

**NOTICE OF PREPARATION
INITIAL STUDY FOR A
DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF SCOPING MEETING**

NOTICE IS HEREBY GIVEN of Tulare County's intent to prepare a Draft Environmental Impact Report for the proposed Three Rivers-Hampton Inn & Suites project. A scoping meeting will be held on Thursday, November 5, 2020, at 1:30 P.M., to receive oral comments concerning the scope of this EIR in the Main Conference Room of the Resource Management Agency at 5961 South Mooney Blvd., Visalia, California 93277-9394.

1. **PROPOSED PROJECT:** Three Rivers-Hampton Inn & Suites
2. **APPLICANT/AGENT:** Ineffable Hospitality, Inc. / Joel Hiser
3. **PROPOSED PROJECT LOCATION:** The proposed project is located east of State Route 198/Sierra Drive (approximately 1,300' north of Old Three Rivers Road), in Three Rivers, Tulare County, California. The site is located within the Three Rivers Urban Development Boundary with a land use designation of Community Commercial and a zoning classification of C-2-MU-SC (General Commercial-Mixed Use-Scenic Corridor Combining Zone). The site is currently vacant, an existing hotel (Comfort Inn & Suites) to the north and a former (now unused) restaurant adjacent to and northwest, a vacant lot to the east, a rural residential/commercial development (two large propane aboveground storage tanks) to the south, and a vacant lot to the west. The approximately 2.80-acre proposed project site is located on Tulare County APN 068-080-010 in Section 26, Township 17 South, Range 28 East, MDB&M, and the Kaweah USGS 7.5 minute quadrangle.
4. **PROJECT DESCRIPTION:** The proposed project is consistent with the Tulare County General Plan, the Three Rivers Community Plan, and with the current Zoning classification. A 3-story hotel (approximately 30'-4" in height) and associated site improvements are being proposed on the existing parcel with access from SR 198/Sierra Drive. A driveway road is proposed from State Route 198/Sierra Drive through the vacant lot to the west and to the proposed Project's location. This driveway will be situated within an existing 30-foot wide access easement. The 3-story hotel will consist of 105 guest rooms with an elevator, manager's office and storage room. Consistent with Tulare County parking requirements, the project includes 108 standard parking stalls (6 of which will be handicap accessible stalls). Utilities include a septic tank with filter and dripline system and new domestic well, and storm drainage will be retained on-site (with an option for biofiltration).
5. **ENVIRONMENTAL DOCUMENT:** The NOP will be available on November 2, 2020 on the County website at:
<https://tularecounty.ca.gov/rma/index.cfm/planning-building/environmental-planning/environmental-impact-reports/hampton-inn-suites-three-rivers/>
6. **NOTICE OF PREPARATION COMMENT PERIOD:** November 2, 2020 – December 2, 2020, at 5:00 p.m.
7. **SCOPING MEETING:** All interested parties are invited to attend and be heard in person or via online participation. Due to COVID-19, seating will be limited to 10 total persons and COVID compliance measures will be strictly observed; **in person participants will be required to check in with the lobby desk prior to entering.** The meeting can also be attended online via Zoom at
<https://us02web.zoom.us/j/83529910456?pwd=b1RLWXdSQ3RjSGN2ZEhhQUhLR09tUT09>
Meeting ID: 835 2991 0456; Passcode: 335039.

If you have any questions regarding this environmental document please call Hector Guerra, Chief Environmental Planner, at (559) 624-7121 (**para Español llame Jose Saenz (559) 624-7102**). If you challenge the decision on any of the foregoing matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Tulare County Resource Management Agency, Economic Development and Planning Branch within the review period described herein.

In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 624-7000 48-hours in advance of the meeting.

Reed Schenke,
Director, Resource Management Agency