AGENDA

Three Rivers Community Plan Update
Community Meeting

Monday March 10, 2014 7:00 P.M.

Arts Building
Three Rivers, CA

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Resource Management Agency

1. Welcome and Introduction

2. Project Status/Review of Community Meeting #1 February 4, 2014

   a. Review of General Goals

   b. Initiation of Discussion, Special Community Topics:

      (1) EIR Scope;
      (2) Water Study: Quality & Supply;
      (3) Climate Action Plan (GHGs);
      (4) Gateway Community Consideration and Criteria (State Scenic Highway Designation
      (5) National Park Interplay: Planning, Tourism and Unique Business Opportunities
      (6) Affordable Housing and RHNA; and
      (7) TCAG Opportunities: Complete Streets, Safe Routes to Schools; Bike & Pedestrian, etc.

3. Review of Community Meeting Schedule

4. Introduction of 10 Planning Goals

5. Review of Community Plan Content per General Plan 2030 Update/Discussion of Draft 2009 Three Rivers Community Plan

6. Topics for the Next Meeting

7. Next Steps

8. Adjournment: Next Meeting April 14, 2014 at 7:00 P.M.

Three Rivers Community Plan Website address:
http://www.tularecounty.ca.gov/rma/index.cfm/planning/three-rivers-community-plan-update/

Three Rivers Community Plan
Community Meeting
Proposed 2014 Meeting Schedule

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Resource Management Agency

March 10, 2014

April 14, 2014

May 12, 2014

June 9, 2014

July 14, 2014

August 11, 2014

September 8, 2014

October 13, 2014

November 10, 2014

December 8, 2014

2009 DRAFT
THREE RIVERS COMMUNITY PLAN GOALS OBJECTIVES AND POLICIES

GOAL 1: COMPATIBLE DEVELOPMENT Land uses and new development that are compatible and consistent with the existing development in Three Rivers, and preserve the unique community character.
GOAL 2: APPROPRIATE DENSITIES Development patterns and densities that are appropriate and consistent with the capacity of public services and the natural environment.
GOAL 3: ECONOMIC VITALITY A strong, diversified economic environment within Three Rivers which enhances the rural atmosphere of the community.
GOAL 4: DIVERSE HOUSING OPTIONS A diversity of affordable and safe housing options for all Three Rivers residents, including families, seniors, and National Park Service employees.
GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT Land use patterns and design solutions which protect and conserve the environmental quality and natural beauty in Three Rivers.
GOAL 6: PROVIDE PUBLIC SERVICES AND COMMUNITY FACILITIES TO THE COMMUNITY High quality public services and community facilities to serve the existing and future needs of Three Rivers.
GOAL 7: FOSTER SAFE AND ACCESSABLE TRANSPORTATION/CIRCULATION SYSTEM A safe and accessible transportation and circulation system in Three Rivers that enhances the character of the community.
GOAL 8: PROVIDE ADEQUATE EMERGENCY AND SAFETY ACCESS Adequate emergency and safety access to all development in Three Rivers.
GOAL 9: ENHANCE COMMUNITY CHARACTER Enhancing attributes in a community to make it unique, both in terms of the built and natural environment and its population.
GOAL 10: PROVIDE SAFE AND SECURE ENVIRONMENT The health and safety of its residents will be protected and enhanced.

GOAL 1: COMPATIBLE DEVELOPMENT

Land uses and new development that are compatible and consistent with the existing development in Three Rivers, and preserve the unique community character.

Objective 1.1 Development Compatibility: Ensure compatibility between and within new and existing development.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	1.1.1 Ensure that new residential development is compatible with the character of the community through the enforcement of rural subdivision standards and guidelines.	▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review
	1.1.2 Ensure that new residential development is compatible with the character and scale of existing residential development.	▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review ▪ Development Regulations (Zoning)
	1.1.3 Limit commercial or recreational uses that generate negative impacts, such as noise, lighting, traffic, odors and emissions in residential neighborhoods.	▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review ▪ Development Regulations (Zoning)
	1.1.4 Encourage compatible commercial establishments necessary to serve residents and tourists that are compatible with existing development and preserve the natural environment.	▪ Development Stds. ▪ Development Review ▪ Design Guidelines ▪ Site Plan Review
	1.1.5 Cluster commercial uses in compact areas and development patterns to discourage strip development.	▪ Community Plan Map ▪ Development Review ▪ Design/Dev. Tools
	1.1.6 Protect land uses adjacent to State Highway 198 from noise impacts by requiring adequate landscape screening and buffering.	▪ Development Stds.
	1.1.7 Require adequate buffers (setback, side and rear yards, landscaping and screening) between commercial and/or industrial development and residential areas.	

	1.1.8 Increase the opportunities for public involvement and participation for planning and development processes in Three Rivers. a. Increase the public notice radius for development projects to 3 adjacent parcels to the development site or 300 feet, whichever is greater. b. Post public notice for development projects in Three Rivers in a public, visible location.	
Objective 1.2 Rural Gateway Character: Maintain the rural gateway character of Three Rivers.		
	1.2.1 Ensure that the size, type, and scale of new development in Three Rivers is compatible with the rural character of the community.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Site Plan Review ▪ Development Regulations (Zoning)
	1.2.2 Encourage visitor serving uses which are low intensity, and which do not have negative traffic, noise or visual impacts to the community.	▪ Development Review ▪ CEQA Review ▪ Development Regulations (Zoning)
Objective 1.3 Rural Development Standards: Establish and implement standards for rural development which incorporate the rural standards of the community.		
	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	1.3.1 Require site plan review for all new development in Three Rivers. a. Apply rural compatibility standards through the site plan review process.	▪ Foothill Growth Management Plan ▪ Site Plan Review
	1.3.2 Ensure that development proposals conform to all development standards and guidelines.	▪ Design Guidelines ▪ Development Review ▪ Development Stds. ▪ Site Plan Review
	1.3.3 Apply the noise standards found in the Tulare County Noise Element (pg. 20, 3.3.4)	▪ Noise Element

	1.3.4 Require adequate setbacks for residential, commercial and industrial uses, including, side and rear yards, landscaping and screening, as determined by the Site Plan Review Committee. a. Increase the required front and side yard setbacks for new development.	▪ Design Guidelines ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Overlay Zone
	1.3.5 Require standards for signage in Three Rivers, including regulations for: size, height, scale, color, lighting, and material. Incorporate Caltrans signage standards with community standards, as they apply to Highway 198. a. Ensure that signage is small and inconspicuous. b. Prohibit the use of exterior neon or blinking signs and source lit signs.	▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review
	1.3.6 Establish lighting standards and guidelines to minimize light pollution, glare, and light trespass and to protect the dark skies in Three Rivers. a. Require outdoor light fixtures on public and private property to be fully shielded. b. Externally illuminated signs, displays, and building identification shall use top mounted light fixtures which shine light downward and which are fully shielded. c. Require motion sensors for security purposes, rather than intrusive security lights. d. Require that lights are pointed in a downward direction, and are turned off when not in use. e. Restrict the use of commercial lights during nighttime hours to indirect, non-glaring lighting.	▪ Design Guidelines ▪ Development Stds. ▪ Development Regulations (Building Code) ▪ Site Plan Review
	1.3.7 Establish vegetation standards for residential and commercial development, and encourage the use of native vegetation in landscaping, when visible to common roadways. a. Encourage the use of drought resistant vegetation. b. Minimize the disturbance of existing vegetation. c. Prohibit the use of non-invasive plant species.	▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review
	1.3.8 Establish streetscape guidelines for roadways, paths, and sidewalks to ensure that they are compatible with the natural environment and scenic resources.	▪ Circulation Plan ▪ Design Guidelines ▪ Development Stds. ▪ Development Review

	1.3.9 Establish standards for fences and other similar structures to ensure that they are aesthetically pleasing, and compatible with the character of the neighborhood.	▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review
	1.3.10 Implement a residential development height standard of 35 feet, based on the existing policies of the FGMP.	▪ Foothill Growth Management Plan ▪ Site Plan Review
	1.3.11 Implement the standards of the Scenic Corridor Zoning Provision.	▪ Scenic Corridor Designation
Objective 1.4 Quality Office, Commercial and Light Industrial Development: Establish and apply development and design standards to ensure quality professional office, commercial, and light, non-polluting industrial development.		
	1.4.1 Design professional office, commercial and light, non-polluting, industrial developments to minimize adverse traffic impacts to residential areas.	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.
	1.4.2 Require office, commercial, and light industrial development to provide a naturally planted buffer strip, including shade trees, to separate the structures and the parking areas from State Highway 198.	▪ Development Standards ▪ Site Plan Review
	1.4.3 Establish landscaping, signage requirements, screening, and visual standards for commercial and industrial uses along Highway 198.	▪ Development Stds. ▪ Design Guidelines
	1.4.4 Require automobile storage yards and commercial and multi-family trash bins to be screened from view.	▪ Development Regulations (Building code) ▪ Development Standards
	1.4.5 No new commercial resort development proposal which either exceed 40 acres in area or 100 guest rooms shall be allowed without approval of a Planned Unit Development pursuant to Section 18.6, Subsection G of the Tulare County Zoning Ordinance has been secured. (GPA 94-003)	▪ PUD
	1.4.6 Encourage mixed-use project review under the Planned Unit Development procedure instead of the conventional procedure in order to further achieve and promote the goals, objectives, and policies of this plan.	▪ PUD

An Urban Area Boundary (UAB) will direct future growth to areas that are appropriate and have the carrying capacity to support development. The UAB will be based on existing development, available land, and environmental and infrastructure constraints. Growth and development shall not occur outside of the growth boundary except as permitted by the Foothill Growth Management Plan (FGMP), and land outside of the UAB will be maintained subject to the policies of the Foothill Growth Management Plan.

Objective 1.5 Urban Area Boundary: Establish an Urban Area Boundary (UAB) that is contiguous with the existing Planning Area Boundary.		
	1.5.1 Consider areas within the UAB for future development, with growth directed to specific areas, such as a Town Center.	▪ Community Plan Map ▪ UAB
	1.5.2 Conduct development suitability analyses to determine areas within the UAB that are most suitable for future development.	▪ Natural Resources Mapping ▪ Public Health/Safety Requirements
	1.5.3 Require that development densities within the UAB are consistent with the adopted Community Plan.	▪ Community Plan Map
	1.5.4 Encourage the application of the Foothill Growth Management Plan (FGMP) policies to areas adjacent to Three Rivers that are outside of the UAB.	▪ Foothill Growth Management Plan (FGMP)
	1.5.5 Prohibit extension of public services outside of the UAB.	▪ Extension of Public Services
	1.5.6 Establish a review of the UAB every five years.	▪

One of the shared visions for Three Rivers is a community with a strong central core area with clustered commercial development. Concentrated or clustered commercial development serves several purposes. A concentration of commercial development can help create a focal point or town center for the community, and can also reinforce a sense of place and community identity.

Community residents have a desire for a central area that can serve as a formal gathering place for civic events, as well as an informal gathering space where residents and visitors can shop, eat, and socialize. A concentrated commercial development in the center of the community can provide this space

Directing the commercial development to a central area will help to limit scattered development in areas that are not appropriate for that scale and intensity of development. Clustered commercial development may also help to reduce traffic impacts throughout the community.

Objective 1.6 Town Center: Create a Town Center in the community with a concentration of commercial, retail and social services to help strengthen Three Rivers as a livable community.		
	1.6.1 Designate a "Town Center" site in Three Rivers as a potential future town center for the community.	▪ Community Plan Map
	1.6.2 Develop a Specific Plan for the Town Center to ensure the appropriate mix of uses for this area of Three Rivers and a high quality development.	▪ Specific Plan

	1.6.3 Require commercial clustering adjacent to the existing Highway 198 commercial corridor and in the Town Center.	▪ Community Plan Map ▪ Design/Development Tools
	1.6.4 Encourage mixed-use development in the Town Center. a. Establish a mixed-use land use designation and zone. b. Integrate new high density residential uses with planned commercial areas in the Town Center.	▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning)

GOAL 2: APPROPRIATE DENSITIES

Development patterns and densities that are appropriate and consistent with the capacity of public services and the natural environment.

Objective 2.1 Capacity of Natural Environment: Encourage development patterns and densities that are based on the capacity of the natural environment.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	2.1.1 Base residential densities on development suitability analysis of the natural environment, including: soil suitability, riparian setback requirements, slope gradient, and viewshed analysis.	▪ Natural Resource Mapping
	2.1.2 Base density regulations on suitability of the soils to provide for proper disposal of septic tank effluent and the land's ability to provide water.	▪ Public Health/Safety Requirements
	2.1.3 Encourage large lot single-family developments and planned cluster residential developments to conserve and protect open space, habitat areas, viewsheds, and natural resources from development disturbances.	▪ Natural Resource Mapping ▪ Design/Dev. Tools ▪ Development Review ▪ Site Plan Review

Objective 2.2 Utilization of Existing Public Facilities: Encourage development patterns and densities that will efficiently utilize existing public services.

	2.2.1 Require existing and new large-scale developments or subdivisions within the Community Services District to sponsor their share of certain needed public services. New development shall apply for water and sewer services, and these services shall be provided on a service area (Improvement District under the auspices of the Community Services District) basis. a. Require that engineered disposal systems for new residential, commercial and light industrial development are consistent with the standards of the State Water Quality Control Board, the Tulare County Health Department and Three Rivers Community Services District and be approved by the necessary authorities with respect	▪ Public Health/Safety Requirements

	to the protection of all existing waterways, including but not limited to seasonal and perennial creeks, manmade ditches, and ponds greater than 30' in_diameter	
	2.2.2 Ensure that new development shall not exceed the maximum physical holding capacity of the parcel.	▪ Public Health/Safety Requirements
	2.2.3 Require sufficient lot area for all new residential development to ensure an adequate area for on-site sewage disposal. a. For properties within the CSD, encourage CSD staff to inspect all new septic system installations. b. Require property owners to repair or replace failing septic systems and require property owners to properly maintain their separate systems.	▪ Development Review ▪ Development Regulations (Zoning and Subdivision Ordinance) ▪ Public Health/Safety Requirements
	2.2.4 Through development review, ensure that utilities are adequately sized to accommodate proposed development.	▪ Public Health/Safety Requirements ▪ Maintenance Controls ▪ Development Review

In preparing a plan for the future of Three Rivers, the community is ensuring that adequate land will be available for future uses. It is necessary to provide adequate land supplies for residential, commercial, industrial, and public uses to allow for future growth and development. One of the main challenges in planning for the future of Three Rivers is to provide adequate land use supplies, while balancing the open space and agricultural land uses which serve to define the community.

GOAL 3: ECONOMIC VITALITY

A strong, diversified economic environment within Three Rivers which enhances the rural atmosphere of the community.

Objective 3.1 Adequate Land Use Supplies: Ensure adequate land use supplies for residential, commercial, industrial, and public uses to accommodate future growth and ensure the community's economic vitality.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	3.1.1 Accommodate light industrial development which is non-polluting and which does not create nuisance conditions, and which are totally enclosed or adequately screened from view. Light industrial uses shall be totally enclosed or adequately screened from view.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds.

		▪ Site Plan Review
	3.1.2 Encourage a mixed use community commercial shopping area and higher density residential development in the "Town Center" area in Three Rivers.	▪ Community Plan Map ▪ Design/Dev. Tools ▪ Specific Plan
	3.1.3 Promote a concentration of industrial, professional office, and commercial activities and high density residential development within selected areas to allow for cost efficient provision of necessary services and to protect residential neighborhoods from negative impacts.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	3.1.4 Maintain existing commercial areas along State Highway 198 for highway-oriented commercial development.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	3.1.5 Promote the use of the site approved for "Commercial-Recreation" development by GPA 94-003 for a destination-type resort such as a guest ranch, conference facility, health spa, golf course or equestrian establishment. Development of the site for retail or service commercial use, unless incidental to the primary use of the site for a destination-type resort, shall be prohibited. (GPA 94-003)	▪ Community Plan Map ▪ Development Regulations (Zoning)
Objective 3.2 Agricultural Development: Support agricultural development for economic benefit, visual diversity, and open space preservation.		
	3.2.1 Designate areas on the Land Use Plan for agricultural land and grazing activities.	▪ Community Plan Map
	3.2.2 Encourage agricultural land currently not in the Williamson Act to enter Agricultural Preserves Contracts pursuant to the Williamson Act.	▪
	3.2.3 Require that new development does not interfere with established agricultural water rights.	▪ CEQA Review ▪ Development Review
	3.2.4 Provide economic incentives to lessen development pressure on agricultural land and open space such as conservation easements, Williamson Act, mitigation banks and other tax incentives.	▪
	3.2.5 Protect extensive and intensive agricultural areas as identified by the community plan from encroachment of non-agricultural uses through the use of large lot exclusive agricultural zoning.	▪ Development Regulations (Zoning)

It is important to community members that Three Rivers continues to be a livable community with a diversity of housing types and commercial and civic uses. The community would like to ensure that residents are able to find adequate housing opportunities within the area during every stage in their life. This necessitates housing options that are appropriate for families with children as well as for senior citizens.

GOAL 4: DIVERSE HOUSING OPTIONS

A diversity of affordable and safe housing options for all Three Rivers residents, including families, seniors, and National Park Service employees.

Objective 4.1 Housing Mix: Maintain Three Rivers' predominant land use of single family residential, while providing for a mix of housing types and affordability levels throughout the community.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	4.1.1 Provide for a variety of residential products in Three Rivers, including senior, low income, rural and estate housing to accommodate the housing needs of all segment's of the community's population.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Review
	4.1.2 Educate property owners regarding available state and federal low interest housing loans for rehabilitation of deteriorated units, and assist them in qualifying for these loans.	▪ Grant Programs
	4.1.3 Designate adequate land to accommodate multi-family and senior housing.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	4.1.4 Promote cluster development of senior and affordable housing options in Three Rivers.	▪ Design/Dev. Tools ▪ Development Regulations (Zoning)
	4.1.5 Encourage mixed use development (including housing components) in Three Rivers.	▪ Community Plan Map ▪ Design/Dev. Tools ▪ Development Regulations (Zoning)

Objective 4.1 Housing Mix (continued)

	4.1.6 Encourage large lot and planned cluster residential development.	▪ Development Regulations (Zoning) ▪ Site Plan Review
	4.1.7 Prohibit high density residential developments in areas with sensitive environmental or visual resources and in areas lacking suitable infrastructure or emergency access facilities.	▪ CEQA Review ▪ Community Plan Map ▪ Natural Resources Mapping ▪ Public Health/Safety Requirements

Objective 4.2 Mobilehomes: Provide a role for mobilehomes in satisfying community housing needs while ensuring that the mobilehome development is attractive and compatible with existing development.

	4.2.1 Permit mobilehome parks and recreation vehicle parks, by Special Use Permit, in designated commercial-recreation areas along State Highway 198 as shown on	▪ Community Plan Map ▪ Development Regulations (Zoning)

	the plan.	
	4.2.2 Require mobilehome parks and recreation vehicle parks adjacent to State Highway 198 to be screened from State Highway 198. Utilize such screening measures as masonry walls or other types of architectural fencing, earth berms, rock outcrops, and natural variation to topography. Require the use of natural vegetation where it exists supplemented by additional natural landscaping to soften the visible effect from the highway.	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Site Plan Review
	4.2.3 Require skirting or a similar type of architectural screening around the base of the mobilehome to improve mobilehome appearance and safety.	▪ Development Stds. ▪ Site Plan Review
	4.2.4 Remove abandoned mobilehomes.	▪
	4.2.5 Ensure that mobilehome projects are located and designed in a manner that is compatible with existing development patterns and does not detract from the visual quality of the community.	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Site Plan Review

Natural Environment

The natural environment is Three River's most valuable asset. The natural resources and diverse landscape of Three Rivers contribute to the beauty, character, and recreational opportunities enjoyed and valued by the community. The natural environment in Three Rivers encompasses the diverse and varied resources, including the Kaweah River, beautiful topography, and cultural resources. Throughout the planning process, the community has stated that maintaining a pristine natural environment and protecting the area's valuable resources is the top priority in planning for the community's future.

GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT

Land use patterns and design solutions which protect and conserve the environmental quality and natural beauty in Three Rivers.

Objective 5.1 Protection of the Natural Environment: Protect the natural environment by prohibiting land uses, activities, and development patterns that will have an adverse effect on the environmental quality of Three Rivers.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	5.1.1 Maintain a serene and attractive natural environment by prohibiting land use activities that create excessive and unwanted noise and/or light in the community	▪ CEQA Review ▪ Development Review ▪ Development Stds.

	5.1.2 Protect water quality and wildlife in Three Rivers by prohibiting land use activities that endanger water quality and/or wildlife as a result of pollution and/or sedimentation. a. Prohibit commercial and industrial development with excessive BOD (Biochemical Oxygen Demand) and COD (Chemical Oxygen Demand) waste water discharge characteristics as described by the State Water Quality Control Board and Army Corps of Engineers.	▪ CEQA Review ▪ Development Review ▪ Public Health/Safety Requirements
	5.1.3 Ensure that new development does not excessively increase traffic flow through existing or planned residential areas.	▪ CEQA Review ▪ Circulation Plan ▪ Development Review
	5.1.4 Design roads in residential subdivisions to minimize through traffic.	▪ Circulation Plan ▪ Development Stds.
	5.1.5 Maintain natural drainage courses to ensure that alterations do not lessen their capacity or cause obstructions, erosion, or sedimentation.	▪ Development Review ▪ General Development Controls ▪ Maintenance Controls ▪ Natural Resource Mapping ▪ Public Lands/Easements

The Kaweah River is one of the most valuable natural assets in Three Rivers, and is an essential element of the community's unique character and quality natural environment. The floodways and floodplains along the river enhance the quality of life in Three Rivers, and promote biological and habitat diversity in the community. As part of the future vision for Three Rivers, residents would like to preserve the Kaweah River as a "living river", which maintains its natural course through the community. A living river describes the dynamic interaction between river flow, river form, people, plants, fish and wildlife to maintain the river in the natural, healthy form.

Objective 5.2 Kaweah River: Protect and preserve the natural features and quality of the Kaweah River and all of its tributaries, both perennial and intermittent.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	5.2.1 Protect and preserve the natural features and quality of the floodways of the Kaweah River. a. Establish a floodway setback, and monitor and enforce this setback. b. Prohibit structural development within the floodway, unless approved by local, state, or federal agencies with jurisdiction. c. Establish development standards to ensure that permitted	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Floodway Designation ▪ Natural Resource Mapping

	development in the floodway is compatible with the natural resources of the corridor	
	5.2.2 Protect and preserve the natural features and the quality of the floodplains of the Kaweah River. a. Maintain the 100-year floodplain by prohibiting the development of residences or permanent structures within the floodplain (FGMP, pg. 16, Water Policy #3)	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Floodway Designation ▪ Natural Resource Mapping
	5.2.3 Enforce applicable standards and regulations regarding floodway and floodplain preservation, and refer projects in the floodway and floodplain to applicable agencies. a. Encourage the appropriate state and federal agencies to update floodway and floodplain maps, and incorporate the updated maps into the planning process	▪ Development Regulations ▪ Floodway Designation ▪ Intergovernmental Coordination
	5.2.4 Create positive incentives for floodway and floodplain restoration and protection, including conservation easements and land trust management.	▪ Floodway Designation ▪ Grant Programs
	5.2.5 Building improvements (homes, fences, etc.) and septic tank/leach line systems or other activities associated with construction (grading) shall not be permitted within 50' of an intermittent watercourse or 100' of a perennial watercourse. Where the combined effect of both rules is to eliminate all potential building sites, the rules shall be interpreted as to allow a minimal building site (no more than one residence or main building), as determined by the Site Plan Review Committee.	▪ Development Regulations (Zoning) ▪ Development Review ▪ Natural Resources Mapping
	5.2.6 Development proposals located in the designated river drainage areas shall be subject to site plan review.	▪ Natural Resources Mapping ▪ Site Plan Review
	5.2.7 Protect the riparian areas along the Kaweah River and all of its tributaries. a. Discourage the removal of riparian native species, such as sycamores and valley oaks.	▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review
	5.2.8 Limit and control planting of non-native plants and trees in the riparian areas of the Kaweah River and all of its tributaries.	▪ Development Stds. ▪ Public Lands and Easements
	5.2.9 Establish a greenway along the Kaweah River.	▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning)

The area's vast forests and oak woodlands are an important resource to the Three Rivers community. Residents of Three Rivers cite the community's rural character and its proximity to Sequoia National Park as valuable community assets.

