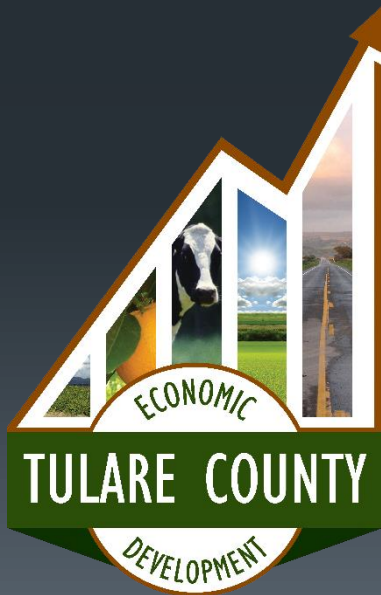


Three Rivers Hampton Inn and Suites Environmental Impact Report (State Clearinghouse No. 2020110016)



**Tulare County
Board of Supervisors**

June 29, 2021



Summary

1. **Request: Issuance of Building Permits**
2. **Applicant: Ineffable Hospitality, Inc.**
3. **Project Location: 40758 Sierra Drive, Three Rivers, CA 93271**
Eastern side of State Route 198, immediately south of
Comfort Inn (APN 068-080-010)
4. **Project Description: 3-story, 105-guest room hotel on a 2.80-acre site**
 - **Manager's 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.)**
 - **Outdoor swimming pool and a cabana building**
 - **108 standard parking stalls including six (6) handicap accessible**
 - **Wastewater Treatment with filter and dripline system**
 - **New domestic well**
 - **On-site storm drainage, with an option for biofiltration**

Summary

5. **Decision by Developer and RMA to Prepare the Environmental Impact Report (EIR):**
- **Proposed Project is consistent with the existing zoning and is an allowed by-right use and needs only ministerial approvals (i.e., grading and building permits.**
 - **Proposed Project must comply with all applicable Tulare County General Plan and Three Rivers Community Plan policies; and the Project will be required to comply with Tulare County Climate Action Plan.**
 - **The proposed Project must comply with all applicable local, state and federal rules and regulations, including but not limited to:**
 - ❖ **Tulare County Fire Department;**
 - ❖ **Tulare County Environmental Health Services Division;**
 - ❖ **San Joaquin Valley Air Pollution Control District;**
 - ❖ **California Department of Fish and Wildlife / US Fish and Wildlife Service;**
 - ❖ **Regional Water Quality Control Board; and**
 - ❖ **Caltrans.**
 - **RMA determined that due to the sensitivity of the location of the Project site, an EIR should be prepared.**

