

Notice of Determination

Appendix D

To:

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

- 1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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): [Signature] Title: Planner IV

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

FILED stamp with date MAY 21 2026 and initials JO

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

SEAN DOUGHERTY
TEHAMA COUNTY CLERK & RECORDER
BY [Signature] Revised 2011