Objective 5.3 Oak Woodlands: Protect and preserve oak woodlands.		
	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	5.3.1 Removal or grading around native trees (6" or larger in diameter) which may disturb the root system shall not be allowed during the construction process unless the Site Plan Review Committee deems it is necessary because of road alignment or infrastructure improvements.	▪ Natural Resources Mapping ▪ Site Plan Review
	5.3.2 Removal of native trees in designated open space areas or on private property shall not be allowed unless the health, safety or welfare of residents associated with the adjacent development is endangered. a. Any trees proposed for removal must be indicated on the submitted site plan with accompanying information stating the reason for tree removal.	▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review
	5.3.3 Site plan review shall be utilized for residential development proposals to ensure the preservation of oak woodlands on the site.	▪ Natural Resources Mapping ▪ Site Plan Review
	5.3.4 Establish a replacement standard of 1:1 for the removal and replacement of oak woodlands.	▪ Development Stds.
	5.3.5 Implement an educational program for community residents regarding blue oak woodlands, and encourage community participation in preservation efforts.	▪ Grant Programs
	5.3.6 Limit and control non-native plant species that threaten native oak woodlands.	▪ Development Stds. ▪ Public Lands and Easements ▪ Site Plan Review
Objective 5.4 Native Vegetation and Habitat: Protect and preserve native vegetation and wildlife habitat areas.		
	5.4.1 Prohibit unnecessary removal of native trees on development sites prior to the approval of development plans to control erosion, preserve wildlife habitat, and maintain the natural character of Three Rivers.	▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review

	5.4.2 Restrict the removal of natural vegetation, except for wildland fire prevention purposes.	▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements
	5.4.3 Prevent encroachment of development into riparian habitat areas and habitat of endangered species and wildlife of special concern.	▪ Natural Resources Mapping ▪ Site Plan Review
	5.4.4 Ensure that landscaping of development contains plant material compatible with the surrounding native vegetation.	▪ Site Plan Review

Three Rivers' location in the foothills of the Sierra Nevada at the gateway to Sequoia National Park provides the community with extraordinary views and vistas. To preserve the scenic quality of the region, it is necessary to establish development controls in areas that the community has identified as scenic resources.

The existing Foothill Growth Management Plan contains goals, policies and development standards that help to preserve viewsheds and ridgelines in the region, shall be a resource for policies and standards to preserve visual resources.

Objective 5.5 Visual Resources: Preserve visual resources in Three Rivers, including viewsheds and ridgelines.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	5.5.1 Implement the policies and standards of the Foothill Growth Management Plan regarding visual resources.	▪ FGMP
	5.5.2 New development proposals shall be subject to site plan review to ensure minimal impacts to visual resources.	▪ Site Plan Review
	5.5.3 Ensure the quality of design of structures along Highway 198 to maintain the visual quality of the views from the Highway.	▪ Development Regulations (Zoning) ▪ Development Standards ▪ Site Plan Review
	5.5.4 Design roadways to minimize viewshed alteration and impact.	▪ Development Review ▪ Circulation Plan ▪ Design/Development Tools
	5.5.5 Design hilltop development to preserve the skyline and maintain an unobstructed scenic panorama.	▪ Development Review ▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review

	5.5.6 Prohibit development on ridgelines. The top of structures shall be a minimum distance of 20' below the natural ridgeline.	▪ Development Regulations ▪ Development Review ▪ Natural Resources Mapping ▪ Site Plan Review
	5.5.7 Prohibit development on slopes 30% or greater, unless the inherent problems associated with developing on steep slopes can be mitigated without excessive grading.	▪ Development Review ▪ Natural Resources Mapping
	5.5.8 Require a grading and slope stabilization plan for the portion of the development exceeding slopes of 15% or greater.	▪ Development Review
	5.5.9 Prohibit alteration or cutting of existing slopes to decrease the gradient for the purpose of development, prior to the submittal of a development application.	▪ Development Review ▪ General Development Controls ▪ Natural Resources Mapping ▪ Site Plan Review

Three Rivers possesses significant historical and cultural resources that the community wishes to preserve and maintain as the area grows. The community is home to historical buildings and structures such as the Kaweah Post Office and historical bridges, as well as Native American cultural resources. According to archaeological surveys, Three Rivers has numerous archaeological sites.

Future development shall be limited and planned to minimize impact on the historical, cultural, and archaeological landscape of the planning area. Buildings and structures of historical and cultural significance shall be well maintained.

Objective 5.6 Historical, Cultural and Archaeological Resources: Preserve historical, cultural, and archaeological resources including the Kaweah post office, historical bridges, and Native American cultural resources.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	5.6.1 Identify historical, cultural, and archaeological resources within the community. a. Create a list of historic buildings and structures to be preserved in Three Rivers.	▪ Archaeological Survey
	5.6.2 Limit development on sites with identified significant cultural or historical value.	▪ Development Regulations (Zoning)
	5.6.3 Consider incentives to promote restoration of historic structures and cultural and archeological resources in the community.	▪ Grant Programs

Public Services

Community public facilities services are an essential part of the quality of life in Three Rivers. High quality schools and recreation facilities contribute to creating a self-sustaining, healthy community with a sense of identity and character. It is important to maintain these facilities in the future to ensure a high quality environment for all residents and for future generations of Three Rivers residents.

GOAL 6:

High quality public services and community facilities to serve the existing and future needs of Three Rivers.

Objective 6.1 School Facilities and Programs: The County shall work cooperatively with the Three Rivers Union Elementary School District to that ensure needed school facilities and educational programs are provided in a timely manner in accordance with the pace of development.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	6.1.1 The County shall coordinate with the Three Rivers Union Elementary School District to ensure uncrowded classrooms, buses, playgrounds, cafeterias and office space essential to offer a quality educational program.	▪ Intergovernmental Coordination
	6.1.2 The County shall encourage the school district to plan future development activities, based on 5-year growth projections, with close attention to functional and architectural compatibility.	▪ Intergovernmental Coordination
	6.1.3 The County shall encourage the school district to study methods of financing and developing a multi-use community school recreation/education building.	▪ Grant Programs ▪ Intergovernmental Coordination

Objective 6.2 Open Space and Recreation Facilities: Provide sufficient open space, public recreational areas, and facilities for community recreation needs.

	6.2.1 Reserve open space for recreational purposes in conjunction with future residential developments.	▪ Community Plan Map ▪ Development Review
	6.2.2 Facilitate innovation in housing and subdivision design to accommodate private recreation and open space areas.	▪ Design/Development Tools
	6.2.3 Develop a community facility in Three Rivers to provide educational, recreational, cultural, and meeting space for community residents.	▪ Grant Programs

	6.2.4 Ensure ongoing maintenance of existing and future public recreation areas and facilities.	▪ Maintenance Controls ▪ Public Health/Safety Requirements
	6.2.5 Retain recreational open space in a natural state to avoid high maintenance costs and to maintain compatibility with the natural environment.	▪ Development Regulations
Objective 6.3: Provision of Water and Sewer Continue the efficient provision of water and sewer services within the Urban Area Boundary (UAB).		
	6.3.1 Ensure that the provision of public services (water and sewer) are consistent with the Three Rivers Community Plan (map and text).	▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.2 Provide an adequate, reliable and safe water supply, storage, and distribution system.	▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.3 Require sewage collection systems in planned high density residential and/or commercial areas.	▪ Development Review ▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.4 Provide adequate sewer collection and treatment capacity for existing and planned development in Three Rivers that is within the boundaries of the CSD.	▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.5 Require commercial areas to form Improvement Districts under the auspices of the Community Services District when community water and sewer systems are required.	▪ Development Regulations

Transportation and Public Safety

Transportation Management in Three Rivers is integral to maintaining the rural character of the community, as well as ensuring public safety and welfare for residents and visitors. Due to its location at the gateway to Sequoia National Park, Three Rivers experiences high volumes of traffic, often at high speeds along Highway 198. Highway 198 is the only means of ingress and egress for the community. Traffic management measures and improvements such as traffic calming shall be utilized to reduce the speed of traffic through the area and to enhance the livability of the community. It is also important to consider the connection between land use and transportation in the community. Locating high intensity, traffic generating uses in close proximity to major roads and transportation corridors will help to minimize traffic impacts throughout the community.

GOAL 7:

A safe and accessible transportation and circulation system in Three Rivers that enhances the character of the community.

Objective 7.1 Transportation and Circulation System: Develop a safe and accessible transportation and circulation system in Three Rivers.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	7.1.1 Coordinate with Caltrans to establish turnouts and rest areas as traffic calming devices along Highway 198.	▪ Intergovernmental Coordination
	7.1.2 Create left turn lanes from Westbound Highway 198 onto Cherokee Drive.	▪ Circulation Plan
	7.1.3 Improve and egress safety and access at the Shoshone Inn Location.	▪ Circulation Plan
	7.1.4 Improve ingress and egress safety and access to the Cherokee Oaks area.	▪ Circulation Plan
	7.1.5 Improve pedestrian safety and access in the community, particularly near the elementary school. a. Construct a pedestrian walkway from the elementary school to the North Fork Bridge.	▪ Circulation Plan
	7.1.6 Establish a Dial-a-Ride program to improve access and mobility for seniors. a. Participate in the annual Unmet Transit Needs hearing of transit providers.	▪ Intergovernmental Coordination
	7.1.7 Establish and maintain a high level of traffic enforcement in Three Rivers.	▪ Public Health/Safety Requirements ▪ Intergovernmental Coordination
	7.1.8 Require the installation of left and right hand turn lanes (as necessary) as development conditions.	▪ Development Review

Objective 7.2 Access to Transportation: Ensure that land uses are located with appropriate access to transportation corridors.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)

	7.2.1 Require public, quasi-public, and high density residential uses to locate where there is direct and safe access to an appropriately designed or improved street.	▪ Circulation Plan ▪ Community Plan Map ▪ Development Review
	7.2.2 Require commercial, professional office and light industrial development to locate in areas with adequate access to major transportation corridors.	▪ Circulation Plan ▪ Community Plan Map ▪ Development Review

There are natural factors in Three Rivers, such as topography and vegetation, which contribute to the quality of the environment, which can also affect emergency and safety access to residential development. It is important to balance the rural character of the community with the need for adequate emergency and safety access.

GOAL 8:
Adequate emergency and safety access to all development in Three Rivers.

Objective 8.1 Adequate Emergency Access: Ensure adequate access for emergency and safety vehicles, consistent with the State Response Area (SRA) standards.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	8.1.1 Incorporate residential safety standards, including driveway standards, address coding, and adequate street widths.	▪ Development Standards ▪ Public Health and Safety Requirements
	8.1.2 Require that new development is accessible to the Tulare County Fire Department and Sheriff's Department.	▪ Development Review ▪ Development Standards ▪ Intergovernmental Coordination ▪ Public Health and Safety Requirements
	8.1.3 Pursue a local fire station and ambulance service in Three Rivers that will be operational throughout the entire year.	▪ Intergovernmental Coordination
	8.1.4 Ensure that the rural characteristics of the community are maintained, along with the improvements to emergency access and public safety.	▪ Development Review ▪ Development Stds.
	8.1.5 Create and implement a numbering and identification system for all residences and businesses to ensure that they can be readily accessed by fire, ambulance, and law enforcement personnel and vehicles in the event of an emergency. a. Adequate numbering will be a development condition for future development. b. Ensure that this system in consistent between all effected	▪ Development Review ▪ Development Stds. ▪ Intergovernmental Coordination

	agencies	

Table 2.1

Community Plan Content (Policy PF-2.4: Community Plans)

1. Introduction
   - Introduction
   - Planning Framework
   - The Need for a Community Plan

2. Policy Plan
   - Purpose
   - Community Involvement
   - Redevelopment
   - Land Use
   - Circulation (including pedestrian, cyclist and transit facilities)
   - Community Design
   - Housing
   - Commerce
   - Industry
   - Agriculture
   - Schools
   - Libraries
   - Parks and Open Space
   - Fire Protection and Law Enforcement
   - Public Facilities (sewer, water, drainage)
   - Noise
   - General Plan Consistency
   - Infrastructure, Urban Improvement Standards, and Development Standards
   - Financing Plan (including funding mechanisms to cover capital costs as well as long-term operations and maintenance for roadways and all other public infrastructure, services, and facilities)

3. Urban Development Boundary
   - Establishment
   - Methodology
   - Projections
   - County Policy
   - Development Suitability
   - Recommended Boundary

4. Community Profile (Existing Conditions)
   - Planning Area
     - Location
     - Land Use Planning
     - Land Use
     - Existing Zoning
     - Population
     - Projected Population
     - Age of Structures
     - Ethnicity and Other Socioeconomic Characteristics
   - Housing
     - Types
     - Tenure
     - Conditions
     - Overcrowding
     - Infill Opportunities
     - Vacancy
     - Affordability
   - Economy
     - Employment
     - Income
   - Public Services
     - Police
     - Fire
     - Schools
   - Infrastructure
     - Sewer
     - Water
     - Drainage
   - Circulation
   - Cultural and Natural Resources
     - Soils
     - Agriculture
     - Air Quality
     - Water
     - Flooding
     - Drainage
     - Noise
     - Seismic/Geologic Hazards
     - Historic Sites
   - County Policy
5. Plan Performance

DRAFT THREE RIVERS COMMUNITY PLAN 2009 DRAFT

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Resource Management Agency

CHAPTER I

INTRODUCTION and PLAN PURPOSE

Three Rivers is a rural community located in the unincorporated portion of Tulare County, in the foothills of the Sierra Nevada Mountain Range and at the gateway to the Sequoia National Park. Three Rivers is a unique community with many valuable natural assets, including the Kaweah River, open space, and steep terrain.

The purpose of the Three Rivers Community Plan is to preserve and protect the values and assets of the community. The Community Plan is a statement on the fundamental values and a shared vision for the future of the Three Rivers community. Its purpose is to direct and coordinate future planning decisions and to guide the physical changes and the protection of natural resources in Three Rivers. The Plan also describes the desired character of the community, and the quality of future development, as well as the process for how the development should proceed. As Three Rivers moves into the future, the community must strive to preserve its historical rural character and valuable natural resources, while rising to new opportunities and challenges.

The Community Plan is an important tool for protecting Three Rivers' assets and character, and guiding future growth and development. Tulare County decision makers will use the Community Plan in considering land use and planning decisions. County staff will use the Plan on a day-to-day basis to administer and regulate land use and development activity. Residents can use the Plan to understand the community's approach to regulating development, protecting resources, and upholding values.

The Community Plan will help to guide public and private decisions affecting the community and provides for the overall direction, density, and type of growth and protection of the natural environment that is consistent with the needs and desires of the Three Rivers community. The Community Plan will help to maintain a rural atmosphere, while ensuring the appropriate type and scale of development and adequate community infrastructure.

The Three Rivers Community Plan is a collection of goals, objectives, policies, and implementation measures for the physical development of the community for the next 20 years. The primary purpose of the plan is to outline community goals regarding physical development and to promote the general welfare of the community. Upon adoption by the Tulare County Planning Commission and the Board of Supervisors, the plan serves as a general guide for both public and private decisions affecting the community, and provides for the overall direction, density and type of growth consistent with the needs and desires of the community.

In order to remain an effective document over time, the Three Rivers Community Plan must be updated periodically. Planning is a continuous process and to be effective requires periodic re-evaluation and revision to reflect changing needs and priorities.

Thus, the plan should be reviewed on a yearly basis; however, unless unforeseen changes occur, the basic goals, objectives and policies should not require major alterations, but the specific development proposals should be refined and revised as part of the continuing planning process.

The Three Rivers planning effort was first initiated by means of a petition to the Tulare County Board of Supervisors in which the people of the community expressed their desire for an Area General Plan. On June 6, 1968, the Board of Supervisors directed the Planning Department staff to commence work on the preparation of a General Plan for the Three Rivers Area. By the Spring of 1969, seven committees were formed consisting of an average of 13 members each. The various subcommittees formed were:

Original Committees

- Commercial Development
- Schools
- Community Facilities
- Circulation
- Residential Development
- Parks, Recreation, and Agriculture
- Community Appearance

After numerous meetings and many hours of staff work, several documents were published. They were:

- Status Report and Guidelines for Completion of the Parks and Recreation Element - May 1, 1970

- Status Report and Guidelines for Completion of the Community Facilities Element - May 1, 1970

- Transportation - Status Report and Guidelines for Completion of the Circulation Element - August, 1970

- Three Rivers and Its People - Attitude Survey - September, 1970

- Three Rivers Visual Survey - October, 1971

- Preliminary Draft - Three Rivers Community Plan

From 1972 until June 28, 1977, relatively little progress was made toward completing the plan, primarily because of limited community interest and other County priorities. However, on June 23, 1977, the Board of Supervisors, by Resolution No. 77-1583, appointed a new nine member Citizens Advisory Committee to work with the Planning

Department towards completion of a Community PI an. Several members of the newly appointed Committee had served on former subcommittees.

After two and one-half years of almost regular monthly meetings with the Citizens Advisory Committee (CAC), a preliminary draft Community Plan was completed in response to the need for long-term planning for the community of Three Rivers. The plan text and plan map have been approved by the CAC. The Plan was developed in conjunction with the Three Rivers Citizens Advisory Committee and other interested groups and citizens.

The 1979 Three Rivers Community Plan is a collection of goals, objectives and policies for the physical development of the community for the next 20 years. The primary purpose of the plan is to outline community goals regarding physical development and to promote the general welfare of the community. Upon adoption by the Tulare County Planning Commission and the Board of Supervisors, the plan serves as a general guide for both public and private decisions affecting the community, and provides for the overall direction, density and type of growth consistent with the needs and desires of the community.

Although this is the first completed Community Plan for Three Rivers, it is not to be considered absolute. Planning is a continuous process and to be effective requires periodic re-evaluation and revision to reflect changing needs and priorities. Thus, the plan should be reviewed on a yearly basis; however, unless unforeseen changes occur, the basic goals, objectives and policies should not require major alterations, but the specific development proposals should be refined and revised as part of the continuing planning process.

COMMUNITY PLAN UPDATE PROCESS

In the summer of 2000, the Three Rivers community began an update of the Three Rivers Community Plan document. General Plan Amendments have occurred periodically since the Community Plan was adopted in 1979; however, this is the first complete update of the document. The residents of Three Rivers are recommending amendments to the existing Community Plan to preserve community values in the future. The purpose of the update is to ensure that as the community grows and changes, the plan continues to provide a framework for growth and development patterns and natural resource protection within Three Rivers. At the outset of the update process, Three Rivers citizens expressed a need for Community Plan policies that are enforceable and that help to meet the goals of the community.

The Three Rivers Community Plan Revision Committee conducted a Community Image Survey, a participation tool for envisioning a more livable community. Presentations were made throughout the community with local organizations such as the Three Rivers Lions Club, Three Rivers Women's Club, Three Rivers Seniors League, Parent Teachers Association, The Kaweah Land Trust and the employees of Sequoia and Kings National Parks.

This methodology was chosen as a way to gather input from a large segment that typically does not participate in community planning, in order to help determine what a greater number of people wanted for the future of Three Rivers.

The Community Image Survey is a slideshow of demonstrative images, a questionnaire, and follow-up discussion based on specific planning concerns. It was a major step towards updating the community plan. Everyone in the community was encouraged and invited to participate in this process. It helped participants evaluate the existing environment in Three Rivers. It allowed people with different opinions to come together and identify those features of Three Rivers that most people valued and would like to see preserved in the future. It served as an educational tool to help local citizens understand some of the elements that create a livable community. It helped residents understand some of the elements that create liveable communities.

The Survey enabled every participant to have input into the planning process and provided a method for recording and tabulating the responses to the various possibilities offered.

Over 200 individuals participated in the survey which represents close to 10 percent of the local population.

Throughout the process, a committee of Three Rivers citizens has worked closely with County staff and consultants to ensure that the content and direction of the plan meets the needs and desires of the community. Additionally, several public workshops were held in Three Rivers during the update process, one in June 2001, and a follow up workshop in March 2002. These workshops were well attended; Three Rivers residents provided valuable input and feedback to the community plan update.

COMMUNITY PLAN CONTENT

Section 65302 of the Government Code of the State of California defines a general plan as "a statement of development policies" including diagrams and text setting forth objectives, principles, standards and plan proposals. The law requires that a plan include the following elements: Land Use, Circulation, Housing, Conservation, Open Space, Seismic Safety, Noise, Scenic Highways and Safety. The Tulare County General Plan addresses these plan elements on a county-wide basis and, therefore, the County's development policies emphasize county-wide issues and concerns.

On the other hand, a community plan must respond to the problems and needs of the particular community and the content of the plan must be directed toward these problems and needs. As these problems are more often expressed in terms of physical development needs at the community level, in Tulare County a community plan concentrates upon land use and circulation planning. The content of the community plan responds to the vision and needs of the particular community. As these issues are often expressed in terms of physical development needs at the community level, in Tulare County, a community plan focuses on land use and circulation planning.

This does not mean that the other elements will not be addressed. However, a community plan can also address other elements. Depending upon the community, a community plan will contain any or all of the so-called "mandated" elements, plus such other elements that, in the judgment of the community, are important to the physical development of the community. These other elements include, but are not limited to: Recreation, Transit, Public Services and Facilities, Public Buildings, Community Design, Redevelopment and Historical Preservation. However, for the most part, the typical community plan speaks to land use and circulation.

The Community Plan Land Use Element is to consist of:

1) An identification of land use issues in terms of assumptions and constraints.

2) A series of goals, objectives and policies.

3) A description of the areas of proposed land uses, including text, map and standards for physical development.

4) An implementation strategy, including a description of the measures necessary to achieve the community's land use objectives.

The Circulation Element must contain:

1) An identification and analysis of circulation needs and issues.

2) A statement of circulation goals, objectives and policies.

3) A diagram or maps of the proposed circulation system.

4) A description of the proposed circulation system and the interrelationship among the parts.

5) Standards for the location, design and operation of the circulation system.

6) A guide to the implementation of the circulation system.

The community plan also contains an environmental impact analysis of the plan in conformance with the California Environmental Quality Act. This environmental evaluation may also be utilized as the basis for determining impacts of development projects undertaken after the plan is adopted.

REGIONAL SETTING

The community of Three Rivers is generally located approximately 52 miles southeast of Fresno in the north central area of Tulare County. It Three Rivers is situated adjacent to

State Highway 198, which connects it with Visalia, the County Seat, located 30 miles southwest of Three Rivers. The community is five miles south of the entrance to Sequoia National Park. It lies in a natural valley area created by the convergence of the North Fork, Middle Fork and South Fork of the Kaweah River near the western edge of the Sierra Nevada Mountains.

The community, irregular in shape because of the natural terrain, is bisected in a northeast-southwesterly direction by State Highway 198 and the Kaweah River, which divides the community into two areas of unequal size, the larger area being situated east of the Highway and River. Three Rivers is a rural service and residential/recreation area The Planning Area is surrounded on the north and east by agricultural grazing lands and the Sequoia National Park, and on the south and west by agricultural grazing lands. The majority of the existing development in the community lies immediately adjacent to the north, south and middle fork of the Kaweah River.

HISTORICAL PERSPECTIVE

The community was named Three Rivers because the three branches of the Kaweah River joined at this particular location. The first known white settler in the area was Hale Tharp, who built his log cabin in 1856 at the confluence of Horse Creek and the Kaweah River - now covered by the Kaweah River Reservoir. It is estimated that 2,000 Indians were living in the general vicinity when Tharp built his home.

Settlement in the Three Rivers area grew very slowly, until 1872, when Mr. Harry O'Farrell discovered silver in the Mineral King area. In July 1873, James A. Crabtree filed the discovery claim for what he called the "White Chief Mine" and after recruiting several assistants word spread that silver had been discovered and the rush began. It was during this period when Joe Palmer introduced apple trees in the Three Rivers area, thus the start of the apple industry.

