AGENDA

Three Rivers Community Plan Update
Community Meeting

Monday August 11, 2014 7:00 P.M.

Arts Building
Three Rivers, CA

... *service with pride.*

Resource Management Agency

1. Welcome and Introduction.

2. Project Status/Brief Review of Community Meeting #6 July 14, 2014.

3. Completion of Goal 1 Compatible Development, and Goal 2 Economic Vitality. (Please note the former "Goal 2 Appropriate Densities" was recommended to be integrated into Goal 1 Compatible Development as Objectives 1.7 and 1.8 at our July 14, 2014 meeting).

   (a) 2009 Draft Three Rivers Community Plan Update Goals, Policies, and Objectives (August 2014 Track Change Version and Clean Version).

4. Topics for the Next Meeting.

5. Next Steps.

6. Adjournment: Next Meeting September 8, 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/

2009 DRAFT
THREE RIVERS COMMUNITY PLAN GOALS OBJECTIVES AND POLICIES 2014 UPDATE
8-11-14

Three Rivers Community Plan Vision

The Three Rivers Community Plan is a statement regarding fundamental community values including a shared vision for the future of the Three Rivers Community. Three Rivers is a unique rural residential community located in the unincorporated portion of Tulare County, in the foothills of the Sierra Nevada Mountain Range with many valuable natural assets, including the Kaweah River, open space, steep terrain, natural blue oak woodland and riparian communities, and is the gateway to the Sequoia National Park. The natural resources and diverse landscape of Three Rivers contribute to the beauty, character, and recreational opportunities enjoyed and valued by the community.

Protection of the natural environment including the Kaweah River which is the heart of the community, is the most important Community asset. The Kaweah River 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. Water to support residential and commercial development in Three Rivers is limited. Any planned residential or commercial development must ensure that adequate water resources are available to support the proposed development before construction begins.

The purpose of the Three Rivers Community Plan is to preserve and protect the values, character and assets of the community, including preservation of its historical rural character and valuable natural resources while ensuring that economic growth remains vibrant and sustainable consistent with the desired character of the community. Three Rivers possesses significant historical and cultural resources that the community wishes to preserve and maintain as the area grows. One of the shared visions for Three Rivers is a community is a strong central core area with clustered commercial development which can help create a focal point or town center for the community, and can also reinforce a sense of place and community identity. The Community Plan will help to maintain a rural atmosphere, while ensuring an that an appropriate type and scale of future development is provided with adequate community infrastructure while protecting natural resources, and upholding community values.

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. 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. 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. It is important to balance the rural character of the community with the need for adequate emergency and safety access including appropriate disaster planning and response.

Like the rugged mountains that surround them, the communities of Three Rivers and Kaweah have always included a rugged, individualistic spirit. The early pioneers, cowboys, and artisan's wanted a place to live, work, and raise their families that would foster in them an indomitable quest to pursue their dreams. That rugged, individualistic, indomitable spirit still exists today in the hearts and minds of those who live, work, and play in the foothills and mountains of Three Rivers. As a result, the Community Plan is an important tool for protecting Three Rivers' assets and guiding future growth and development. The Community Plan will provide appropriate direction to help guide public and private decisions affecting the community including provisions for the overall direction, density, type of growth and protection of the natural environment that is consistent with the needs and desires of the Three Rivers Community to maintain its rural character.

Three Rivers Community Plan Vision Statements

Protect and Preserve Oak, Sycamore and Cottonwood Woodlands

Preserve Visual Resources, Including Viewsheds and Ridgelines.

Preserve Historical, Cultural and Archaeological Resources Including the Kaweah Post Office, Historical Bridges, and Cultural Native American Resources.

Provide Land Uses Consistent Community Character including an Urban Development Boundary (UDB) that is contiguous with the existing Planning Area Boundary.

Create a Town Center or centers with a Concentration of Commercial, Retail and Social Uses to Help Strengthen Three Rivers as a Livable Community.

Ensure adequate land use supplies for residential, commercial, industrial and public uses to accommodate future growth and ensure the community's economic viability.

Manage growth.

Ensure compatibility between land use types and intensities.

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

Ensure that future development is compatible with existing development and the natural environment

Establish rural compatibility standards

Establish Standards for signage which balances practical business considerations with community design standards.

Development of Noise Standards Reflective of a Foothill and Canyon Community Environment.

Vegetation standards.

Establish Setback standards for residential development.

Establish Streetscape guidelines for roadways, paths and sidewalks.

Establish Standards for fences

Apply Rural Compatibility Standards through the Project Review Committee process.

Develop a Traffic Circulation Plan with management strategies and improvements to increase safety and community access.

Establish Lighting Standards for Night Sky Conservation and Protection.

County of Tulare General Plan Framework

Value Statements

1. The beauty of the County and the health and safety of its residents will be protected and enhanced.
2. The County will create and facilitate opportunities to improve the lives of all County residents.
3. The County will protect its agricultural economy while diversifying employment opportunities.
4. Every community will have the opportunity to prosper from economic growth.
5. Growth will pay its own way providing sustainable, high quality infrastructure and services.

Framework Concepts

Concept 1: Agriculture
One of the most identified assets in Tulare County is the rich agricultural land on the valley floor and in the foothills. The General Plan identifies agriculture not only as an economic asset to the County but also as a cultural, scenic, and environmental element to be protected and to insure that the utilization of these resources may continue to economically succeed.

Concept 2: Land Use
Tulare County has a number of unincorporated communities that will grow and develop and natural resource lands (agriculture, mineral extraction, and open space) that will be preserved and permitted to expand. It is anticipated that much of the projected population growth will require a range of housing choices, neighborhood support services, and employment producing uses that are centrally located in cities and unincorporated communities. The County will also utilize its goals and policies to guide the conversion of agricultural and natural resource lands to urban uses.

Concept 3: Scenic Landscapes
The scenic landscapes in Tulare County will continue to be one of its most visible assets. The Tulare County General Plan emphasizes the enhancement and preservation of these resources as critical to the future of the County. The County will continue to assess the recreational, tourism, quality of life, and economic benefits that scenic landscapes provide and implement programs that preserve and use this resource to the fullest extent.

Concept 4: Natural and Cultural Resources
As Tulare County develops its unincorporated communities, the County will ensure that development occurs in a manner that limits impacts to natural and cultural resources through the implementation of its Goals and Policies and through proper site planning and design techniques.

Guiding Principles

Principle 1: Opportunities
Provide opportunities for small unincorporated communities to grow or improve quality of life and their economic viability.

Principle 2: Reinvestment
Promote reinvestment in existing unincorporated communities in a way that enhances the quality of life and their economic viability in these locations.

Principle 3: Protection of Resources
Protect the County's important agricultural resources and scenic natural lands from urban encroachment through the implementation of Goals and Policies of the General Plan.

Principle 4: Limit Rural Residential Development
Strictly limit rural residential development potential in important agricultural areas outside of unincorporated communities, hamlets, and city UDBs, UDBs (i.e., avoid rural residential sprawl).

Principle 5: Agricultural Facilities
Allow existing and outdated agricultural facilities in rural areas to be retrofitted and used for new agricultural related businesses (including non-agricultural uses) if they provide employment.

Principle 6: Planning Coordination and Cooperation
Enhance planning coordination and cooperation with the agencies and organizations with land management responsibilities in and adjacent to Tulare County.

GOAL 1: COMPATIBLE DEVELOPMENT

Maintain the Rural Gateway Character of Three Rivers through land uses and new development that are compatible and consistent with the existing development in Three Rivers, preserve the unique visual and community character natural environment and create a distinct sense of place.

GOAL 2: ECONOMIC VITALITY

A strong, diversified economic environment within Three Rivers which consistent with the rural and visual atmosphere of the community.

GOAL 3: DIVERSE HOUSING OPTIONS

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

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Provide Land Uses Consistent Community Character including an Urban Development Boundary (UDB) that is contiguous with the existing Planning Area Boundary. ¶
Create a Town Center or centers with a Concentration of Commercial, Retail and Social Uses to Help Strengthen Three Rivers as a Livable Community. ¶
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Ensure adequate land use supplies for residential, commercial, industrial and public uses to accommodate future growth and ensure the community's economic viability. ¶
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Manage growth.¶
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Ensure compatibility between land use types and intensities. ¶
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Encourage a diversity of housing options for all Three Rivers residents, including affordable housing for families, seniors, and National Park Service employ ... [1]

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Deleted: GOAL 2: APPROPRIATE DENSITIES¶
Development patterns and densities that are appropriate and consistent with the capacity of public services and the natural environment.

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GOAL 4: 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.

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GOAL 5: 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.

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GOAL 6: 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.

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GOAL 7: PROVIDE ADEQUATE EMERGENCY AND SAFETY ACCESS

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

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GOAL 8: ENHANCE COMMUNITY CHARACTER

Enhancing attributes in a community to make it unique, both in terms of the built and natural environment and its population.

