



NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR A-Z TRAVEL CENTER

Date: April 28, 2025

To: Responsible or Trustee Agencies and interested members of the public.

Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the A-Z Travel Center.

Comment Period: April 28, 2025 to May 28, 2025

Scoping Meeting: Wednesday, May 14, 2025, from 5:30 to 6:30 pm (Virtual)

Project Title: A-Z Travel Center

Project Proponent: City of Chowchilla

Purpose of Notice

The City of Chowchilla ("City") is preparing the A-Z Travel Center ("Project"). The City, as the Lead Agency, has determined that the Project will require the preparation of an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CCR; CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

Public Review Period

The City requests that responsible or trustee agencies and interested members of the public respond to this NOP within the 30-day review period, from **April 28, 2025, to May 28, 2025, at 5 pm**. Comments should be provided in writing to:

Ethan Davis, Community and Economic Development
City of Chowchilla
130 S 2nd Street
Chowchilla, CA 93610
chowchillaplanning@qkinc.com

In accordance with CEQA Guidelines Section 15082, responses must provide specific details about the scope and content of the environmental information related to the responsible or trustee agency's area of statutory responsibility. At a minimum, identify the significant environmental issues and reasonable

alternatives and mitigation measures that the responsible or trustee agency will need to have explored in the Draft EIR, and whether the agency will be a responsible or trustee agency for the project.

Scoping Meeting

The City will hold a Scoping Meeting in accordance with CEQA Guidelines Section 15082 to present information regarding the Project and the CEQA process, and to receive public comments regarding the scope and content of the Draft EIR. The date, time, and location of the Scoping Meeting are:

Wednesday, May 14, 2025

5:30 pm to 6:30 pm

Virtual by Zoom:

- URL: <https://us06web.zoom.us/j/89618151193?pwd=Y0LpCAP7bBZKmsj1bma2gxaNv3iZeG.1>
- Meeting ID: 896 1815 1193
- CallIn: 669-444-9171

Verbal and written comments regarding the scope of the Draft EIR will be accepted at the Scoping Meeting.

Should you require special accommodations at the Scoping Meeting, please contact Ethan Davis at chowchillaplanning@qkinc.com or (559) 665-8615 no later than May 7, 2025.

Project Location

The Project includes approximately 15.24 acres of land within the City of Chowchilla, in Central California's San Joaquin Valley, located on the north side of State Route 99, between Montgomery Lake Way and Fig Tree Road. The Project is bounded by Montgomery Lake Way to the northeast and State Route 99 to the southwest.

Project Description

The A-Z Travel Center, or "Project", proposes a truck stop with fourteen (14) car fueling stations and canopy and thirteen (13) semi-truck fuel stations and canopy, convenience store/market, two (2) fast food restaurants with drive-through, a 3-story hotel, a semi-truck maintenance shop, and long-term truck stop parking area. The Project is located northeast of State Route 99, between Montgomery Lake Way and Fig Tree Road in Chowchilla, California and the subject property for the Project comprises of five (5) APNs: 014-020-043, 014-020-044, 014-020-045, 014-020-046, and 014-020-047. The subject property is currently zoned C-H with a planned land use of Service Commercial – Highway.

Potential Environmental Impacts

Pursuant to Section 15063 of CEQA Guidelines, an Initial Study was prepared for preliminary review of the project to determine significant effects on the environment. Through the Initial Study, it was determined that the following impact areas would not have the potential to result in a significant impact:

- Aesthetics
- Agriculture and Forestry Resources
- Energy

- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

The City of Chowchilla, as Lead Agency, has determined that there is substantial evidence that this Project could result in significant environmental impacts and/or have a significant impact on Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources, thereby necessitating the preparation of an EIR.

CEQA allows a Lead Agency to limit the detail of discussion of the environmental effects that are not considered potentially significant (PRC Section 21100, CEQA Guidelines Sections 15126.2(a) and 15128). Effects dismissed in the Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study (CEQA Guidelines Section 15143). As such, environmental issues that are “scoped out” of the EIR are listed above. Supporting evidence for this determination is provided in the Initial Study. As such, the City has determined an EIR will be prepared on the evaluation of the Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources environmental issue topics.

Regional Project Location



Project Vicinity



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community