The first road, known as the Mineral King Road, was nothing more than a crude wagon trail. The first school opened on September 9, 1873, and the first Post Office opened December 23, 1879. Between 1884 and 1891, the area along the North Fork of the Kaweah River, referred to as Kaweah Colony, was settled. The first colony settlement was called Arcady and later called Haskell's Bluff. The colony's first undertaking was to build a road to the timber claims so pine and redwood lumber could be brought from a sawmill in the timberlands to a planing mill for processing as furniture and other wood products. The 1888 Business Directory listed Three Rivers as having 39 adults, 23 farmers, 8 stockmen, 2 fruit growers, I lumberman, I carpenter, I surveyor, I supervisor, I laborer, and I teamster. About this time Congress formed the Sequoia National Park and further hopes of securing timber claims were lost. Colony leaders were arrested for cutting timber inside the park and in the Spring of 1891 colonists were ordered out of the timberlands and timber claims were found to be invalid. By 1892, the colonists had disbanded.

The creation of the Sequoia National Park and General Grant Park furthered Three Rivers growth - summer cabins were constructed along the river as well as camping sites and summer resorts.

By 1897, the first general merchandise store, Britten Brothers, opened. In 1899, the Mt. Whitney Power Company constructed a power plant and then installed a second one in 1905 with two more under construction. Around 1903, the first telephone came to Three Rivers with power lines being draped over trees, fence posts and on bridges. About In approximately 1910, the Three Rivers Branch Library (deposit station) was established at the River Inn. It burned down in September 1911 and was subsequently moved to the Britten Ranch. The Kaweah Branch Library, located next to the Kaweah Post Office on the North Fork Road, had a circulation of 1,031 while the Three Rivers Library had a circulation of 1,299.

By 1913, Three Rivers had a population of 615 and by 1966, the population reached approximately 1,016. Currently, it is estimated at 1,422, an increase of 131 percent in 66 years, which approximates to an annual growth rate of 1.28 percent. The population in 1980 was approximately 1645, the population in 1990 was approximately 3306, and the 2000 population was estimated at 3287. According to Census data, Three Rivers experienced a slight decrease in population between 1990 and 2000 Today, Three Rivers is primarily a rural residential/recreation service area whose residents enjoy the scenic qualities of the area and its quiet rural atmosphere.

ASSETS, OPPORTUNITIES, CHALLENGES AND THREATS

Assets are the existing characteristics of a community that contribute to the unique character and overall quality of life for residents. Throughout the planning process, Three Rivers community members have emphasized the community's location, natural resources and scenic beauty as the main assets of the community.

These assets present opportunities for the community, yet also present challenges in terms of preserving and maintaining the environmental quality and natural integrity while planning for future growth.

Kaweah River

The community of Three Rivers derives its name because the North Fork, Middle Fork and South Fork of the Kaweah River converge at this location. Historically, development in Three Rivers has occurred along the three forks of the River. Community residents have expressed that the River is one of the most valuable natural assets in Three Rivers. Residents value the Kaweah River for several reasons; for its natural beauty, for the wildlife habitat that it supports, and for the recreational opportunities for both residents and visitors.

Terrain

Three Rivers is located in the foothills of the Sierra Nevada Mountains. The terrain of the area is beautiful and rugged, with a large portion of the land having slopes greater

than 25%. The topography of the community serves as a natural resource, as well as a natural constraint to growth and urbanization.

Open Space
Since there are many natural constraints to development in Three Rivers, there is a great amount of open space in the Three Rivers community plan area as well as in the surrounding areas. The open space is a great benefit to the community, as it allows extraordinary views and vistas of the surrounding foothills. Much of the open space surrounding Three Rivers is agricultural land, and the community has a significant agricultural base, in terms of land area.

Location
Three Rivers is located in the foothills of the Sierra Nevada Mountains, and at the Gateway to Sequoia National Park. There are vast recreational opportunities in the National Park and in other areas in the high country of the Sierras. Residents also enjoy the relatively easy access to the City of Visalia, approximately 30 miles west of the community.
The location of the Three Rivers community serves as a valuable asset, and also a challenge and an opportunity. Many tourists visit the area, which can put a strain on community infrastructure and services. Tourism can also contribute to the economic well being of the community.

Diversity of Lifestyle
While Three Rivers is a small community, the residents are diverse in terms of interests, occupations and backgrounds. As mentioned previously, a large portion of Three Rivers residents have lived there for many years, yet there are also many residents who have moved there more recently because they value the rural lifestyle and the natural environment. Many Three Rivers residents are retired, yet there are also young families with children.

Blue Oak Woodlands
Three Rivers residents have identified the woodland areas within the Planning Area, specifically the blue oak woodlands, as a valuable asset to the community. Blue oaks are a valuable native species and contribute to the character and beauty of Three Rivers. This type of woodland also provides a habitat area for many different animal species.

Development Constraints
Much of the Three Rivers planning area is essentially undevelopable, which is due primarily to the topographical relief prevalent in the planning area. Approximately 63 percent of the planning area has slopes of 25 percent or greater. Many of the steep areas, although undesirable as building sites, are appropriate for grazing, watershed, wildlife habitat, and open space. Approximately 10 percent of the planning area is under the jurisdiction of the Bureau of Land Management (BLM). Almost all of these properties are being leased for agricultural purposes, and are not available for rural or suburban development. Approximately 33 percent of the land in the Three Rivers Planning Area is under the Williamson Act, and the Sierra Los Tulares Land Trust occupies a large

amount of the planning area in the northeastern portion of the community. The designated Kaweah River floodway occupies approximately 888 acres, or 4 percent of the planning area, along the north, south, and middle fork of the Kaweah River. This is a constraint in terms of increased development costs for flood proofing and raising the structure above the 100 year floodway.

CHAPTER II

PLAN ASSUMPTIONS

To prepare a plan for future development, certain assumptions must be made about the future. Trends and events are somewhat predictable; however, the results are only educated guesses and may or may not be true. The following assumptions were utilized in developing a 20 year Three Rivers Community Plan.

1. **Population**

   The Three Rivers community grew substantially between 1980 and 1990, with a population of 1,645 in 1980 and a population of 3,306 in 1990. However, the community experienced a minor decrease in population between 1990 and 2000; according to the Census, the 2000 population in Three Rivers was 3,287.

   The 2000 Census was the first Census to designate the Three Rivers Community as a Census Designated Place, or CDP. The Census counts for the previous years include Tulare County Census Tract 1, Block Groups 3-6, which is a larger geographic area than the CDP, and includes land that is outside of the Three Rivers Planning Area. This means that the 2000 Census gives a more accurate count in terms of the population within the actual Three Rivers Planning Area. The CDP population figure is for the 2000 census is 2,248 people, which is the more accurate count.

2. **Sequoia National Park and Kings Canyon National Park Visitors**

   The number of visitors to the National Parks has increased over 50 percent between 1977 (978,573 visitors) and 2000 (1,445,816 visitors). National Park Service projections indicate that these numbers will continue to increase, with 1,679,000 visitors expected in 2002. Increased visitors to Sequoia and Kings Canyon can lead to increased traffic and congestion in Three Rivers, as well as increased demand on local recreation facilities.

3. **Commercial Development**

   Commercial development of a highway oriented and community nature will occur primarily along Highway 198 because of convenient access from all areas of the community and the exposure to the traveling public. Additionally, commercial development will be directed to the Town Center location.

4. **Professional Office**

   Professional office development will be attracted to commercial areas along State Highway 198 because of its accessibility and exposure to local residents and highway travelers. Professional office development is also a component of the mixed-use development planned for the Town Center location.

5. **Industrial Development**

   Industrial growth of a light non-polluting nature (such as small craft industries) is considered desirable to expand local employment opportunities. It is desirable to

locate light industrial development in proximity to existing or planned commercial areas. Additionally, it is encouraged to comprehensively plan industrial areas, and to locate so industrial areas with convenient access to State Highway 198 so as to minimize traffic disturbance and other negative impacts to residential areas.

6. **Agriculture**

Livestock grazing will certainly maintain its importance within the Three Rivers area during the next twenty years. Approximately 8,070 acres, or 39 percent of the planning area, is in contracted agricultural preserves under the Williamson Act.

7. **Park and Recreation**

There is a need for public recreation facilities within the community, particularly when Sequoia and Kings Canyon National Parks reaches capacity during the summer holiday weekends. The community's only public recreation facility is located at the Three Rivers Elementary School. There are also private recreation facilities, and quasi-public facilities, such as the golf course, located in the community.

8. **Circulation**

No improvements are planned for State Highway 198 except for routine maintenance. Circulation patterns in Three Rivers will essentially remain as they are. According to the California Department of Transportation, traffic volumes for the intersection area of State Highway 198 and North Fork Road were 3,750 Average Daily Traffic (ADT) in 2000. There has actually been a decrease in traffic volumes since this plan was written in 1979; 1979 traffic volumes for the same intersection were 4,300 ADT. This decrease could be due to Sequoia and Kings Canyon visitors choosing a different route to enter the parks, and not traveling through Three Rivers. The projected traffic volume for 2025 is XXXX ADT.

9. **Housing**

New housing will be largely oriented to satisfying the housing needs of middle and upper income families and the greatest demand will be for single-family homes. However, there will also be demand for more affordable housing in the form of multi-family homes such as apartments or duplexes.

10. **Employment**

Although employment will increase within the Three Rivers area, the greatest employment opportunities will continue to be available in Visalia.

11. **Governmental Jurisdiction**

Three Rivers will not incorporate within the next 20 years.

12. **Community Services**

There are no community water or sewer systems and none are anticipated during the 20 years planning period. Domestic water is provided primarily by individual well and private water companies. Sewage disposal is provided by individual septic systems. There is an On-Site Wastewater Management Disposal District in Three Rivers, which was formed by the Community Services District. The purpose of the Community Services District is to improve water quality by repairing failing septic systems and requiring property owners within the boundaries of the Community Services District to properly maintain their systems. The CSD also monitors and measures Kaweah river water quality to safeguard the community from commercial and industrial pollution.

Projections for the Three Rivers Union School.....

13. **Current Development Projects**

Projects that are currently in the pipeline in Three Rivers include the following:

- **Three Rivers Visitors' Center**
A Three River's Visitors' Center is being proposed for the property located on the east side of Highway 198 north of the intersection with North Fork Drive, adjacent to the Three Rivers Historical Museum. As proposed, the project will include a small conference center with meeting rooms, and a rest stop for travelers. It is currently undergoing environmental review and revision. The project will require additional funding for construction and completion.

- **Lion's Club Arena Expansion**
Expansion of the Lion's Club Arena grounds is being considered to add facilities to accommodate larger groups of people. The existing facilities are used for parties and community events, including the annual Jazzaffair which is held in April. The site is located on the east side of North Fork Drive, north of the former airport site.

- **Sierra View Farms Expansion**
An application has been filed to expand the existing recreational fishing park and catfish farm located on the east side of North Fork Drive at Kaweah Drive. The proposal includes utilizing the former airport site for fish ponds and over flow parking for the Lion's Club arena and for community events.

PRESENT CONSTRAINTS ON DEVELOPMENT

There are several constraints or restrictions that will impact the nature and location of future development within the community. In particular, these constraints pertain to existing problems of public heath and safety, acceptable noise levels, impacts of deteriorating housing, and lack of a full range of community services. Following are constraints that were recognized in the preparation of this plan.

1. **Lack of Community Sewer and Water Services**

Currently, there is not a collective community sewage disposal or sewage treatment plant serving Three Rivers; therefore, residential densities will be lower than if a community system were present. The primary method of sewage treatment is by means of individual sewage disposal systems consisting of septic

tanks and leach fields. Due to peculiar geology and hydrology, the entire area is not well suited for the installation of conventional septic systems.

As a result of these conditions, in the past, the California Regional Water Quality Control Board has placed a building moratorium. This resulted in the creation of an on-site Waste Management District, which evolved into the Three Rivers Community Services District (CSD) in 1973. The State mandated that future development would include engineered sewage disposal systems that would protect water supplies and the Kaweah River from contamination.

In the meantime, the State has lifted the moratorium and all engineered septic systems are now reviewed and approved by the Department of Environmental Health prior to installation. The specific siting and design of individual waste disposal systems are based on site-specific investigations of percolation rate, slope, depth to bedrock and groundwater, and location of streams, wells, springs and other hydrologic features. In Three Rivers, there are currently 640 such designed systems on file with the Environmental Health Services Division.

2. **Distances to Secondary Schools, Major Shopping Areas and Employment Opportunities**

Considerable distances are involved in traveling to secondary schools, major shopping areas, and major employment opportunities. These distances are a constraint to some who may choose to locate closer to these types of facilities. Three Rivers High School students travel approximately 14 miles to Woodlake Union High School. The major shopping area and employment center is Visalia, the County Seat, located 30 miles away.

3. **Scarcity of Developable Land**

Much of the planning area is essentially undevelopable. Approximately 2,663 acres or 13 percent of the planning area is under the jurisdiction of the Bureau of Land Management. Almost all of these properties will be or are being leased for agricultural purposes and are not available for rural-suburban development.

Another 39 percent, or 8,070 acres, is under the Williamson Act. Still another factor adding to the scarcity of developable land is steep topography, requiring lower densities. Approximately 63 percent, or 13,332 acres, of the planning area has slopes of 25 percent or more; this includes almost all of the Bureau of Land Management's properties and the majority of the contracted agricultural preserves within the planning area. Many of the steep slope areas, although undesirable as building sites, are appropriate for grazing, watershed, wildlife habitat and open space.

The designated Kaweah River floodway occupies approximately 888 acres along the north, south and middle fork of the Kaweah River. This represents another 4 percent of the planning area. This is a constraint in terms of increased development costs for flood-proofing and raising the structure at least two feet above the 100 year flood line. Proposed development within the designated floodway must be submitted to the County for approval, then, to the State Reclamation Board for approval. Additional criteria for development approval requires the development cannot obstruct river flow in excess of a I foot rise, and cannot crease a backwash or increase water flow speed.

4. **Lake Kaweah Enlargement Project**

On February 9, 2001, an agreement was signed by the Department of the Army and the State of California acting by and through the Reclamation Board and the Kaweah Delta Water Conservation District that authorized the Lake Kaweah enlargement project. This project encompasses the flood control and agricultural water supply storage features on Terminus Dam. It consists of raising the existing spillway 21 feet. Construction is expected to be completed in 2004. Among other activities, there will be the relocation of Horse Creek Bridge and several stretches of Highway 198. Several water systems and sewage disposal systems will also be impacted.

5. **Fire Suppression And Emergency Services**

CHAPTER III

GOALS, OBJECTIVES, AND POLICIES

Goals, objectives and policies are the fundamental building blocks of the planning process. Goals describe the desirable results to which the plan is committed, while objectives describe intermediate steps or achievements that must be taken to reach the goals. Policies describe more specific actions or processes, which must be undertaken in order to achieve objectives. Taken as a whole, they provide the guidelines as to how the community is to grow in terms of type, quantity and quality of development. They are integral parts of the plan document and the final land use map, which both reflect the overall desires of the community. The plan map is a graphic portrayal of what the goals, objectives and policies are intended to accomplish.

Based on the vision for the future that the community has established for Three Rivers, the Community Planning Group, with input from the community at large, has developed a policy framework. The policy framework will be used to guide future development patterns, preserve natural resources, and ensure the preservation of Three Rivers' diverse natural resources in order to help achieve the community's goals and visions for the future.

The policy framework for Three Rivers is organized in five categories:

- Land Use and Community Character
- Development Standards
- Natural Environment
- Public Services
- Mobility and Access (Transportation)/ and Public Safety

Many of these polices require the creation of new standards and guidelines to achieve the goals and objectives of the plan. However, it is likely that it will take time to create new standards and guidelines. To ensure that the goals and objectives of the plan are being achieved as efficiently as possible, existing applicable standards and guidelines shall be adhered to until new standards and guidelines have been created and adopted.

One of the main reasons for updating the Three Rivers Community Plan is to ensure that future land uses and development patterns are guided by the community's vision for the future. Throughout the planning process, community residents have stated that Three Rivers should maintain its unique rural character and sense of identity in the future. To achieve this goal, future development will be limited to appropriate designated areas. Additionally, future land uses must be compatible with and enhance existing land uses.

It is essential to the economic well-being of the town that Three Rivers maintains a viable economic base, yet the industry in the town must be balanced with the community's rural character. Currently, tourism plays a large role in the economy of Three Rivers. The Three Rivers community must decide if it wishes to diversify the economy, or to maintain tourism as a main industry.

Commerce and industry in Three Rivers are limited, due to the natural constraints of the land as well as the desires of the community. Future commercial and industrial development must be located in areas that are accessible to transportation corridors and other public services. The Three Rivers community has its roots in agriculture, and agriculture still plays an important role in the community today. It is essential that future growth and development is compatible with existing development and that it occurs in a manner that respects and enhances the natural environment.

Currently, there is a mixture of residential land uses in Three Rivers, with single family homes as the predominant type. The citizens of Three Rivers, like those of many communities, are concerned with providing adequate housing options for all residents. It is also necessary that future concentrated development occurs in accordance with the provision of public facilities and services. An important component of Three Rivers' vision for the future is that residential growth develops in a pattern that is compatible with the community's rural character and natural environment, rather than in a traditional suburban pattern.

To help maintain the integrity of the rural character of Three Rivers, new development shall be compatible with the scale and design of existing structures and the natural environment. Rural subdivision standards and guidelines will ensure this future compatibility and environmental sensitivity.

The community wishes to guarantee that future growth occurs in a manner that is compatible with existing development, while at the same time preserving the natural resources that help to define the community's character. Future development is necessary to accommodate growth in Three Rivers, yet there are many impacts of development that must be regulated and monitored to ensure a quality built and natural environment.

Development standards will help to ensure that growth is sensitive to the natural environment, and that it occurs in a manner that preserves the community's most valuable assets.

GOAL 1: COMPATIBLE DEVELOPMENT

Land uses and new development that are compatible and consistent with the existing development in Three Rivers, and preserve the unique community character.

Objective 1.1 Development Compatibility: Ensure compatibility between and within new and existing development.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	1.1.1 Ensure that new residential development is compatible with the character of the community through the enforcement of rural subdivision standards and guidelines.	▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review
	1.1.2 Ensure that new residential development is compatible with the character and scale of existing residential development.	▪ Development Stds. ▪ Design Guidelines

	GOAL 1: COMPATIBLE DEVELOPMENT (continued)	(continued)
		▪ Site Plan Review ▪ Development Review ▪ Development Regulations (Zoning)
	1.1.3 Limit commercial or recreational uses that generate negative impacts, such as noise, lighting, traffic, odors and emissions in residential neighborhoods.	▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review ▪ Development Regulations (Zoning)
	1.1.4 Encourage compatible commercial establishments necessary to serve residents and tourists that are compatible with existing development and preserve the natural environment.	▪ Development Stds. ▪ Development Review ▪ Design Guidelines ▪ Site Plan Review
	1.1.5 Cluster commercial uses in compact areas and development patterns to discourage strip development.	▪ Community Plan Map ▪ Development Review ▪ Design/Dev. Tools
	1.1.6 Protect land uses adjacent to State Highway 198 from noise impacts by requiring adequate landscape screening and buffering.	▪ Development Stds.
	1.1.7 Require adequate buffers (setback, side and rear yards, landscaping and screening) between commercial and/or industrial development and residential areas.	
	1.1.8 Increase the opportunities for public involvement and participation for planning and development processes in Three Rivers. a. Increase the public notice radius for development projects to 3 adjacent parcels to the development site or 300 feet, whichever is greater. b. Post public notice for development projects in Three Rivers in a public, visible location.	▪
Objective 1.2 Rural Gateway Character: Maintain the rural gateway character of Three Rivers.		
	1.2.1 Ensure that the size, type, and scale of new development in Three Rivers is compatible with the rural character of the community.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Site Plan Review ▪ Development Regulations (Zoning)

	GOAL 1: COMPATIBLE DEVELOPMENT	(Continued)
	1.2.2 Encourage visitor serving uses which are low intensity, and which do not have negative traffic, noise or visual impacts to the community.	▪ Development Review ▪ CEQA Review ▪ Development Regulations (Zoning)

Objective 1.3 Rural Development Standards: Establish and implement standards for rural development which incorporate the rural standards of the community.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	1.3.1 Require site plan review for all new development in Three Rivers. a. Apply rural compatibility standards through the site plan review process.	▪ Foothill Growth Management Plan ▪ Site Plan Review
	1.3.2 Ensure that development proposals conform to all development standards and guidelines.	▪ Design Guidelines ▪ Development Review ▪ Development Stds. ▪ Site Plan Review
	1.3.3 Apply the noise standards found in the Tulare County Noise Element (pg. 20, 3.3.4)	▪ Noise Element
	1.3.4 Require adequate setbacks for residential, commercial and industrial uses, including, side and rear yards, landscaping and screening, as determined by the Site Plan Review Committee. a. Increase the required front and side yard setbacks for new development.	▪ Design Guidelines ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Overlay Zone
	1.3.5 Require standards for signage in Three Rivers, including regulations for: size, height, scale, color, lighting, and material. Incorporate Caltrans signage standards with community standards, as they apply to Highway 198. a. Ensure that signage is small and inconspicuous. b. Prohibit the use of exterior neon or blinking signs and source lit signs.	▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review

	GOAL 1: COMPATIBLE DEVELOPMENT	(Continued)
	1.3.6 Establish lighting standards and guidelines to minimize light pollution, glare, and light trespass and to protect the dark skies in Three Rivers. a. Require outdoor light fixtures on public and private property to be fully shielded. b. Externally illuminated signs, displays, and building identification shall use top mounted light fixtures which shine light downward and which are fully shielded. c. Require motion sensors for security purposes, rather than intrusive security lights. d. Require that lights are pointed in a downward direction, and are turned off when not in use. e. Restrict the use of commercial lights during nighttime hours to indirect, non-glaring lighting.	▪ Design Guidelines ▪ Development Stds. ▪ Development Regulations (Building Code) ▪ Site Plan Review
	1.3.7 Establish vegetation standards for residential and commercial development, and encourage the use of native vegetation in landscaping, when visible to common roadways. a. Encourage the use of drought resistant vegetation. b. Minimize the disturbance of existing vegetation. c. Prohibit the use of non-invasive plant species.	▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review
	1.3.8 Establish streetscape guidelines for roadways, paths, and sidewalks to ensure that they are compatible with the natural environment and scenic resources.	▪ Circulation Plan ▪ Design Guidelines ▪ Development Stds. ▪ Development Review
	1.3.9 Establish standards for fences and other similar structures to ensure that they are aesthetically pleasing, and compatible with the character of the neighborhood.	▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review
	1.3.10 Implement a residential development height standard of 35 feet, based on the existing policies of the FGMP.	▪ Foothill Growth Management Plan ▪ Site Plan Review
	1.3.11 Implement the standards of the Scenic Corridor Zoning Provision.	▪ Scenic Corridor Designation

Objective 1.4 Quality Office, Commercial and Light Industrial Development: Establish and apply development and design standards to ensure quality professional office, commercial, and light, non-polluting industrial development.

GOAL 1: COMPATIBLE DEVELOPMENT (continued)		
	1.4.1 Design professional office, commercial and light, non-polluting, industrial developments to minimize adverse traffic impacts to residential areas.	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.
	1.4.2 Require office, commercial, and light industrial development to provide a naturally planted buffer strip, including shade trees, to separate the structures and the parking areas from State Highway 198.	▪ Development Standards ▪ Site Plan Review
	1.4.3 Establish landscaping, signage requirements, screening, and visual standards for commercial and industrial uses along Highway 198.	▪ Development Stds. ▪ Design Guidelines
	1.4.4 Require automobile storage yards and commercial and multi-family trash bins to be screened from view.	▪ Development Regulations (Building code) ▪ Development Standards
	1.4.5 No new commercial resort development proposal which either exceed 40 acres in area or 100 guest rooms shall be allowed without approval of a Planned Unit Development pursuant to Section 18.6, Subsection G of the Tulare County Zoning Ordinance has been secured. (GPA 94-003)	▪ PUD
	1.4.6 Encourage mixed-use project review under the Planned Unit Development procedure instead of the conventional procedure in order to further achieve and promote the goals, objectives, and policies of this plan.	▪ PUD

An Urban Area Boundary (UAB) will direct future growth to areas that are appropriate and have the carrying capacity to support development. The UAB will be based on existing development, available land, and environmental and infrastructure constraints. Growth and development shall not occur outside of the growth boundary except as permitted by the Foothill Growth Management Plan (FGMP), and land outside of the UAB will be maintained subject to the policies of the Foothill Growth Management Plan.

Objective 1.5 Urban Area Boundary: Establish an Urban Area Boundary (UAB) that is contiguous with the existing Planning Area Boundary.