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GOAL 9: PROVIDE SAFE AND SECURE ENVIRONMENT

The health and safety of its residents will be protected and enhanced.

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GOAL 1: COMPATIBLE DEVELOPMENT

Maintain the Rural Gateway Character of Three Rivers through land uses and new development that are compatible and consistent with the existing development in Three Rivers, preserve the unique visual and community character natural environment and create a distinct sense of place.

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Objective 1.1 Development Compatibility: Ensure compliance with the Community Plan to ensure compatibility between and within new and existing development. This includes new public or private development, such as buildings and infrastructure, which is harmonious with natural features and historic structures. Visual resources include agricultural lands, woodlands, forestlands, watercourses, mountains, meadows, structures, communities, and other types of scenery that contribute to the visual beauty of the Three Rivers Community.

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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 ▪ Project Review Committee ▪ Development Review
	1.1.2 Ensure that development to accommodate growth includes a balanced mix of residential, commercial and public uses that enhance the community's economic vitality while maintaining its rural character and quality of life.	▪ Development Stds. ▪ Design Guidelines ▪ Project Review Committee ▪ 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 and rural residential neighborhoods. (a) The height, size, mass, scale, and design of new development shall be consistent in size, and compatible with the character of the surrounding natural or built environment. Structures shall be designed to follow natural contours of the landscape and clustered in the most accessible, least visually prominent and most geologically stable portion or portions of a site. Structures will be sited so as not to obstruct significant views. (b) Implement a development height standard, based on the existing building code, with maximum building height not to exceed 35' as identified in the FGMP page 41) The following general provisions are recommended: (a). Distance: to be determined based on the following factors: (b). Stabilization of edge condition, (c). Types of operation, (d). Types of land uses (i.e. schools, etc.) (e). Building orientation, (f). Planting of trees for screening, (g). Location of existing and future rights-of-way, (h). Types of uses allowed inside	▪ Development Stds. ▪ Design Guidelines ▪ Project Review Committee ▪ Development Review ▪ Development Regulations (Zoning)

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	the project area. (i). Unique site conditions. (j). Responsibility for maintenance. (k). Scale of development.	
	1.1.4 Encourage compatible commercial establishments necessary to serve residents and tourists that are commensurate with the scale and intensity of the community, preserve the environment, and which do not have to the extent feasible, significant traffic, light, noise or visual impacts to the community.	▪ Development Stds. ▪ Development Review ▪ Design Guidelines ▪ Project Review Committee
	1.1.5 Cluster commercial uses in compact areas and development patterns to discourage strip development and encourage the development of a Town Center or Centers.	▪ 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.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)

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	1.1.8 Increase the opportunities for public involvement and participation for planning and development processes in Three Rivers. a. Post public notice for development projects in Three Rivers in a public, visible location including a legally recognized local community newspaper of general circulation.	▪ Development Review
	1.1.9 LU-1.3 Prevent Incompatible Uses The County shall discourage the intrusion into existing residential and rural residential areas of new incompatible land uses that produce significant noise, odors, or fumes.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.10 LU-3.8 Rural Residential Interface The County shall minimize potential land use conflicts at the interface between commercial, industrial, or medium to high density residential development and existing developed rural-residential areas.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)

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	1.1.11 LU-6.2 Buffers The County shall ensure that residential and other non-compatible land uses are separated and buffered from major public facilities such as landfills, airports, and sewage treatment plants.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.12 LU-4.5 Commercial Building Design The County shall encourage that new commercial development is consistent with the existing design of the surrounding community or neighborhood by encouraging similar façades, proportionate scale, parking, landscaping, and lighting that provides for night sky conservation and protection.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.13 LU-7.4 Streetscape Continuity in Town Centers The County shall ensure that streetscape elements in Town Centers (e.g., street signs, trees, and furniture) maintain visual continuity and follow a common image for each community including incorporating walkable community concepts and context sensitive standards.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.14 LU-7.12 Historic Buildings and Areas The County shall encourage preservation of buildings and areas with special and recognized historic, architectural, or aesthetic value. New development should respect architecturally and historically significant buildings and areas. Landscaping, original roadways, sidewalks, and other public realm features of historic buildings or neighborhoods shall be restored or repaired where ever feasible.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.15 LU-7.14 Contextual and Compatible Design The County shall ensure that new development respects Three River's long heritage by requiring that development respond to its context, be compatible with the traditions and character of the community, and develop in an orderly fashion which is compatible with the scale of surrounding structures.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
Objective 1.2 Rural Gateway Character: Maintain and balance the existing natural environment with 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 ▪ Project Review Committee ▪ Development Regulations (Zoning)

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	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)
	1.2.3 SL-2.2 Gateways to the Sequoias The County shall ensure that the "gateway highways" (State Highway 190 and State Highway 198) to the Sequoias feature the County's unique history and scenery by: a. Maintaining the rural character of roadway rights-of-ways, highway signage, and related roadway and structure design, b. Protecting primary viewsheds from development, c. Prohibiting development of highway commercial projects that do not respond to their physical or cultural context, and d. Featuring the community centers/main streets of the gateway communities of Three Rivers and Springville.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.4 LU-7.10 Gateways/Entry-points The County shall identify key entry points on the edges of the communities and support programs and projects that enhance gateways and transitional zones between communities to make each community more distinctive and inviting for residents and visitors.	▪ Community Plan Map Development Regulations (Zoning)
	1.2.5 LU-7.2 Integrate Natural Features The County shall emphasize each community's natural features as the visual framework for new development and redevelopment.	▪ Development Review ▪ CEQA Review Development Regulations (Zoning)
	1.2.6 LU-7.9 Visual Access The County shall require new development to maintain visual access to views of hillsides, creeks, and other distinctive natural areas by regulating building orientation, height, and bulk.	▪ Development Review ▪ CEQA Review Development Regulations (Zoning)
	1.2.7 LU-7.6 Screening The County shall require landscaping to adequately screen new industrial uses to minimize visual impacts.	▪ Development Review ▪ CEQA Review Development Regulations (Zoning)
	1.2.8 LU-5.3 Storage Screening The County shall require adequate landscaping and screening of industrial storage areas to minimize visual impacts and enhance the quality of the environment.	▪ Development Review ▪ CEQA Review Development Regulations (Zoning)
	1.2.9 LU-2.3 Open Space Character The County shall require that all new development requiring a County discretionary approval, including parcel and subdivision maps, be	▪ Development Review ▪ CEQA Review Development Regulations

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	planned and designed to maintain the scenic open space character of open space resources including, but not limited to, agricultural areas, rangeland, riparian areas, etc., within the view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible and use design, construction and maintenance techniques that minimize the visibility of structures on hilltops, hillsides, ridgelines, steep slopes, and canyons.	(Zoning)
	1.2.10 SL-1.1 Natural Landscapes During review of discretionary approvals, including parcel and subdivision maps, the County shall as appropriate, require new development to not significantly impact or block views of Tulare County's natural landscapes. To this end, the County may require new development to: a. Be sited to minimize obstruction of views from public lands and rights-of-ways, b. Be designed to reduce visual prominence by keeping development below ridge lines, using regionally familiar architectural forms, materials, and colors that blend structures into the landscape, c. Screen parking areas from view, d. Include landscaping that screens the development, e. Limit the impact of new roadways and grading on natural settings, and f. Include signage that is compatible and in character with the location and building design.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.11 SL-1.3 Watercourses The County shall protect visual access to, and the character of, Tulare County's scenic rivers, lakes, and irrigation canals by: a. Locating and designing new development to minimize visual impacts and obstruction of views of scenic watercourses from public lands and right-of-ways, and b. Maintaining the rural and natural character of landscape viewed from trails and watercourses used for public recreation.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.12 SL-3.2 Community Expansion–Edges The County shall design and plan the edges and interface of communities with working and natural landscapes to protect their scenic qualities by: a. Maintaining separators between cities and communities, b. Encouraging cities to master plan mixed-density neighborhoods at their edges, locating compatible lower density uses adjacent to working and natural landscapes, and c. Protecting important natural, cultural, and scenic resources located within areas that may be developed in the future.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)

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	1.2.13 SL-3.3 Highway Commercial The County shall require highway commercial uses to be located and designed to reduce their visual impact on the travel experience along State scenic highways and County scenic routes by: a. Encouraging commercial development to locate in existing communities and hamlets, b. Designing highway commercial areas as an extension of community street patterns and vernacular design traditions, allowing the individual personalities of each community to extend to the highway edge, and c. Discouraging development of frontage roads consistent with commercial strips except when consistent with regional growth corridor and community plans.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.14 ERM-5.19 Interagency Cooperation The County shall cooperate with Federal land management agencies including the National Park Service to develop and promote the establishment of Three Rivers and Springville as gateway communities including enhanced web site interaction to provide easy access and quality information.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.15 Encourage proactive sharing of relevant information between Sequoia National Park, the County, and the Three Rivers Village Foundation.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.16 Encourage regular meetings between the National Park Service, key decision makers, and the Three Rivers Village Foundation to advise of current or upcoming activities or changing priorities.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.17 FGMP-1.5 Preserving Visual Resources The County shall encourage new development be designed in a manner that preserves the visual quality of the foothill setting by encouraging the use of curvilinear streets, vegetation reestablishment on cuts and fills, cluster development, and housing site locations that to the extent feasible for new development that causes a significant impact to the skyline and scenic panorama to blend into the landscape rather than becoming a focal point.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)