Benefits

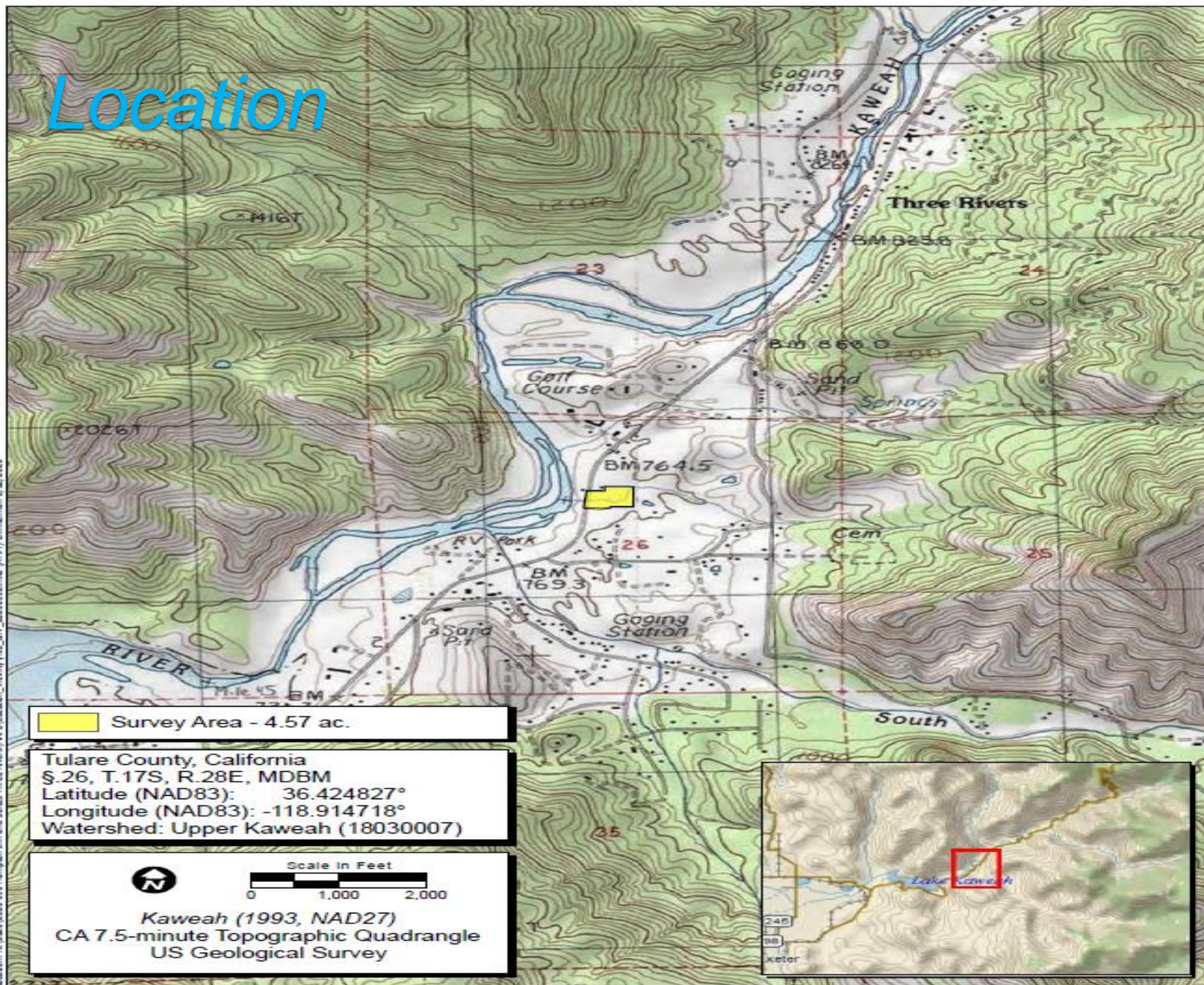
- 1) Facilitation of the high demand for 105 overnight accommodations, as indicated by the high demand for short term rentals in the Three Rivers area.
- 2) The creation of 12 new, full time employees.
- 3) Expanded customer base for restaurants and local merchants.
- 4) Increased revenue from property, sales, and transient occupancy taxes.
- 5) Reduced Air Quality / Greenhouse emissions, vehicle miles traveled, and energy usage, via the reduction of additional Sequoia National Park vehicle trips from Visalia or further destinations.

- 6) Compliance with and implementation of the 2012 General Plan and 2018 Three Rivers Community Plan Land Use and Zoning, with no further entitlements required for this one project.
- 7) The Community Plan did suggest a Specific Plan for this area.
 - However, it is not a requirement, lack of development interest, it was found that a specific plan was infeasible at the time of the 2018 Community Plan.
 - Given the interest of only one developer does not change the position that a Specific Plan continues to be infeasible.
 - No strong interest in upgrading nearby properties, or support for comprehensive design standards by the surrounding property and business owners.

Benefits

- 8) Proposal of advanced onsite wastewater treatment design and technology. Could assist neighboring properties.
- 9) Setback 270 feet from SR 198 with proposed access along an existing access point to be rebuilt and designed to Tulare County Private Vehicle Access design standards.
- 10) Compliance under Zoning Code Section 14.4, Scenic Corridors. Therein, the Project is not subject to further site plan review. It complies with the minimum 100-foot front setback from SR 198. The side yards have travel lanes and parking areas that comply with the 25-foot side setbacks; and although the hotel is not subject to parcel creation requirements, it complies with the 150-foot minimum lot width requirement.
- 11) Mitigation Measures have been found to be feasible and have been adopted based on responsible agency comments and do not require a statement of overriding considerations.