GOAL 1: COMPATIBLE DEVELOPMENT (continued)		
	1.5.1 Consider areas within the UAB for future development, with growth directed to specific areas, such as a Town Center.	▪ Community Plan Map ▪ UAB
	1.5.2 Conduct development suitability analyses to determine areas within the UAB that are most suitable for future development.	▪ Natural Resources Mapping ▪ Public Health/Safety Requirements
	1.5.3 Require that development densities within the UAB are consistent with the adopted Community Plan.	▪ Community Plan Map
	1.5.4 Encourage the application of the Foothill Growth Management Plan (FGMP) policies to areas adjacent to Three Rivers that are outside of the UAB.	▪ Foothill Growth Management Plan (FGMP)
	1.5.5 Prohibit extension of public services outside of the UAB.	▪ Extension of Public Services
	1.5.6 Establish a review of the UAB every five years.	▪

One of the shared visions for Three Rivers is a community with a strong central core area with clustered commercial development. Concentrated or clustered commercial development serves several purposes. A concentration of commercial development can help create a focal point or town center for the community, and can also reinforce a sense of place and community identity.

Community residents have a desire for a central area that can serve as a formal gathering place for civic events, as well as an informal gathering space where residents and visitors can shop, eat, and socialize. A concentrated commercial development in the center of the community can provide this space

Directing the commercial development to a central area will help to limit scattered development in areas that are not appropriate for that scale and intensity of development. Clustered commercial development may also help to reduce traffic impacts throughout the community.

Objective 1.6 Town Center: Create a Town Center in the community with a concentration of commercial, retail and social services to help strengthen Three Rivers as a livable community.		
	1.6.1 Designate a "Town Center" site in Three Rivers as a potential future town center for the community.	▪ Community Plan Map
	1.6.2 Develop a Specific Plan for the Town Center to ensure the appropriate mix of uses for this area of Three Rivers and a high quality development.	▪ Specific Plan
	1.6.3 Require commercial clustering adjacent to the existing Highway 198 commercial corridor and in the Town Center.	▪ Community Plan Map ▪ Design/Development

		Tools
	1.6.4 Encourage mixed-use development in the Town Center. a. Establish a mixed-use land use designation and zone. b. Integrate new high density residential uses with planned commercial areas in the Town Center.	▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning)

GOAL 2: APPROPRIATE DENSITIES

Development patterns and densities that are appropriate and consistent with the capacity of public services and the natural environment.

Objective 2.1 Capacity of Natural Environment: Encourage development patterns and densities that are based on the capacity of the natural environment.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	2.1.1 Base residential densities on development suitability analysis of the natural environment, including: soil suitability, riparian setback requirements, slope gradient, and viewshed analysis.	▪ Natural Resource Mapping
	2.1.2 Base density regulations on suitability of the soils to provide for proper disposal of septic tank effluent and the land's ability to provide water.	▪ Public Health/Safety Requirements
	2.1.3 Encourage large lot single-family developments and planned cluster residential developments to conserve and protect open space, habitat areas, viewsheds, and natural resources from development disturbances.	▪ Natural Resource Mapping ▪ Design/Dev. Tools ▪ Development Review ▪ Site Plan Review

Objective 2.2 Utilization of Existing Public Facilities: Encourage development patterns and densities that will efficiently utilize existing public services.

	2.2.1 Require existing and new large-scale developments or subdivisions within the Community Services District to sponsor their share of certain needed public services. New development shall apply for water and sewer services, and these services shall be provided on a service area (Improvement District under the auspices of the Community Services District) basis. a. Require that engineered disposal systems for new residential, commercial and light industrial development are consistent with the standards of the State Water Quality Control Board, the Tulare County Health Department and Three Rivers Community Services District and be approved by the necessary authorities with respect	▪ Public Health/Safety Requirements

	to the protection of all existing waterways, including but not limited to seasonal and perennial creeks, manmade ditches, and ponds greater than 30' in diameter	
	2.2.2 Ensure that new development shall not exceed the maximum physical holding capacity of the parcel.	▪ Public Health/Safety Requirements
	2.2.3 Require sufficient lot area for all new residential development to ensure an adequate area for on-site sewage disposal. a. For properties within the CSD, encourage CSD staff to inspect all new septic system installations. b. Require property owners to repair or replace failing septic systems and require property owners to properly maintain their separate systems.	▪ Development Review ▪ Development Regulations (Zoning and Subdivision Ordinance) ▪ Public Health/Safety Requirements
	2.2.4 Through development review, ensure that utilities are adequately sized to accommodate proposed development.	▪ Public Health/Safety Requirements ▪ Maintenance Controls ▪ Development Review

In preparing a plan for the future of Three Rivers, the community is ensuring that adequate land will be available for future uses. It is necessary to provide adequate land supplies for residential, commercial, industrial, and public uses to allow for future growth and development. One of the main challenges in planning for the future of Three Rivers is to provide adequate land use supplies, while balancing the open space and agricultural land uses which serve to define the community.

GOAL 3: ECONOMIC VITALITY

A strong, diversified economic environment within Three Rivers which enhances the rural atmosphere of the community.

Objective 3.1 Adequate Land Use Supplies: Ensure adequate land use supplies for residential, commercial, industrial, and public uses to accommodate future growth and ensure the community's economic vitality.

	Policies	**Implementation Mechanism**(Numbers refer to descriptions of mechanisms, which follow table)
	3.1.1 Accommodate light industrial development which is non-polluting and which does not create nuisance conditions, and which are totally enclosed or adequately screened from view. Light industrial uses shall be totally enclosed or adequately screened from view.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Site Plan Review

	GOAL 3: ECONOMIC VITALITY (continued)	
	3.1.2 Encourage a mixed use community commercial shopping area and higher density residential development in the "Town Center" area in Three Rivers.	▪ Community Plan Map ▪ Design/Dev. Tools ▪ Specific Plan
	3.1.3 Promote a concentration of industrial, professional office, and commercial activities and high density residential development within selected areas to allow for cost efficient provision of necessary services and to protect residential neighborhoods from negative impacts.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	3.1.4 Maintain existing commercial areas along State Highway 198 for highway-oriented commercial development.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	3.1.5 Promote the use of the site approved for "Commercial-Recreation" development by GPA 94-003 for a destination-type resort such as a guest ranch, conference facility, health spa, golf course or equestrian establishment. Development of the site for retail or service commercial use, unless incidental to the primary use of the site for a destination-type resort, shall be prohibited. (GPA 94-003)	▪ Community Plan Map ▪ Development Regulations (Zoning)
Objective 3.2 Agricultural Development: Support agricultural development for economic benefit, visual diversity, and open space preservation.		
	3.2.1 Designate areas on the Land Use Plan for agricultural land and grazing activities.	▪ Community Plan Map
	3.2.2 Encourage agricultural land currently not in the Williamson Act to enter Agricultural Preserves Contracts pursuant to the Williamson Act.	▪
	3.2.3 Require that new development does not interfere with established agricultural water rights.	▪ CEQA Review ▪ Development Review
	3.2.4 Provide economic incentives to lessen development pressure on agricultural land and open space such as conservation easements, Williamson Act, mitigation banks and other tax incentives.	▪
	3.2.5 Protect extensive and intensive agricultural areas as identified by the community plan from encroachment of non-agricultural uses through the use of large lot exclusive agricultural zoning.	▪ Development Regulations (Zoning)

It is important to community members that Three Rivers continues to be a livable community with a diversity of housing types and commercial and civic uses. The community would like to ensure that residents are able to find adequate housing opportunities within the area during every stage in their life. This necessitates housing options that are appropriate for families with children as well as for senior citizens.

GOAL 4: DIVERSE HOUSING OPTIONS

A diversity of affordable and safe housing options for all Three Rivers residents, including families, seniors, and National Park Service employees.

Objective 4.1 Housing Mix: Maintain Three Rivers' predominant land use of single family residential, while providing for a mix of housing types and affordability levels throughout the community.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	4.1.1 Provide for a variety of residential products in Three Rivers, including senior, low income, rural and estate housing to accommodate the housing needs of all segment's of the community's population.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Review
	4.1.2 Educate property owners regarding available state and federal low interest housing loans for rehabilitation of deteriorated units, and assist them in qualifying for these loans.	▪ Grant Programs
	4.1.3 Designate adequate land to accommodate multi-family and senior housing.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	4.1.4 Promote cluster development of senior and affordable housing options in Three Rivers.	▪ Design/Dev. Tools ▪ Development Regulations (Zoning)
	4.1.5 Encourage mixed use development (including housing components) in Three Rivers.	▪ Community Plan Map ▪ Design/Dev. Tools ▪ Development Regulations (Zoning)
	4.1.6 Encourage large lot and planned cluster residential development.	▪ Development Regulations (Zoning) ▪ Site Plan Review
	4.1.7 Prohibit high density residential developments in areas with sensitive environmental or visual resources and in areas lacking suitable infrastructure or emergency access facilities.	▪ CEQA Review ▪ Community Plan Map ▪ Natural Resources Mapping ▪ Public Health/Safety Requirements

Objective 4.2 Mobilehomes: Provide a role for mobilehomes in satisfying community housing needs while ensuring that the mobilehome development is attractive and compatible with existing development.

	4.2.1 Permit mobilehome parks and recreation vehicle parks, by Special Use Permit, in designated commercial-recreation areas along State Highway 198 as shown on the plan.	▪ Community Plan Map ▪ Development Regulations (Zoning)

	GOAL 4: DIVERSE HOUSING OPTIONS	(continued)
	4.2.2 Require mobilehome parks and recreation vehicle parks adjacent to State Highway 198 to be screened from State Highway 198. Utilize such screening measures as masonry walls or other types of architectural fencing, earth berms, rock outcrops, and natural variation to topography. Require the use of natural vegetation where it exists supplemented by additional natural landscaping to soften the visible effect from the highway.	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Site Plan Review
	4.2.3 Require skirting or a similar type of architectural screening around the base of the mobilehome to improve mobilehome appearance and safety.	▪ Development Stds. ▪ Site Plan Review
	4.2.4 Remove abandoned mobilehomes.	▪
	4.2.5 Ensure that mobilehome projects are located and designed in a manner that is compatible with existing development patterns and does not detract from the visual quality of the community.	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Site Plan Review

Natural Environment

The natural environment is Three River's most valuable asset. The natural resources and diverse landscape of Three Rivers contribute to the beauty, character, and recreational opportunities enjoyed and valued by the community. The natural environment in Three Rivers encompasses the diverse and varied resources, including the Kaweah River, beautiful topography, and cultural resources. Throughout the planning process, the community has stated that maintaining a pristine natural environment and protecting the area's valuable resources is the top priority in planning for the community's future.

GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT Land use patterns and design solutions which protect and conserve the environmental quality and natural beauty in Three Rivers.		
Objective 5.1 Protection of the Natural Environment: Protect the natural environment by prohibiting land uses, activities, and development patterns that will have an adverse effect on the environmental quality of Three Rivers.		
	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)

	GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT	(continued)
	5.1.1 Maintain a serene and attractive natural environment by prohibiting land use activities that create excessive and unwanted noise and/or light in the community	▪ CEQA Review ▪ Development Review ▪ Development Stds.
	5.1.2 Protect water quality and wildlife in Three Rivers by prohibiting land use activities that endanger water quality and/or wildlife as a result of pollution and/or sedimentation. a. Prohibit commercial and industrial development with excessive BOD (Biochemical Oxygen Demand) and COD (Chemical Oxygen Demand) waste water discharge characteristics as described by the State Water Quality Control Board and Army Corps of Engineers.	▪ CEQA Review ▪ Development Review ▪ Public Health/Safety Requirements
	5.1.3 Ensure that new development does not excessively increase traffic flow through existing or planned residential areas.	▪ CEQA Review ▪ Circulation Plan ▪ Development Review
	5.1.4 Design roads in residential subdivisions to minimize through traffic.	▪ Circulation Plan ▪ Development Stds.
	5.1.5 Maintain natural drainage courses to ensure that alterations do not lessen their capacity or cause obstructions, erosion, or sedimentation.	▪ Development Review ▪ General Development Controls ▪ Maintenance Controls ▪ Natural Resource Mapping ▪ Public Lands/Easements

The Kaweah River is one of the most valuable natural assets in Three Rivers, and is an essential element of the community's unique character and quality natural environment. The floodways and floodplains along the river enhance the quality of life in Three Rivers, and promote biological and habitat diversity in the community. As part of the future vision for Three Rivers, residents would like to preserve the Kaweah River as a "living river", which maintains its natural course through the community. A living river describes the dynamic interaction between river flow, river form, people, plants, fish and wildlife to maintain the river in the natural, healthy form.

Objective 5.2 Kaweah River: Protect and preserve the natural features and quality of the Kaweah River and all of its tributaries, both perennial and intermittent.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)

	GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT	(continued)
	5.2.1 Protect and preserve the natural features and quality of the floodways of the Kaweah River. a. Establish a floodway setback, and monitor and enforce this setback. b. Prohibit structural development within the floodway, unless approved by local, state, or federal agencies with jurisdiction. c. Establish development standards to ensure that permitted development in the floodway is compatible with the natural resources of the corridor	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Floodway Designation ▪ Natural Resource Mapping
	5.2.2 Protect and preserve the natural features and the quality of the floodplains of the Kaweah River. a. Maintain the 100-year floodplain by prohibiting the development of residences or permanent structures within the floodplain (FGMP, pg. 16, Water Policy #3)	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Floodway Designation ▪ Natural Resource Mapping
	5.2.3 Enforce applicable standards and regulations regarding floodway and floodplain preservation, and refer projects in the floodway and floodplain to applicable agencies. a. Encourage the appropriate state and federal agencies to update floodway and floodplain maps, and incorporate the updated maps into the planning process	▪ Development Regulations ▪ Floodway Designation ▪ Intergovernmental Coordination
	5.2.4 Create positive incentives for floodway and floodplain restoration and protection, including conservation easements and land trust management.	▪ Floodway Designation ▪ Grant Programs
	5.2.5 Building improvements (homes, fences, etc.) and septic tank/leach line systems or other activities associated with construction (grading) shall not be permitted within 50' of an intermittent watercourse or 100' of a perennial watercourse. Where the combined effect of both rules is to eliminate all potential building sites, the rules shall be interpreted as to allow a minimal building site (no more than one residence or main building), as determined by the Site Plan Review Committee.	▪ Development Regulations (Zoning) ▪ Development Review ▪ Natural Resources Mapping

	GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT	(continued)
	5.2.6 Development proposals located in the designated river drainage areas shall be subject to site plan review.	▪ Natural Resources Mapping ▪ Site Plan Review
	5.2.7 Protect the riparian areas along the Kaweah River and all of its tributaries. a. Discourage the removal of riparian native species, such as sycamores and valley oaks.	▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review
	5.2.8 Limit and control planting of non-native plants and trees in the riparian areas of the Kaweah River and all of its tributaries.	▪ Development Stds. ▪ Public Lands and Easements
	5.2.9 Establish a greenway along the Kaweah River.	▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning)

The area's vast forests and oak woodlands are an important resource to the Three Rivers community. Residents of Three Rivers cite the community's rural character and its proximity to Sequoia National Park as valuable community assets.

Objective 5.3 Oak Woodlands: Protect and preserve oak woodlands.		
	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	5.3.1 Removal or grading around native trees (6" or larger in diameter) which may disturb the root system shall not be allowed during the construction process unless the Site Plan Review Committee deems it is necessary because of road alignment or infrastructure improvements.	▪ Natural Resources Mapping ▪ Site Plan Review
	5.3.2 Removal of native trees in designated open space areas or on private property shall not be allowed unless the health, safety or welfare of residents associated with the adjacent development is endangered. a. Any trees proposed for removal must be indicated on the submitted site plan with accompanying information stating the reason for tree removal.	▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review

	GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT	(continued)
	5.3.3 Site plan review shall be utilized for residential development proposals to ensure the preservation of oak woodlands on the site.	▪ Natural Resources Mapping ▪ Site Plan Review
	5.3.4 Establish a replacement standard of 1:1 for the removal and replacement of oak woodlands.	▪ Development Stds.
	5.3.5 Implement an educational program for community residents regarding blue oak woodlands, and encourage community participation in preservation efforts.	▪ Grant Programs
	5.3.6 Limit and control non-native plant species that threaten native oak woodlands.	▪ Development Stds. ▪ Public Lands and Easements ▪ Site Plan Review
Objective 5.4 Native Vegetation and Habitat: Protect and preserve native vegetation and wildlife habitat areas.		
	5.4.1 Prohibit unnecessary removal of native trees on development sites prior to the approval of development plans to control erosion, preserve wildlife habitat, and maintain the natural character of Three Rivers.	▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review
	5.4.2 Restrict the removal of natural vegetation, except for wildland fire prevention purposes.	▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements
	5.4.3 Prevent encroachment of development into riparian habitat areas and habitat of endangered species and wildlife of special concern.	▪ Natural Resources Mapping ▪ Site Plan Review
	5.4.4 Ensure that landscaping of development contains plant material compatible with the surrounding native vegetation.	▪ Site Plan Review

	GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT	(continued)

Three Rivers' location in the foothills of the Sierra Nevada at the gateway to Sequoia National Park provides the community with extraordinary views and vistas. To preserve the scenic quality of the region, it is necessary to establish development controls in areas that the community has identified as scenic resources.

The existing Foothill Growth Management Plan contains goals, policies and development standards that help to preserve viewsheds and ridgelines in the region, shall be a resource for policies and standards to preserve visual resources.

Objective 5.5 Visual Resources: Preserve visual resources in Three Rivers, including viewsheds and ridgelines.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	5.5.1 Implement the policies and standards of the Foothill Growth Management Plan regarding visual resources.	▪ FGMP
	5.5.2 New development proposals shall be subject to site plan review to ensure minimal impacts to visual resources.	▪ Site Plan Review
	5.5.3 Ensure the quality of design of structures along Highway 198 to maintain the visual quality of the views from the Highway.	▪ Development Regulations (Zoning) ▪ Development Standards ▪ Site Plan Review
	5.5.4 Design roadways to minimize viewshed alteration and impact.	▪ Development Review ▪ Circulation Plan ▪ Design/Development Tools
	5.5.5 Design hilltop development to preserve the skyline and maintain an unobstructed scenic panorama.	▪ Development Review ▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review

	GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT	(continued)
	5.5.6 Prohibit development on ridgelines. The top of structures shall be a minimum distance of 20' below the natural ridgeline.	▪ Development Regulations ▪ Development Review ▪ Natural Resources Mapping ▪ Site Plan Review
	5.5.7 Prohibit development on slopes 30% or greater, unless the inherent problems associated with developing on steep slopes can be mitigated without excessive grading.	▪ Development Review ▪ Natural Resources Mapping
	5.5.8 Require a grading and slope stabilization plan for the portion of the development exceeding slopes of 15% or greater.	▪ Development Review
	5.5.9 Prohibit alteration or cutting of existing slopes to decrease the gradient for the purpose of development, prior to the submittal of a development application.	▪ Development Review ▪ General Development Controls ▪ Natural Resources Mapping ▪ Site Plan Review

Three Rivers possesses significant historical and cultural resources that the community wishes to preserve and maintain as the area grows. The community is home to historical buildings and structures such as the Kaweah Post Office and historical bridges, as well as Native American cultural resources. According to archaeological surveys, Three Rivers has numerous archaeological sites.

Future development shall be limited and planned to minimize impact on the historical, cultural, and archaeological landscape of the planning area. Buildings and structures of historical and cultural significance shall be well maintained.

Objective 5.6 Historical, Cultural and Archaeological Resources: Preserve historical, cultural, and archaeological resources including the Kaweah post office, historical bridges, and Native American cultural resources.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	5.6.1 Identify historical, cultural, and archaeological resources within the community. a. Create a list of historic buildings and structures to be preserved in Three Rivers.	▪ Archaeological Survey

	GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT	(continued)
	5.6.2 Limit development on sites with identified significant cultural or historical value.	▪ Development Regulations (Zoning)
	5.6.3 Consider incentives to promote restoration of historic structures and cultural and archeological resources in the community.	▪ Grant Programs

Public Services

Community public facilities services are an essential part of the quality of life in Three Rivers. High quality schools and recreation facilities contribute to creating a self-sustaining, healthy community with a sense of identity and character. It is important to maintain these facilities in the future to ensure a high quality environment for all residents and for future generations of Three Rivers residents.

GOAL 6: PROVIDE PUBLIC SERVICES AND COMMUNITY FACILITIES TO THE COMMUNITY

High quality public services and community facilities to serve the existing and future needs of Three Rivers.

Objective 6.1 School Facilities and Programs: The County shall work cooperatively with the Three Rivers Union Elementary School District to that ensure needed school facilities and educational programs are provided in a timely manner in accordance with the pace of development.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	6.1.1 The County shall coordinate with the Three Rivers Union Elementary School District to ensure uncrowded classrooms, buses, playgrounds, cafeterias and office space essential to offer a quality educational program.	▪ Intergovernmental Coordination
	6.1.2 The County shall encourage the school district to plan future development activities, based on 5-year growth projections, with close attention to functional and architectural compatibility.	▪ Intergovernmental Coordination
	6.1.3 The County shall encourage the school district to study methods of financing and developing a multi-use community school recreation/education building.	▪ Grant Programs ▪ Intergovernmental Coordination

Objective 6.2 Open Space and Recreation Facilities: Provide sufficient open space, public recreational areas, and facilities for community recreation needs.

	GOAL 6: PROVIDE PUBLIC SERVICES AND COMMUNITY FACILITIES TO THE COMMUNITY	(continued)
	6.2.1 Reserve open space for recreational purposes in conjunction with future residential developments.	▪ Community Plan Map ▪ Development Review
	6.2.2 Facilitate innovation in housing and subdivision design to accommodate private recreation and open space areas.	▪ Design/Development Tools
	6.2.3 Develop a community facility in Three Rivers to provide educational, recreational, cultural, and meeting space for community residents.	▪ Grant Programs
	6.2.4 Ensure ongoing maintenance of existing and future public recreation areas and facilities.	▪ Maintenance Controls ▪ Public Health/Safety Requirements
	6.2.5 Retain recreational open space in a natural state to avoid high maintenance costs and to maintain compatibility with the natural environment.	▪ Development Regulations
Objective 6.3: Provision of Water and Sewer Continue the efficient provision of water and sewer services within the Urban Area Boundary (UAB).		
	6.3.1 Ensure that the provision of public services (water and sewer) are consistent with the Three Rivers Community Plan (map and text).	▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.2 Provide an adequate, reliable and safe water supply, storage, and distribution system.	▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.3 Require sewage collection systems in planned high density residential and/or commercial areas.	▪ Development Review ▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.4 Provide adequate sewer collection and treatment capacity for existing and planned development in Three Rivers that is within the boundaries of the CSD.	▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.5 Require commercial areas to form Improvement Districts under the auspices of the Community Services District when community water and sewer systems are required.	▪ Development Regulations

Transportation and Public Safety

Transportation Management in Three Rivers is integral to maintaining the rural character of the community, as well as ensuring public safety and welfare for residents and visitors. Due to its location at the gateway to Sequoia National Park, Three Rivers

experiences high volumes of traffic, often at high speeds along Highway 198. Highway 198 is the only means of ingress and egress for the community. Traffic management measures and improvements such as traffic calming shall be utilized to reduce the speed of traffic through the area and to enhance the livability of the community. It is also important to consider the connection between land use and transportation in the community. Locating high intensity, traffic generating uses in close proximity to major roads and transportation corridors will help to minimize traffic impacts throughout the community.

GOAL 7: FOSTER SAFE AND ACCESSABLE TRANSPORTATION/CIRCULATION SYSTEM

A safe and accessible transportation and circulation system in Three Rivers that enhances the character of the community.

