

MITIGATED NEGATIVE DECLARATION

State Clearinghouse No. _____

SUBJECT

Use Permit Application UP-10-10, by B & L Motels, Inc.

PROJECT DESCRIPTION

Construction of a 64-room, three-story Comfort Suites hotel of approximately 38,000 square feet in size. The hotel includes a continental breakfast area, board room, and indoor pool and exercise room.

ENVIRONMENTAL SETTING

The 1.6-acre property is relatively level topography with an elevation of approximately 704 feet above mean sea level. The vegetation consists of six oak trees and grass species. The property is vacant, with the surrounding areas to the west and south developed with various heavy commercial and storage businesses. Directly to the north is developed with a commercial card-lock fuel station and a Fairfield Inn hotel. To the east is developed with a Best Western hotel, and Interstate 5 lies directly across Caterpillar Road.

FINDINGS AND DETERMINATION

The City of Redding conducted an Initial Study (attached), which determined that the proposed project could have significant environmental effects. Subsequent revisions in the project proposal create the specific mitigation measures identified below. The project, as revised and as agreed to by the applicant, avoids or mitigates the potentially significant environmental effects identified, and the preparation of an environmental impact report will not be required. There is no substantial evidence, in light of the whole record before the City, that the project as revised may have a significant effect on the environment. If there are substantial changes that alter the character or impacts of the proposed project, another environmental impact determination will be necessary.

The project includes measures to mitigate potentially significant impacts to Traffic/Circulation.

Prior to approval of the project, the lead agency may conclude, at a public hearing, that certain mitigation measures identified in the Mitigated Negative Declaration are infeasible or undesirable. In accordance with CEQA Section 15074.1, the lead agency may delete those mitigation measures and substitute other measures which it determines are equivalent or more effective. The lead agency

would adopt written findings that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it, in itself, would not cause any potentially significant effect on the environment.

1. **Based on the whole record (including the Initial Study and any supporting documentation) and the mitigation measures incorporated into the project, the City of Redding has determined that there is no substantial evidence that the project will have a significant effect on the environment.**
2. **The Mitigated Negative Declaration, with its supporting documentation, reflects the independent judgment and analysis of the lead agency, which is the City of Redding.**

DOCUMENTATION

The attached Initial Study documents the reasons to support the above determination.

MITIGATION MEASURES

Transportation/Circulation

Significant impacts to the Twin View Boulevard and Interstate 5 northbound ramps due to construction of the hotel project shall be mitigated by the following:

- a. The City would provide ongoing monitoring of the intersection to determine when an all-way stop is necessary due to queue lengths on the ramp and will install the stop signs when warranted.
- b. The project developer shall pay a pro-rata share representing 5.3 percent of the cost for signalization of the Interstate 5/Twin View Boulevard northbound ramp. The fee shall be established based on an engineer's cost estimate for signalization and include an inflation factor and is subject to approval by the City Engineer. The cost of the estimate shall be the responsibility of the developer, and the fee shall be deposited with the City of Redding prior to occupancy of the hotel.

PUBLIC REVIEW DISTRIBUTION

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

- State Clearinghouse
- Shasta County Clerk
- Butte Environmental Council
- Defenders of Wildlife
- California Native Plant Society
- Caltrans District 2
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

- (✓) Draft document referred for comments April 22, 2011.
- () No comments were received during the public review period.
- () Comments were received but did not address the draft Mitigated Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public review period. The letters and responses follow (see Response to Comments, attached).

Copies of the Mitigated Negative Declaration, the Initial Study, documentation materials, and the Mitigation Monitoring Program may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001. Contact Associate Planner Linda Burke at 530-225-4027.

April 20, 2011
Date of Draft Report

Douglas DeMallie, Planning Manager

Date of Final Report

DD:amf
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Attachments:

- A. Location map
- B. Initial Study
- C. Mitigation Monitoring Program
- D. Comments and Response to Comments (if any)