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	1.2.18 FGMP-6.1 Preservation of Scenic Highways The County shall ensure that the visual qualities of State Highways 190 and 198 and County scenic routes are maintained and protected against obtrusive development improvements.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.19 FGMP-6.4 Development Within Scenic Corridors The County shall require that projects located within a scenic corridor be designed in a manner, which does not detract from the visual amenities of that thoroughfare. The County shall support through the use if its authority and police powers, the design of infrastructure that minimizes visual impacts to surrounding areas by locating roadways in areas that minimize the visual impact on rural and natural places whenever feasible.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.20 FGMP-6.5 Cluster Development The County shall encourage projects proposed on lands within a scenic corridor with a non-agricultural or non-open space land use designation, to use a cluster development concept. Appropriate land uses for the open space areas shall include, but will not be limited to, public or private open space, wildlife habitat or agriculture.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)

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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 Project Review Committee for all new development in Three Rivers. a. Unless otherwise specified in this Community Plan, apply Foothill Growth Management Plan standards to the extent feasible as determined to be reasonable and appropriate by the affected decision makers.	▪ Foothill Growth Management Plan ▪ Project Review Committee

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	1.3.2 Ensure that development proposals conform to all development standards and guidelines to the extent feasible as determined to be reasonable and appropriate by the affected decision makers.	▪ Design Guidelines ▪ Development Review ▪ Development Stds. ▪ Project Review Committee
	1.3.3 Apply the noise standards found in the Tulare County Health and Safety Element (Part 1 Section 10.8). Utilize recommendations included in the community plan EIR to address and develop feasible noise standards to the extent feasible reflective of a foothill canyon environment.	▪ Noise Element

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	1.3.4 Require adequate setbacks for residential, commercial and industrial uses, including, side and rear yards, landscaping and screening, as determined by the Project 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. Balance reasonable business considerations with community design standards that are feasible to direct persons within appropriate sight distances that will determine, size, height, and bulk. . b. Prohibit the use of exterior neon or blinking signs and source lit signs.	▪ Design Guidelines ▪ Development Stds. ▪ Project Review Committee
	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 or if the business is not open. e. Restrict the use of commercial lights during nighttime hours to	▪ Design Guidelines ▪ Development Stds. ▪ Development Regulations (Building Code) ▪ Project Review Committee

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indirect, non-glaring lighting. f. Consider the International Dark Sky Association Model Ordinance to Establish lighting standards and guidelines to minimize light pollution, glare, and light trespass.	
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. ▪ Project Review Committee
1.3.8 Establish rural walkable communities guidelines to maintain the rural character 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. ▪ Project Review Committee
1.3.10 Implement a residential development height standard of 35 feet, based on the existing policies of the FGMP.	▪ Foothill Growth Management Plan ▪ Project Review Committee
1.3.11 Implement the standards of the Scenic Corridor Zoning Provision.	▪ Scenic Corridor Designation
1.3.12 FGMP-6.3 Development Along Scenic Highways The County shall require that development along all scenic highways and routes meet the development standards of the FGMP.	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.
1.3.13 SL-4.1 Design of Highways The County shall work with Caltrans and Tulare County Association of Governments (TCAG) to ensure that the design of State Highway 99 and other State Highways protects scenic resources and provides access to vistas of working and natural landscapes by: a. Limiting the construction of sound walls that block views of the County's landscapes (incorporate setbacks to sensitive land uses to avoid noise impacts whenever feasible), b. Using regionally-appropriate trees and landscaping and incorporating existing landmark trees, c. Preserving historic and cultural places and vistas, d. Avoiding excessive cut and fill for roadways along State	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.

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	scenic highways and County scenic routes, and along areas exposed to a large viewing area, and *e.* Promote highway safety by identifying appropriate areas for traffic pull-outs and rest areas.	
	1.3.14 SL-4.2 Design of County Roads The County's reinvestment in County roads in the Three Rivers UDB should, in addition to meeting functional needs and safety needs, preserve the experience of traveling on the County's "country roads" by: a. Maintaining narrow as possible rights-of-ways, b. Limiting the amount of curbs, paved shoulders, and other "urban" edge improvements, c. Preserving historic bridges and signage, and *d.* Promote County road safety by identifying appropriate areas for traffic pull-out.	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.
	1.2.15 PF-2.7 Improvement Standards in Communities The County shall require development within the designated UDBs to meet standards for improvements as determined reasonable and appropriate by requiring that development respond to its context, be compatible with the traditions and character of the community, and develop in an orderly fashion which is compatible with the scale of surrounding structures. Typical improvements may include curbs, gutters, sidewalks, and community sewer and water systems as determined to the extent feasible to be reasonable and appropriate by the affected decision makers.	▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds. ▪ Project Review Committee
	1.3.16 LU-1.7 Development on Slopes The County shall require a preliminary soils report for development projects in areas with shallow or unstable soils or slopes in excess of 15 percent. If the preliminary soil report indicates soil conditions could be unstable, a detailed geologic/hydrologic report by a registered geologist, civil engineer, or engineering geologist shall be required demonstrating the suitability of any proposed or additional development.	▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.
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.

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	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 ▪ Project Review Committee
	1.4.3 Establish landscaping, 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
	1.4.7 AQ-1.4 Air Quality Land Use Compatibility The County shall evaluate the compatibility of industrial or other developments which are likely to cause undesirable air pollution with regard to proximity to sensitive land uses, and wind direction and circulation in an effort to alleviate effects upon sensitive receptors	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.4.8 HS-8.8 Adjacent Uses The County shall not permit development of new industrial, commercial, or other noise-generating land uses if resulting noise levels will exceed 60 dB Ldn (or CNEL) at the boundary of areas designated and zoned for residential or other noise-sensitive uses, unless it is determined to be necessary to promote the public health, safety and welfare of the County	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.4.9 LU-5.6 Industrial Use Buffer Unless mitigated, the County shall prohibit new heavy industrial uses to a minimum of 500 feet from schools, hospitals, or populated residential areas (more than 10 dwelling units within a quarter mile diameter area). The buffer area may be used for activities not creating impacts to adjoining sensitive land uses for uses accessory to the heavy industrial use. The establishment of a buffer may not be required when mitigated or may not apply to industrial uses that do not impact adjoining uses identified herein. The buffer area shall be landscaped and maintained	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)

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An Urban Development Boundary (UDB) will direct future growth to areas that are appropriate and have the carrying capacity to support development. The UDB 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 UDB will be maintained subject to the policies of the Foothill Growth Management Plan.

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

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	1.5.1 Consider areas within the UDB for future development, with growth directed to specific areas, such as a Town Center.	▪ Community Plan Map ▪ UDB
	1.5.2 Conduct development suitability analyses to determine areas within the UDB that are most suitable for future development.	▪ Natural Resources Mapping ▪ Public Health/Safety Requirements
	1.5.3 Require that development densities within the UDB 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 UDB.	▪ Foothill Growth Management Plan (FGMP)
	1.5.5 Prohibit extension of public services outside of the UDB.	▪ Extension of Public Services
	1.5.6 Establish a review of the UDB every five years.	▪ Community Plan Implementation
	1.5.7 PF-2.2 Modification of Community UDB 1. The County may consider modification to a community UDB under any of, but not limited to the following circumstances: a. The location of the UDB shall be evaluated during preparation or update of a community plan. b. All community UDBs should be reviewed on a five-year cycle to reflect changes in growth and development patterns. c. A request for expansion of the UDB boundary can be applied for as part of a General Plan Amendment to the Land Use Diagram. d. At the request of a special district or the community. e. A UDB should be considered for expansion at such time as land for infill becomes limited. This condition is considered satisfied when 80 percent of the non-Williamson Act land within the UDB is developed for community uses.	▪ Community Plan Implementation

