

**4. CONTINUED DISCUSSION, DETAILED REVIEW
OF GOAL 1 COMPATIBLE DEVELOPMENT**

2009 DRAFT
THREE RIVERS COMMUNITY PLAN GOALS OBJECTIVES AND
POLICIES

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

GOAL 1: COMPATIBLE DEVELOPMENT

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

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

	Policies	Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small>
	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.	<ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review
	1.1.2 Ensure that new residential development is compatible with the character and scale of existing residential development.	<ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review ▪ Development Regulations (Zoning)
	1.1.3 Limit commercial or recreational uses that generate negative impacts, such as noise, lighting, traffic, odors and emissions in residential neighborhoods.	<ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review ▪ Development Regulations (Zoning)
	1.1.4 Encourage compatible commercial establishments necessary to serve residents and tourists that are compatible with existing development and preserve the natural environment.	<ul style="list-style-type: none"> ▪ Development Stds. ▪ Development Review ▪ Design Guidelines ▪ Site Plan Review
	1.1.5 Cluster commercial uses in compact areas and development patterns to discourage strip development.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ 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.	

<p>1.1.8 Increase the opportunities for public involvement and participation for planning and development processes in Three Rivers.</p> <ul style="list-style-type: none"> a. Increase the public notice radius for development projects to 3 adjacent parcels to the development site or 300 feet, whichever is greater. b. Post public notice for development projects in Three Rivers in a public, visible location. 	
<p>Objective 1.2 Rural Gateway Character: Maintain the rural gateway character of Three Rivers.</p>	
<p>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.</p>	<ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Site Plan Review ▪ Development Regulations (Zoning)
<p>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.</p>	<ul style="list-style-type: none"> ▪ Development Review ▪ CEQA Review ▪ Development Regulations (Zoning)
<p>Objective 1.3 Rural Development Standards: Establish and implement standards for rural development which incorporate the rural standards of the community.</p>	
<p style="text-align: center;">Policies</p>	<p style="text-align: center;">Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)</p>
<p>1.3.1 Require site plan review for all new development in Three Rivers.</p> <ul style="list-style-type: none"> a. Apply rural compatibility standards through the site plan review process. 	<ul style="list-style-type: none"> ▪ Foothill Growth Management Plan ▪ Site Plan Review
<p>1.3.2 Ensure that development proposals conform to all development standards and guidelines.</p>	<ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Review ▪ Development Stds. ▪ Site Plan Review
<p>1.3.3 Apply the noise standards found in the Tulare County Noise Element (pg. 20, 3.3.4)</p>	<ul style="list-style-type: none"> ▪ Noise Element

<p>1.3.4 Require adequate setbacks for residential, commercial and industrial uses, including, side and rear yards, landscaping and screening, as determined by the Site Plan Review Committee.</p> <p>a. Increase the required front and side yard setbacks for new development.</p>	<ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Overlay Zone
<p>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.</p> <p>a. Ensure that signage is small and inconspicuous.</p> <p>b. Prohibit the use of exterior neon or blinking signs and source lit signs.</p>	<ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review
<p>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.</p> <p>a. Require outdoor light fixtures on public and private property to be fully shielded.</p> <p>b. Externally illuminated signs, displays, and building identification shall use top mounted light fixtures which shine light downward and which are fully shielded.</p> <p>c. Require motion sensors for security purposes, rather than intrusive security lights.</p> <p>d. Require that lights are pointed in a downward direction, and are turned off when not in use.</p> <p>e. Restrict the use of commercial lights during nighttime hours to indirect, non-glaring lighting.</p>	<ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Stds. ▪ Development Regulations (Building Code) ▪ Site Plan Review
<p>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.</p> <p>a. Encourage the use of drought resistant vegetation.</p> <p>b. Minimize the disturbance of existing vegetation.</p> <p>c. Prohibit the use of non-invasive plant species.</p>	<ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review
<p>1.3.8 Establish streetscape guidelines for roadways, paths, and sidewalks to ensure that they are compatible with the natural environment and scenic resources.</p>	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review
	1.3.10 Implement a residential development height standard of 35 feet, based on the existing policies of the FGMP.	<ul style="list-style-type: none"> ▪ Foothill Growth Management Plan ▪ Site Plan Review
	1.3.11 Implement the standards of the Scenic Corridor Zoning Provision.	<ul style="list-style-type: none"> ▪ Scenic Corridor Designation
<p>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.</p>		
	1.4.1 Design professional office, commercial and light, non-polluting, industrial developments to minimize adverse traffic impacts to residential areas.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ Development Standards ▪ Site Plan Review
	1.4.3 Establish landscaping, signage requirements, screening, and visual standards for commercial and industrial uses along Highway 198.	<ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines
	1.4.4 Require automobile storage yards and commercial and multi-family trash bins to be screened from view.	<ul style="list-style-type: none"> ▪ 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)	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ PUD

