

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.

This is to advise that the **TULARE COUNTY BOARD OF SUPERVISORS**, as ☒ Lead Agency ☐ Responsible Agency, has approved the above-described project on **January 27, 2026**, and has made the following determinations regarding the above-described project:

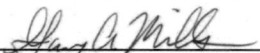
1. The project [☐ will ☒ will not] have a significant adverse impact on the environment.
2. ☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of approval of this project.
4. A Mitigation Monitoring and Reporting Plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provision of CEQA.

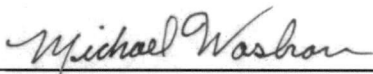
This is to certify that the environmental document and record of project approval is available to the General Public and may be examined at: Tulare County Resource Management Agency, 5961 S Mooney Blvd., Visalia CA 93277.

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

**Project Planner/Representative:** Russell Kashiwa, Planner III

**Telephone:** 559-624-7000

Signature:  Date: 1/27/2026 Title: Chief Planner,  
Gary A. Mills Environmental Planning Division

Signature:  Date: 1/27/2026 Title: Associate RMA Director, Designee  
Michael G. Washam, A.C.E.

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: \_\_\_\_\_

☒ Dept. of Fish & Wildlife Fees Required

☐ EIR

☒ MND

☐ ND

☐ Dept. of Fish & Wildlife Fees Not Required – Fees Paid

Receipt Number: \_\_\_\_\_

Cc: California. Dept. of Fish & Game, 1416 Ninth St., 12<sup>th</sup> Floor, Sacramento, CA 95814

Note: Authority cited: Section 21083, Public Resource Code; Reference: Sections 21108, 21152 and 21167, Public Resource Code.

## NOTICE OF DETERMINATION

To: ☒ Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

☒ Tulare County Clerk  
Room 105, Courthouse  
221 South Mooney Blvd.  
Visalia, CA 93291

**Lead Agency:** County of Tulare c/o Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277 (559) 624-7000  
Attn: [gmills@tularecounty.ca.gov](mailto:gmills@tularecounty.ca.gov) and [jwillis@tularecounty.ca.gov](mailto:jwillis@tularecounty.ca.gov)

**Applicant(s):** Hi-Tech Developing Inc  
3506 W. Nielsen  
Fresno, CA 93706

|                                                          |
|----------------------------------------------------------|
| FILED<br>TULARE COUNTY                                   |
| JAN 29 2026                                              |
| ASSESSOR / CLERK-RECORDER<br>BY:                         |
| DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE |

**Subject:** Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

**Project Title:** Pixley Travel Center

**State Clearinghouse Number:** 2025100833

**Contact Person:** Gary Mills, Chief Planner, Environmental Planning Division

**Telephone Number:** 559-624-7199

**Project Location:** The Pixley Travel Center is located on the northwest corner of Avenue 120 and Road 124, within the Pixley Urban Boundary (UDB). The site is in Section 17, Township 22 South, Range 25 East, MDB&M.

**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 3,100 square foot fast-food restaurant with drive-thru, a pet/playground area for customers, and extensive truck parking areas. 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