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	f. UDBs should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion. 2. Prior to approval of a UDB boundary expansion, the County shall ensure that infrastructure can be provided to serve the new areas added to the UDB and that sufficient water supplies are also available. This may require preparation of an infrastructure master plan that includes methods of financing of improvements and maintenance, as well as representation/documentation of availability and sufficiency of long-term water supplies. 3. Preservation of productive agricultural lands shall be the highest priority when considering modifications. Expansion of a UDB to include additional agricultural land shall only be allowed when other non-agricultural lands are not reasonably available to the community or are not suitable for expansion.	
	1.5.8 PF-2.8 Inappropriate Land Use Areas within UDBs are hereby set aside for those types of community land uses which benefit from urban type services. Permanent uses which do not benefit from such urban type services shall be discouraged within the UDBs. This is not intended to apply to agricultural or agricultural supported uses, including the cultivation of land or other uses accessory to the cultivation of land, provided that such accessory uses are time-limited through special use permit procedures.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)

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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" and –or "Town Center "sites 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	▪ Specific Plan

	development.	
	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)
	1.6.5 SL-3.1 Community Centers and Neighborhoods The County shall support investments in unincorporated communities to improve the image, quality of infrastructure, amenities, and visual character by: a. Encouraging restoration of existing historic buildings and developing new buildings that reflect the local culture and climate, b. Creating or enhancing overall community design frameworks with a hierarchy of connected block and street patterns, open spaces, town centers, neighborhoods, and civic facilities, c. Reducing the need for sound-walls and gated neighborhoods by having residential and non-residential uses interface along streets and open spaces (not adjoining property lines) and locating residential uses on local-serving streets, d. Planning residential development as interconnected neighborhoods with definable social and physical centers that incorporate parks, schools, and commercial services, e. Enhancing the comfort and scenic experience of transit riders, cyclists, and pedestrians, and f. Developing open spaces, streets, and pedestrian facilities that include landscaping and streetscaping that improve the image of the community and make it a more comfortable pedestrian environment.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)

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

Objective 1.7 Appropriate Densities-Capacity of Natural Environment: Encourage development patterns and densities that are based on the capacity of the natural environment.

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	Policies	Implementation Mechanism (Numbers refer to descriptions of

	mechanisms, which follow table)
1.7.1 Base residential densities and intensity on development suitability analysis of the natural environment, including but not limited to: soil suitability, riparian setback requirements, slope gradient, and viewshed analysis.	▪ Natural Resource Mapping
1.7.2 Base density regulations on suitability of the soils to provide for proper disposal of septic tank effluent and the land's capacity to provide water.	▪ Public Health/Safety Requirements
1.7.3 Encourage single-family developments to conserve and protect open space, habitat areas, viewsheds, and natural resources from development disturbances.	▪ Natural Resource Mapping ▪ Design/Dev. Tools ▪ Development Review ▪ Project Review Committee
Objective 1.8 Utilization of Roads and Public Facilities: Encourage development patterns intensity and densities that will efficiently utilize existing public services within the Three Rivers UDB.	
1.8.1 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 as feasible and appropriate, and these services shall be provided on a service area basis as applicable under jurisdictional authority, ie (Mutual Water Company, County Service Area, or Improvement District under the auspices of the Community Services District). 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 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	▪ Public Health/Safety Requirements
1.8.2 Ensure that new development shall not exceed the maximum physical holding capacity of the parcel consistent with health and safety requirements.	▪ Public Health/Safety Requirements
1.8.3 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

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1.8.4 Through development review, ensure that utilities are adequately sized to accommodate proposed development.	▪ Public Health/Safety Requirements ▪ Maintenance Controls ▪ Development Review

GOAL 2: ECONOMIC VITALITY

A strong, diversified economic environment within Three Rivers which consistent with the rural and visual atmosphere of the community.

Objective 2.1 Adequate Land Use Supplies: Ensure adequate land use supplies for residential, commercial, industrial, and public uses to accommodate future growth within the UDB and constrained by development suitability analysis to ensure the community's economic vitality.

Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
2.1.1 Accommodate light industrial development which does not create nuisance conditions.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
2.1.2 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
2.1.3 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)
2.1.4 Maintain existing commercial areas along State Highway 198 for highway-oriented commercial development.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	▪
2.1.5 ED-5.4 Recreational Accommodations The County shall support the development of visitor-serving	CEQA Review ▪ Community Plan Map

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Deleted: 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)
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	attractions and accommodations in unincorporated areas near natural amenities and resources that would not be diminished by tourist activities.	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee	
	2.1.6 ED-5.5 Rivers The County shall encourage the development of recreational activities and promote tourism along the Kaweah, Tule, and Kings Rivers.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee	**Formatted:** Highlight
	2.1.7 ED-5.6 Lakes The County shall promote Lake Kaweah and Lake Success as major recreational areas that include camping, water sports, hiking, golf, conference/hotel facilities, and historic attractions.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee	**Formatted:** Highlight
	2.1.8 ED-5.7 Foothills The County shall encourage additional recreational and visitor-serving development in the Sierra and foothills in areas such as Three Rivers and Springville.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee	**Formatted:** Highlight
	2.1.9 ED-5.8 Foothill Gateways The County shall encourage the identification and development of additional recreational opportunities in the foothills and other areas where there are "gateway opportunities".	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee	**Formatted:** Highlight
	2.1.10 ED-5.9 Bikeways The County shall support the enhancement of the County's recreational bikeways and promote the bikeway network as a component of the County's tourism program.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee	**Formatted:** Highlight
	2.1.10 ED-5.10 Visitor-Serving Business The County shall encourage visitor-serving businesses to coordinate their advertising.	▪ County	**Formatted:** Highlight

2.1.11 ED-5.11 Marketing Programs The County shall regularly evaluate marketing programs and provide assistance to marketing campaigns that attract visitors to the County.	▪ County	Formatted: Highlight
2.1.12 ED-5.13 National Parks Tourism The County shall work with Sequoia and Kings Canyon National Parks, Giant Sequoia National Monument, Sequoia National Forest, and others to market these areas of the County as tourist destinations.	▪ County	Formatted: Highlight
2.1.13 ED-5.14 Interagency Cooperation The County shall cooperate with federal land management agencies to develop and promote Three Rivers and Springville as gateway communities.	▪ County	Formatted: Highlight
Objective 2.2 Business Attraction, Expansion, and Retention: To promote business growth and industry diversification and maintain a favorable business climate and a supportive economic foundation.	▪ County	Formatted: Highlight
2.2.1 ED-2.1 Business Retention The County shall participate in regional business retention and expansion programs, such as the Rapid Response program to ensure that County services are accessible to businesses.	▪ County	Formatted: Highlight
2.2.2 ED-2.5 Small Business Recognizing the powerful job creation potential of small businesses, the County shall support entrepreneurial development and small business expansion.	▪ County	Formatted: Highlight
2.2.3 ED-2.6 Agency Support for Small Businesses The County shall coordinate with other agencies to provide well-tailored services and job creation resources for small businesses, such as incubator zones.	▪ County	Formatted: Highlight
2.2.4 ED-2.8 Jobs/Housing Ratio The County shall strive to achieve a jobs-to-housing ratio of greater than one in areas planned for development.	▪ County	Formatted: Highlight Deleted: 3
Objective 2.3 Agricultural Development: Support agricultural development for economic benefit, visual diversity, and open space preservation.		Formatted: Highlight Deleted: 2 Deleted: 3
2.3.1 Designate areas on the Land Use Plan for agricultural land and grazing activities.	▪ Community Plan Map	Formatted: Highlight Deleted: 2 Deleted: 3
2.3.2 Encourage agricultural land currently not in the Williamson Act to enter Agricultural Preserves Contracts pursuant to the Williamson Act.	▪	Formatted: Highlight Deleted: 2 Deleted: 3
2.3.3 Require that new development does not interfere with established agricultural water rights.	▪ CEQA Review ▪ Development Review	Formatted: Highlight Deleted: 2 Deleted: 3
2.3.4 Provide economic incentives to lessen development pressure on agricultural land and open space such as conservation easements,	▪	Formatted: Highlight Deleted: 2

	Williamson Act, mitigation banks and other tax incentives.	
	2.3.5 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)
Objective 2.4 Commercial Development: Support commercial development for economic benefit, visual diversity, and open space preservation.		
	2.4.1 ED-6.1 Revitalization of Community Centers The County, through public and private collaboration, shall strive to strengthen the core areas of communities to serve as the center for public, financial, entertainment, and commercial activities.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.4.2 ED-6.3 Entertainment Venues The County shall encourage the establishment of community and regional entertainment venues within community core areas.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.4.3 ED-6.5 Intermodal Hubs for Community and Hamlet Core Areas The County shall work with communities and transit providers to develop intermodal hubs that focus on both local and regional bus service.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.4.4 ED-6.6 Core Area Beautification The County shall promote the beautification of communities, hamlet core areas, and mountain service centers.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.4.5 ED-6.7 Existing Commercial Centers The County shall help protect the viability of community retail centers by promoting a business mix that responds to changing economic conditions and provides needed services to surrounding neighborhoods.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee

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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 3: DIVERSE HOUSING OPTIONS

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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) ▪ Project Review Committee
	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)
	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. ▪ Project Review Committee
	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. ▪ Project Review Committee
	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. ▪ Project Review Committee

