the public comment review period on the MND established by this notice, this matter will be set for public hearing before the Tulare County Planning Commission. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law.

Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the Tulare County Resource Management Agency within the review period, or to the Planning Commission during the public hearing.

GARY MILLS, CHIEF PLANNER, ENVIRONMENTAL PLANNING DIVISION
REED SCHENKE, P.E., ENVIRONMENTAL ASSESSMENT OFFICER