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

Objective 1.5 Urban Area Boundary: Establish an Urban Area Boundary (UAB) that is contiguous with the existing Planning Area Boundary.		
	1.5.1 Consider areas within the UAB for future development, with growth directed to specific areas, such as a Town Center.	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ UAB
	1.5.2 Conduct development suitability analyses to determine areas within the UAB that are most suitable for future development.	<ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Public Health/Safety Requirements
	1.5.3 Require that development densities within the UAB are consistent with the adopted Community Plan.	<ul style="list-style-type: none"> ▪ Community Plan Map
	1.5.4 Encourage the application of the Foothill Growth Management Plan (FGMP) policies to areas adjacent to Three Rivers that are outside of the UAB.	<ul style="list-style-type: none"> ▪ Foothill Growth Management Plan (FGMP)
	1.5.5 Prohibit extension of public services outside of the UAB.	<ul style="list-style-type: none"> ▪ Extension of Public Services
	1.5.6 Establish a review of the UAB every five years.	<ul style="list-style-type: none"> ▪

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

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

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

Objective 1.6 Town Center: Create a Town Center in the community with a concentration of commercial, retail and social services to help strengthen Three Rivers as a livable community.		
	1.6.1 Designate a "Town Center" site in Three Rivers as a potential future town center for the community.	<ul style="list-style-type: none"> ▪ Community Plan Map
	1.6.2 Develop a Specific Plan for the Town Center to ensure the appropriate mix of uses for this area of Three Rivers and a high quality development.	<ul style="list-style-type: none"> ▪ Specific Plan

	<p>1.6.3 Require commercial clustering adjacent to the existing Highway 198 commercial corridor and in the Town Center.</p>	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ Design/Development Tools
	<p>1.6.4 Encourage mixed-use development in the Town Center.</p> <p>a. Establish a mixed-use land use designation and zone.</p> <p>b. Integrate new high density residential uses with planned commercial areas in the Town Center.</p>	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning)
<p>GOAL 2: APPROPRIATE DENSITIES</p> <p><i>Development patterns and densities that are appropriate and consistent with the capacity of public services and the natural environment.</i></p>		
<p>Objective 2.1 Capacity of Natural Environment: Encourage development patterns and densities that are based on the capacity of the natural environment.</p>		
	<p>Policies</p>	<p>Implementation Mechanism</p> <p>(Numbers refer to descriptions of mechanisms, which follow table)</p>
	<p>2.1.1 Base residential densities on development suitability analysis of the natural environment, including: soil suitability, riparian setback requirements, slope gradient, and viewshed analysis.</p>	<ul style="list-style-type: none"> ▪ Natural Resource Mapping
	<p>2.1.2 Base density regulations on suitability of the soils to provide for proper disposal of septic tank effluent and the land's ability to provide water.</p>	<ul style="list-style-type: none"> ▪ Public Health/Safety Requirements
	<p>2.1.3 Encourage large lot single-family developments and planned cluster residential developments to conserve and protect open space, habitat areas, viewsheds, and natural resources from development disturbances.</p>	<ul style="list-style-type: none"> ▪ Natural Resource Mapping ▪ Design/Dev. Tools ▪ Development Review ▪ Site Plan Review
<p>Objective 2.2 Utilization of Existing Public Facilities: Encourage development patterns and densities that will efficiently utilize existing public services.</p>		
	<p>2.2.1 Require existing and new large-scale developments or subdivisions within the Community Services District to sponsor their share of certain needed public services. New development shall apply for water and sewer services, and these services shall be provided on a service area (Improvement District under the auspices of the Community Services District) basis.</p> <p>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</p>	<ul style="list-style-type: none"> ▪ Public Health/Safety Requirements