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 4: PROTECTION AND CONSERVATION OF THE ENVIRONMENT

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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.	▪ Development Regulations (Zoning)

	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 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 Project 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 Project Review Committee.	▪ Natural Resources Mapping ▪ Project Review Committee
	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 ▪ Project Review Committee

	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 Project Review Committee deems it is necessary because of road alignment or infrastructure improvements.	▪ Natural Resources Mapping ▪ Project Review Committee
	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 ▪ Project Review Committee
	5.3.3 Project Review Committee shall be utilized for residential development proposals to ensure the preservation of oak woodlands on the site.	▪ Natural Resources Mapping ▪ Project Review Committee
	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 ▪ Project Review

		Committee
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 ▪ Project Review Committee
	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 ▪ Project Review Committee
	5.4.4 Ensure that landscaping of development contains plant material compatible with the surrounding native vegetation.	▪ Project Review Committee

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 Project Review Committee to ensure minimal impacts to visual resources.	▪ Project Review Committee
	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 ▪ Project Review Committee
	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. ▪ Project Review Committee
	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 ▪ Project Review Committee
	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 ▪ Project Review Committee

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 5: PROVIDE PUBLIC SERVICES AND COMMUNITY FACILITIES TO THE COMMUNITY

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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 (UDB).		
	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	▪ Extension of Services ▪ Public Health/Safety

	boundaries of the CSD.	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.

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GOAL 6: 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	▪ Circulation Plan

	to the North Fork Bridge.	
	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 7: PROVIDE ADEQUATE EMERGENCY AND SAFETY ACCESS

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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

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THREE RIVERS COMMUNITY PLAN GOALS OBJECTIVES AND POLICIES 2014 UPDATE
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Three Rivers Community Plan Vision

The Three Rivers Community Plan is a statement regarding fundamental community values including a shared vision for the future of the Three Rivers Community. Three Rivers is a unique rural residential community located in the unincorporated portion of Tulare County, in the foothills of the Sierra Nevada Mountain Range with many valuable natural assets, including the Kaweah River, open space, steep terrain, natural blue oak woodland and riparian communities, and is the gateway to the Sequoia National Park. The natural resources and diverse landscape of Three Rivers contribute to the beauty, character, and recreational opportunities enjoyed and valued by the community.

Protection of the natural environment including the Kaweah River which is the heart of the community, is the most important Community asset. The Kaweah River 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. Water to support residential and commercial development in Three Rivers is limited. Any planned residential or commercial development must ensure that adequate water resources are available to support the proposed development before construction begins.

The purpose of the Three Rivers Community Plan is to preserve and protect the values, character and assets of the community, including preservation of its historical rural character and valuable natural resources while ensuring that economic growth remains vibrant and sustainable consistent with the desired character of the community. Three Rivers possesses significant historical and cultural resources that the community wishes to preserve and maintain as the area grows. One of the shared visions for Three Rivers is a community is a strong central core area with clustered commercial development which can help create a focal point or town center for the community, and can also reinforce a sense of place and community identity. The Community Plan will help to maintain a rural atmosphere, while ensuring an that an appropriate type and scale of future development is provided with adequate community infrastructure while protecting natural resources, and upholding community values.

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. 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. 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. It is important to balance the rural character of the community with the need for adequate emergency and safety access including appropriate disaster planning and response.

Like the rugged mountains that surround them, the communities of Three Rivers and Kaweah have always included a rugged, individualistic spirit. The early pioneers, cowboys, and artisan's wanted a place to live, work, and raise their families that would foster in them an indomitable quest to pursue their dreams. That rugged, individualistic, indomitable spirit still exists today in the hearts and minds of those who live, work, and play in the foothills and mountains of Three Rivers. As a result, the Community Plan is an important tool for protecting Three Rivers' assets and guiding future growth and development. The Community Plan will provide appropriate direction to help guide public and private decisions affecting the community including provisions for the overall direction, density, type of growth and protection of the natural environment that is consistent with the needs and desires of the Three Rivers Community to maintain its rural character.

Three Rivers Community Plan Vision Statements

Protect and Preserve Oak, Sycamore and Cottonwood Woodlands

Preserve Visual Resources, Including Viewsheds and Ridgelines.

Preserve Historical, Cultural and Archaeological Resources Including the Kaweah Post Office, Historical Bridges, and Cultural Native American Resources.

Provide Land Uses Consistent Community Character including an Urban Development Boundary (UDB) that is contiguous with the existing Planning Area Boundary.

Create a Town Center or centers with a Concentration of Commercial, Retail and Social Uses to Help Strengthen Three Rivers as a Livable Community.

Ensure adequate land use supplies for residential, commercial, industrial and public uses to accommodate future growth and ensure the community's economic viability.

Manage growth.

Ensure compatibility between land use types and intensities.

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

Ensure that future development is compatible with existing development and the natural environment

Establish rural compatibility standards

Establish Standards for signage which balances practical business considerations with community design standards.

Development of Noise Standards Reflective of a Foothill and Canyon Community Environment.

Vegetation standards.

Establish Setback standards for residential development.

Establish Streetscape guidelines for roadways, paths and sidewalks.

Establish Standards for fences

Apply Rural Compatibility Standards through the Project Review Committee process.

Develop a Traffic Circulation Plan with management strategies and improvements to increase safety and community access.

Establish Lighting Standards for Night Sky Conservation and Protection.

County of Tulare General Plan Framework

Value Statements

1. The beauty of the County and the health and safety of its residents will be protected and enhanced.
2. The County will create and facilitate opportunities to improve the lives of all County residents.
3. The County will protect its agricultural economy while diversifying employment opportunities.
4. Every community will have the opportunity to prosper from economic growth.
5. Growth will pay its own way providing sustainable, high quality infrastructure and services.

Framework Concepts

Concept 1: Agriculture
One of the most identified assets in Tulare County is the rich agricultural land on the valley floor and in the foothills. The General Plan identifies agriculture not only as an economic asset to the County but also as a cultural, scenic, and environmental element to be protected and to insure that the utilization of these resources may continue to economically succeed.

Concept 2: Land Use
Tulare County has a number of unincorporated communities that will grow and develop and natural resource lands (agriculture, mineral extraction, and open space) that will be preserved and permitted to expand. It is anticipated that much of the projected population growth will require a range of housing choices, neighborhood support services, and employment producing uses that are centrally located in cities and unincorporated communities. The County will also utilize its goals and policies to guide the conversion of agricultural and natural resource lands to urban uses.

Concept 3: Scenic Landscapes
The scenic landscapes in Tulare County will continue to be one of its most visible assets. The Tulare County General Plan emphasizes the enhancement and preservation of these resources as critical to the future of the County. The County will continue to assess the recreational, tourism, quality of life, and economic benefits that scenic landscapes provide and implement programs that preserve and use this resource to the fullest extent.

Concept 4: Natural and Cultural Resources
As Tulare County develops its unincorporated communities, the County will ensure that development occurs in a manner that limits impacts to natural and cultural resources through the implementation of its Goals and Policies and through proper site planning and design techniques.

Guiding Principles

Principle 1: Opportunities
Provide opportunities for small unincorporated communities to grow or improve quality of life and their economic viability.

Principle 2: Reinvestment
Promote reinvestment in existing unincorporated communities in a way that enhances the quality of life and their economic viability in these locations.

Principle 3: Protection of Resources
Protect the County's important agricultural resources and scenic natural lands from urban encroachment through the implementation of Goals and Policies of the General Plan.

Principle 4: Limit Rural Residential Development
Strictly limit rural residential development potential in important agricultural areas outside of unincorporated communities, hamlets, and city UDBs, UDBs (i.e., avoid rural residential sprawl).

Principle 5: Agricultural Facilities
Allow existing and outdated agricultural facilities in rural areas to be retrofitted and used for new agricultural related businesses (including non-agricultural uses) if they provide employment.

Principle 6: Planning Coordination and Cooperation
Enhance planning coordination and cooperation with the agencies and organizations with land management responsibilities in and adjacent to Tulare County.

GOAL 1: COMPATIBLE DEVELOPMENT
Maintain the Rural Gateway Character of Three Rivers through land uses and new development that are compatible and consistent with the existing development in Three Rivers, preserve the unique visual and community character natural environment and create a distinct sense of place..
GOAL 2: ECONOMIC VITALITY
A strong, diversified economic environment within Three Rivers which consistent with the rural and visual atmosphere of the community.
GOAL 3: 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 4: 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 5: 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 6: 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 7: PROVIDE ADEQUATE EMERGENCY AND SAFETY ACCESS
Adequate emergency and safety access to all development in Three Rivers.
GOAL 8: 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 9: PROVIDE SAFE AND SECURE ENVIRONMENT
The health and safety of its residents will be protected and enhanced.

