AGENDA

Three Rivers Community Plan Update
Community Meeting

Monday October 13, 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 #8 September 15, 2014 and changes made to Goal 1 Compatible Development, Goal 2 Economic Vitality, and Goal 3 Diverse Housing Options.

3. Completion of Goal 3 Diverse Housing Options, and initiate review Goal 4 Protection and Conservation of the Environment.

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

4. Topics for the Next Meeting.

5. Next Steps.

6. Adjournment: Next Meeting November 10, 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
10-13-14

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 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.

~~**Three Rivers Community Vision**~~

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~~Preserve Visual Resources, Including Viewsheds and Ridgelines.~~

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~~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.~~

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

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

GOAL ~~3~~2: ECONOMIC VITALITY

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

GOAL ~~4~~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 ~~5~~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 ~~6~~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 ~~7~~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 ~~8~~7: PROVIDE ADEQUATE EMERGENCY AND SAFETY ACCESS

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

GOAL ~~9~~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 ~~10~~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 ~~L~~land uses and new development that are compatible and consistent with the existing development in Three Rivers, ~~and~~ preserve the unique visual and community character~~, and~~ 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 ~~Tulare County~~ 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 Standards~~ds~~. ▪ 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. ~~Ensure that new residential development is compatible with the character and scale of existing residential development~~.	▪ Development Standards~~ds~~. ▪ 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,	▪ Development Standards~~ds~~. ▪ Design Guidelines ▪ Project Review Committee ▪ Development Review ▪ Development Regulations (Zoning)

	(g). Location of existing and future rights-of-way, (h). Types of uses allowed inside 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. ~~compatible with existing development and preserve the natural environment.~~	▪ Development Standards~~ds~~. ▪ 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 Standards~~ds~~.
	1.1.7 Require adequate buffers (setback, side and rear yards, landscaping and screening) between commercial and/or industrial development and residential areas.	▪ Development Standards~~ds~~. ▪ 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. Increase the public notice radius for development projects to 3 adjacent parcels to the development site or 300 feet, whichever is greater.~~ a. ~~Post~~ Publish public notices for development projects in Three Rivers in a public, visible location including a legally recognized local community newspaper of general circulation. b. Facilitation of local community input process through the	▪ Development Review

	Three Rivers Village Foundation Town Hall Meetings.	
	1.1.9 LU-1.3 Prevent Incompatible Uses The County shall discourage the intrusion into existing ~~urban~~ residential and rural residential areas of new incompatible land uses that produce significant noise, odors, or fumes.	▪ Development Standards~~ds~~. ▪ 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 ~~urban~~ commercial, industrial, or medium to high density ~~residential development~~residential development and existing developed rural-residential areas.	▪ Development Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ Development Review ▪ Development Regulations (Zoning)
	1.1.15 LU-7.14 Contextual and Compatible Design The County shall ensure that new development respects ~~Tulare County's~~Three River's long heritage by requiring that development	▪ Development Standards~~ds~~. ▪ Development Review

	respond to its context, be compatible with the traditions and character of ~~each~~ the community, and develop in an orderly fashion which is compatible with the scale of surrounding structures.	▪ 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 Standards~~ds~~. ▪ 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 highway~~s~~" (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~~ community of Three Rivers. ~~and Springville.~~	▪ Development Standards~~ds~~. ▪ 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-7.4 Streetscape Continuity~~ ~~The County shall ensure that streetscape elements (e.g., street signs, trees, and furniture) maintain visual continuity and follow a common image for each community.~~	~~▪ Development Review~~ ~~▪ CEQA Review~~ ~~Development Regulations (Zoning)~~
	1.2.~~7~~ 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.~~8~~ 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.~~9~~ 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.~~10~~ 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 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.	▪ Development Review ▪ CEQA Review ▪ Development Regulations (Zoning)
	1.2.~~11~~ 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,	▪ Development Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)

	and f. Include signage that is compatible and in character with the location and building design.	
	1.2.~~12~~ 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 Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.~~13~~ 12 SL-3.2 ~~Urban~~ 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 ~~urban~~ 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 ~~urbanized~~ developed in the future.	▪ Development Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.~~14~~ 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 Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.~~15~~ 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 a gateway ~~communities~~ community including enhanced web site interaction to provide easy access and quality information.	▪ Development Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review

		Committee ▪ Development Regulations (Zoning)
	1.2.~~16~~ 15 Encourage proactive sharing of relevant information between Sequoia National Park, the County, and the Three Rivers Village Foundation.	▪ Development Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.~~17~~ 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 Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.~~18~~ 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 given reasonably available and feasible mitigation measures ~~.~~	▪ Development Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.~~19~~ 18 FGMP-6.1 Preservation of Scenic Highways The County shall ensure that the visual qualities of State Highway~~s 190 and~~ 198 and County scenic routes are maintained and protected against obtrusive development improvements.	▪ Development Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.~~20~~ 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	▪ Development Standards~~ds~~. ▪ Design Guidelines

