

**Notice of Determination**

**Appendix D**

**To:**

Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Tehama  
Address: 633 Washington Street, Room 11  
Red Bluff, CA 96080

**From:**

Public Agency: Tehama County Planning Dept  
Address: 444 Oak Street, Room I  
Red Bluff, CA 96080  
Contact: Greg Redeker, AICP  
Phone: 530 527 2200

Lead Agency (if different from above):  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): SCH2025100910

Project Title: UP# 23 01 Cottonwood Travel Center

Project Applicant: Cottonwood Investment Group LLC, 2934 Ford St, Ste 35, Oakland, CA 94601

Project Location (include county): Tehama Co., Red Bluff, NE corner of I 5 n/b off ramp and Hooker Cree

**Project Description:**

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

This is to advise that the Tehama County Planning Commission has approved the above  
( Lead Agency or  Responsible Agency)

described project on 05/21/2026 and has made the following determinations regarding the above  
(date)  
described project.

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 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.
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 final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Tehama County Planning, 444 Oak Street, Room I, Red Bluff, CA 96080

Signature (Public Agency):  Title: Planner IV

Date: 05/21/2026 Date Received for filing at OPR: MAY 21 2026

**FILED**

SEAN HOUGHTBY  
TEHAMA COUNTY CLERK & RECORDER  
BY   
Revised 2011



Tehama  
SeanHoughtby,Clerk-Recorder  
633WashingtonStreet  
Room11  
RedBluff,CA96080  
(530)527-3350

Receipt25-11582

Product	Name	Extended
CEQA	CEQA FISH AND WILDLIFE	\$3,018.75
	# Pages	4
	Document #	52-10142025-058
	Document Info:	TEHAMA COUNTY PLANNING DEPT
	Filing Type	ND
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
OVER	OVER PAYMENT	\$0.03
	Amount	\$0.03
<b>Total</b>		<b>\$3,018.78</b>
Tender (Check)		\$2,968.78
Paid By	CHASE	
Check Number	1106869555	
Paid By	CHASE	
Tender (Check)		\$50.00
Paid By	CHASE	
Check Number	1106869556	
Paid By	CHASE	

Thankyou!