GOAL 1: COMPATIBLE DEVELOPMENT

Maintain the Rural Gateway Character of Three Rivers through land uses and new development that are compatible and consistent with the existing development in Three Rivers, preserve the unique visual and community character natural environment and create a distinct sense of place.

Objective 1.1 Development Compatibility: Ensure compliance with the Community Plan to ensure compatibility between and within new and existing development. This includes new public or private development, such as buildings and infrastructure, which is harmonious with natural features and historic structures. Visual resources include agricultural lands, woodlands, forestlands, watercourses, mountains, meadows, structures, communities, and other types of scenery that contribute to the visual beauty of the Three Rivers Community.

	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 ▪ Project Review Committee ▪ Development Review
	1.1.2 Ensure that development to accommodate growth includes a balanced mix of residential, commercial and public uses that enhance the community's economic vitality while maintaining its rural character and quality of life.	▪ Development Stds. ▪ Design Guidelines ▪ Project Review Committee ▪ 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 and rural residential neighborhoods. (a) The height, size, mass, scale, and design of new development shall be consistent in size, and compatible with the character of the surrounding natural or built environment. Structures shall be designed to follow natural contours of the landscape and clustered in the most accessible, least visually prominent and most geologically stable portion or portions of a site. Structures will be sited so as not to obstruct significant views. (b) Implement a development height standard, based on the existing building code, with maximum building height not to exceed 35' as identified in the FGMP page 41) The following general provisions are recommended: (a). Distance: to be determined based on the following factors: (b). Stabilization of edge condition, (c). Types of operation, (d). Types of land uses (i.e. schools, etc.) (e). Building orientation, (f). Planting of trees for screening, (g). Location of existing and future rights-of-way, (h). Types of uses allowed inside	▪ Development Stds. ▪ Design Guidelines ▪ Project Review Committee ▪ Development Review ▪ Development Regulations (Zoning)

	the project area, (i). Unique site conditions, (j). Responsibility for maintenance, (k). Scale of development.	
	1.1.4 Encourage compatible commercial establishments necessary to serve residents and tourists that are commensurate with the scale and intensity of the community, preserve the environment, and which do not have to the extent feasible, significant traffic, light, noise or visual impacts to the community.	▪ Development Stds. ▪ Development Review ▪ Design Guidelines ▪ Project Review Committee
	1.1.5 Cluster commercial uses in compact areas and development patterns to discourage strip development and encourage the development of a Town Center or Centers.	▪ 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.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)

	1.1.8 Increase the opportunities for public involvement and participation for planning and development processes in Three Rivers. a. Post public notice for development projects in Three Rivers in a public, visible location including a legally recognized local community newspaper of general circulation.	▪ Development Review
	1.1.9 LU-1.3 Prevent Incompatible Uses The County shall discourage the intrusion into existing residential and rural residential areas of new incompatible land uses that produce significant noise, odors, or fumes.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.10 LU-3.8 Rural Residential Interface The County shall minimize potential land use conflicts at the interface between commercial, industrial, or medium to high density residential development and existing developed rural-residential areas.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)

	1.1.11 LU-6.2 Buffers The County shall ensure that residential and other non-compatible land uses are separated and buffered from major public facilities such as landfills, airports, and sewage treatment plants.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.12 LU-4.5 Commercial Building Design The County shall encourage that new commercial development is consistent with the existing design of the surrounding community or neighborhood by encouraging similar façades, proportionate scale, parking, landscaping, and lighting that provides for night sky conservation and protection.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.13 LU-7.4 Streetscape Continuity in Town Centers The County shall ensure that streetscape elements in Town Centers (e.g., street signs, trees, and furniture) maintain visual continuity and follow a common image for each community including incorporating walkable community concepts and context sensitive standards.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.14 LU-7.12 Historic Buildings and Areas The County shall encourage preservation of buildings and areas with special and recognized historic, architectural, or aesthetic value. New development should respect architecturally and historically significant buildings and areas. Landscaping, original roadways, sidewalks, and other public realm features of historic buildings or neighborhoods shall be restored or repaired where ever feasible.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
	1.1.15 LU-7.14 Contextual and Compatible Design The County shall ensure that new development respects Three River's long heritage by requiring that development respond to its context, be compatible with the traditions and character of the community, and develop in an orderly fashion which is compatible with the scale of surrounding structures.	▪ Development Stds. ▪ Development Review Development Regulations (Zoning)
Objective 1.2 Rural Gateway Character: Maintain and balance the existing natural environment with 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 ▪ Project Review Committee ▪ 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)
	1.2.3 SL-2.2 Gateways to the Sequoias The County shall ensure that the "gateway highways" (State Highway 190 and State Highway 198) to the Sequoias feature the County's unique history and scenery by: a. Maintaining the rural character of roadway rights-of-ways, highway signage, and related roadway and structure design, b. Protecting primary viewsheds from development, c. Prohibiting development of highway commercial projects that do not respond to their physical or cultural context, and d. Featuring the community centers/main streets of the gateway communities of Three Rivers and Springville.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.4 LU-7.10 Gateways/Entry-points The County shall identify key entry points on the edges of the communities and support programs and projects that enhance gateways and transitional zones between communities to make each community more distinctive and inviting for residents and visitors.	▪ Community Plan Map Development Regulations (Zoning)
	1.2.5 LU-7.2 Integrate Natural Features The County shall emphasize each community's natural features as the visual framework for new development and redevelopment.	▪ Development Review ▪ CEQA Review Development Regulations (Zoning)
	1.2.6 LU-7.9 Visual Access The County shall require new development to maintain visual access to views of hillsides, creeks, and other distinctive natural areas by regulating building orientation, height, and bulk.	▪ Development Review ▪ CEQA Review Development Regulations (Zoning)
	1.2.7 LU-7.6 Screening The County shall require landscaping to adequately screen new industrial uses to minimize visual impacts.	▪ Development Review ▪ CEQA Review Development Regulations (Zoning)
	1.2.8 LU-5.3 Storage Screening The County shall require adequate landscaping and screening of industrial storage areas to minimize visual impacts and enhance the quality of the environment.	▪ Development Review ▪ CEQA Review Development Regulations (Zoning)
	1.2.9 LU-2.3 Open Space Character The County shall require that all new development requiring a County discretionary approval, including parcel and subdivision maps, be	▪ Development Review ▪ CEQA Review Development Regulations

	planned and designed to maintain the scenic open space character of open space resources including, but not limited to, agricultural areas, rangeland, riparian areas, etc., within the view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible and use design, construction and maintenance techniques that minimize the visibility of structures on hilltops, hillsides, ridgelines, steep slopes, and canyons.	(Zoning)
	1.2.10 SL-1.1 Natural Landscapes During review of discretionary approvals, including parcel and subdivision maps, the County shall as appropriate, require new development to not significantly impact or block views of Tulare County's natural landscapes. To this end, the County may require new development to: a. Be sited to minimize obstruction of views from public lands and rights-of-ways, b. Be designed to reduce visual prominence by keeping development below ridge lines, using regionally familiar architectural forms, materials, and colors that blend structures into the landscape, c. Screen parking areas from view, d. Include landscaping that screens the development, e. Limit the impact of new roadways and grading on natural settings, and f. Include signage that is compatible and in character with the location and building design.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.11 SL-1.3 Watercourses The County shall protect visual access to, and the character of, Tulare County's scenic rivers, lakes, and irrigation canals by: a. Locating and designing new development to minimize visual impacts and obstruction of views of scenic watercourses from public lands and right-of-ways, and b. Maintaining the rural and natural character of landscape viewed from trails and watercourses used for public recreation.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.12 SL-3.2 Community Expansion–Edges The County shall design and plan the edges and interface of communities with working and natural landscapes to protect their scenic qualities by: a. Maintaining separators between cities and communities, b. Encouraging cities to master plan mixed-density neighborhoods at their edges, locating compatible lower density uses adjacent to working and natural landscapes, and c. Protecting important natural, cultural, and scenic resources located within areas that may be developed in the future.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)

	1.2.13 SL-3.3 Highway Commercial The County shall require highway commercial uses to be located and designed to reduce their visual impact on the travel experience along State scenic highways and County scenic routes by: a. Encouraging commercial development to locate in existing communities and hamlets, b. Designing highway commercial areas as an extension of community street patterns and vernacular design traditions, allowing the individual personalities of each community to extend to the highway edge, and c. Discouraging development of frontage roads consistent with commercial strips except when consistent with regional growth corridor and community plans.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.14 ERM-5.19 Interagency Cooperation The County shall cooperate with Federal land management agencies including the National Park Service to develop and promote the establishment of Three Rivers and Springville as gateway communities including enhanced web site interaction to provide easy access and quality information.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.15 Encourage proactive sharing of relevant information between Sequoia National Park, the County, and the Three Rivers Village Foundation.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.16 Encourage regular meetings between the National Park Service, key decision makers, and the Three Rivers Village Foundation to advise of current or upcoming activities or changing priorities.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.17 FGMP-1.5 Preserving Visual Resources The County shall encourage new development be designed in a manner that preserves the visual quality of the foothill setting by encouraging the use of curvilinear streets, vegetation reestablishment on cuts and fills, cluster development, and housing site locations that to the extent feasible for new development that causes a significant impact to the skyline and scenic panorama to blend into the landscape rather than becoming a focal point	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)