Location



Proposed Design

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Proposed Design

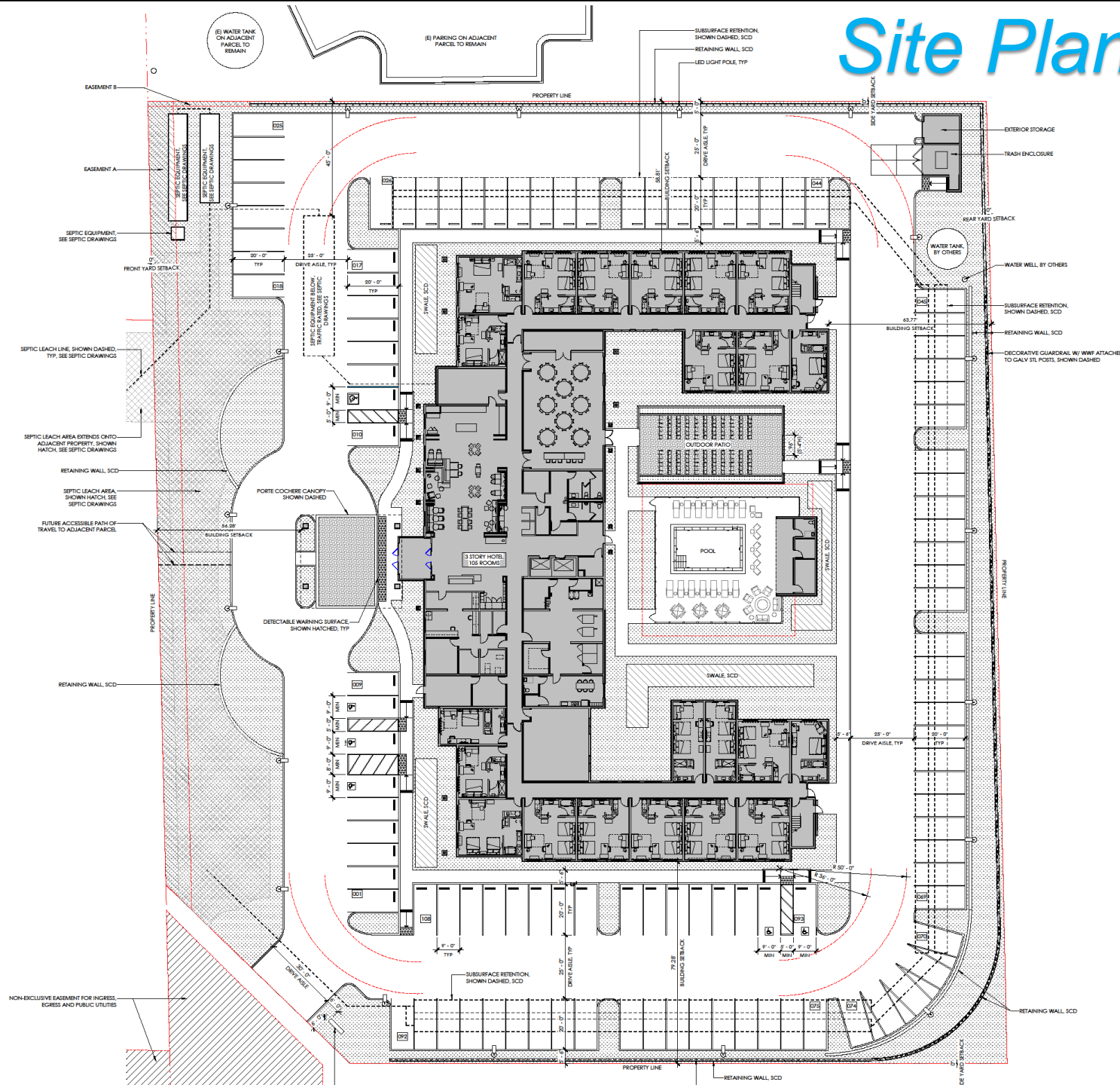
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Setbacks



(E) WATER TANK
ON ADJACENT
PARCEL TO
REMAIN



ROOM MATRIX				
	FIRST FLOOR (20,443 SF)	SECOND FLOOR (22,848 SF)	THIRD FLOOR (54,473 SF)	TOTAL (73,443 SF)
STANDARD DOUBLE QUEEN EXTENDED	2	15	18	35
STANDARD DOUBLE QUEEN ACCESSIBLE EXT.	0	1	1	2
DOUBLE QUEEN STUDIO	13	13	13	39
DOUBLE QUEEN STUDIO EXT.	0	1	1	2
ACCESSIBLE DOUBLE QUEEN STUDIO EXT.	1	1	0	2
STANDARD KING	2	2	2	6
STANDARD KING EXTENDED	1	3	3	7
STANDARD KING ACCESSIBLE	0	1	1	2
KING STUDIO	2	2	2	6
KING STUDIO ACCESSIBLE EXT.	1	1	2	4
TOTAL NUMBER OF GUEST ROOMS	22	40	43	105