Objective 7.1 Transportation and Circulation System: Develop a safe and accessible transportation and circulation system in Three Rivers.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	7.1.1 Coordinate with Caltrans to establish turnouts and rest areas as traffic calming devices along Highway 198.	▪ Intergovernmental Coordination
	7.1.2 Create left turn lanes from Westbound Highway 198 onto Cherokee Drive.	▪ Circulation Plan
	7.1.3 Improve and egress safety and access at the Shoshone Inn Location.	▪ Circulation Plan
	7.1.4 Improve ingress and egress safety and access to the Cherokee Oaks area.	▪ Circulation Plan
	7.1.5 Improve pedestrian safety and access in the community, particularly near the elementary school. a. Construct a pedestrian walkway from the elementary school to the North Fork Bridge.	▪ Circulation Plan
	7.1.6 Establish a Dial-a-Ride program to improve access and mobility for seniors. a. Participate in the annual Unmet Transit Needs hearing of transit providers.	▪ Intergovernmental Coordination
	7.1.7 Establish and maintain a high level of traffic enforcement in Three Rivers.	▪ Public Health/Safety Requirements ▪ Intergovernmental Coordination
	7.1.8 Require the installation of left and right hand turn lanes (as necessary) as development conditions.	▪ Development Review

	GOAL 7: FOSTER SAFE AND ACCESSABLE TRANSPORTATION/CIRCULATION SYSTEM	(continued)

Objective 7.2 Access to Transportation: Ensure that land uses are located with appropriate access to transportation corridors.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	7.2.1 Require public, quasi-public, and high density residential uses to locate where there is direct and safe access to an appropriately designed or improved street.	▪ Circulation Plan ▪ Community Plan Map ▪ Development Review
	7.2.2 Require commercial, professional office and light industrial development to locate in areas with adequate access to major transportation corridors.	▪ Circulation Plan ▪ Community Plan Map ▪ Development Review

There are natural factors in Three Rivers, such as topography and vegetation, which contribute to the quality of the environment, which can also affect emergency and safety access to residential development. It is important to balance the rural character of the community with the need for adequate emergency and safety access.

GOAL 8: PROVIDE ADEQUATE EMERGENCY AND SAFETY ACCESS
Adequate emergency and safety access to all development in Three Rivers.

Objective 8.1 Adequate Emergency Access: Ensure adequate access for emergency and safety vehicles, consistent with the State Response Area (SRA) standards.

	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	8.1.1 Incorporate residential safety standards, including driveway standards, address coding, and adequate street widths.	▪ Development Standards ▪ Public Health and Safety Requirements
	8.1.2 Require that new development is accessible to the Tulare County Fire Department and Sheriff's Department.	▪ Development Review ▪ Development Standards ▪ Intergovernmental Coordination ▪ Public Health and Safety Requirements

	8.1.3 Pursue a local fire station and ambulance service in Three Rivers that will be operational throughout the entire year.	▪ Intergovernmental Coordination
	8.1.4 Ensure that the rural characteristics of the community are maintained, along with the improvements to emergency access and public safety.	▪ Development Review ▪ Development Stds.
	8.1.5 Create and implement a numbering and identification system for all residences and businesses to ensure that they can be readily accessed by fire, ambulance, and law enforcement personnel and vehicles in the event of an emergency. a. Adequate numbering will be a development condition for future development. b. Ensure that this system in consistent between all effected agencies	▪ Development Review ▪ Development Stds. ▪ Intergovernmental Coordination

Summary of Implementation Mechanisms

The following summary of implementation measures relates to the last column of the previous table. The specific implementation measures shall be utilized to implement and enforce the goals, objectives and policies in the Three Rivers Community Plan.

1. <u>Archaeological Study/Survey</u>

An archaeological sensitivity map has been prepared by Fresno State University to determine areas of the foothills that have the potential of encompassing sensitive archaeological sites. If a proposed development project falls within a sensitive area, a more thorough investigation must be undertaken to ensure that archaeological resources are preserved.

2. <u>California Environmental Quality Act (CEQA) Review</u>

This statute prescribes the state mandated environmental review process for proposed development. This review process entails an evaluation of how a proposed project will impact the environment. Depending on the extent and magnitude of anticipated impacts, different kinds of environmental studies are prepared to analyze the impacts of projects and inform the public and decision-makers about the significance of a development proposal's impact on the environment. As part of the CEQA review, measures are developed to prevent or minimize adverse environmental impacts resulting from proposed projects. Examples of analyzed topics addressed through the CEQA review process include transportation, public services, and natural resources.

3. <u>Circulation Plan</u>

The Circulation Plan contains adopted goals, policies, and implementation programs for the planning and management of existing and proposed transportation routes.

4. Community Plan Map

The Community Plan Map indicates where future development and growth is going to occur as well as the density and intensity of this growth.

5. Design and Development Tools

Site planning and architectural and landscape design should result in an attractive appearance and a harmonious relationship among the various elements of the development and the existing landscape. Originality in landscape and construction design shall be encouraged. They should be in keeping with the natural landscape and skyline, and reflect the density, movement and activities of the population. Tools such as cluster development, greater setback distances, landscaping, and proper lot design shall be utilized to ensure that new development is compatible with existing development and with the natural environment.

6. Design Guidelines

Design guidelines are a tool for ensuring that new development in Three Rivers is compatible with the surrounding area and the existing development in the community. Guidelines convey community design expectations, help provide visual continuity, and ensure high quality design which is specific to the needs and values of the Three Rivers community. To the extent possible, the design guidelines shall be specific. Guidelines that are quantifiable shall be considered for incorporation into zoning regulations. Design guidelines for the Three Rivers community shall incorporate measures to ensure that development is compatible with the natural environment and does not degrade the visual quality of the community.

7. Development Regulations (Zoning, Subdivision Ordinance, Building Code)

The development regulations of Tulare County, primarily the zoning regulations, building code, and subdivision ordinance, provide the standards for development, prescribe allowable uses, contain specific incentive provisions, and include other standards and procedures for approval of development projects.

8. Development Review

Development review is the process used by the County to assess conformance with development regulations, conduct CEQA review, and route development proposals through County departments and effected agencies for comments. The review process identifies impacts of new development on the demand for services, public facilities, and infrastructure, and includes the development of project-specific mitigation measures and other mechanisms to help finance needed improvements. Development review also assesses the impacts of new development on the natural environment, and ensures that the development is consistent with the Community Plan. All projects, including public sponsored projects, are reviewed for consistency with development regulations as early as possible in order to minimize wasted effort on projects deemed not to be in conformance.

9. Development Standards

Development standards set forth the type and characteristics of development that is desired within the Three Rivers community. Three Rivers is a unique community, with many valuable natural resources, visual resources, and a strong community character and rural identity. Future development is necessary to accommodate growth in Three Rivers, yet there are many impacts of development which must be regulated and monitored to ensure a quality built environment, and the preservation of the natural environment. Development standards will help to ensure that future development occurs in a manner that preserves the community's most valuable resources and assets.

Rural development standards are standards which are specific to the Three Rivers community, and these standards work to preserve the unique rural characteristics of the community and the natural environment of the foothills. Rural development standards include:

a. Setback standards for residential, commercial and industrial uses, including side and rear yards, landscaping, and screening
b. Signage standards, which regulate size, height, scale, color, lighting, and material of signs
c. Noise standards
d. Outdoor lighting standards for residential, commercial, and industrial uses
e. Vegetation standards for residential and commercial development which minimize the disturbance of existing vegetation, and encourage the use of native vegetation in landscaping
f. Streetscape guidelines for roadways, paths and sidewalks to ensure they are compatible with the natural environment and scenic resources of the community
g. Standards for fences and similar built structures
h. Building height standards

10. <u>Extension of Public Services</u>

Regulating the extension of public services (i.e. water and sewer), is a method of limiting growth, and is also a method of ensuring that development occurs in appropriate locations. In the case of Three Rivers, water and sewer services shall not be extended beyond the UAB. This will ensure that growth at urban and suburban densities does not occur within the Three Rivers community outside of the UAB.

11. <u>Foothill Growth Management Plan (FGMP)</u>

The Foothill Growth Management Plan is an element of the Tulare County General Plan, which directs land use policy for development in the foothill region. The purposes of the FGMP are to rationally direct growth in the foothill region, maintain the viability of foothill agriculture, and reduce County expenditures through a more efficient means of delivering services. The Three Rivers community plan area is not currently covered by the policies and standards of the FGMP; however, the plan addresses many of the issues that Three Rivers is currently facing, such as preservation of natural resources, development compatibility, and scenic resources. Many of the policies in the Three Rivers Community Plan Update are the same as those in the FGMP. The FGMP policies shall be applied to the Three Rivers Community Plan Area.

12. General Development Considerations

Because of the unique characteristics of Three Rivers, its natural and visual resources and mountainous topography, development within the plan area requires special considerations which are not normally required for the valley or flat land areas. In order to achieve the desired goals of this plan, the County Zoning Ordinance, Subdivision Ordinance and Building regulations will require amendments. Recommended general standards for new development within the plan area should include, as a minimum, the following:

- Utility Lines
  New or relocated utility lines shall be placed underground whenever feasible. Consideration should be given to underground placement of existing overhead lines whenever feasible. When overhead lines are indispensable, poles and wires shall be located so as to be inconspicuous from the street. Use of poles of an improved design shall also be considered. Combined or adjacent rights of way and common poles shall be used wherever feasible.

- Earthwork
  Grading or earth-moving operations shall be accomplished with a minimum of disturbance to the topography and result in naturalistic, architectural or sculptural forms. Quarries shall be restored to an attractive appearance. Vegetative cover, preferably native to the area, and other screening devices are required to hide the scars from earth-moving operations and blend with the natural landscape. Adequate erosion control measures must be provided in any earth-moving operation. Edges of lakes, ponds, rivers and creeks shall be preserved in their natural condition or treated so as to result in an attractive appearance. Edges of water developments shall be designed and treated so as to result in naturalistic, architectural or sculptural forms.

- Plant Material
  Existing specimens and stands of trees and other plant materials of outstanding value, and native plant species shall be preserved wherever possible. When timber operations are conducted, they shall follow selective or thinning practices and be accompanied by a thorough cleanup. The planting and reforestation shall be carried out based on visual impact from State Highway 198. Selective clearing shall be completed in order to open important views from State Highway 198.

- Property Maintenance
  Structures on private properties shall be maintained in good condition with proper attention to their appearance and in accordance with County Health and Safety Codes. The grounds shall be appropriately maintained (free of trash and other objectionable uses) or effectively screened from the road.

13. Grant Programs

The County pursues available grant funding opportunities to supplement local revenue and assist with the completion of capital projects, programs, or studies. Grant funding is available from federal and state agencies as well as from non-profit organizations and private foundations.

14. Intergovernmental Coordination

The County Resource Management Agency shall coordinate with affected agencies and organizations to ensure that development occurs in an orderly fashion and that public services and utilities keep pace with future growth and development in Three Rivers. Additionally, the County shall coordinate with the Three Rivers Unified Elementary School District to ensure the provision of quality education facilities and programs in Three Rivers.

15. Kaweah Floodway Designation

This Community Plan designates the Kaweah River Floodway approximately at the 100-year flood line. It is the intent of this Plan to prohibit new development within the designated floodway; yet to recognize existing development located within the designated floodway.

All properties within the Kaweah River Designated Floodway that contain existing structures, including a reasonable area around said structures, should be zoned to an appropriate base zone to make the existing structures conforming, and said base zone shall be combined with the "F-2" (Secondary Flood Plain) Zone. Vacant properties within the Kaweah River designated floodway should generally be zoned "F-1" (Primary Flood Plain) Zone. However, on certain vacant properties within the Kaweah River designated floodway, it may be appropriate to allow new development where unique circumstances justify expanded land use opportunities, such as infilling within an established commercial node, provided that necessary flood protection measures are undertaken. Where such unique circumstances exist and prior to permitting alternative land uses on such vacant properties, the following procedures should be followed: (GPA 83-05 & 83-05A)

1. The State Reclamation Board shall be consulted with as to the feasibility of establishing proposed structures and/or activities within the designated floodway; (GPA 83-05 & 83-05A)

2. For all proposed nonresidential uses, a general plan amendment shall be filed with the County of Tulare, pursuant to Board of Supervisors' Resolution No. 83-1693 (and as may subsequently be amended). For proposed residential uses, single-family dwellings shall be permitted (after State Reclamation Board approval and after County approval of the appropriate zoning) without a general plan amendment, and for other residential uses, the necessity for a general plan amendment shall be evaluated on a case-by-case basis -- while small-scale projects may be reclassified without a general plan amendment, however, it is generally intended that larger-scale residential projects secure the appropriate amendments; (GPA 83-05 & 83-05A)

3. Zoning to the appropriate base zone along with the F-2 Combining Zone shall be secured for the properties in question. (GPA 83-05 & 83-05A)

Any area within the channel or designated floodway of the Kaweah River (includes the Middle Fork, North Fork, South Fork, and main channel) shall not be considered when computing the residential density for new residential development projects. (GPA 87-01)

The Three Rivers Community Land Use Plan shall reflect the location of the Kaweah River floodplain. Additionally, a floodplain map shall illustrate the properties that are located within the floodplain. The map shall be created with input from the effected agencies and departments.

16. Maintenance Controls

Maintenance controls contribute to the visual quality of the community, as well as public health and safety. Following are brief descriptions of maintenance controls which may be used as implementation measures:

- Enforcement of a fire prevention code can also indirectly contribute to the quality of development, as do the building and housing codes. Fire prevention programs shall avoid unsightly controlled burns, which sometimes destroy the scenic value of native flora. Appropriate planting and maintenance may be utilized to avoid such a measure.

- An anti-litter ordinance shall be effectively enforced. Public areas under the jurisdiction of the County shall be carefully maintained.

- Attention shall be given to the use of weed and insect control measures to eliminate unsightly conditions in the community, avoiding also the destruction of scenic native flora.

- Enforce water quality control on the basis of odor and appearance as well as health hazards, particularly in streams and rivers within the community.

- Review and enforce regulations governing cutting, clean-up and reforestation in timber operations, and enforce these regulations as related to the goals, objectives and policies of the Community Plan. Regulations governing cutting, clean-up and reforestation in timber operations should be reviewed for their use in implementing this program and should be enforced with the program in view.

17. Natural Resources Mapping

The Three Rivers community has many valuable natural resources, which must be protected from the potentially adverse impacts of future growth and development. The Tulare County Resource Management Agency has a sophisticated GIS system, which shall be utilized to map the natural resources in the Three Rivers planning area. Natural resources to be mapped include: oak woodlands, floodways and floodplains, watercourses, riparian habitat areas, steep slopes, and sensitive flora and fauna habitat areas. Natural resource mapping shall be used to create a development suitability analysis of the Three Rivers community. Land that is suitable for development, as well as land that is not suitable for development due to natural constraints shall be indicated on the map.

18. Overlay Zone

An overlay zone may be implemented in Three Rivers to apply regulations and guidelines to ensure high quality, compatible development. For example, and overlay zone may be utilized in Three Rivers to apply site plan review.

19. Planned Unit Development (PUD)

A planned unit development is a description of a proposed unified development, consisting of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

20. Public Health and Safety Requirements

Development proposals must adhere to the public health and safety requirements applicable to Three Rivers to be considered for approval. Public health and safety requirements include minimum water requirements, sewer requirements, and septic availability, as well as emergency access.

21. Public Lands and Easements

The Three Rivers Community Plan area has a large amount of land under public jurisdiction. Appropriate protection and maintenance of public land, as well as maintenance and upkeep of easements, contributes to the overall quality of the community.

- Protection of lands under the direct jurisdiction of federal, state or local agencies shall be achieved through the land management practices of these agencies.

- Review public works operations for their compliance with the intent of the community planning program. Ensure that County roads, public signs, etc., conform to the standards of this program.

- Ensure that the appropriate public agencies undertake programs of street planting, landscaping of public grounds, reforestation and selective vista clearing.

22. Regulation of Existing Lots of Record

Existing lots of record may be developed in accordance with the designated uses as shown on the Three Rivers Community Plan even though they may not meet the planned density standards. Such lots need not be combined in order to meet the minimum density as set forth in the Plan providing they were existing and of record at the time the Plan is adopted. However, the lot must meet the size requirements for the installation of engineered-design septic systems as required by the State Water Quality Control Board and the County Health Department.

23. Scenic Corridor Designation

The designation of a scenic corridor along Highway 198 in the Tulare County Zoning Ordinance will help to maintain the character and natural beauty of the corridor. In addition to the Scenic Corridor (SC) designation, development standards for the SC designation will ensure that development within the Scenic Corridor is of the highest quality, and does not detract from the visual quality of the area. Development standards for the SC designation include:

- No new off-premise outdoor advertising signs shall be permitted in the Scenic Corridor. (From FGMP, Implementation Chapter)
- Grading and cut and fill shall be kept to a minimum in the scenic corridor. All exposed slopes shall be planted with native plant materials. (From FGMP, Implementation Chapter)
- Individual businesses in the scenic corridor with on-site signs pertaining to the identification of the permitted use shall be flat to the primary building facade. (From FGMP, Implementation Chapter)
- In the Scenic Corridor, on premise free standing signs identifying the use of the property shall require discretionary approval by the Site Plan Review Committee based on the sign design, setback, size, architectural compatibility, traffic safety, and visibility. (From FGMP, Implementation Chapter)
- The Zoning Map and Land Use Map for the Three Rivers community shall delineate the boundaries of the Scenic Corridor.

24. Site Plan Review/Site Plan Overlay

Site plan review is one of the most important implementation measures for the policies in the Three Rivers Community Plan. Site plan review ensures that the Site Plan Review Committee shall review new development on a case-by-case basis. The Committee shall ensure that a development proposal meets the policies and development standards of the Three Rivers Community Plan. Following are the main components of site plan review:

- An overlay requiring site plan review shall be applied to all residential and commercial land uses within Three Rivers.
- Site Plan Review shall be required for all residential and commercial development, subdivision, zoning variances, and any rehabilitation or remodel that involves physical aspects of the parcel.
- The Site Plan Review Committee shall ensure that new development is consistent with the rural development standards for the Three Rivers Community,
- The Site Plan Review Committee shall evaluate the design of the proposed project to ensure its compatibility with the surrounding development and the natural environment,
- The Site Plan Review Committee shall determine the consistency of the proposed project with the locations and design criteria of the policies of the Community Plan.
- For each development proposal, the Site Plan Review Committee shall forward written findings to the appropriate decision making body.
- The County staff person who is in charge of presenting information about the development proposal to the Site Plan Review Committee will be required to visit the site.

25. Specific Plans

Certain geographic areas need to be planned comprehensively, but in more detail than can be accomplished through the Community Plan. A specific plan provides an implementation tool that integrates land use, design, transportation, and utilities to produce a comprehensive strategy for development of a defined area.

26. Urban Area Boundary

The Urban Area Boundary (UAB) in Three Rivers delineates the area that is appropriate for future development at higher densities, as well as for the extension of services. The UAB is contiguous with the existing planning area boundary, and urban services shall not be extended beyond the UAB. This will help to direct growth to areas which have the carrying capacity to support development, and also to areas which are not environmentally sensitive.

CHAPTER V

IMPLEMENTATION STRATEGY OF THE LAND USE PLAN

Background

A plan is only a "plan" until appropriate measures are taken to implement the various goals, objectives and policies identified within it. A primary tool for implementation is the zoning ordinance. Sensitive treatment is always necessary where action is required to transform existing land use patterns to those that are consistent with the plan.

Perhaps the most important element for the successful plan is its acceptance and support from the people whose lives it affects. Local leadership and investment, both public and private, is a prerequisite to plan implementation. Of basic concern to local residents is the retention of the quiet, uncrowded atmosphere, preservation of the natural environment and continuation of the limited natural growth of the area. A continuing dilemma involves the accommodation of the large number of visitors from outside the area during the summer, weekends and holidays. The very factors which make Three Rivers desirable to the people who live there also provide the attraction for visitors to the area. The Three Rivers Community Planning Area Program requires special consideration because of the unique natural landforms and resources aesthetics prevailing within the area.

Recent Development Projects

Several development projects are currently being considered, or have already been approved, within the Three Rivers Community Plan area. These projects, either cumulative or individually, could have a major impact on the Community. These developments will be required to meet all applicable requirements of the Tulare County Health Department and the California Environmental Quality Act of 1970. The California Environmental Quality Act (CEQA) requires that all significant impacts of the proposed projects be identified including mitigation measures to minimize the significant effects to an acceptable level. If these requirements cannot be met, then there can be no project. These projects are as follows:

1. A 27 unit recreation vehicle park, recently approved by the Board of Supervisors, to be situated north of the South Fork of the Kaweah River on the west side of State Highway 198.

2. Currently under consideration is the reopening of the Riverway Guest Ranch and a 40-lot subdivision along North Fork Road across from the airport.

3. A Shakespearean Village is being contemplated on a 305 acre site located along the South Fork Road and north of the cemetery. The site would be developed as a planned unit development including a mixture of residential, recreational and cultural uses. If approved, the Village would consist of theatre facilities; approximately 200 time-shared

residential condominium units; a lodge and conference center; small commercial center; and supportive sewer and water facilities.

Ordinance Amendments

The Three Rivers Land Use Plan is intended as a guide for community management and growth over a twenty year period to the year 2022 2000. The long range aspect of the plan will necessitate an ongoing process for review and update.

The designation of areas for intensive usage requires careful consideration. For instance: too much land designated for commercial will take away from the value of existing commercial property. However, if reserve land is not provided to some extent, existing property owners will have a monopoly and future land sale prices will soar. Proper allocation of land use will allow flexibility in site selection, maintain a reasonable stability of real estate values, and preserve certain lands for appropriate development at some future date.

Several Zoning Ordinance amendments and zone changes on certain properties will be necessary to implement the plan. Most of the lands designated for single-family residential and recreational uses currently have the appropriate base zoning. However, in order to meet the proposed minimum acreages and densities designated by the plan, the base zones must be combined with appropriate minimum acreage designations.

Since the area allocated on the plan for Agricultural usage are already divided into large parcels, the minimum acreage requirement should be 80 acres. This will require extensive rezoning of the base zones in the Agricultural areas from the existing R-A, Rural Residential; "O", Recreation; A-1, Agricultural; and AE, Exclusive Agricultural. The most appropriate zoning for Agricultural areas is AE-80, Exclusive Agriculture with a minimum parcel size of 80 acres.

The Tulare County Zoning Ordinance is currently being amended and updated. One significant area proposed for modification and involves the provisions for Commercial and Industrial land uses. Most of the existing commercially developed land in Three Rivers is zoned C-2, General Commercial. The land use plan designates these areas specifically for Community Commercial and to a lesser extent Commercial Recreation. A new Community Commercial area is designated on the Land Use Plan map in the "Old Three Rivers" area. An area has also been designated for light industrial development east of Pierce Drive. It is anticipated that when the County Zoning Ordinance is amended, new provisions will be included specifically for Community Commercial, Commercial Recreation and Planned Development. Until these provisions are established, existing zoning should be retained. Appropriate new zoning for the Community Commercial and Industrial sites should include the Planned Development Procedures.

Mobilehomes are currently permitted on individual parcels as a replacement for conventional homes in the AE-80 zone district and in the RA and R-1 zone districts when

combined with the "M", Mobilehome Overlay Combining Zone Districts. In 1978, the Board of Supervisors established the "Tulare County Mobilehome Policy" which specifies appropriate application for the "M" overlay zone and policies for mobilehome appearance, mobilehome parks and the location of mobilehomes in Foothill Areas and Flood Prone Areas.

It is the policy of the Tulare County Planning Commission to discourage mobilehome installation in areas characterized by severe topography. Mobilehome placement on steep slopes require excessive cuts and fills which deface the landscape and result in pollution of rivers and streams. Mobilehome parks and individual installation in foothill and mountainous areas are normally directed to sites which can appropriately be developed. This procedure requires individual review of each permit application, consistency with the adopted Land Use Plan map and policies, with approvals granted on an individual basis.

Development of the new zoning ordinance is not anticipated immediately. However, when adopted, the ordinance will contain specific standards for mobilehome parks, travel trailer and recreation vehicle parks and campgrounds. These provisions will clarify the existing Tulare County Mobilehome Policy and State standards for such development.

IMPLEMENTATION MEASURES

Following are specific implementation measures that shall be utilized to implement and enforce the goals, objectives and policies in the Three Rivers Community Plan.

Archaeological Study/Survey

An archaeological sensitivity map has been prepared by Fresno State University to determine areas of the foothills that have the potential of encompassing sensitive archaeological sites. If a proposed development project falls within a sensitive area, a more thorough investigation must be undertaken to ensure that archaeological resources are preserved.

Development Regulations

The development regulations of Tulare County, primarily the zoning regulations and subdivision ordinance, provide the standards for development, prescribe allowable uses, contain specific incentive provisions, and include other standards and procedures for approval of development projects.

