

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Three Rivers-Hampton Inn & Suites

Lead Agency: Tulare County
Mailing Address: 5961 S. Mooney Blvd.
City: Visalia Zip: 93277-9394

Contact: Hector Guerra, Chief Environmental Planner
Phone: 559-624-7121
County: Tulare County

Project Location: County: Tulare City/Nearest Community: Three Rivers

Cross Streets: State Route 198/Sierra Drive and Old Three Rivers Road

Zip Code: 93271 Assessor's Parcel No: 068-080-010 Total Acres: 2.80

Section: 26 Township: 17S Range: 28E Base: MDBM Latitude/Longitude: 35 ° 25 ' 27.31 "N / 118 ° 54 ' 55.84 "W

Within 2 Miles: State Hwy: State Route 198 Waterways: Kaweah River

Airports: _____ Railways: _____ Schools: Three Rivers Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Pre-zone Redevelopment
 General Plan Element Planned Unit Dev. Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Sub.) Other Building Permits

Development Type:

Residential: Units _____ Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____
 Commercial: Sq. ft. 76,000 Acres 2.8 Employees 12
 Industrial: Sq. ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducing
 Coastal Zone Noise Solid/Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Transportation/Traffic/Circulation Other: Energy
 Other: Tribal Cultural Res. Other: Greenhouse Gases Other: _____

Present Land Use/Zoning/General Plan Designation: vacant land / C-2-MU-SC (General Commercial-Mixed Use-Scenic Corridor Combining Zone) / Community Commercial

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).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X." If the document has already been sent to the agency, denote that with an "s."

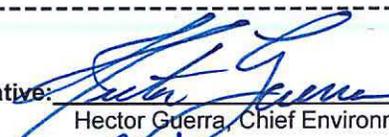
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|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # 6 | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Health, Department of |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Cochella Valley Mtns. Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 5F |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 4 | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Care Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: <u>U.S. Army Corps of Engineers</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: <u>U.S. Forest Service</u> |
| <input type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> | <input type="checkbox"/> Other: <u>U.S. National Park Service</u> |
| <input type="checkbox"/> Other: <u>Tulare County Agricultural Commissioner</u> | <input type="checkbox"/> Other: <u>U.S. Natural Resources Conservation Service</u> |
| <input type="checkbox"/> Other: <u>Tulare County Association of Governments</u> | <input type="checkbox"/> Other: <u>U.S. Naval Facilities Engineering Command</u> |
| <input type="checkbox"/> Other: <u>Tulare County Farm Bureau</u> | <input type="checkbox"/> Other: <u>Tulare County Resources Conservation District</u> |
| <input type="checkbox"/> Other: <u>Tulare County Fire Warden</u> | <input type="checkbox"/> Other: <u>Tulare County Office of Emergency Services</u> |
| <input type="checkbox"/> Other: <u>Tulare County HHSA – Environmental Health</u> | <input type="checkbox"/> Other: <u>Tulare County Sheriff's Office</u> |
| <input type="checkbox"/> Other: <u>Tulare County Local Agency Formation Commission</u> | <input type="checkbox"/> Other: <u>Tulare County U.C. Cooperative Extension</u> |
| <input type="checkbox"/> Other: <u>Tulare County Resource Management (Fire, Flood, PW)</u> | |

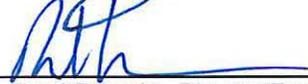
Local Public Review Period (to be filled in by lead agency)

Starting Date: November 2, 2020 Ending Date: December 2, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Ineffable Hospitality, Inc.</u>
Address: _____	Address: <u>6473 E. Hatch Rd.</u>
City/State/Zip: _____	City/State/Zip: <u>Hughson, CA 95326</u>
Contact: _____	Phone: <u>(209) 735-0400</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 11/2/20
 Hector Guerra, Chief Environmental Planner

Signature of Lead Agency Representative:  Date: 11/2/2020
 Reed Schenke, Director/Environmental Assessment Officer