	to the protection of all existing waterways, including but not limited to seasonal and perennial creeks, manmade ditches, and ponds greater than 30' in diameter	
	2.2.2 Ensure that new development shall not exceed the maximum physical holding capacity of the parcel.	<ul style="list-style-type: none"> ▪ Public Health/Safety Requirements
	2.2.3 Require sufficient lot area for all new residential development to ensure an adequate area for on-site sewage disposal. <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> ▪ Development Review ▪ Development Regulations (Zoning and Subdivision Ordinance) ▪ Public Health/Safety Requirements
	2.2.4 Through development review, ensure that utilities are adequately sized to accommodate proposed development.	<ul style="list-style-type: none"> ▪ Public Health/Safety Requirements ▪ Maintenance Controls ▪ Development Review

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

GOAL 3: ECONOMIC VITALITY A strong, diversified economic environment within Three Rivers which enhances the rural atmosphere of the community.		
Objective 3.1 Adequate Land Use Supplies: Ensure adequate land use supplies for residential, commercial, industrial, and public uses to accommodate future growth and ensure the community's economic vitality.		
	Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
	3.1.1 Accommodate light industrial development which is non-polluting and which does not create nuisance conditions, and which are totally enclosed or adequately screened from view. Light industrial uses shall be totally enclosed or adequately screened from view.	CEQA Review <ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds.

		<ul style="list-style-type: none"> ▪ Site Plan Review
	<p>3.1.2 Encourage a mixed use community commercial shopping area and higher density residential development in the “Town Center” area in Three Rivers.</p>	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ Design/Dev. Tools ▪ Specific Plan
	<p>3.1.3 Promote a concentration of industrial, professional office, and commercial activities and high density residential development within selected areas to allow for cost efficient provision of necessary services and to protect residential neighborhoods from negative impacts.</p>	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning)
	<p>3.1.4 Maintain existing commercial areas along State Highway 198 for highway-oriented commercial development.</p>	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning)
	<p>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)</p>	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning)
<p>Objective 3.2 Agricultural Development: Support agricultural development for economic benefit, visual diversity, and open space preservation.</p>		
	<p>3.2.1 Designate areas on the Land Use Plan for agricultural land and grazing activities.</p>	<ul style="list-style-type: none"> ▪ Community Plan Map
	<p>3.2.2 Encourage agricultural land currently not in the Williamson Act to enter Agricultural Preserves Contracts pursuant to the Williamson Act.</p>	<ul style="list-style-type: none"> ▪
	<p>3.2.3 Require that new development does not interfere with established agricultural water rights.</p>	<ul style="list-style-type: none"> ▪ CEQA Review ▪ Development Review
	<p>3.2.4 Provide economic incentives to lessen development pressure on agricultural land and open space such as conservation easements, Williamson Act, mitigation banks and other tax incentives.</p>	<ul style="list-style-type: none"> ▪
	<p>3.2.5 Protect extensive and intensive agricultural areas as identified by the community plan from encroachment of non-agricultural uses through the use of large lot exclusive agricultural zoning.</p>	<ul style="list-style-type: none"> ▪ Development Regulations (Zoning)