Urban Area Boundary (UAB)

The Urban Area Boundary (UAB) in Three Rivers delineates the area that is appropriate for future development at higher densities, as well as for the extension of services. The UAB is contiguous with the existing planning area boundary, and urban services shall not be extended beyond the UAB. This will help to direct growth to areas which have the carrying capacity to support development, and also to areas which are not environmentally sensitive.

Extension of Services

Limiting the extension of public services (i.e. water and sewer), is a method of limiting growth, and is also a method of ensuring that development occurs in appropriate locations. In the case of Three Rivers, water and sewer services shall not be extended beyond the UAB. This will ensure that growth at urban and suburban densities does not occur within the Three Rivers community outside of the UAB.

Scenic Corridor Designation

The designation of a scenic corridor along Highway 198 in the Tulare County Zoning Ordinance will help to maintain the character and natural beauty of the corridor. In addition to the Scenic Corridor (SC) designation, development standards for the SC designation will ensure that development within the Scenic Corridor is of the highest quality, and does not detract from the visual quality of the area. Development standards for the SC designation include:

- No new off-premise outdoor advertising signs shall be permitted in the Scenic Corridor. (From FGMP, Implementation Chapter)

- Grading and cut and fill shall be kept to a minimum in the scenic corridor. All exposed slopes shall be planted with native plant materials. (From FGMP, Implementation Chapter)

- Individual businesses in the scenic corridor with on-site signs pertaining to the identification of the permitted use shall be flat to the primary building facade. (From FGMP, Implementation Chapter)

- In the Scenic Corridor, on premise free standing signs identifying the use of the property shall require discretionary approval by the Site Plan Review Committee based on the sign design, setback, size, architectural compatibility, traffic safety, and visibility. (From FGMP, Implementation Chapter)

- The Zoning Map and Land Use Map for the Three Rivers community shall delineate the boundaries of the Scenic Corridor.

Development Review

Development review is the process used by the County to assess conformance with development regulations, conduct CEQA review, and route development proposals through County departments and effected agencies for comments. The review process identifies impacts of new development on the demand for services, public facilities, and infrastructure, and includes the development of project-specific mitigation measures and other mechanisms to help finance needed improvements. Development review also assesses the impacts of new development on the natural environment, and ensures that the development is consistent with the Community Plan. All projects, including public sponsored projects, are reviewed for consistency with development regulations as early as possible in order to minimize wasted effort on projects deemed not to be in conformance.

Development Standards

Development standards set forth the type and characteristics of development that is desired within the Three Rivers community. Three Rivers is a unique community, with many valuable natural resources, visual resources, and a strong community character and rural identity. Future development is necessary to accommodate growth in Three Rivers, yet there are many impacts of development which must be regulated and monitored to ensure a quality built environment, and the preservation of the natural environment. Development standards will help to ensure that future development occurs in a manner that preserves the community's most valuable resources and assets.
Rural development standards are standards which are specific to the Three Rivers community, and these standards work to preserve the unique rural characteristics of the community and the natural environment of the foothills. Rural development standards include:

- Setback standards for residential, commercial and industrial uses, including side and rear yards, landscaping, and screening

- Signage standards which regulate size, height, scale, color, lighting, and material of signs.

- Outdoor lighting standards for residential, commercial, and industrial uses

- Vegetation standards for residential and commercial development which minimize the disturbance of existing vegetation, and encourage the use of native vegetation in landscaping

- Streetscape guidelines for roadways, paths and sidewalks to ensure they are compatible with the natural environment and scenic resources of the community

- Standards for fences and similar built structures.

Design Guidelines

Design guidelines are a tool for ensuring that new development in Three Rivers is compatible with the surrounding area and the existing development in the community. Guidelines convey community design expectations, help provide visual continuity, and ensure high quality design which is specific to the needs and values of the Three Rivers community. To the extent possible, the design guidelines shall be specific. Guidelines that are quantifiable shall be considered for incorporation into zoning regulations. Design guidelines for the Three Rivers community shall incorporate measures to ensure that development is compatible with the natural environment and does not degrade the visual quality of the community.

Design and Development Tools

Site planning and architectural and landscape design should result in an attractive appearance and a harmonious relationship among the various elements of the development and the existing landscape. Originality in landscape and construction design are to shall be encouraged. They should be in keeping with the natural landscape and skyline, and reflect the density, movement and activities of the population. Tools

such as cluster development, greater setback distances, landscaping, and proper lot design shall be utilized to ensure that new development is compatible with existing development and with the natural environment.

Sign and outdoor advertising controls are to be reviewed in their community context and related to such considerations as: protection of areas views, compliance with public safety, and respect for the proportionate and orderly appearance of advertising in relation to the environment.

Natural Resources Mapping

The Three Rivers community has many valuable natural resources, which must be protected from the potentially adverse impacts of future growth and development. The Tulare County Resource Management Agency has a sophisticated GIS system, which may **MUST** be utilized to map the natural resources in the Three Rivers planning area. Natural resources to be mapped include: oak woodlands, floodways and floodplains, watercourses, riparian habitat areas, steep slopes, and sensitive flora and fauna habitat areas. Natural resource mapping shall be used to create a development suitability analysis of the Three Rivers community. Land that is suitable for development, as well as land that is not suitable for development due to natural constraints shall be indicated on the map.

Public Health and Safety Requirements

Development proposals must adhere to the public health and safety requirements applicable to Three Rivers to be considered for approval. Public health and safety requirements include minimum water requirements, sewer requirements, and septic availability.

Site Plan Review and Site Plan Review Overlay

Site plan review is one of the most important implementation measures for the policies in the Three Rivers Community Plan. Site plan review ensures that the Site Plan Review Committee shall review new development on a case-by-case basis. The Committee shall ensure that a development proposal meets the policies and development standards of the Three Rivers Community Plan. Following are the main components of site plan review:

- Site Plan Review shall be required for all residential AND COMMERCIAL development, parcelization, special use permits, zoning variances, and any rehab or remodel that involves physical dimensions of parcel

- The Site Plan Review Committee shall ensure that new development is consistent with the rural development standards for the Three Rivers Community,

- The Site Plan Review Committee shall evaluate the design of the proposed project to ensure its compatibility with the surrounding development and the natural environment,

- The Site Plan Review Committee shall determine the consistency of the proposed project with the locations and design criteria of the policies of the Community Plan.

- For each development proposal, the Site Plan Review Committee shall forward written findings to the appropriate decision making body.

- A Site Plan Review Overlay (SR) will be applied to all residential land uses within Three Rivers.

Plan Development (PD) Overlay
A Plan Development (PD) Overlay shall be applied to all commercial and industrial land uses within Three Rivers.

Regulation of Existing Lots of Record
Existing lots of record may be developed in accordance with the designated uses as shown on the Three Rivers Community Plan even though they may not meet the planned density standards. Such lots need not be combined in order to meet the minimum density as set forth in the Plan providing they were existing and of record at the time the Plan is adopted. However, the lot must meet the size requirements for the installation of engineered-design septic systems as required by the State Water Quality Control Board and the County Health Department.

General Development Considerations
Because of the unique characteristics of Three Rivers, its aesthetics and natural resources and mountainous topography, development within the plan area requires special considerations which are not normally required for the valley or flat land areas. In order to achieve the desired goals of this plan, the County Zoning Ordinance, Subdivision Ordinance and Building regulations will require amendments. Recommended general standards for new development within the plan area should include, as a minimum, the following:

1. Utility Lines

New or relocated utility lines shall be placed underground whenever feasible. Consideration should be given to underground placement of existing overhead lines whenever feasible. When overhead lines are indispensable, poles and wires shall be located so as to be inconspicuous from the street. Use of poles of an improved design shall also be considered. Combined or adjacent rights of way and common poles shall be used wherever feasible.

2. Earthwork

Grading or earth-moving operations shall be accomplished with a minimum of disturbance to the topography and result in naturalistic, architectural or sculptural forms. Quarries should shall be restored to an attractive appearance. Vegetative cover,

preferably native to the area, and other screening devices are required to hide the scars from earth-moving operations and blend with the natural landscape. Adequate erosion control measures must be provided in any earth-moving operation. Edges of lakes, ponds, rivers and creeks should shall be preserved in their natural condition or treated so as to result in an attractive appearance. Edges of water developments should shall be designed and treated so as to result in naturalistic, architectural or sculptural forms.

3. Plant Material

Existing specimens and stands of trees and other plant materials of outstanding value, and native plant species should shall be preserved wherever possible. When timber operations are conducted, they should shall follow selective or thinning practices and be accompanied by a thorough cleanup. The planting and reforestation will shall be carried out based on visual impact from State Highway 198. Selective clearing should be done shall be completed in order to open important views from State Highway 198.

4. Property Maintenance

Structures on private properties are to shall be maintained in good condition with proper attention to their appearance **AND IN ACCORDANCE WITH COUNTY HEALTH AND SAFETY CODES.** The grounds should shall be appropriately maintained (free of trash and other objectionable uses) or effectively screened from the road.

5. Development Design (moved to previous section: Design and Development Tools)

Site planning and architectural and landscape design should result in an attractive appearance and a harmonious relationship among the various elements of the development and the existing landscape. Originality in landscape and construction design are to be encouraged. They should be in keeping with the natural landscape and skyline, and reflect the density, movement and activities of the population.

Sign and outdoor advertising controls are to be reviewed in their community context and related to such considerations as: protection of areas views, compliance with public safety, and respect for the proportionate and orderly appearance of advertising in relation to the environment.

6. Development Controls

A variety of development controls may be utilized to implement the objectives and policies set forth in the community plan. Following is a short description of these controls:

- On-going general plan studies for the community and County should shall identify the scenic highways and, broadly, their corridors. The general plan report should formulate the policies and standards of a scenic highway program.

- The development standards applied to the community should shall give particular attention to the following: **architectural review**, site plan review, land uses, building heights, building setbacks, residential density, building coverage, lot area, planned unit development, historical preservation, on-premise signs, outdoor advertising and lighting, flood plain, screening and landscaping, quarries and other excavations, **ZONING, NOISE, AND VARIANCES.**

- When subdivisions are allowed, tentative map approval should shall be subject to conditions carrying out the intent of the community plan. These conditions should shall relate to such considerations as: limiting of cut and fill, tree preservation and planting, bank seeding and planting, limited access onto scenic highway or byway, low density use of steep land, cluster development, set back from waters' edge, easement dedication, screening, road design standards and underground utilities.

- Strict enforcement of the building code can significantly, though indirectly, contribute to the improvement of aesthetic qualities and preservation of natural resources.

7. Maintenance Controls

Maintenance controls contribute to the visual quality of the community, as well as public health and safety. Following are brief descriptions of maintenance controls which may be used as implementation measures:

- Enforcement of a fire prevention code can also indirectly contribute to the quality of development, as would do the building and housing codes. Fire prevention programs shall avoid unsightly controlled burns, which sometimes destroy the scenic value of native flora. Appropriate planting and maintenance would may be utilized to avoid such a measure.

- An anti-litter ordinance should shall be effectively enforced. Public areas under the jurisdiction of the County should shall be carefully maintained.

- Attention should shall be given to the use of weed and insect control measures to eliminate unsightly conditions in the community, avoiding also the destruction of scenic native flora.

- Enforce water quality control should be enforced on the basis of odor and appearance as well as health hazards, particularly in streams and rivers within the community.

- Review and enforce regulations governing cutting, clean-up and reforestation in timber operations, and enforce these regulations as related to the goals, objectives and policies of the Community Plan. Regulations governing cutting, clean-up

and reforestation in timber operations should be reviewed for their use in implementing this program and should be enforced with the program in view.

8. Public Lands and Easements

The Three Rivers Community Plan area has a large amount of land under public jurisdiction. Appropriate protection and maintenance of public land, as well as maintenance and upkeep of easements, contributes to the overall quality of the community.

- Protection of lands under the direct jurisdiction of federal, state or local agencies should shall be achieved through the land management practices of these agencies.

- Review public works operations should be reviewed for their compliance with the intent of the community planning program. Ensure that County roads, public signs, etc., should conform to the standards of this program.

- Ensure that the appropriate public agencies undertake programs of street planting, landscaping of public grounds, reforestation and selective vista clearing. Programs of street planting, landscaping of public grounds, reforestation and selective vista clearing should be undertaken by the appropriate public agencies.

Recreation

The demand for conveniently situated recreational opportunities and parks is manifested by **the** regional as well as local needs. The fact must be acknowledged that, as with many other facilities, parks and recreational needs transcend community and other jurisdictional boundaries. Three Rivers is in a strategic position to provide not only adequate parks and recreation for its needs, but could greatly alleviate the recreational deficiencies of other areas. In addition, facts such as community economic vitality (tourism and property values, for instance) and overall visual enhancement would certainly be influenced by park and recreational facilities and programs.

Existing private recreation activities includes numerous fine restaurants, the Riverway Guest Ranch, Three Rivers Lion Club Rodeo Grounds, St. Anthony's Retreat, and the Three Rivers Golf Course.

Numerous fishing, swimming and picnicking areas are currently used by visitors to the area. Most of these areas are on private property or only have access through private properties. The use of these sites is usually unauthorized and trespassing on private property is common. Currently, there are no signs providing direction for visitors to authorized swimming areas.

It is important to consider the proximity of Three Rivers to the Sequoia National Park and Sequoia National Forest, the Silver City and Mineral King resort areas, Clough Cove and

Lake Kaweah. Because the community is centrally located and within a short distance adjacent to of each of these attractions, three rivers is placed in the important position of being a recreation-oriented service community. In other words, Three Rivers should be commercially able to provide overnight accommodations, food and supplies, sporting goods, religious services and other needs of visitors to the major attractions nearby.

Probably no other area in the County is more naturally endowed with this recreational potential than is Three Rivers. For this reason, comprehensive analysis and planning for recreation will require special on-going studies. Development goals and standards for recreation should be prepared with the following considerations:

1. Encourage new private or commercial recreation activities should be encouraged along the Middle Fork of the Kaweah with easy access to State Highway 198.
2. Preserve natural, rugged terrain in new residential areas should be preserved as open-space to enhance visual resources.
3. Utilize designated floodway areas should be utilized for private and public recreation to the extent possible.
4. Limit new public recreation facilities should be limited to the expansion and improvement of the two existing County park sites with emphasis on sanitary facilities, off-street parking and proper directional signing. Additionally, provide areas should be provided for Scenic Vista points and turnouts in selected areas along the 11 mile length of State Highway 198.
5. Utilize North Fork Drive should be utilized to a limited extent as a scenic drive with appropriate points of interest (e.g., Applehouse, Kaweah Post Office, etc.) noted with proper signage.
6. Establish a system of bicycle, hiking and riding trails should be established with directional and regulatory signs appropriately placed.
7. Establish a first-aid and public information center should be established to provide guidance to commercial, private and public recreation opportunities within the community.
8. Prohibit on-street parking should be prohibited, with strict enforcement, within public rights-of-way.
9. Where public and private recreation is authorized, provide appropriate facilities should be provided: off-street parking; sanitary restrooms; potable water; refuse containers; tables and benches; safe ingress and egress, etc.

10. Establish and maintain public restrooms along 198.

Properties within the Designated Floodway

This Community Plan designates the Kaweah River Floodway approximately at the 100-year flood line. Properties within the designated floodway may be developed for those uses listed in the "F-1" Primary Flood Plain Zone and "F-2" Secondary Flood Plain Combining Zone (Sections 14.7 and 14.8) of the Tulare County Zoning Ordinance (see Attachment A).

It is the intent of this plan, that within a reasonable period of time following adoption, to zone all vacant land within the Kaweah River designated floodway to the "F-1" Zone. In addition, it is the intent to zone all land within the designated floodway which contains existing structures, to an appropriate base zone which will make the existing structures conforming and to combine that base zone with the "F-2" Zone.

This Community Plan designates the Kaweah River Floodway approximately at the 100-year flood line. It is the intent of this Plan to **discourage** new development within the designated floodway; yet to **recognize** existing development located within the designated floodway.

All properties within the Kaweah River Designated Floodway that contain existing structures, including a reasonable area around said structures, should be zoned to an appropriate base zone to make the existing structures conforming, and said base zone shall be combined with the "F-2" (Secondary Flood Plain) Zone. Vacant properties within the Kaweah River designated floodway should generally be zoned "F-1" (Primary Flood Plain) Zone. However, on certain vacant properties within the Kaweah River designated floodway, it may be appropriate to allow new development where unique circumstances justify expanded land use opportunities, such as infilling within an established commercial node, provided that necessary flood protection measures are undertaken. Where such unique circumstances exist and prior to permitting alternative land uses on such vacant properties, the following procedures should be followed: (GPA 83-05 & 83-05A)

1. The State Reclamation Board shall be consulted with as to the feasibility of establishing proposed structures and/or activities within the designated floodway; (GPA 83-05 & 83-05A)

2. For all proposed nonresidential uses, a general plan amendment shall be filed with the County of Tulare, pursuant to Board of Supervisors' Resolution No. 83-1693 (and as may subsequently be amended). For proposed residential uses, single-family dwellings shall be permitted (after State Reclamation Board approval and after County approval of the appropriate zoning) without a general plan amendment, and for other residential uses, the necessity for a general plan amendment shall be evaluated on a case-by-case basis -- while small-scale projects may be reclassified without a general plan amendment, however, it is generally intended that larger-scale residential projects secure the appropriate amendments; (GPA 83-05 & 83-05A)

3. Zoning to the appropriate base zone along with the F-2 Combining Zone shall be secured for the properties in question. (GPA 83-05 & 83-05A)

Any area within the channel or designated floodway of the Kaweah River (includes the Middle Fork, North Fork, South Fork, and main channel) shall not be considered when computing the residential density for new residential development projects. (GPA 87-01)

The Three Rivers Community Land Use Plan shall reflect the location of the Kaweah River floodplain. Additionally, a floodplain map shall illustrate the properties that are located within the floodplain. The map shall be created with input from the effected agencies and departments.

Planned Unit Developments (PUD)

The Three Rivers Community Plan allows for Planned Unit Developments that serve to further the goals, objectives and policies of this plan. Such planned unit developments may be proposed either through existing County Use Permit procedure or proposed following adoption of a planned development district (currently in process of formulation).

1. Definitions

a. Residential PUD: A Residential Planned Unit Development is defined as a residential land development project comprehensively planned as an entity rather than as an aggregate of individual projects, which permits flexibility in building siting, mixtures of housing types, usable open space, and the preservation of significant natural features.

b. Mixed Use PUD: A mixed use PUD is defined as a land development project containing mixed uses (i.e., residential and commercial) comprehensively planned as an entity rather than as an aggregate of individual projects, which permits flexibility in building siting, usable open space, and the preservation of significant natural features.

c. Usable Open Space: Usable open space is defined as area that can be considered when computing the residential density of a Planned Unit Development in addition to the area on which dwelling units are to be located. Such area to be utilized for "usable open space" shall be located contiguous to the area on which the residential units are to be located and shall not be separated from the dwelling unit area by any "Arterial" or "Collector" roads (as said roads are designated by the Three Rivers Community Plan or its amendments). Additionally, the following shall not qualify as "usable open space": (GPA 87-01)

1 .the channel or designated (100-year) floodway of the Kaweah River;

2. slopes that exceed **30% 25%** (thirty percent); and

3. areas separated by barriers that preclude easy access to the dwelling unit areas (any such barriers will be determined for individual project sites by the applicable decision-making body). (GPA 87-01)

2. Use of PUDs Within the Three Rivers Planning Area

a. Planned Unit Developments (PUD) within Low Density Residential Designations: Residential PUD's are appropriate within the low density residential designation as shown

on the Land Use Plan Map. The number of proposed dwelling units shall not exceed an overall density of one (1) family per five (5) acres unless the project qualifies for a density bonus. The project site must contain at least twenty (20) acres. Mixed PUD's are not permitted in this designation.

b. Planned Unit Developments (PUD) within the Medium Density, High Density, Multiple-Density Designation: Both residential and mixed use PUD's are appropriate within the Medium Density Residential, High Density Residential, and Multiple-Family Residential areas shown on the Land Use Plan map, providing that the number of proposed dwelling units does not exceed the respective density standards for each area (I acre per family for Medium Density Residential designated areas, 1/2 acre per family for High Density Residential designated areas, and a maximum of 12 families per acre for the Multiple-Family designated areas). In addition, Community Commercial development is permissible in conjunction with mixed use PUD's so long as each proposal meets the following criteria on a case by case basis:

1. Project Site Area: Five (5) acre minimum.

2. Access: Direct access to an arterial or collector street.

3. Need: The applicants can demonstrate a need for additional community commercial development to serve the immediate area.

c. Planned Unit Developments (PUD) within the Community Commercial Designation: Residential PUD's are prohibited; however, mixed use PUD's are permissible if the criteria set forth under 2(b) can be met.

d. Planned Unit Developments (PUD) within the Commercial/Recreation Designation: Only mixed use PUD's are permissible within the commercial/recreation designation provided that the project incorporates commercial/recreation development. Also, each proposal must meet the following criteria on a case by case basis:

1. Project Site Area: Five (5) acre minimum.

2. Access: Direct access to State Highway 198.

e. To implement the amendment to the Three Rivers Community Plan, the zoning of that portion of the property to be designated "Commercial Recreation" located outside of the Designated Floodway shall be changed to PD-CO (Planned Development-Commercial Recreation) Zone. (GPA 94-003)

3. Density Bonus for Low and Moderate Income Households:

Normally, for projects approved under the Planned Unit Development process, lot areas for residential dwellings are reduced and the increase in residential densities is offset by compensating open space. The overall permitted density under the General Plan and

Zoning Ordinance are usually not increased; thus, the process essentially equates to a density transfer within the PUD site.

However, in order to encourage design innovations which serve to further the goals and objectives of this plan, the Planning Commission may approve density bonuses which exceed the densities as shown on the Land Use Plan for planned unit developments incorporation exceptional or unique design and improvement characteristics. Such density bonuses shall not exceed 100 percent of the permitted density shown on the land use plan. Examples of exceptional or unique design innovations under planned unit developments which may qualify projects for such density bonuses include the following:

(a) Construction of a community sewer collection and treatment plants.

(b) Reservation of more than 25 percent of the project site in usable open space. (developed or undeveloped).

(c) Development and dedication of sites suitable for use as community or neighborhood parks.

(d) Exceptional design proposals beyond the scope of applicable zoning and subdivision requirements including, but not limited to, the following elements:

- pedestrian walkways and/or bicycle paths
- provision of extensive landscaping
- provision for street and sidewalk lighting beyond that required by subdivision standards
- designs which serve to protect and preserve significant natural features in the community
- exceptional architectural building designs and site designs which preserve scenic views
- provision of public or private recreation facilities such as tennis courts, club houses, swimming pools, etc.

(e) Development of at least 25 percent of the total units in the PUD for persons and families of low or moderate income in accordance with Sections 65915 et seq of the Government Code of the State of California.

When calculating the density bonuses attributable to any proposed planned unit development, the Planning Commission may exclude any area of the site which it determines is not reasonably suitable for residential development or which the developer proposes for uses of a nonresidential nature (i.e., commercial, institutional, etc.). Only

that land which is committed to residential use or contributes to its amenities should be included for purposes of calculating the density bonus. Thus, any land which cannot be devoted to residential use (i.e., within a floodplain) or is proposed for nonresidential development should be excluded from the density bonus calculation. However, any land devoted to parks, any common open space, recreation facilities, or community facilities (i.e., a sewage treatment plant) should be included.

It is further intended that the Planning Commission devise a procedure incorporating fixed standards under which density bonuses for unique design innovations may be granted. Ultimately, such standards should be incorporated as a part of the County Zoning Ordinance so that such planning principles may be made available to other communities in the County.

However, in order to encourage housing development for persons and families of low or moderate income, the Planning Commission may approve density bonuses which exceed the densities as shown on the Land Use Plan for planned unit developments incorporating at least 25% of the total units in the PUD for persons and families of low or moderate income. Such density bonuses shall be at least 25% of the permitted density shown on the Land Use Plan, in accordance with Section 65915 et seq of the Government Code of the State of California. (GPA 81-01)

If it is determined that on-site physical limitations or other factors make it infeasible to grant such a density bonus for qualified projects, the County shall offer other incentives to the developer as required by the Government Code. (GPA 81-01)

Any qualified project approved for a density bonus or granted other incentives pursuant to this policy shall be enforceably restricted in such a manner as will assure that the low or moderate income housing remains available at levels affordable to low and moderate I income persons and families for a specific period of time. (GPA 81-01)

IMPLEMENTATION OF THE CIRCULATION PLAN

Background

The primary arterial into Three Rivers is State Highway 198. Other than the airport, which is limited to emergency use only and periodic helicopter landings, the only means of ingress and egress for the community is by Highway 198.

