



TEHAMA COUNTY PLANNING DEPARTMENT
TEHAMA COUNTY, CALIFORNIA

FILED

OCT 14 2025 #58

SEAN HOUGHTBY
TEHAMA COUNTY CLERK & RECORDER
BY Wagner

MITIGATED NEGATIVE DECLARATION FOR THE FOLLOWING USE PERMIT

PROJECT TITLE: USE PERMIT #23-01; COTTONWOOD TRAVEL CENTER

DESCRIPTION/LOCATION OF PROJECT: The project is located on the northeast corner of the I-5 north bound off ramp and Hooker Creek Road, between Auction Yard Road and Snively Road, approximately 5.68 miles south of the Shasta/Tehama County line and the community of Cottonwood California. The property is accessed from Hooker Creek Road and Auction Yard Road adjacent to the Northbound I-5 on-off ramps; APN's: 007-080-029,065 & 066, a portion of Section 11, Township 28N, Range 4W, M.D.B. & M.

The proposed project would establish a Truck Stop with Gas Station/Electric Charging Stations for commercial trucks in the PD Planned Development zoning district- with a Use Permit (Tehama County Code 17.38.030). The Use Permit will allow to construct a Truck Stop with a Convenience Store/Fast Food, 2 restaurant pads, truck repair/maintenance facility (Approx. 4,700 sf), commercial scale, rest area with 1,500 sf restroom building, Gas Station/Electrical Charging station with an associated Dual purpose solar energy system on 28.97 acres pursuant to the PD; Planned Development Zoning District's standards. The uses will include 43 fueling stations (12 dual-sided auto/diesel vehicle, 7 diesel dual-sided truck/commercial fueling pumps with an additional one bay pump on the south side of the station and 2 dual side RV fueling stations), a 15,000 sq. ft. convenience store/restaurant building with 10 shower stalls (Sit down restaurant Approx. 5,000 sf), two additional restaurant pads with drive thru options that will allow for up to 8,000 sf of building area split between the two pads, 8 Commercial Truck electric charging stations, approximately 164 day and/or commercial tractor & Trailer stalls with 36 tractor stalls, approximately 187 vehicle parking space for retail use, 22 RV space for retail use, 38 Medium/Heavy Vehicle-No Trailer attached stalls; 230 of the medium and heavy truck stalls and 35 vehicle stalls are EV charging station capable and will be upgraded with EV charging technologies based on market demand, while 8 medium and heavy truck and 35 vehicle EV charging spaces/stations will be fully functional at the time the facility opens. The facility also includes three storage tanks containing 528,765 gallons of potable water, approximately 2 acres of wastewater treatment area and one well.

It has been determined by the Tehama County Planning Department that the above described project will have no significant adverse effect on the environment with the addition of fifteen (23) mitigation and will not substantially increase the demand for county services.

This project has been evaluated through the use of the Tehama County Environmental Impact Check List. Copies of this Declaration are available upon request from the Tehama County Clerk & Recorder's Office.

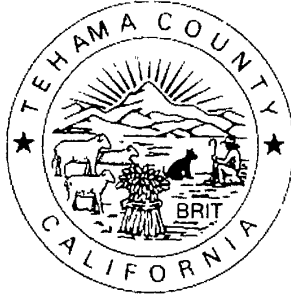
The Planning Department will be accepting comments on the Mitigated Negative Declaration from **October 14, 2025, to November 29, 2025.**

Those wishing to comment regarding this Mitigated Negative Declaration must do so on or before **November 29, 2025.**



Jessica Martinez
Director of Planning

10/14/2025
DATE



PLANNING DEPARTMENT COUNTY OF TEHAMA

Courthouse Annex, Room "I"
444 Oak Street
Red Bluff, California 96080
530-527-2200 Telephone
Email: Planning@tehama.gov

NOTICE OF INTENTION

A "Mitigated Negative Declaration" has been filed on the below described project.

A Mitigated Negative Declaration means a statement describing the reasons that the proposed project will not have a significant effect on the environment.

The Mitigated Negative Declaration is available for public review at the Tehama County Clerk & Recorder's Office, Tehama County Courthouse, Red Bluff, CA 96080. The Planning Department will be accepting comments on the Mitigated Negative Declaration from **October 14, 2025, to November 29, 2025.**

If you have any comments after reading the Mitigated Negative Declaration they are to be made in writing to this department and should address only significant environmental impacts associated with Sections 15072(f) of the California Environmental Quality Act Guidelines as amended (copy available for referral in the Planning Department). All comments must be received on or before **October 14, 2025, to November 29, 2025.**

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The above project will be considered by the Tehama County Planning Commission on **a date to be determined**, in the Board of Supervisor's Chambers at 727 Oak Street, Red Bluff, California, 96080. If you have any comments on the project as opposed to the Mitigated Negative Declaration you should so inform the Planning Department or attend this meeting. You will receive a Notice of Public Hearing stating the specific time the project will be considered.

Contact: Jessica Martinez
 Director of Planning