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

GOAL 4: DIVERSE HOUSING OPTIONS

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

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

Policies	Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)
4.1.1 Provide for a variety of residential products in Three Rivers, including senior, low income, rural and estate housing to accommodate the housing needs of all segment's of the community's population.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ Grant Programs
4.1.3 Designate adequate land to accommodate multi-family and senior housing.	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning)
4.1.4 Promote cluster development of senior and affordable housing options in Three Rivers.	<ul style="list-style-type: none"> ▪ Design/Dev. Tools ▪ Development Regulations (Zoning)
4.1.5 Encourage mixed use development (including housing components) in Three Rivers.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Site Plan Review
4.1.7 Prohibit high density residential developments in areas with sensitive environmental or visual resources and in areas lacking suitable infrastructure or emergency access facilities.	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning)
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	the plan.	
	4.2.2 Require mobilehome parks and recreation vehicle parks adjacent to State Highway 198 to be screened from State Highway 198. Utilize such screening measures as masonry walls or other types of architectural fencing, earth berms, rock outcrops, and natural variation to topography. Require the use of natural vegetation where it exists supplemented by additional natural landscaping to soften the visible effect from the highway.	<ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Site Plan Review
	4.2.3 Require skirting or a similar type of architectural screening around the base of the mobilehome to improve mobilehome appearance and safety.	<ul style="list-style-type: none"> ▪ Development Stds. ▪ Site Plan Review
	4.2.4 Remove abandoned mobilehomes.	<ul style="list-style-type: none"> ▪
	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.	<ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Site Plan Review

Natural Environment

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

GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT
 Land use patterns and design solutions which protect and conserve the environmental quality and natural beauty in Three Rivers.

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

	Policies	Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small>
	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	<ul style="list-style-type: none"> ▪ CEQA Review ▪ Development Review ▪ Development Stds.

	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> ▪ CEQA Review ▪ Development Review ▪ Public Health/Safety Requirements
	<p>5.1.3 Ensure that new development does not excessively increase traffic flow through existing or planned residential areas.</p>	<ul style="list-style-type: none"> ▪ CEQA Review ▪ Circulation Plan ▪ Development Review
	<p>5.1.4 Design roads in residential subdivisions to minimize through traffic.</p>	<ul style="list-style-type: none"> ▪ Circulation Plan ▪ Development Stds.
	<p>5.1.5 Maintain natural drainage courses to ensure that alterations do not lessen their capacity or cause obstructions, erosion, or sedimentation.</p>	<ul style="list-style-type: none"> ▪ 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.

<p>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.</p>		
	<p style="text-align: center;">Policies</p>	<p style="text-align: center;">Implementation Mechanism</p> <p>(Numbers refer to descriptions of mechanisms, which follow table)</p>
	<p>5.2.1 Protect and preserve the natural features and quality of the floodways of the Kaweah River.</p> <p>a. Establish a floodway setback, and monitor and enforce this setback.</p> <p>b. Prohibit structural development within the floodway, unless approved by local, state, or federal agencies with jurisdiction.</p> <p>c. Establish development standards to ensure that permitted</p>	<ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Floodway Designation ▪ Natural Resource Mapping