Five roads within the plan area are currently designated as county collector roads; north fork drive; dinely drive; Kaweah drive, a private road built by the Edison company; south fork drive; and mineral king road. each of the roads classified as collectors have a variable right-of-way width of 40-60 feet. this plan calls for expansion of the circulation system by the extension of dinely drive, as a collector road, north to highway 198 near sequoia national park.

A new collector road is designated along the east side of the North Fork of the Kaweah River extending from Kaweah Drive north approximately three miles to North Fork Drive.

The County maintained residential roads are primarily concentrated in seven distinct areas of residential development. See Table A-14 in the Appendix for a listing of County maintained roads.

Scenic Highways

The County may establish scenic corridors, highways and drives. Scenic corridors, highways and drives may be established by the County. Where such scenic designations are applied, special attention should be given to the development impacts on the landscape and visual appearance.

Use of the "SC", Scenic Corridor zoning provisions combined with other base zoning would assure the desired effect regarding development of the scenic corridors. Among other things, the "SC" zoning provisions would permit development of structures and signs subject to the following considerations and conditions:

1. Regulation of land use, including density and/or intensity of development;

2. Approval of detailed land and site plans;

3. Control of outdoor advertising;

4. Specifying standards of earthmoving and landscaping; and

5. Design and appearance of structures.

These conditions are currently being applied to Highway 198, which has been designated as a Scenic Corridor in Three Rivers.

None of the roads existing within the Three Rivers Planning Area are now officially designated by the County of Tulare as Scenic Drives, nor are there any provisions for roadside rests and view points. Several roads within the Planning Area have excellent potential for these types of aesthetic developments.

Two considerations -- often mutually antagonistic but sometimes reconcilable -- should govern the choice of Scenic Byways: (a) special qualities of natural beauty or other features of interest, and (b) the possibility of diverting from these roads most motorists whose preference is for fast, rather than leisurely, travel. This possibility depends, first of all, on present population or trends of population growth in the given area. We must recognize, however, that where population becomes at all dense, the preservation as a byway of a route serving that area is impracticable, unless a new route for major traffic can be constructed as an alternate.

Continued studies, particularly with respect to recreation, may determine the need for turnouts and rest areas along State Highway 198 and the collector roads. Turnouts are designated for bus loading, mail delivery, scenic lookouts and other purposes. "Picnic area" is an alternate name for this type of facility when that purpose is served.

Rest areas usually provide parking space for several or many vehicles, as well as tables, benches, fireplaces, water and toilets, fencing, footwalks, and other facilities needed for safe and convenient use by the public. In general, the selection of sites for roadside of "picnic areas" may be based to a large extent on the aesthetic qualities which provide scenic outlooks.

Other Transportation Modes

1. Three Rivers Airport

The Three Rivers Airport exists on a site 850 feet above sea level in a canyon formed by the North Fork of the Kaweah River. The confluence of the North and South Forks and the main body of the Kaweah River are less than a half mile from its southern boundary. Its western boundary is defined by a County access road which runs into private property at the north end of the runway and the floodplain on the North Fork. The eastern margin is bordered by a strip of vacant, flat land which runs along the base of immediately adjacent foothills that rise with varying slopes of 13 to 25 percent. The eastern ridge top is approximately 1,800 feet above sea level. A nearby 2,526 foot peak overlooks the airport's western boundary.

As a result of its poor approaches and the overflight of residential areas, the airport has been closed to all but emergency operations (including forest service fire suppression direction flights). No appropriate airport zoning exists to amplify existing general land use controls. The airport site shall be maintained on the Land Use Plan, in the case that in the future the site is improved to operate as an airport.

2. Riding and Hiking Trails

Within the Planning Area there are no designated public riding and hiking trails. These activities are quite popular; however, and generally occur along the roads or on private property. In many cases, hiking, bicycling or horseback riding along the road rights-of-way is extremely hazardous in view of the many blind curves, narrow roadways and the high volume of traffic at selected locations.

Because of the popularity of hiking and riding, particularly horseback riding, there would appear to be a definite need for designated public trails. However, there are several problems in regard to riding and hiking trails that must be resolved before the trails can be efficiently used. Rights-of-way through private property must be obtained in many places. Landholders are understandably reluctant to grant access in places where the fire

hazard is high, or where careless persons may despoil the landscape, the foliage, or the water supplies, or where it is difficult to protect the land and livestock.

Additional Circulation Implementation Measures Implementation of the Circulation Plan

In order to implement plans and proposals for circulation and transportation within the community of Three Rivers, the following actions will be required:

a. Two new collector roads are designated on the Plan. Rights-of-way for both new roads, the northerly extension of Dinely Drive and the road along the east bank of the North Fork, should be acquired in conjunction with new development after the precise plans have been established.

b. In order to assure adequate separation of through traffic, Sunday drivers, recreation traffic and residents of the community, Scenic Drives, rest and recreation areas, points of interest, community services and private residential areas must be appropriately and aesthetically marked with appropriate signs.

c. As part of the on-going planning process, provisions should be made for the following:

1. Designation and precise delineation of the Scenic Corridor along State Highway 198.

2. Selection and development of rest areas and scenic vistas.

3. Designation of Scenic Byways or Drives.

4. Investigation as to the feasibility of bicycle, hiking and riding paths.

5. INVESTIGATION OF THE FEASIBILITY OF AN ADDITIONAL INGRESS-EGRESS TO CHEROKEE OAKS AREA.

d. The Citizens Advisory Committee desires that the airport site be retained as an airport. The Planing Department staff recommends the airport be retained until such time as another fog-free airport within the general area of Three Rivers is operational. The site will be designated "Agriculture."

ZONING CONSISTENCY MATRIX

The following Table 3 "Three Rivers Area Community Plan - Land Use and Zoning Compatibility Matrix" designates those zones necessary to implement the land use plan for the Three Rivers Area. It should be noted that, as a general rule, rezoning of existing properties will require the following:

a. Agricultural areas should be rezoned to AE-80, Exclusive Agriculture Zone district with a minimum parcel requirement of 80 acres.

b. Residential districts should **NOT HAVE TO** retain existing base zoning. However, rezoning procedures will be required in order to combine these zones with minimum lot area combining zones which will assure densities which are consistent with the Land Use Plan.

c. Commercial areas will retain the "C-2" (General Commercial) or "O" (Recreation) zoning until appropriate Commercial Recreation and community Commercial provisions have been established in the new Tulare County Zoning Ordinance.

d. Public lands should retain existing zoning. If provisions are established in the new ordinance for a Natural Resource and Conservation Zone district, this zone should be applied.

e. The industrial site should retain existing zoning. No industrial development should occur unless Planned Unit Development or Planned Zone District procedures are used.

f. In no event should any new developments or land subdivisions be approved which are inconsistent with the Land Use Plan map and policies of this plan. Where inconsistencies exist between the land use designations and existing zoning, the affected property should be rezoned to be consistent with the Land Use Plan prior to development. An alternative to this procedures would be the use of existing Planned Unit Development (PUD) procedures.

g. Application of appropriate zoning to implement the Land Use Plan should follow the nearest property line, section lines, or normal divisions thereof, wherever possible to facilitate legal descriptions.

CHAPTER VI

DATA COLLECTION AND BACKGROUND INFORMATION

1. Size of Three Rivers Planning Area

The Three Rivers Planning Area is comprised of approximately 20,802 20,924 acres, or 32.5 32.7 square miles. This is considerably larger than the area of the Three Rivers Community Services District, which totals approximately 5,400 5,354 acres, or 8.4 square miles.

2. Environmental Characteristics

Climate

The mild climate in Three Rivers is generally characterized as a Mediterranean climate. The area tends to be clear, sunny, warm, dry and free of fog. The mean temperatures range from a low of 35oF in January to a high of 95oF in July. The average yearly rainfall for the area is approximately 18 inches with 90 percent of the precipitation falling between the months of November and April. The winds in the area are considered light, moving up the canyons in the mornings and down the canyons in the evening.

Topography

Topography within the Three Rivers area is quite varied - from relatively flat areas immediately adjacent to the north, south and middle fork of the Kaweah River to very rugged, mountainous terrain particularly at the southern end of South Fork Drive. Elevations along the South Fork Drive area range from about 1200 feet above sea level to over 3600 feet. North Fork area elevations range from a low of approximately 980 to over 2400 feet in the vicinity of Comb Rocks. Elevations along the State Highway 198 area range from a low elevation of about 772 by Lake Kaweah to a high elevation of 2400 feet east of the entrance to the Sequoia National Park.

Approximately 64 percent of the entire study area has slopes over 25 percent while approximately 1/3 of the entire study area or 36 percent has slopes less than 25 percent. These areas with slopes less than 25 percent slope are found adjacent to the north, south and middle fork of the Kaweah River; it is within these areas where almost all of the development has occurred to date.

Water Quantity

The primary source of groundwater in the Kaweah River drainage basin is precipitation as rain and snow, part of which percolates downwards through the soil to eventually become ground water. The remainder either becomes surface runoff or is retained by the soil where it is later lost to the atmosphere by evaporation and plant transpiration.

Throughout the summer months, this water feeds springs that supply water to the Middle, North, and South Forks of the Kaweah River.

Conventional groundwater conditions such as those found in the aquifers on the valley floor do not exist in the Three Rivers area. The upper soil mantle consists of decomposed materials that rarely exceed six feet in thickness. The hardrock underlying this soil provides little, if any, value for water storage other than what is contained in the rock fractures and folation of the granite rock. There are four types of water sources available: river wells, dug wells, hardrock wells and the flumes. The majority of the wells are hardrock wells, which are drilled to depths ranging from 70 to 600 feet.

River wells and dug wells, located near the river, utilize water from the sand and gravel strata underlying the river beds which traverse this area. Water infiltrates into the wells and is pumped out to the users. They are classified as water sources or under the direct influence of surface water. Water services connected to the flumes are primarily located in the North Fork Area.

Table X shows the number of public water systems and surface sources which are under the jurisdiction of the Health and Human Services Agency (HHSA) Environmental Health Services. They are subject to regularly scheduled monitoring and inspection. The enlargement of Kaweah Lake will have impacts on several public and private water systems.

Water Table

Water is available in Three Rivers from three sources: river wells, hardrock wells and flumes. The majority of the wells are hardrock wells which are drilled to various depths ranging from 200 to 500 feet. These wells tap water that has been trapped in the cracks and crevices of the granite rock underlying the entire area.

River wells, located close to the river, use water from the sand and gravel strata underlying the river beds which traverses this area. The water services that are connected to the flumes in the area are primarily located in the North Fork area and have existed for many years. Today there are few, if any, new connections being made in the area using this method. The majority of new water systems being installed are either using hardrock or river wells averaging 10 to 20 feet in depth.

Soils

According to the Central Soils Map of Tulare County, Three Rivers is comprised of three soil classes: Class VI, Class VII, and Class VIII, all of which are not suitable for cultivation, but which are suitable for pasture, rangelands, grazing and wildlife.

Blasingame - Rock outcrop - 9 to 50% slope

These soils are located at the northern end of North Fork Drive, in scattered pockets east of State Highway 198 in the northeastern portion of the planning area, around Lake Kaweah and along South Fork Drive. This rolling to steeply, sloping soil is found on uneven, side slopes.

Permeability of the Blasingame soil is moderately slow and the available water capacity is low or moderate. Surface runoff is medium or rapid and the erosion hazard is moderate or high. Effective rooting depth is 20 to 40 inches. Rock outcrop consists of exposures of hard quartz diorite. These areas are impermeable and vegetative growth is limited to features in the rock structure. Surface runoff is rapid with no erosion hazard. The soil is suitable for rangeland while the potential for urban development is poor because of steep slope, depth of soil and rock outcrops. However, some small isolated areas with gentle slopes are suitable for homesites.

Cieneba - Rock outcrop complex - 15 to 75% slopes

This soil is located in the steep areas along the North Fork adjacent to the park boundary, and adjacent to the planning area boundary south of Lake Kaweah. This hilly to very steeply sloping soil is located on ridge tops, uneven side slopes and mainly south-facing slopes. Vegetation is annual grasses, forbs and scattered shrubs and hardwoods. Rock outcrop consists of exposure of hard granitic rock with vegetative growth limited to fractures in the rock structure. Surface runoff is very rapid with no erosion hazard. The soil is used for rangeland although poorly suited for that use because the soil has a shallow depth resulting in a low available water capacity and limiting root depth. Also, the soil is poorly suited for urban development because of steep slope and shallow depth of the soil.

Vista Coarse Sandy Loam and Vista - Rock outcrop complex - 9 to 50% slope

These soils are located at the southern end of the North Fork of the Kaweah River and along the Middle Fork of the Kaweah River. Permeability of the Vista soil is moderately rapid and the available water capacity is very low or low. Surface runoff is medium or rapid and the erosion hazard is moderate or high. Rock outcrop consists of exposures of hard quartz diorite. The rock outcrop areas are impermeable and vegetative growth is limited to fractures in the rock structure. Surface runoff is rapid with no erosion hazard. The soil is suitable for rangeland and poorly suited for urban development because of steep slope rock outcrop, and depth of soil. The soil should have an on-site evaluation to determine urban uses.

Walong - Rock outcrop complex - 15 to 50% slope

Large pockets of this soil are located along the northeastern boundary of the planning area and at the southern extremity of South Fork Drive. This hilly to steeply sloping soil is found on ridges and uneven side slopes. Vegetation is annual grasses, forbs, shrubs and hardwoods with the shrubs and hardwoods becoming more dense on north facing slopes and at higher elevations.

The Walong soil is a moderately deep, well drained soil and the available water capacity is very low or low. Surface runoff is rapid with high erosion hazards. Effective rooting depth is 20 to 40 inches. Rock outcrop consists of exposures of hard granitic rock with vegetative growth limited to fractures in the rock structure. Surface runoff is very rapid with no erosion hazard. The soil is suitable for rangeland and poorly suited for urban development because of steep slopes, rock outcrops and depth of soil.

Vegetation and Wildlife

The Three Rivers Area is located on the western side of the Sierra Nevadas at elevations between 700 and 3000 feet. Because of factors such as elevation, slope exposure, hydrologic factors and other physical features which are a function of the aforementioned factors, Three Rivers supports a rich flora and fauna population.

Three Rivers supports two major plant communities - Foothill Woodland and Chaparral and one plant association - Riparian Woodland. The Foothill Woodland is the dominant plant community in the foothills. The community is characterized as having a park-like setting with the typical landscape being dotted with Blue Oaks and Buckeye and carpeted with grasses and annual wildflowers during the Spring. At lower elevations, Valley Oak occupies the valley bottoms. In drier microclimates, the Chaparral plant community encroaches on the Foothill Woodland. Generally Chaparral areas, found on south and southwest facing slopes, contain plants which are similar to each other in that they are drought resistant and in many cases fire adapted. Chaparral is important as a winter feed area for deer. Typical plants in the Chaparral are Manzanita, ceonothus, chamise, redbud, Scrub Oak and Interior Live Oak.

The Riparian Woodland is associated with both of these communities wherever watercourses are prevalent. At the lower elevations this woodland contains Valley Oak, Sycamore, Cottonwood and Willow. As elevations increase, the vegetation along these watercourses becomes more diverse and lush. Alder and Oregon Ash join Sycamore and Willow to form a vegetational pattern that denotes the existence of water and supports a large wildlife population.

In reference to community planning and its relationship to the natural landscape and wildlife, the following suggestions are put forth to ensure the compatibility of both features of the landscape.

- encourage cluster development to allow for development but at the same time provide for larger expanses of open space.
- discourage removal of significant vegetation (trees 6" in diameter and more) when property is developed.
- maintain an open space buffer (50 to 100') between development and riparian woodland.

- utilize native landscaping for erosion and aesthetic purposes.
- utilize large lot agricultural zoning to protect sites which support rare and endangered species.
- restrict development from slopes exceeding 30 percent, 25 percent chaparral hazardous fire areas, and floodways.

Sensitivity mapping is the initial process to develop a plan to maintain and protect the natural environment. An accurate location of significant vegetational regimes and wildlife populations of special concerns is critical in determining what areas should be protected from urban/ suburban encroachment.

Subsequent to this mapping procedure appropriate zoning can be applied to areas that discourage or encourage development of some type. For example, large lot agricultural zoning would generally preclude development whereas rural residential zoning would spawn subdivisions.

Other tools available for protecting fragile landscapes or wildlife population are scenic easements, public purchase or property covenants. To properly assure the protection of local wildlife populations, the assistance of the Fish and Game Department and local biologists is necessary to accurately delineate the location and habitat of species such as the Southern Bald Eagle, Great Blue Heron rookeries, local deer herds, California Condor and concentrations of raptor populations.

Flooding

Three Rivers is subject to Standard Project Floods and Intermediate Regional Floods from the Kaweah River and its tributaries. Intermediate Regional Floods, such as the December 1966 flood, are floods having an average frequency of occurrence in the order of once in 100 years although the flood may occur in any year. Standard project floods on the North, Middle, and South Forks of the Kaweah River would be about three feet higher than those of the Intermediate Regional Flood.

The Kaweah River system has a long history of periods of high water and flooding. Past records indicate periods of high water and flooding occurred in 1844, 1852, 1862, 1967, 1879, 1884, 1890, 1891, 1893, 1901, 1914, 1916, 1937, 1945, 1950, 1955, 1963, and 1966. Major floods occurred in 1862, 1968, 1906, 1937, 1950, 1955 and 1966 and can occur anytime during the period November through June. In 1962, the Army Corps of Engineers completed the flood control dam on the Kaweah River thus protecting Valley lands from flooding upstream.

The Kaweah River floodway, as delineated by the California State Reclamation Board, is shown generally on the Land Use Plan map; however, for detailed delineation, refer to the aerial photographs (one inch = 100 feet) on file in the County Planning Department

and the Department of Public Works. Future developments within the floodway must have an encroachment permit approved by the Reclamation Board. Application forms for the encroachment permits can be obtained from the Tulare County Resource Management Agency, 5961 S. Mooney Blvd, Department of Public Works, Flood Control Operations, Room 10, Courthouse, Visalia, CA 93277.

Geology

The geology of the community consists of igneous and metamorphic bedrock overlain by various types of alluvium on many of the gentler Valley slopes. Plutonic igneous rocks are the predominant bedrock type with metamorphic rocks common only in the South Fork area of the Kaweah River.

Archaeology

Three Rivers is located in a highly sensitive archaeological area according to archaeological surveys. Numerous sites have been located in the Three Rivers area, particularly along the middle fork of the Kaweah River.

Demographic Characteristics

Existing Population

TABLE 2
EXISTING POPULATION

Year	Population
1970 (Tract 1, Block Groups 3,4,5,6)	1,102
1980 (Tract 1, Block Groups 3,4,5,6)	1,645
1990 (Tract 1, Block Groups 3,4,5,6)	3,306
2000 (Tract 1, Block Groups 3,4,5,6)	3,287
2000 (CDP)	2,248

The 2000 Census was the first Census to designate the Three Rivers Community as a Census Designated Place, or CDP. This means that the 2000 Census Gives a more accurate count in terms of the population within the actual Three Rivers Planning Area. The Census counts for the previous years include Tulare County Census Tract 1, Block Groups 3-6. This is a larger geographic area than the CDP. Thus, due to the

recalculation of the Three Rivers Census area, the more accurate figure for the 2000 population is the CDP population, which is 2,248 people.

In order to determine an accurate growth rate over the past several decades, it is necessary to compare the growth within Block Groups 3-6 over time, since there is not data available for the CDP population prior to 2000. Between 1970 and 2000, the Three Rivers population grew at an annual growth rate of 3.7%. The community experienced a large growth between 1980 and 1990, with a 7% annual growth rate during this decade. However, during 1990 and 2000, the community did not grow at all, and actually experienced a very small decline in population.

According to Planning Department figures, the Three Rivers Population increased 29.2 percent over the last eight years 1970 to 1979.

TABLE 4
EXISTING POPULATION

Year	Population
1970	1,102
1976	1,257
1979	1,422

Prepared by: Tulare County Planning Department, September 1979

Age and sex characteristics, from the 1976 Special Census, indicate that the percentages of males and females 0-17 years old is considerably less than the unincorporated area and the number of 65 year olds and over is considerably higher than the unincorporated area. This indicates that the number of males and females in Three Rivers, 65 years and over, is twice as high in relation to total population as the unincorporated area. Senior citizens are naturally attracted to the community because of its picturesque setting and quiet uncrowded atmosphere.

TABLE 5
POPULATION BY AGE AND SEX

	County Unincorporated Area		Community	
Age Group	Male	Female	Male	Female
0-17	35.1	34.4	23.3	20.1
18-64	55.3	56.3	59.5	63.2
65+	9.2	8.9	17.3	16.5
75+	2.6	2.9	6.0	6.5

Prepared by: Tulare County Planning and Development Department, September 1979

Population Projections

Population projections are based on past trends and expected future population trends. The fluctuations in Three Rivers' growth make it difficult to use a historical growth trend to predict a future population. In this case, it is necessary to utilize several growth rates: low, medium and high. The low growth rate is 1%, which is much lower than the Tulare County unincorporated area overall. The medium growth rate is 2.5%, and the high growth rate is 4%, which is slightly higher than the annual growth rate overall in Three Rivers between 1970-2000.

The following table illustrates population projections until the year 2030 in Three Rivers, using the three varying growth rates. This table illustrates population projections for Census Tract 1, Block Groups 3-6, since before the 2000 Census, this is the area that was historically used to calculate population for Three Rivers, as well as for the Three Rivers CDP. The CDP numbers are more realistic to utilize for the purposes of the Three Rivers Community Plan, since the CDP matches the Community Planning Area Boundary.

TABLE 3
POPULATION PROJECTIONS

Year	1% Annual Growth Rate (Low)	1% Annual Growth Rate (Low) for CDP	2.5% Annual Growth Rate (Medium)	2.5% Annual Growth Rate (Medium) for CDP	4% Annual Growth Rate (High)	4% Annual Growth Rate (High) for CDP
2005	3,455	2,418	3,719	2,603	3,999	2,799
2010	3,631	2,542	4,208	2,946	4,866	3,406
2015	3,816	2,671	4,761	3,333	5,920	4,144
2020	4,011	2,808	5,386	3,770	7,202	5,041
2025	4,215	2,950	6,094	4,266	8,763	6,134
2030	4,430	3,101	6,895	4,826	10,661	7,463

Table 6 (Population Projections), depicts growth rates for the unincorporated area and Three Rivers from 1980 to 2000. The unincorporated area of the County is projected to grow from 116,585 in 1980 to 128,615 in 2000. The community of Three Rivers' population is projected (by linear regression) to be 1,645 in 1980 and 3,445 in 2000 – indicating its population will more than double in the next 20 years.

As indicated in Table 6 below, the projected growth rates for Three Rivers (averaging a 17 percent increase every five years), are considerably higher than those of the unincorporated area. The growth rates are higher because of the community's strategic location at the entrance to the Sequoia National Park, its scenic qualities and quiet uncrowded atmosphere making it an extremely desirable area for a vast variety of people including those desiring second homes, retirees and those wishing to escape the more populated areas.

TABLE 6
POPULATION PROJECTIONS

Year	Community	County Unincorporated Area
1980	1,645	116,585
1985	1,930	121,815
1990	2,340	125,175
1995	2,840	127,375
2000	3,445	128,615
Percent Increase 1980 to 2000	109.42%	10.32%

Prepared by: Tulare County Planning Department, September 1979

Several factors may increase or decrease the projected growth rate of Three Rivers. These factors are as follows:

- Availability of water
- Major changes in the Mineral King Development Plan
- Location of the Shakespearean Festival
- Change in lifestyle depending on the gasoline situation
- Prohibition of additional development within the Community Services District upon reaching the present set maximum of 800 structures or lifting of the prohibition of the California Regional Water Quality Control Board and/or the Tulare County Department of Public Health. (Source: Community Services District Resolution No. 27, Order of Formation of On-Site Wastewater Disposal Zone.)

The community population 16 years of age and over is projected to grow from 1,285 in 1980 to 2,685 in 2,000 as seen in the following table.