	1.2.18 FGMP-6.1 Preservation of Scenic Highways The County shall ensure that the visual qualities of State Highways 190 and 198 and County scenic routes are maintained and protected against obtrusive development improvements.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.19 FGMP-6.4 Development Within Scenic Corridors The County shall require that projects located within a scenic corridor be designed in a manner, which does not detract from the visual amenities of that thoroughfare. The County shall support through the use if its authority and police powers, the design of infrastructure that minimizes visual impacts to surrounding areas by locating roadways in areas that minimize the visual impact on rural and natural places whenever feasible.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)
	1.2.20 FGMP-6.5 Cluster Development The County shall encourage projects proposed on lands within a scenic corridor with a non-agricultural or non-open space land use designation, to use a cluster development concept. Appropriate land uses for the open space areas shall include, but will not be limited to, public or private open space, wildlife habitat or agriculture.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee 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 Project Review Committee for all new development in Three Rivers. a. Unless otherwise specified in this Community Plan, apply Foothill Growth Management Plan standards to the extent feasible as determined to be reasonable and appropriate by the affected decision makers..	▪ Foothill Growth Management Plan ▪ Project Review Committee

	1.3.2 Ensure that development proposals conform to all development standards and guidelines to the extent feasible as determined to be reasonable and appropriate by the affected decision makers.	▪ Design Guidelines ▪ Development Review ▪ Development Stds. ▪ Project Review Committee
	1.3.3 Apply the noise standards found in the Tulare County Health and Safety Element (Part 1 Section 10.8). Utilize recommendations included in the community plan EIR to address and develop feasible noise standards to the extent feasible reflective of a foothill canyon environment.	▪ 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 Project 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. Balance reasonable business considerations with community design standards that are feasible to direct persons within appropriate sight distances that will determine, size, height, and bulk. . b. Prohibit the use of exterior neon or blinking signs and source lit signs.	▪ Design Guidelines ▪ Development Stds. ▪ Project Review Committee
	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 or if the business is not open. e. Restrict the use of commercial lights during nighttime hours to	▪ Design Guidelines ▪ Development Stds. ▪ Development Regulations (Building Code) ▪ Project Review Committee

	indirect, non-glaring lighting. f. Consider the International Dark Sky Association Model Ordinance to Establish lighting standards and guidelines to minimize light pollution, glare, and light trespass.	
	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. ▪ Project Review Committee
	1.3.8 Establish rural walkable communities guidelines to maintain the rural character 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. ▪ Project Review Committee
	1.3.10 Implement a residential development height standard of 35 feet, based on the existing policies of the FGMP.	▪ Foothill Growth Management Plan ▪ Project Review Committee
	1.3.11 Implement the standards of the Scenic Corridor Zoning Provision.	▪ Scenic Corridor Designation
	1.3.12 FGMP-6.3 Development Along Scenic Highways The County shall require that development along all scenic highways and routes meet the development standards of the FGMP.	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.
	1.3.13 SL-4.1 Design of Highways The County shall work with Caltrans and Tulare County Association of Governments (TCAG) to ensure that the design of State Highway 99 and other State Highways protects scenic resources and provides access to vistas of working and natural landscapes by: a. Limiting the construction of sound walls that block views of the County's landscapes (incorporate setbacks to sensitive land uses to avoid noise impacts whenever feasible), b. Using regionally-appropriate trees and landscaping and incorporating existing landmark trees, c. Preserving historic and cultural places and vistas, d. Avoiding excessive cut and fill for roadways along State	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.

	scenic highways and County scenic routes, and along areas exposed to a large viewing area, and *e.* Promote highway safety by identifying appropriate areas for traffic pull-outs and rest areas.	
	1.3.14 SL-4.2 Design of County Roads The County's reinvestment in County roads in the Three Rivers UDB should, in addition to meeting functional needs and safety needs, preserve the experience of traveling on the County's "country roads" by: a. Maintaining narrow as possible rights-of-ways, b. Limiting the amount of curbs, paved shoulders, and other "urban" edge improvements, c. Preserving historic bridges and signage, and *d.* Promote County road safety by identifying appropriate areas for traffic pull-out.	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.
	1.2.15 PF-2.7 Improvement Standards in Communities The County shall require development within the designated UDBs to meet standards for improvements as determined reasonable and appropriate by requiring that development respond to its context, be compatible with the traditions and character of the community, and develop in an orderly fashion which is compatible with the scale of surrounding structures. Typical improvements may include curbs, gutters, sidewalks, and community sewer and water systems as determined to the extent feasible to be reasonable and appropriate by the affected decision makers.	▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds. ▪ Project Review Committee
	1.3.16 LU-1.7 Development on Slopes The County shall require a preliminary soils report for development projects in areas with shallow or unstable soils or slopes in excess of 15 percent. If the preliminary soil report indicates soil conditions could be unstable, a detailed geologic/hydrologic report by a registered geologist, civil engineer, or engineering geologist shall be required demonstrating the suitability of any proposed or additional development.	▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds.
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 ▪ Project Review Committee
	1.4.3 Establish landscaping, 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
	1.4.7 AQ-1.4 Air Quality Land Use Compatibility The County shall evaluate the compatibility of industrial or other developments which are likely to cause undesirable air pollution with regard to proximity to sensitive land uses, and wind direction and circulation in an effort to alleviate effects upon sensitive receptors	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.4.8 HS-8.8 Adjacent Uses The County shall not permit development of new industrial, commercial, or other noise-generating land uses if resulting noise levels will exceed 60 dB Ldn (or CNEL) at the boundary of areas designated and zoned for residential or other noise-sensitive uses, unless it is determined to be necessary to promote the public health, safety and welfare of the County	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.4.9 LU-5.6 Industrial Use Buffer Unless mitigated, the County shall prohibit new heavy industrial uses to a minimum of 500 feet from schools, hospitals, or populated residential areas (more than 10 dwelling units within a quarter mile diameter area). The buffer area may be used for activities not creating impacts to adjoining sensitive land uses for uses accessory to the heavy industrial use. The establishment of a buffer may not be required when mitigated or may not apply to industrial uses that do not impact adjoining uses identified herein. The buffer area shall be landscaped and maintained	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)

An Urban Development Boundary (UDB) will direct future growth to areas that are appropriate and have the carrying capacity to support development. The UDB 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 UDB will be maintained subject to the policies of the Foothill Growth Management Plan.

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

	1.5.1 Consider areas within the UDB for future development, with growth directed to specific areas, such as a Town Center.	▪ Community Plan Map ▪ UDB
	1.5.2 Conduct development suitability analyses to determine areas within the UDB that are most suitable for future development.	▪ Natural Resources Mapping ▪ Public Health/Safety Requirements
	1.5.3 Require that development densities within the UDB 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 UDB.	▪ Foothill Growth Management Plan (FGMP)
	1.5.5 Prohibit extension of public services outside of the UDB.	▪ Extension of Public Services
	1.5.6 Establish a review of the UDB every five years.	▪ Community Plan Implementation
	1.5.7 PF-2.2 Modification of Community UDB 1. The County may consider modification to a community UDB under any of, but not limited to the following circumstances: a. The location of the UDB shall be evaluated during preparation or update of a community plan. b. All community UDBs should be reviewed on a five-year cycle to reflect changes in growth and development patterns. c. A request for expansion of the UDB boundary can be applied for as part of a General Plan Amendment to the Land Use Diagram. d. At the request of a special district or the community. e. A UDB should be considered for expansion at such time as land for infill becomes limited. This condition is considered satisfied when 80 percent of the non-Williamson Act land within the UDB is developed for community uses.	▪ Community Plan Implementation

	f. UDBs should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion. 2. Prior to approval of a UDB boundary expansion, the County shall ensure that infrastructure can be provided to serve the new areas added to the UDB and that sufficient water supplies are also available. This may require preparation of an infrastructure master plan that includes methods of financing of improvements and maintenance, as well as representation/documentation of availability and sufficiency of long-term water supplies. 3. Preservation of productive agricultural lands shall be the highest priority when considering modifications. Expansion of a UDB to include additional agricultural land shall only be allowed when other non-agricultural lands are not reasonably available to the community or are not suitable for expansion.	
	1.5.8 PF-2.8 Inappropriate Land Use Areas within UDBs are hereby set aside for those types of community land uses which benefit from urban type services. Permanent uses which do not benefit from such urban type services shall be discouraged within the UDBs. This is not intended to apply to agricultural or agricultural supported uses, including the cultivation of land or other uses accessory to the cultivation of land, provided that such accessory uses are time-limited through special use permit procedures.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)