GUEST ROOMS	105
REQUIRED PARKING SECTION 15 (A.2.b. (3)) (1 PARKING SPACE FOR EVERY 3 GUEST ROOMS)	108
REGULAR STALLS	108
TOTAL PARKING	108
ACCESSIBLE PARKING (INCLUDED ABOVE)	6 = OK

APN:	068-080-010
ZONING	C-2-MU-SC (GENERAL COMMERCIAL WITH MIXED-USE OVERLAY AND SCENIC CORRIDOR OVERLAY)
GENERAL PLAN	URBAN DEVELOPMENT BOUNDARIES

MIXED-USE OVERLAY DISTRICT:		
	ALLOWABLE	PROPOSED
HEIGHT	35'-0"	34'-8"
SETBACKS:		
FRONT YARD	0 FT	56.28 FT = OK
SIDE YARD	0 FT	58.81 FT = OK
REAR YARD	0 FT	63.77 FT = OK
LOT AREA RATIO (FAR) - MAXI ALLOWABLE	2	
LOT AREA (SF)	122,493.6 SF	
TOTAL BUILDING SF	72,344 SF	
LOT AREA RATIO (FAR) - PROPOSED	0.6 < 2 = OK	
FENCES, WALLS, AND SCREENING	NOT REQUIRED (LOT DOES NOT ADJUT A "Z" ZONE)	

ADJACENT PARCEL

308.02

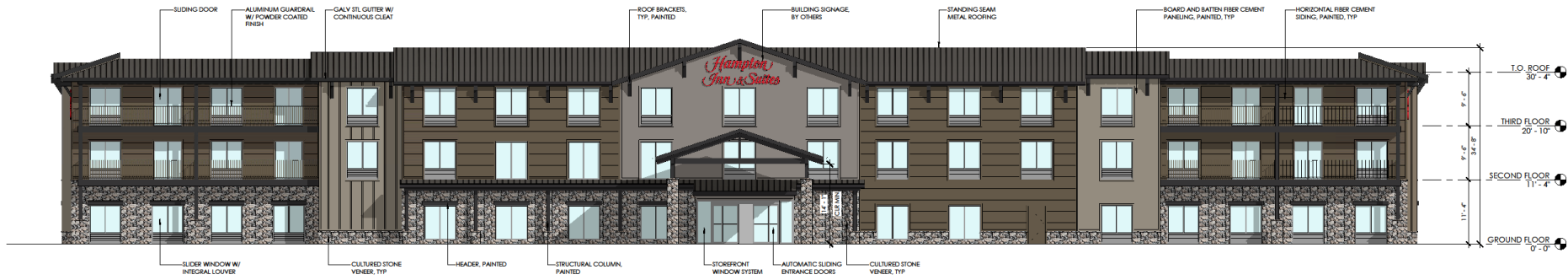
ADJACENT PARCEL
APH: 068-100-010

SERIAL DRIVE (BAY 198)