TABLE 7
POPULATION 16 YEARS AND OVER

Year	Population 16 Yrs. And Over
1980	1,285
1985	1,505
1990	1,825
1995	2,215
2000	2,685

Prepared by: Tulare County Planning Department, September 1979

The following table illustrates the population breakdown by age and sex in Three Rivers, according to the 2000 Census.

TABLE 4
POPULATION BY AGE AND SEX

	Three Rivers Community		**Tulare County**	
Age Group	Male	Female	Male	Female
0-17	226 (21%)	244 (21%)	63,569 (35%)	60,683 (33%)
18-34	119 (11%)	129 (11%)	46,214 (25%)	42,883 (23%)
35-49	262 (24%)	274 (24%)	36,818 (20%)	36,904 (20%)
50-64	248 (23%)	249 (22%)	22,129 (12%)	22,904 (12%)
64-74	134 (12%)	148 (13%)	8,637 (5%)	10,359 (6%)
75+	101 (9%)	114 (10%)	6,643 (4%)	10,278 (6%)
Total	1,090	1,158	184,010	184,011

The population numbers broken down by age group for the Three Rivers Community compared to the whole of Tulare County indicate that the community has an overall older population than the County as a whole. There is a smaller percentage of persons under 17 years in Three Rivers (21%, as compared to 34% for Tulare County), and a greater population of persons 65 years of age and older (22%, as compared to 9% for Tulare County). This age breakdown indicates that the type and amount of public services and facilities in Three Rivers will be different than in Tulare County as a whole, particularly in terms of school facilities and senior services.

TABLE 5
POPULATION 16 YEARS AND OVER

Year	**Population 16 Yrs. And Over**
1980	1,285
1985	1,505
1990	1,825
1995	2,215
2000	2,685
2005	
2010	
2015	
2020	
2025	
2030	

Maximum Population

Factors which influence population projections also have a direct bearing in determining a maximum population for the Three Rivers area. The most crucial factors being developable land acreage, water availability and the suitability of the site to provide for adequate sewage disposal.

Based upon the Land Use Plan and the densities set forth in the plan, the maximum population, assuming adequate water and proper sewage disposal, is approximately 12,632 12,000. Realistically the figure is probably lower because: 1) all new development will not be based on the minimum lot size as shown on the plan; 2) family size is continuing to decrease and differs depending on the type of dwelling unit (see Table 10, "Household Size by Type of Unit." on page 44); and 3) other factors such as existing and future public uses within residential areas which reduce the amount of land available for residential development.

However, to determine a workable figure, without having concrete answers to all the unknown variables, particularly water availability, the maximum population of approximately 12,632 12,000 was based on the residential densities set forth in the Plan; proposed acreage for the various residential land use classifications discounting land in contracted preserves; those under the jurisdiction of the Bureau of Land Management; and a family size of 2.28 2.36 persons per household.

Table 2, "Maximum Population Based on Ultimate Buildout," on page 21 illustrates the maximum population for each residential land use category.

4. Housing Characteristics

Housing Units

The number of housing units between 1970 and 1979 increased 33.6 percent or 178 units. The vast majority of this increase was in single-family units which totaled 167, while multiple family units totaled 16 units during this nine year period. Projections indicate that the number of units will more than double again by the year 2000 to 1,564 units to sup- port the population of 3,445.

Housing Types

As of April 30, 1979, single-family units totaled 606 comprising approximately 86 percent of the total housing units, while multiple-family units totaled 42 comprising 6 percent of the total units. Mobilehomes totaled 59 comprising the remaining 8 percent. See Table A-9 Housing by Type, for 1976 and 1978 comparisons.

Currently there are four mobilehome parks in the community with a combined total of 155 spaces; however, only 33 spaces are occupied by permanent residents.

TABLE 6
MOBILEHOME PARKS

Park	No. of Spaces	Permanent Residences*
Kaweah Park Resort	37	5
Sequoia Trailer Park	14	11
Three Rivers Trailer Park	40	8
Trailer Isle	64	9
TOTAL	155	33

* As of 1/1/79
Prepared by: Tulare County Planning Department, August 1979

The demand for new housing will mostly be for standard single-family units; however, as land and construction costs continue to rise, there will be increased pressures for alternative housing types. According to Woolf Realty Company, buildable land in Three Rivers ranges from $10,000 to $20,000 for one-half to one acre parcel. Current construction costs are approximately $35 a square foot with the average house (1,500 square feet) and land ranging from $68,000 to $90,000.

Housing Tenure

According to the 1976 Special Census, renter occupied units accounted for 31.5 percent of the total occupied units, while owner occupied units accounted for 68.5 percent. This ratio of owner to renter occupied units is very similar to the ratio exhibited by the unincorporated area of Tulare County. (See Table A-7, Housing by Tenure, in the Appendix.)

Overcrowding

Table A-2 (Household Population), in the Appendix, indicates 4 percent or 18 of the 431 accounted households were overcrowded. The percentage may be slightly higher because of the 524 total households in 1976, 93 did not respond. Overcrowded households in the unincorporated area accounted for approximately 11 percent or 3,478 of the total 32,388 households. Overcrowding, according to the Department of Housing and Community Development, is defined as 1.01 or more persons per room.

Household Size

Household size for Three Rivers, the unincorporated area, and Tulare County has been declining and is anticipated to continue decreasing.

TABLE 7
HOUSEHOLD SIZE - 1970-1976

Year	Tulare County	Unincorporated Area	Three Rivers
1970	3.25	3.46	2.82

1976	3.04	3.21	2.36

Prepared by: Tulare County Planning Department, September 1979

Household size is defined as the average number of persons per household or family. Household size varies according to the type of dwelling unit. The 1976 Special Census indicated the following for Three Rivers:

TABLE 8
HOUSEHOLD SIZE BY TYPE OF UNIT

Unit Type	Household Size
Single-Family	2.47
Multiple-Family	1.85
Mobilehome	1.61

Prepared by: Tulare County Planning Department, September 1979

4. Economic Setting

Retail Trade

Three Rivers is located within the retail trade area of Visalia. Major shopping, banking and medical services are provided to Three Rivers residents by establishments in Visalia. Other than immediate shopping needs, such as convenience type local grocery markets and service stations, major commercial services are limited in Three Rivers. The plan anticipates an increase in commercial services along Highway 198.

Among unincorporated communities within Tulare County, Three Rivers is unusual because both median family income and median household income appear to be quite high. No true median figures can be calculated because only two-thirds of either families or households respond to the 1976 Special Census question on income. Based on the number who did respond, however, Three Rivers households had a median income of $11,286, while the family median is known only to be above $13,000, how high above is unknown. The 1976 median household income and median family income for the unincorporated area are $8,877 and $9,221, respectively. A "median" income is the dollar amount above which, and below which, 50 percent of all families or households can be placed.

Employment and Economic Base

As of October, 1976, the total labor force in Three Rivers, included 476 persons of which 455, or 95.6 percent were employed. The 21 unemployed persons created an unemployment rate of 4.4 percent.

The economic base of Three Rivers can be characterized as recreation-oriented and tourist-oriented because of its proximity to Sequoia National Park and other areas of Sequoia National Forest.

5. Land Use And Circulation

Existing Land Use

A survey of existing Three Rivers land use was made in 2000 July and August, 1977, by the Planning Department staff. The predominant land use of the 21,205 20,924 acre survey was agricultural and vacant lands which comprised 52% 95 percent of the total area. Residential uses, heavily concentrated within the Community Services District Boundary, account for approximately 5% 3 percent of the total area. Commercial uses are concentrated along State Highway 198 and account for approximately 1% percent of the total area.

Streets and Highways

Three Rivers circulation system is comprised of one arterial (State Highway 198), five collectors (North Fork Drive, South Fork Drive, Dinely Drive, Old Three Rivers Drive and the private road built by the Edison Company) and numerous minor streets (such as Alta Acres Drive, Cherokee Oaks Drive, Pierce Drive, etc.).

Three Rivers is essentially bisected by State Highway 198, a major arterial, which traverses the community in a southwest-northeast direction. State Highway 198 is a two-lane highway, one lane in each direction, with an average daily 1978 traffic volume of 3,450 vehicles between the Village Market area and the White Horse Inn. Projections made by the California Department of Transportation indicate a significant increase in traffic volume by the year 2000. Traffic counts taken in 1978 on State Highway 198, between the intersection of South fork Drive and North Fork Drive, are projected to increase by 74 percent for an annual average daily traffic count of 5,900 by year 2000. Traffic counts taken one quarter of a mile north of the Three Rivers Union School are projected to double from 3,450 in 1978 to 6,900 by the year 2000. For five year projections refer to Table A-16 "Projected Annual Daily Traffic (ADT) Volumes for State Highway 198" on page A-12 in the Appendix.
North Fork Drive, a collector street, bisects the northwest portion of the planning area in a north-southeast direction. It is a narrow two-lane road with a 2000 average daily traffic count of 3,700.

South Fork Drive, a collector street, bisects the southeastern portion of the community in a northwest-southeast direction. It also is a narrow two-lane road with a 2000 average daily traffic county of XXX. The County maintains a portion of South fork Drive from its intersection with State Highway 198 south past the intersection of Blossom Drive. From that point south, it is privately maintained. Table 11, "Annual Average Daily Traffic" indicates 2000 average daily traffic counts for selected local roads within the community.

TABLE 9
ANNUAL AVERAGE DAILY TRAFFIC (2000)

for Local Roads

Location	2000 ADT
Cherokee Oaks Drive	
Dinely Drive	
Mineral King Road	3,000
North Fork Drive	3,700
South Fork Drive	

For a list of County maintained roads in the Three Rivers area, see Table A-14 in Appendix I on page A-11.

4. Community Facilities And Utilities

Library

A County library is located at 42052 Eggers Drive, located adjacent to the elementary school. The library has approximately 20,000 volumes, and is staffed by one person.

A County library is located at 42052 Eggers Drive. It was moved to this location in 1977 from Highway 198 directly across from the Telephone Company. The library has a total of 17,875 volumes (12,269 adult, 5,606 juvenile). It is staffed by two people and is open Monday and Wednesday from 10 A.M. to I P.M. and 2 P.M. to 6 P.M. On Tuesday and Thursdays, it is open from noon to 5 P.M. and 6 P.M. to 9 P.M.

Fire and Police Protection

There is a Tulare County fire station in Three Rivers located near the intersection of State Highway 198 and South Fork Drive. The station is presently equipped with a 750 gallon pumper, is staffed by one fireman, and is supported by 10 volunteers. This fire station provides a full range of structural fire protection as well as wildland fires. Community response time varies from one minute on a fairly flat terrain to three minutes on steeper terrain.

Hammond fire station, a state operated fire station, is located near the intersection of Mineral King Road and State Highway 198. The fire station is designed primarily to fight wildland fires, but will respond to structural fire if fire fighting personnel is available. This station is equipped with three wildland trucks, one 280 gallon truck and two 650 gallon trucks. During the summer season, the station is staffed by 8 to 9 firemen and 5 firemen during the winter season.

Water pressure from the Alta Acres Community Service District and the South Kaweah Mutual Company water systems is adequate to meet the residential fire flow requirements of 500 GPM during a two hour period.

Water lines in the other water systems in Three Rivers are too small (2-3 inches) to provide adequate water pressure to meet the minimum fire flow requirements of 500 GPM.

Sheriff

The Tulare County Sheriff's Department provides police protection in Three Rivers. Since the nearest substation is located in Orosi, a deputy sheriff resides and works out of his home in Three Rivers. Back up ancillary patrol units are provided as necessary.

Educational Facilities

The Three Rivers Union School lies within the Three Rivers Union School District. The school is located on a 9.14 acre parcel of land at 41932 Highway 198. It offers Kindergarten through 8th grade education and has a 2001-2002 enrollment of 250, with the average grade size of 28 1978-79 enrollment of 211, with an average grade size of approximately 23 students. The current design capacity of the school is for 300 students. The school has 23 full and part time employees including 10 teachers. The cafeteria serves food to approximately 200 students daily. Bus capacity is adequate at the present time. High School students are bussed to Woodlake Union High School.

Planning Department projections indicate the school may be reaching its current design capacity of 300 students around 1995 and by the year 2000 will have a projected enrollment range from 305 to 360. See Table A-31, "Average Yearly Enrollment" and Table A-32 "School Enrollment Projections", on page A-24 for yearly enrollment and enrollment projections. For School Enrollments since 1954, see the following chart.

The school also owns a 14 acre parcel on North Fork Drive which it is currently using for environmental studies for grades 4 through 8. Because of sufficient capacity of the Three Rivers Union School and the fact that population growth in Three Rivers has leveled off within the past decade student enrollment is leveling off, it appears that the additional 14 acre site may not be needed for expansion purposes within the next 20 years for the next 10 years.

Recreation Facilities

Recreation is essential for the physical, emotional, moral, health and well-being of the individual and society as a whole. Every human being, regardless of age or sex, indulges in recreation to some degree, be it active or passive, for recreation is many things to many people. Public recreation areas, those areas to be used by the public for active or passive recreation purposes, are almost non-existent in Three Rivers. In general, active recreation involves those activities which require some degree of physical exertion such as swimming, fishing, hunting and dancing. Passive recreation involves the quieter and less physical activities such as music, picnicking, and nature study.

The only public active recreation area is the Three Rivers Union School. Passive public recreation areas also are non-existent since (1) the closing of the park area adjacent to the Three Rivers Airport and the North Fork of the Kaweah River, and (2) the closing of the County park area adjacent to Lake Kaweah.

Quasi-public recreational facilities within the community include the 9-hole Three Rivers golf course located approximately 3/4 mile south of the commercial area of Three Rivers on the west side of State Highway 198.

Trespassing problems exist and have existed and will continue to exist until such time that public recreation areas are available and well advertised and/or until there is additional policing and posting of no trespassing signs. Trespassing and all the other problems associated with trespassing are particularly prevalent during summer holidays and weekends, especially when the Sequoia National Park has reached its capacity. Some additional relief will occur when the Bureau of Land Management recreational proposals are operational. They are not anticipated to be operational immediately, but sometime within the next 10-15 years.

Bureau of Land Management proposals within the general Three Rivers area are as follows:

Bear Ranch - River Flat Complex and Soldiers Headquarters Historical Site - It is a 360 acre site of which approximately 94 acres are within the planning area. It is located 1 – 1 ½ miles east of Hammond and just north of the east fork of the Kaweah River. It is within an area of excellent and exceptional scenic quality. Soldiers Headquarters is proposed to be established as a historical landmark. The area is proposed for passive recreation.

Other Bureau of Land Management (BLM) proposals within the general Three Rivers area but outside of the planning area are as follows:

Case Mountain Recreation Complex - Site is located four miles east of Three Rivers, adjacent to the Sequoia National Park. It will contain approximately 7,200 acres surrounding and including Case Mountain. BLM is in the process of acquiring some of the private inholdings within the 7,200 acre site.

Combs Rock Recreation Complex - Site is located one mile north of Three Rivers, but outside the planning area, and contains approximately 620 acres of BLM owned land. This geologic structure is comprised of a tilted series of granite outcrops appearing like the teeth of a comb in side view.

Advance Picnic and Historic Site - Site is located 5 miles north of Three Rivers on the east bank of the North Fork of the Kaweah River and is within an area of excellent scenic quality. It contains approximately 40 acres and was the site of a lumber mill built in 1886 to serve the manufacturing needs of the Kaweah Commonwealth Colony. This cooperative colony was an experiment in utopian socialism based upon the theories of

Laurence Gronlund. The site is to be developed as a historical landmark and is under BLM ownership.

Progress Gulch Interpretive Site – Site is located 6 miles north of Three Rivers, adjacent to the Sequoia national Park boundary and contains 40 acres of BLM owned land. It is currently the site of a wildlife improvement project being conducted by the Bureau.

North Fork Falls - Yucca Creek Recreation Complex - Site is located seven miles north of Three Rivers, outside the planning area, and one mile west of the Sequoia National Park boundary. Its main feature consists of a 20 foot waterfall cascading into a deep pool; it is considered to be an outstanding site for a fishing, swimming, and picnicking complex. The site is owned by BLM.

All Bureau of Land Management sites in relation to the Three Rivers planning area are shown on the following map "Bureau of Land Management Recreational Proposals".

Three Rivers Community Services District

The District, approximately eight square miles in size, was formed in October of 1973. Functions performed by the District include trash (barrel) pickup along State Highway 198 and contracting for sewerage system reports. The Community Services District is financed through ad valorem taxes. Its mailing address is: P.O. Box 423, Three Rivers, CA 93271.

The District was established in accord with the Community Services District Law, Government Code Section 6100 et seq., and amendments thereto. It is governed by a board of directors of five members elected at large by the voters of the district; each director must be a registered voter residing in the district.

In addition to its general powers, a community services district may exercise any of the statutory powers prescribed by Section 61600 of the Government Code, to wit:

a. Supply water of all types.

b. Disposal of sewage and storm water.

c. Garbage and refuse collection and disposal.

d. Fire protection.

e. Public recreation.

f. Street lighting.

g. Mosquito abatement.

h. Police protection.

i. Library service.

j. Construction of streets.

k. Construction or works incidental to streets.

l. Conversion of overhead electric and communication facilities to underground installations.

m. Contract for ambulance service subject to approval of a majority vote of the electorate.

n. Provide and operate public airports.

A district has only those of the aforementioned powers as are specifically set forth in the petition for information of the district or which have been added subsequently by majority vote of the electorate.

In addition, a district has the following specific powers provided by statute: (Numerical references are to sections of the Government Code.)

Prescribe and collect rates and charges for the services and facilities furnished by the district (61621), including water standby and availability charges (61765).

Levy and collect an ad valorem tax on all taxable property within the district (61755). The maximum tax rate is $1.00 per $100 of assessed valuation (except for bond interest and redemption). The tax ceiling may be lifted by majority vote of the electorate of the district (61755.5).

Water System

Water in Three Rivers is essentially provided by individual wells and private water companies. Existing sources of domestic water in the community of Three Rivers include private wells, private water companies, spring water and ditch water.

All water sources are treated before use either through chlorination or ultra-violet light source.

The hardrock well is the type used by the majority of people living in the Three Rivers Area. This well consists of drilling into the granite rock until a fissure or crack containing a water source is found. The water is then pumped and used.

River wells are those wells set in or adjacent to the river beds which draw water from the sand strata beneath the river. The water is then pumped and used.

The flume and ditch water is used the least; however, many people use it especially in the North Fork area. This type of water use consists of a flume or ditch constructed by the property owners that brings water from up stream to their property where it is piped into holding tanks for use as needed.

Water Quality

Two significant disease agents that are associated with surface water are *Giardia lamblia and Cryptosporidim.* Both organisms have been found in nearly all surface water nationwide, and are known to occur in the Three Rivers area. Symptoms of these diseases include diarrhea, nausea, and stomach cramps. However, no recent cases of disease outbreaks have been recorded. The bacteriological content of river water is generally acceptable for recreational bathing and other body contact activities but does not meet drinking water standards. The water is very low in chemical constituents and the predominant chemicals are calcium and sodium bicarbonates.

In general, water leaving the Community Service District (CSD) is of comparable quality to that entering the CSD. Currently there are six test and sampling stations along the North, South, and Middle Forks of the Kaweah River, which are sampled twice a year by the CSD. Additionally, there are sixteen water systems which are sampled by the CSD and analyzed by the HHSA laboratory.

A recent study by Meyer, Merriam and Associates, Inc., Envicom Corporation; and Coastal Valley Engineering entitled "Three Rivers Special Study" published in December 1977 indicates the following in regard to water quality within the Three Rivers area.

With few exceptions, adverse pollution of natural waters was not documented, based on findings to date. Elevated nitrate and chloride levels in well water indicate a component of recycled effluent, but only three wells had coliform levels indicative of septic pollution. River water leaving the District is of comparable quality to that entering the District, although some high readings on the South Fork would warrant continuing monitoring.

River water is very low in chemical constituents, but has a relatively high bacterial content. The predominant chemical components are calcium and sodium bicarbonates. The bacterial content of river water is generally acceptable for recreational bathing, but does not meet drinking standards.

Groundwater in the Three Rivers area ranges widely from excellent to poor. No major differences are seen between water from dug wells and that from hardrock wells.

Sewage Disposal

Residential sewage is composed of more than 99 percent water. Plumbing fixtures use clean water as the vehicle to carry the various waste products away from the residence and through the treatment process. This process contaminates the clean water with a

variety of wastes which includes organic matter, inorganic substances, oil, fat, grease, household chemicals and other particulate matter. The function of the treatment system is to remove or inactivate these contaminants in the resultant waste stream to a level that does not present a public health or environmental concern.

Currently, there is not collective a community sewage disposal or sewage treatment plant serving Three Rivers. The primary method of sewage treatment is by means of individual sewage disposal systems consisting of septic tanks and leach fields. Due to peculiar geology and hydrology, the entire area is not well suited for the installation of conventional septic systems.

As a result of these conditions, in the past, the California Regional Water Quality Control Board has placed a building moratorium. This resulted in the creation of an on-site Waste Management District, which evolved into the Three Rivers Community Services District (CSD) in 1973. The State mandated that future development would include engineered sewage disposal systems that would protect water supplies and the Kaweah River from potential contamination.

In the meantime, the State has lifted the moratorium and all engineered septic systems are now reviewed and approved by the Department of Environmental Health prior to installation. The specific siting and design of individual waste disposal systems are based on site-specific investigations of percolation rate, slope, depth to bedrock and groundwater, and location of streams, wells, springs and other hydrologic features. In Three Rivers, there are currently 640 such designed systems on file with the Environmental Health Services Division.

The CSD conducts, among other functions, the certification of all septic systems for real estate transactions, assures that failing systems are rehabilitated, and that property owners perform regular maintenance of their septic systems.

The Lake Kaweah enlargement project will have impacts on at least three septic systems within the Three Rivers Planning Area.

There is no sewer systems in the community and Three Rivers is, therefore, served by individual on-site or off-site disposal systems. All new development must receive approval from the State Water Quality Control Board and the County of Tulare Health Department for the design of the septic tanks and leach fields prior to the issuance of a building permit. Design difficulties primarily stem from steepness of slope and inadequate leach field area.

The Three Rivers Special Study, previously mentioned in the section on Water Quality, reveals the following for the Community Services District area of eight square miles:

- Over half of the District area is "generally suitable for leach field waste disposal, but with varying degrees of constraint for design and location."

- Suitability of the District for leach field waste disposal is as follows:

TABLE 13
SUITABILITY FOR LEACH FIELD WASTE DISPOSAL

Rating	Percent	Adverse Determination Factors
Good	7%	
Fair to Poor	50%	Because of extremely fast or slow percolations, high groundwater, shallow depth to bedrock, or local flood potential.
Very Poor	33%	Because of steep slopes or a combination of adverse conditions.
Unsuitable	10%	Because of river flooding or exposed bedrock outcrops.

- Tabulation of known and potential septic problems:

TABLE 14
KNOWN AND POTENTIAL SEPTIC PROBLEMS

Status	Number	Percent of Total
Known Problem	55	10.0%
Potential Problems	202	37.0%
No Problems	279	51.0%
Total Systems	546*	98.0%

* 10 systems unaccounted for

Source: Three Rivers Special Study, Meyer, Merriam and Associates, December 1977, Table IV, page 1-11.

Prepared by: Tulare County Planning Department, December 1977.

For a general picture of septic suitability, it is recommended that concerned individuals use the "Septic Suitability" map (Plate VIII) in the "Three Rivers Special Study" prepared for the Three Rivers Community Services District by Meyer, Merriam and Associates, Inc., Envicom Corporation, and Coastal Valley Engineering.

As previously mentioned, the purpose of the newly formed On-Site Waste Water Management District is to rehabilitate failing septic systems within the Community Services District and to require property owners to properly maintain their systems.

Refuse Disposal

Three Rivers Disposal Service collects refuse once a week. The nearest disposal site is located two miles south of the City of Woodlake on Road 208 south of Avenue 304.

Health Facilities

There is a critical need for health services in Three Rivers. There **is currently one ARE CURRENTLY TWO** practicing physician in the community. Since most of the physicians practice in Visalia, patients must travel to Visalia for health services.

A local ambulance service is available in Three Rivers; however, the nearest hospitals are Kaweah Delta Hospital in Visalia and the Memorial Hospital in Exeter.

Utilities

The Southern California Edison Company and Pacific Telephone Company provide electric and phone service, respectively. Propane gas is supplied by private companies.