	development in the floodway is compatible with the natural resources of the corridor	
	<p>5.2.2 Protect and preserve the natural features and the quality of the floodplains of the Kaweah River.</p> <p>a. Maintain the 100-year floodplain by prohibiting the development of residences or permanent structures within the floodplain (FGMP, pg. 16, Water Policy #3)</p>	<ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Floodway Designation ▪ Natural Resource Mapping
	<p>5.2.3 Enforce applicable standards and regulations regarding floodway and floodplain preservation, and refer projects in the floodway and floodplain to applicable agencies.</p> <p>a. Encourage the appropriate state and federal agencies to update floodway and floodplain maps, and incorporate the updated maps into the planning process</p>	<ul style="list-style-type: none"> ▪ Development Regulations ▪ Floodway Designation ▪ Intergovernmental Coordination
	<p>5.2.4 Create positive incentives for floodway and floodplain restoration and protection, including conservation easements and land trust management.</p>	<ul style="list-style-type: none"> ▪ Floodway Designation ▪ Grant Programs
	<p>5.2.5 Building improvements (homes, fences, etc.) and septic tank/leach line systems or other activities associated with construction (grading) shall not be permitted within 50' of an intermittent watercourse or 100' of a perennial watercourse. Where the combined effect of both rules is to eliminate all potential building sites, the rules shall be interpreted as to allow a minimal building site (no more than one residence or main building), as determined by the Site Plan Review Committee.</p>	<ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Review ▪ Natural Resources Mapping
	<p>5.2.6 Development proposals located in the designated river drainage areas shall be subject to site plan review.</p>	<ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Site Plan Review
	<p>5.2.7 Protect the riparian areas along the Kaweah River and all of its tributaries.</p> <p>a. Discourage the removal of riparian native species, such as sycamores and valley oaks.</p>	<ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review
	<p>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.</p>	<ul style="list-style-type: none"> ▪ Development Stds. ▪ Public Lands and Easements
	<p>5.2.9 Establish a greenway along the Kaweah River.</p>	<ul style="list-style-type: none"> ▪ 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 <small>(Numbers refer to descriptions of mechanisms, which follow table)</small>
	5.3.1 Removal or grading around native trees (6" or larger in diameter) which may disturb the root system shall not be allowed during the construction process unless the Site Plan Review Committee deems it is necessary because of road alignment or infrastructure improvements.	<ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Site Plan Review
	5.3.2 Removal of native trees in designated open space areas or on private property shall not be allowed unless the health, safety or welfare of residents associated with the adjacent development is endangered. <p style="margin-left: 40px;">a. Any trees proposed for removal must be indicated on the submitted site plan with accompanying information stating the reason for tree removal.</p>	<ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review
	5.3.3 Site plan review shall be utilized for residential development proposals to ensure the preservation of oak woodlands on the site.	<ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Site Plan Review
	5.3.4 Establish a replacement standard of 1:1 for the removal and replacement of oak woodlands.	<ul style="list-style-type: none"> ▪ Development Stds.
	5.3.5 Implement an educational program for community residents regarding blue oak woodlands, and encourage community participation in preservation efforts.	<ul style="list-style-type: none"> ▪ Grant Programs
	5.3.6 Limit and control non-native plant species that threaten native oak woodlands.	<ul style="list-style-type: none"> ▪ Development Stds. ▪ Public Lands and Easements ▪ Site Plan Review
Objective 5.4 Native Vegetation and Habitat: Protect and preserve native vegetation and wildlife habitat areas.		
	5.4.1 Prohibit unnecessary removal of native trees on development sites prior to the approval of development plans to control erosion, preserve wildlife habitat, and maintain the natural character of Three Rivers.	<ul style="list-style-type: none"> ▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review

5.4.2 Restrict the removal of natural vegetation, except for wildland fire prevention purposes.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Site Plan Review
5.4.4 Ensure that landscaping of development contains plant material compatible with the surrounding native vegetation.	<ul style="list-style-type: none"> ▪ Site Plan Review

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

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

Objective 5.5 Visual Resources: Preserve visual resources in Three Rivers, including viewsheds and ridgelines.	
Policies	Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small>
5.5.1 Implement the policies and standards of the Foothill Growth Management Plan regarding visual resources.	<ul style="list-style-type: none"> ▪ FGMP
5.5.2 New development proposals shall be subject to site plan review to ensure minimal impacts to visual resources.	<ul style="list-style-type: none"> ▪ Site Plan Review
5.5.3 Ensure the quality of design of structures along Highway 198 to maintain the visual quality of the views from the Highway.	<ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Standards ▪ Site Plan Review
5.5.4 Design roadways to minimize viewshed alteration and impact.	<ul style="list-style-type: none"> ▪ Development Review ▪ Circulation Plan ▪ Design/Development Tools
5.5.5 Design hilltop development to preserve the skyline and maintain an unobstructed scenic panorama.	<ul style="list-style-type: none"> ▪ Development Review ▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review