308.06

PROJECT LOCATION
APH: 068-080-010

← . - ACCESSIBLE PATH OF TRAVEL, NO SLOPES IN DIRECTION OF TRAVEL EXCEEDING 5% AND NO CROSS SLOPES EXCEEDING 2%



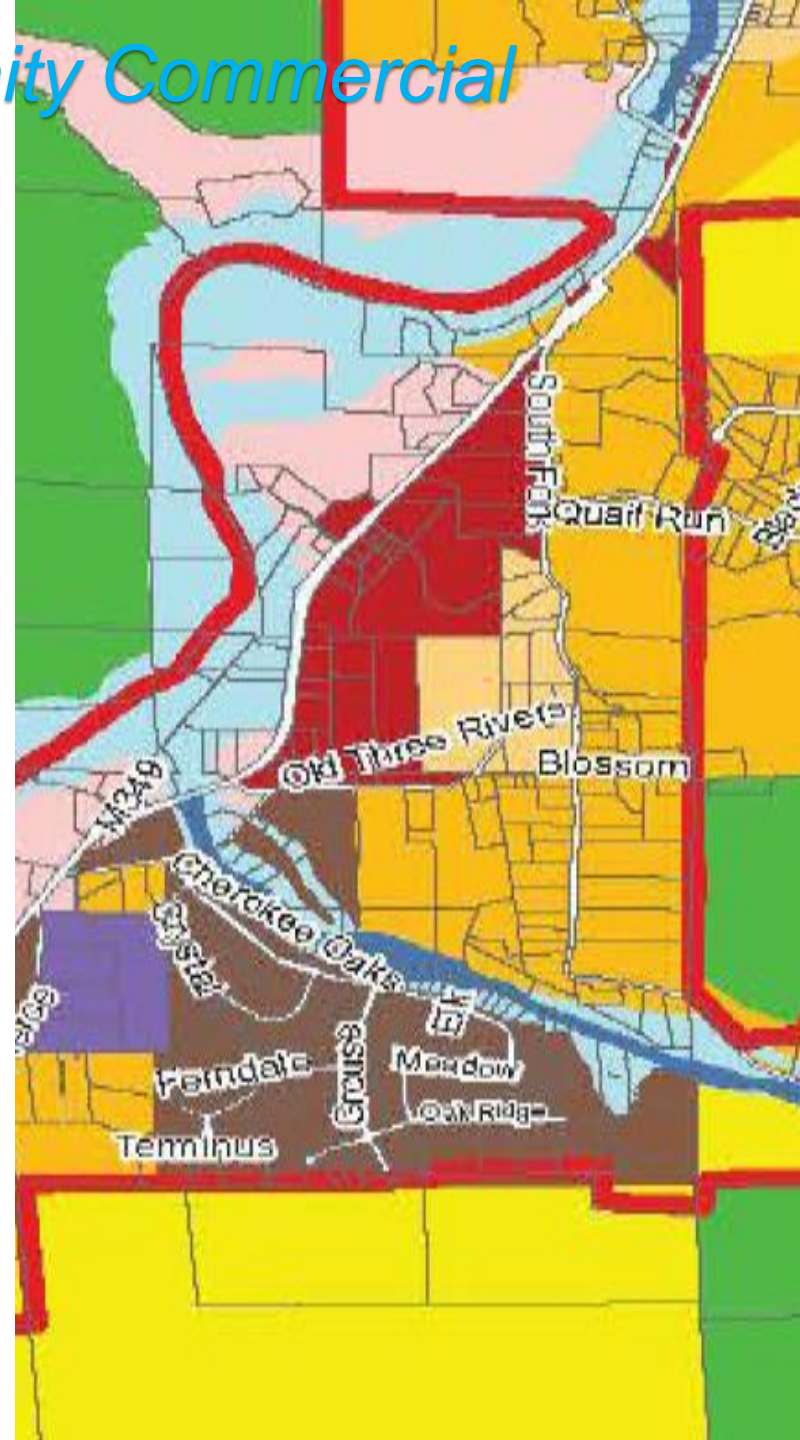
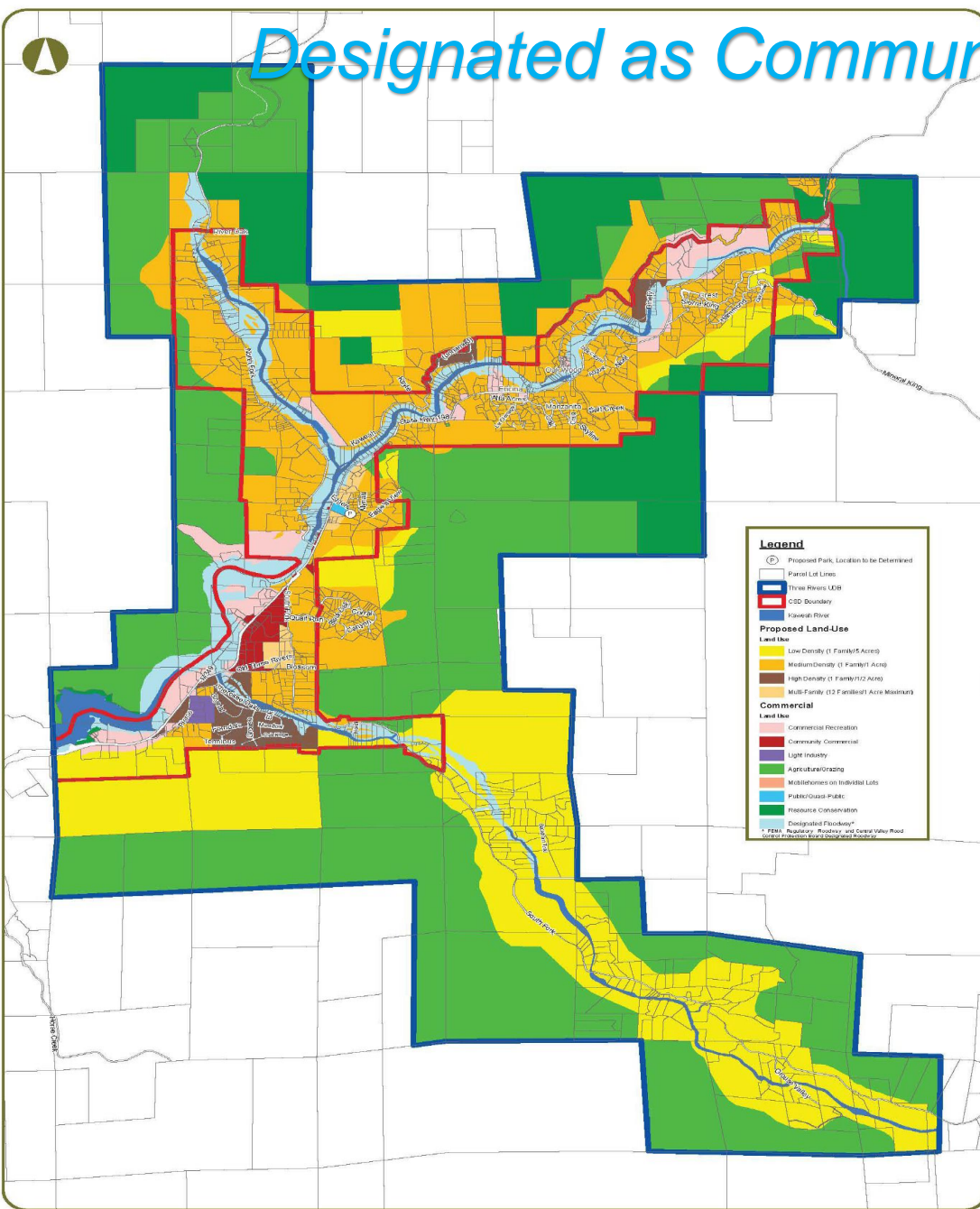
EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST