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" and –or "Town Center "sites 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	▪ Specific Plan

	development.	
	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)
	1.6.5 SL-3.1 Community Centers and Neighborhoods The County shall support investments in unincorporated communities to improve the image, quality of infrastructure, amenities, and visual character by: a. Encouraging restoration of existing historic buildings and developing new buildings that reflect the local culture and climate, b. Creating or enhancing overall community design frameworks with a hierarchy of connected block and street patterns, open spaces, town centers, neighborhoods, and civic facilities, c. Reducing the need for sound-walls and gated neighborhoods by having residential and non-residential uses interface along streets and open spaces (not adjoining property lines) and locating residential uses on local-serving streets, d. Planning residential development as interconnected neighborhoods with definable social and physical centers that incorporate parks, schools, and commercial services, e. Enhancing the comfort and scenic experience of transit riders, cyclists, and pedestrians, and f. Developing open spaces, streets, and pedestrian facilities that include landscaping and streetscaping that improve the image of the community and make it a more comfortable pedestrian environment.	▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee Development Regulations (Zoning)

Objective 1.7 Appropriate Densities-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)
	1.7.1 Base residential densities and intensity on development suitability analysis of the natural environment, including but not limited to: soil suitability, riparian setback requirements, slope gradient, and viewshed analysis.	▪ Natural Resource Mapping
	1.7.2 Base density regulations on suitability of the soils to provide for proper disposal of septic tank effluent and the land's capacity to provide water.	▪ Public Health/Safety Requirements
	1.7.3 Encourage single-family developments to conserve and protect open space, habitat areas, viewsheds, and natural resources from development disturbances.	▪ Natural Resource Mapping ▪ Design/Dev. Tools ▪ Development Review ▪ Project Review Committee
Objective 1.8 Utilization of Roads and Public Facilities: Encourage development patterns intensity and densities that will efficiently utilize existing public services within the Three Rivers UDB.		
	1.8.1 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 as feasible and appropriate, and these services shall be provided on a service area basis as applicable under jurisdictional authority, ie (Mutual Water Company, County Service Area, or Improvement District under the auspices of the Community Services District). 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 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	▪ Public Health/Safety Requirements
	1.8.2 Ensure that new development shall not exceed the maximum physical holding capacity of the parcel consistent with health and safety requirements.	▪ Public Health/Safety Requirements
	1.8.3 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

	1.8.4 Through development review, ensure that utilities are adequately sized to accommodate proposed development.	▪ Public Health/Safety Requirements ▪ Maintenance Controls ▪ Development Review

GOAL 2: ECONOMIC VITALITY

A strong, diversified economic environment within Three Rivers which consistent with the rural and visual atmosphere of the community.

Objective 2.1 Adequate Land Use Supplies: Ensure adequate land use supplies for residential, commercial, industrial, and public uses to accommodate future growth within the UDB and constrained by development suitability analysis to ensure the community's economic vitality.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	2.1.1 Accommodate light industrial development which does not create nuisance conditions.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.1.2 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
	2.1.3 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)
	2.1.4 Maintain existing commercial areas along State Highway 198 for highway-oriented commercial development.	▪ Community Plan Map ▪ Development Regulations (Zoning)
		▪
	2.1.5 ED-5.4 Recreational Accommodations The County shall support the development of visitor-serving	CEQA Review ▪ Community Plan Map

	attractions and accommodations in unincorporated areas near natural amenities and resources that would not be diminished by tourist activities.	▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.1.6 ED-5.5 Rivers The County shall encourage the development of recreational activities and promote tourism along the Kaweah, Tule, and Kings Rivers.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.1.7 ED-5.6 Lakes The County shall promote Lake Kaweah and Lake Success as major recreational areas that include camping, water sports, hiking, golf, conference/hotel facilities, and historic attractions.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.1.8 ED-5.7 Foothills The County shall encourage additional recreational and visitor-serving development in the Sierra and foothills in areas such as Three Rivers and Springville.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.1.9 ED-5.8 Foothill Gateways The County shall encourage the identification and development of additional recreational opportunities in the foothills and other areas where there are "gateway opportunities".	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.1.10 ED-5.9 Bikeways The County shall support the enhancement of the County's recreational bikeways and promote the bikeway network as a component of the County's tourism program.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.1.10 ED-5.10 Visitor-Serving Business The County shall encourage visitor-serving businesses to coordinate their advertising.	▪ County

	2.1.11 ED-5.11 Marketing Programs The County shall regularly evaluate marketing programs and provide assistance to marketing campaigns that attract visitors to the County.	▪ County
	2.1.12 ED-5.13 National Parks Tourism The County shall work with Sequoia and Kings Canyon National Parks, Giant Sequoia National Monument, Sequoia National Forest, and others to market these areas of the County as tourist destinations.	▪ County
	2.1.13 ED-5.14 Interagency Cooperation The County shall cooperate with federal land management agencies to develop and promote Three Rivers and Springville as gateway communities.	▪ County
	Objective 2.2 Business Attraction, Expansion, and Retention: To promote business growth and industry diversification and maintain a favorable business climate and a supportive economic foundation.	▪ County
	2.2.1 ED-2.1 Business Retention The County shall participate in regional business retention and expansion programs, such as the Rapid Response program to ensure that County services are accessible to businesses.	▪ County
	2.2.2 ED-2.5 Small Business Recognizing the powerful job creation potential of small businesses, the County shall support entrepreneurial development and small business expansion.	▪ County
	2.2.3 ED-2.6 Agency Support for Small Businesses The County shall coordinate with other agencies to provide well-tailored services and job creation resources for small businesses, such as incubator zones.	▪ County
	2.2.4 ED-2.8 Jobs/Housing Ratio The County shall strive to achieve a jobs-to-housing ratio of greater than one in areas planned for development.	▪ County
Objective 2.3 Agricultural Development: Support agricultural development for economic benefit, visual diversity, and open space preservation.		
	2.3.1 Designate areas on the Land Use Plan for agricultural land and grazing activities.	▪ Community Plan Map
	2.3.2 Encourage agricultural land currently not in the Williamson Act to enter Agricultural Preserves Contracts pursuant to the Williamson Act.	▪
	2.3.3 Require that new development does not interfere with established agricultural water rights.	▪ CEQA Review ▪ Development Review
	2.3.4 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.	
	2.3.5 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)
Objective 2.4 Commercial Development: Support commercial development for economic benefit, visual diversity, and open space preservation.		
	2.4.1 ED-6.1 Revitalization of Community Centers The County, through public and private collaboration, shall strive to strengthen the core areas of communities to serve as the center for public, financial, entertainment, and commercial activities.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.4.2 ED-6.3 Entertainment Venues The County shall encourage the establishment of community and regional entertainment venues within community core areas.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.4.3 ED-6.5 Intermodal Hubs for Community and Hamlet Core Areas The County shall work with communities and transit providers to develop intermodal hubs that focus on both local and regional bus service.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.4.4 ED-6.6 Core Area Beautification The County shall promote the beautification of communities, hamlet core areas, and mountain service centers.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee
	2.4.5 ED-6.7 Existing Commercial Centers The County shall help protect the viability of community retail centers by promoting a business mix that responds to changing economic conditions and provides needed services to surrounding neighborhoods.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Project Review Committee

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 3: 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) ▪ Project Review Committee
	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)
	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. ▪ Project Review Committee
	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. ▪ Project Review Committee
	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. ▪ Project Review Committee

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 4: 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.	▪ Development Regulations (Zoning)

	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 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 Project 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 Project Review Committee.	▪ Natural Resources Mapping ▪ Project Review Committee
	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 ▪ Project Review Committee

	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 Project Review Committee deems it is necessary because of road alignment or infrastructure improvements.	▪ Natural Resources Mapping ▪ Project Review Committee
	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 ▪ Project Review Committee
	5.3.3 Project Review Committee shall be utilized for residential development proposals to ensure the preservation of oak woodlands on the site.	▪ Natural Resources Mapping ▪ Project Review Committee
	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 ▪ Project Review

		Committee
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 ▪ Project Review Committee
	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 ▪ Project Review Committee
	5.4.4 Ensure that landscaping of development contains plant material compatible with the surrounding native vegetation.	▪ Project Review Committee

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 Project Review Committee to ensure minimal impacts to visual resources.	▪ Project Review Committee
	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 ▪ Project Review Committee
	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. ▪ Project Review Committee
	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 ▪ Project Review Committee
	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 ▪ Project Review Committee

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 5: 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.		
	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 (UDB).		
	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	▪ Extension of Services ▪ Public Health/Safety

	boundaries of the CSD.	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 6: 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	▪ Circulation Plan

	to the North Fork Bridge.	
	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 7: 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