	<p>5.5.6 Prohibit development on ridgelines. The top of structures shall be a minimum distance of 20' below the natural ridgeline.</p>	<ul style="list-style-type: none"> ▪ Development Regulations ▪ Development Review ▪ Natural Resources Mapping ▪ Site Plan Review
	<p>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.</p>	<ul style="list-style-type: none"> ▪ Development Review ▪ Natural Resources Mapping
	<p>5.5.8 Require a grading and slope stabilization plan for the portion of the development exceeding slopes of 15% or greater.</p>	<ul style="list-style-type: none"> ▪ Development Review
	<p>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.</p>	<ul style="list-style-type: none"> ▪ Development Review ▪ General Development Controls ▪ Natural Resources Mapping ▪ Site Plan Review

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

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

<p>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.</p>		
	<p>Policies</p>	<p style="text-align: center;">Implementation Mechanism</p> <p>(Numbers refer to descriptions of mechanisms, which follow table)</p>
	<p>5.6.1 Identify historical, cultural, and archaeological resources within the community.</p> <p style="padding-left: 40px;">a. Create a list of historic buildings and structures to be preserved in Three Rivers.</p>	<ul style="list-style-type: none"> ▪ Archaeological Survey
	<p>5.6.2 Limit development on sites with identified significant cultural or historical value.</p>	<ul style="list-style-type: none"> ▪ Development Regulations (Zoning)
	<p>5.6.3 Consider incentives to promote restoration of historic structures and cultural and archeological resources in the community.</p>	<ul style="list-style-type: none"> ▪ Grant Programs

Public Services

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

GOAL 6: High quality public services and community facilities to serve the existing and future needs of Three Rivers.		
Objective 6.1 School Facilities and Programs: The County shall work cooperatively with the Three Rivers Union Elementary School District to that ensure needed school facilities and educational programs are provided in a timely manner in accordance with the pace of development.		
	Policies	Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small>
	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.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Review
	6.2.2 Facilitate innovation in housing and subdivision design to accommodate private recreation and open space areas.	<ul style="list-style-type: none"> ▪ Design/Development Tools
	6.2.3 Develop a community facility in Three Rivers to provide educational, recreational, cultural, and meeting space for community residents.	<ul style="list-style-type: none"> ▪ Grant Programs

	6.2.4 Ensure ongoing maintenance of existing and future public recreation areas and facilities.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ Development Regulations
Objective 6.3: Provision of Water and Sewer Continue the efficient provision of water and sewer services within the Urban Area Boundary (UAB).		
	6.3.1 Ensure that the provision of public services (water and sewer) are consistent with the Three Rivers Community Plan (map and text).	<ul style="list-style-type: none"> ▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.2 Provide an adequate, reliable and safe water supply, storage, and distribution system.	<ul style="list-style-type: none"> ▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.3 Require sewage collection systems in planned high density residential and/or commercial areas.	<ul style="list-style-type: none"> ▪ Development Review ▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.4 Provide adequate sewer collection and treatment capacity for existing and planned development in Three Rivers that is within the boundaries of the CSD.	<ul style="list-style-type: none"> ▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.5 Require commercial areas to form Improvement Districts under the auspices of the Community Services District when community water and sewer systems are required.	<ul style="list-style-type: none"> ▪ Development Regulations

Transportation and Public Safety

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

GOAL 7:
A safe and accessible transportation and circulation system in Three Rivers that enhances the character of the community.

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

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

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

	Policies	Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small>

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.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ Circulation Plan ▪ Community Plan Map ▪ Development Review

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

GOAL 8: Adequate emergency and safety access to all development in Three Rivers.	
Objective 8.1 Adequate Emergency Access: Ensure adequate access for emergency and safety vehicles, consistent with the State Response Area (SRA) standards.	
Policies	Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small>
8.1.1 Incorporate residential safety standards, including driveway standards, address coding, and adequate street widths.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ 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.	<ul style="list-style-type: none"> ▪ 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. <ul style="list-style-type: none"> a. Adequate numbering will be a development condition for future development. b. Ensure that this system is consistent between all effected 	<ul style="list-style-type: none"> ▪ Development Review ▪ Development Stds. ▪ Intergovernmental Coordination

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