Designated as Community Commercial



CEQA Process

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1. Notice of Preparation (NOP) / Initial Study

- NOP included an Initial Study providing preliminary analysis and technical studies.
 - ❖ Air Quality & Greenhouse Gas Assessment
 - ❖ Biological Resources Assessment
 - ❖ Cultural Resources Assessment
 - ❖ Noise Impact Assessment
 - ❖ Traffic Impact Study
 - ❖ Report of Waste Discharge Technical Report
- 30-day comment period beginning November 2, 2020 and ending December 2, 2020.
- NOP filed with the County Clerk and the State Clearinghouse, November 2, 2020.
- NOP made available to the public on the RMA website and Planning Counter, November 2, 2020.
- NOP mailed and/or emailed to 100+ Federal, State, Regional, and Local Agencies, Native American Tribes, and Interested Parties, October 30 and November 2, 2020.

CEQA Process

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2. Scoping Meeting

- Held on November 5, 2020.
- No comments were received.

3. Notice of Availability (NOA) of Draft Environmental Impact Report (DEIR)

- DEIR 45-day comment period beginning March 8, 2021 and ending April 22, 2021.
- NOA and DEIR filed with the State Clearinghouse, March 8, 2021.
- NOA and DEIR made available to the public on the RMA website and Planning Counter, March 8, 2021.
- NOA published in the Sun-Gazette March 3, 2021 (indicating the 45-day comment period above).
- NOA filed with the County Clerk, March 8, 2021.
- NOA mailed and/or emailed to 100+ Federal, State, Regional, and Local Agencies, Native American Tribes, and Interested Parties, March 5-9, 2021.
- RMA received 25 written comments on the DEIR.

