

## NOTICE OF EXEMPTION

To: ☒ Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

☒ Tulare County Clerk  
Room 105, Courthouse  
221 South Mooney Blvd.  
Visalia, CA 93291

**Lead Agency:** County of Tulare c/o Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277 (559) 624-7000  
Attn: [gmills@tularecounty.ca.gov](mailto:gmills@tularecounty.ca.gov) and [jwillis@tularecounty.ca.gov](mailto:jwillis@tularecounty.ca.gov)

|                                                          |
|----------------------------------------------------------|
| FILED<br>TULARE COUNTY                                   |
| JUN 5 2026                                               |
| ASSESSOR / CLERK-RECORDER<br>BY:                         |
| DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE |

**Applicant(s):** JUM, LLC  
8770 Barnwood Lane  
Riverside, CA 92508, 559-624-7000

**Project Title:** Comfort Inn & Suites Repair OWTS Project (CEQ 26-018)

**Project Location - Specific:** The proposed Project site is located at an existing commercial hotel located at 40820 Sierra Drive, Three Rivers. The Project site is zoned C-2-MU-SC (General Commercial-Mixed-Use-Scenic Corridor Overlay) and is in the Three Rivers Urban Boundary. The APN is 068-360-028.

**Project Location- Section, Township, Range:** Section 26, Township 17S, Range 28E

**Project Location – City/Community:** Three Rivers, CA

**Project Location - County:** Tulare

**Description of Nature, Purpose, and Beneficiaries of Project:** The proposed Project is an existing Comfort Inn & Suites Sequoia Kings Canyon hotel, with 103 existing rooms, parking areas, pool/spa, onsite public water system, and an existing onsite wastewater treatment system. The proposed Project is limited to repair and modification of the existing onsite wastewater treatment system (OWTS) to address Water Board compliance issues, improve wastewater treatment and distribution, and support ongoing permit processing. The Project includes installation of a new 15,000-gallon primary septic tank, reuse of the existing 15,000-gallon tank as a pre-anoxic tank, new Orenco AX-MAX media bed filtration treatment units, UV disinfection, digital flow metering, controls, piping/electrical work, and repair, replacement, and limited modification of existing drip/leach dispersal components necessary to serve the existing hotel use and maintain compliance with applicable wastewater requirements of existing drip/leach dispersal components. The proposed Project does not propose new hotel rooms, new hotel buildings, new lots, expanded lodging operations, increased guest capacity, new retail/restaurant use, or a change in land use. The purpose is to maintain the existing hotel use while correcting wastewater system deficiencies and obtaining required environmental/permitting clearance.

Short-term and construction-period controls include maintaining hotel plumbing in leak-free condition, operational controls to stay within permitted flow limits, temporary pump-and-haul/pump truck support as needed, and phased construction to maintain controlled hotel operations and site access. Construction is expected to follow a 6–8 week phased schedule after permits and long-lead equipment are available.

**Exempt Status: (check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Common Sense Exemption: CEQA Guidelines 15061(b)(3)
- ☒ Categorical Exemption: **CEQA Guidelines Class 1 Section 15301 Existing Facilities (d) & CEQA Guidelines Class 2 Section §15302 Replacement or Reconstruction (c),**

**Reasons why project is exempt:** This action is consistent with Section 15301 Class 1, Existing Facilities (d) because it consists of the repair, maintenance, permitting, and minor alteration of an existing private hotel facility and its existing onsite wastewater treatment system, involving negligible or no expansion of existing use. The Project includes repair, replacement, and modification of wastewater treatment and dispersal components, including installation of a new septic tank, reuse of an existing tank, installation of treatment, disinfection, metering, control, piping, electrical, and dispersal system improvements, for the purpose of correcting wastewater system deficiencies, improving treatment performance, and maintaining compliance with applicable wastewater permitting requirements. The Project would serve the existing 103-room hotel and would not add hotel rooms, new hotel buildings, new lots, expanded lodging operations, increased guest capacity, new retail or restaurant uses, or a change in land use.

The Project is also categorically exempt pursuant to CEQA Guidelines Section 15302 Class 2, Replacement or Reconstruction(c), because it involves replacement and reconstruction of existing utility system facilities with negligible or no expansion of capacity. Therefore, CEQA Sections 15301(d) and 15302(c) are applicable and appropriate for this Project. The County has further determined that none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to the Project. The Project would not result in a significant cumulative impact, would not result in a significant effect due to unusual circumstances, would not damage scenic resources within an officially designated State Scenic Highway, is not located on a hazardous waste site listed pursuant to Government Code Section 65962.5, and would not cause a substantial adverse change in the significance of a historical resource.

**Environmental Assessment Officer:** Reed Schenke, P.E., RMA Director/EAO

**Name of Public Agency Approving Project:** County of Tulare

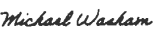
**Project Planner/Representative:** Danielle Folk, Planner III

**Telephone:** (559) 624-7029

Signature:   
Gary A. Mills

Date: Jun 4, 2026

Title: Chief Planner,  
Environmental Planning Division

Signature:   
Michael G. Washam, A.C.E.

Date: Jun 4, 2026

Title: Associate RMA Director, Designee

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: 6/5/26