



FILED

DEC 31 2025

TIME
9:31am

E202510000288

County of Fresno

FRESNO COUNTY CLERK DEPARTMENT OF PUBLIC WORKS AND PLANNING
By [Signature] DEPUTY STEVEN E. WHITE, DIRECTOR

NOTICE OF DETERMINATION

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services
and Capital Projects
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Contact: Alyce Alvarez, (559) 600-9669

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public
Resource Code

Project: Initial Study No. 8708 and Unclassified Conditional Use Permit No. 3821

Location: The subject parcels are located on the northwest corner of W. Panoche Rd., and
Interstate 5, approximately 15-miles southwest from the nearest city limits of the
City of Mendota. (APNs: 027-190-32S, and 027-190-42S) (Sup. Dist. 1).

Sponsor: Jia Lui, Tesla
3500 Deer Creek Rd.
Palo Alto, CA 94304

Description: Amend the Panoche Rd. Major Interchange Master Plan to allow the installation
of an EV Truck Charging Station and associated DC Fast Charging EV Stations
on two parcels located in the AE-40 (Exclusive Agriculture, 40-acre minimum
parcel size) Zone District. The EV Charging Station will include sixteen (16) SEMI
truck charging stalls, eight (8) SEMI truck parking stalls, and restroom amenities.

This is to advise that the County of Fresno (☒ Lead Agency ☐ Responsible Agency) has
approved the above described project on December 26, 2025 and has made the following
determination:

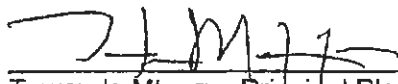
1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the
provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the
provisions of CEQA.
3. Mitigation measures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

E202510000288

5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.

6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.



Tawanda Mtunga, Principal Planner
(559) 600- 4256 / tmtunga@fresnocountyca.gov

12/30/2025

Date

E202510000288

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8708	LOCAL AGENCY MITIGATED NEGATIVE DECLARATION		County Clerk File No: E- 202510000288
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Fresno Zip Code: 93721
Agency Contact Person (Name and Title): Alyce Alvarez, Planner		Area Code: 559	Telephone Number: 600-9669 Extension: N/A
Applicant (Name): Jia Lui, Tesla		Project Title: Initial Study No. 8708 and Unclassified Conditional Use Permit No. 3821	
Project Description: Amend the Panoche Rd. Major Interchange Master Plan to allow the installation of an EV Truck Charging Station and associated DC Fast Charging EV Stations on two parcels located in the AE-40 (Exclusive Agriculture, 40-acre minimum parcel size) Zone District. The EV Charging Station will include sixteen (16) SEMI truck charging stalls, eight (8) SEMI truck parking stalls, and restroom amenities.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit No. 3821, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to mineral resources, population and housing, recreation, and wildfire. Potential impacts related to aesthetics, agricultural and forestry, air quality, biological resources, energy, geology and soils, greenhouse gas emissions, hazardous materials, hydrology and water quality, land use and planning, and noise have been determined to be less than significant. Potential impacts related to cultural resources have been determined to be less than significant with the identified mitigation measures. The Initial Study and MND are available for review at 2220 Tulare Street, Suite A, Fresno, CA 93721.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – November 5, 2025		Review Date Deadline: December 11, 2025	
Date: 12/30/2025	Type or Print Signature: Tawanda Mtunga Principal Planner	Submitted by (Signature): Alyce Alvarez Planner	

State 15083, 15085

County Clerk File No.: E202510000288

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

G:\4360Devs&Pin\PROJ\SEC\PROJ\DOCS\CUP\3800-3899\3821 Tesla\CEQA\CUP 3721 MND Draft.docx