4. Final Environmental Impact Report (FEIR)

- Contains the following:
 - ❖ Response to Comments (Chapter 10 of the FEIR);
 - ❖ Mitigation Monitoring and Reporting Program (Chapter 8 of the FEIR);
 - ❖ Errata and Affected and Corrected Pages of the DEIR;
 - ❖ Findings of Fact.
- Notice of Public Hearing (NPH) published in the Sun-Gazette (indicating June 29, 2021 BOS hearing date), June 16, 2021.
- Written responses to Agency comments mailed and/or emailed, June 17, 2021.
- Notice of Public Hearing mailed and/or emailed to 100+ Federal, State, Regional, and Local Agencies, Native American Tribes, and Interested Parties (including all those parties that provided comments), June 17, 2021.
- NPH and FEIR filed with the State Clearinghouse, March 17, 2021.
- NPH and FEIR made available to the public on the RMA website and Planning Counter, March 18, 2021.

Response to Comments

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- 1) Caltrans concluded that the Traffic Impact Study (TIS) did not require any additional analysis for this project and suggested ideas for future pedestrian connectivity.
 - This Project does not require VMT analysis, as the project's application was made prior to SB 743's Vehicle Miles Traveled review requirements by either agency. However, one was conducted and found there was no significant impacts.
 - Regarding other congestion (including employee travel) / accidents / evacuation concerns, the consultant made recommendations to Caltrans and Sequoia National Park to for suggested improvements, but these are not mandatory and are outside the jurisdiction of Tulare County.
 - No traffic mitigation measures, or additional analysis were required by Caltrans, or the County in considering the TIS for this Project based on the consultant's analysis.
- 2) Tulare County Fire's requirements are noted and are based on applicable laws under Title 24.

Response to Comments

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- 3) Tulare County Health and Human Services septic requirements are noted, and septic requirements will be permitted by the Regional Water Quality Control Board.
- 4) Three Rivers CSD (and neighboring property owners) had concerns about water supply and quality impacts. Information from the consultant's water supply evaluation and the Community Plan concluded that the Project would use 15-acre feet a year, of the 50,000-acre feet available in the watershed. Therefore, it would not substantially decrease water supply. The well itself will be permitted by the State Division of Drinking Water. It will also have to meet County requirements including meeting setback and treatment requirements.
- 5) Air District had no comments.
- 6) The project is in FEMA Flood Zone X, areas of .2% chance of flooding, and does not require any special flood zone considerations.
- 7) Lighting would follow the Night Sky Standards from the Community Plan, limiting evening access lighting, pedestrian, and security lighting.

Response to Comments

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- 8) A noise assessment was conducted, and no significant impacts were found.
- 9) The project would not be a significant impact aesthetically to the surroundings, given the commercially developed nature immediately to the west of the project, and does not require visual simulations for staff to analyze the project's aesthetics, in its setting. There are no additional scenic corridor "aesthetic" review requirements, under the Zoning Code, Scenic Corridors, Section 14.4.
- 10) The Project only includes the hotel on the 2.8-acre site. A reference was made to an alternative restaurants and other usages on the adjacent site to propose a "community solution" to waste water treatment. Any development on that site is unknowable or uncertain, as there are no proposed plans on the neighboring site.
- 11) "Cumulative" analysis requires the analysis of "reasonable" future, applied for, projects. No other projects are being processed in Three Rivers at this time, therefore, no additional cumulative analysis is required.

Board of Supervisors Request

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1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter; and
2. Certify the Environmental Impact Report, Findings of Fact, and Mitigation Monitoring and Reporting Program as the correct level of environmental review for the Three Rivers Hampton Inn and Suites Proposed Project, located at 40758 Sierra Drive in Three Rivers; and
3. Adopt the Environmental Impact Report, Findings of Fact, and Mitigation Monitoring, and Reporting Program prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines per Section 15164(b), for the Three Rivers Hampton Inn and Suites Proposed Project; and
4. Approve the attached Resolution to certify and adopt the Environmental Impact Report, Findings of Fact, and Mitigation Monitoring, and Reporting Program prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines per Section 15164(b), for the Three Rivers Hampton Inn and Suites Proposed Project; and
5. Authorized the Environmental Assessment Officer, or designee, to sign and file the Notice of Determination with the County Clerk.