

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY  
NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT  
Hampton Inn & Suites-Three Rivers**

**Project Title:**

Three Rivers-Hampton Inn & Suites

**Project Location:**

The existing parcel is located along California State Route 198 in Three Rivers, California on approximately 2.80 acres. Assessor's Parcel Number 068-080-010. The site is currently designated within Urban Development Boundaries in the Tulare County General Plan and existing zoning is designated C-2-MU-SC (General Commercial-Mixed Use-Scenic Corridor Combining Zone). The site is currently vacant and surrounded by the commercial use (Comfort Inn & Suites) to the north, an undeveloped/vacant lot to the east, scattered rural residential and above ground propane storage tanks to the south, and two rural residences, undeveloped/vacant land, and the Kaweah River to the west.

**Project Description:**

The proposed Project is a 3-story hotel and associated site improvements are being proposed on the existing parcel with one access/egress point from SR 198. A driveway road is proposed from SR 198/Sierra Drive through the vacant west of the subject property. This driveway will be situated within an existing 30-foot wide access easement. The hotel will consist of 105 guest rooms with an elevator, managers office, meeting room, in-house food preparation and breakfast area, and other typical hotel facilities (such as in-house and guest laundry, fitness center, various storage closets, etc.) and outdoor swimming pool/cabana building. The proposed 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).

**Potentially Significant Environmental Impact:**

The Project's potentially significant environmental impacts include: Biological Resources, Noise, Transportation, Cultural, and Tribal Cultural Resources. Mitigation measures will be recommended, where appropriate, applicable, and feasible, to mitigate potentially significant impacts.

**EIR Availability:**

A copy of the Draft Environmental Impact Report (DEIR) will be available for review, **strictly by appointment only**, at the Tulare County Resource Management Agency, 5961 South Mooney Blvd., Visalia, CA 93277, (559) 624-7000, (Monday – Thursday: 9:00 a.m. to 4:30 p.m.) and (Friday: 9:00 a.m. to 11:00 a.m.).

Due to the current COVID-19 situation, no copies of the DEIR shall be available at any library at the moment. As such, the Three Rivers-Hampton Inn & Suite DEIR can be found/accessed at Tulare County Web Site: <https://tularecounty.ca.gov/rma/index.cfm/planning-building/environmental-planning/environmental-impact-reports/hampton-inn-suites-three-rivers/>

**Contact for More Information:** Hector Guerra, Chief Environmental Planner (559) 624-7121 (**para Español llame Jose Saenz (559) 624-7102**).

The DEIR has a review period of **45** days, starting on **Monday, March 8, 2021** and ending **Thursday April 22, 2021**, which has been approved by the State of California, Office of Planning and Research. Any written comments on the DEIR should be sent to the Tulare County Resource Management Agency at the address noted above, to the attention of: Hector Guerra, Chief Environmental Planner.

After the close of the public comment review period on the DEIR established by this notice, this matter will be set for public hearing before the Tulare County Board of Supervisors at a date to be determined later. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law.

Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the Tulare County Resource Management Agency within the review period, or to the Planning Commission during the public hearing.

Reed Schenke,  
Director, Resource Management Agency