	use ~~if~~ of 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 Review ▪ Project Review Committee ▪ Development Regulations (Zoning)
	1.2.~~21~~ 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 Standards~~ds~~. ▪ 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.~~Apply rural compatibility standards through the Project Review Committee process~~.	▪ 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 Standards~~ds~~. ▪ 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 ~~and~~ canyon ~~community~~ 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 Standards~~ds~~. ▪ 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 ~~practical~~ 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 Standards~~ds~~. ▪ 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 indirect, non-glaring lighting. ~~e.~~f. Consider the International Dark Sky Association Model Ordinance to establish lighting standards and guidelines to minimize light pollution, glare, and light trespass.	▪ Design Guidelines ▪ Development Standards~~ds~~. ▪ Development Regulations (Building Code) ▪ Project Review Committee
	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.	▪ Design Guidelines ▪ Development Standards~~ds~~. ▪ Project Review Committee

	c. Prohibit the use of non-invasive plant species.	
	1.3.8 Establish rural walkable communities' ~~streetscape~~ 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 Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ 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.~~2~~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 Standards~~ds~~.
	1.~~2~~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~~ 198 ~~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 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.	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Standards~~ds~~.

	1.~~2~~3.14 SL-4.2 Design of County Roads The County's reinvestment in ~~rural~~ County roads in the Three Rivers UDB ~~outside urban areas~~ 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 Standards~~ds~~.
	1.2.15 PF-2.7 Improvement Standards in Communities The County shall require development within the designated UDBs to meet ~~an urban~~ 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 ~~shall~~ may include infrastructure such as streets~~,~~, ~~curbs, gutters, sidewalks,~~ and community ~~sewer~~wastewater 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 Standards~~ds~~. ▪ Project Review Committee
	1.~~2~~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 Standards~~ds~~.
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 Standards~~ds~~.
	1.4.2 Require office, commercial, and light industrial development to provide a naturally planted buffer strip, including shade trees, to	▪ Development Standards ▪ Project Review

	separate the structures and the parking areas from State Highway 198.	Committee
	1.4.3 Establish landscaping, ~~signage requirements,~~ screening, and visual standards for commercial and industrial uses along Highway 198.	▪ Development Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ 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~~ within 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 Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)

	Where the side or rear lot line of a site adjoins or is located across an alley from any "R" Zone (R-1, R-A, R-O, R-2 or R-3), there shall be a solid wall, fence or equivalent landscape screening at least six (6) feet in height located along the common lot line, except in a required front or side yard. Open storage of materials and equipment shall be permitted only with an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), and not less than six (6) feet in height, provided that no materials shall be stored to a height greater than that of the wall, fence or hedge. Fulfillment of the requirements of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable building and zoning regulations and which were existing in the M-1 Zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of the property is approved by the County.	

An Urban ~~Area~~ 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 ~~Area~~ Development Boundary: Establish an Urban Development Boundary (UDB~~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 ~~urban~~ community uses. 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.	▪ Community Plan Implementation
	1.5.8 PF-2.8 Inappropriate Land Use Areas within UDBs are hereby set aside for those types of ~~urban~~ 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 Standards~~ds~~. ▪ 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 development.	▪ Specific Plan
1.6.3 Require commercial clustering adjacent to the existing Highway 198 commercial corridor and in the Town Center.	▪ Community Plan Map ▪ Design/Development Tools
1.6.4 Encourage mixed-use development in the Town Center. a. Establish a mixed-use land use designation and zone. b. Integrate new high density residential uses with planned commercial areas in the Town Center.	▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning)
1.6.5 SL-3.1 Community Centers and Neighborhoods The County shall support investments in unincorporated communities to improve the image, quality of ~~urban~~ 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	▪ Development Standards~~ds~~. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)

	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.	

~~GOAL 2: APPROPRIATE DENSITIES~~

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

Objective ~~2~~1.~~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)
	~~2~~1.~~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
	~~2~~1.~~1~~7.2 Base density regulations on suitability of the soils to provide for proper disposal of septic tank effluent and the land's ~~ability~~ capacity to provide water.	▪ Public Health/Safety Requirements
	~~2~~1.~~1~~7.3 Encourage ~~large lot~~ single-family developments ~~and planned cluster residential developments~~ to conserve and protect open space, habitat areas, viewsheds, and natural resources from development disturbances.	▪ Natural Resource Mapping ▪ Design/Dev. Tools ▪ Development Review ▪ Project Review Committee

Objective ~~2~~1.~~2~~ 8 Utilization of ~~Existing~~ Roads and Public Facilities: Encourage development patterns intensity and densities that will efficiently utilize existing public services within the Three Rivers UDB.

	~~2~~1.~~2~~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~~wastewater services as reasonable, 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) ~~basis~~. a. Require that engineered disposal systems for new residential, commercial and light industrial development are consistent with	▪ Public Health/Safety Requirements

	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.	
	~~2~~1.~~2~~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
	~~2~~1.~~2~~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
	~~2~~1.~~2~~8.4 Through development review, ensure that utilities are adequately sized to accommodate proposed development.	▪ Public Health/Safety Requirements ▪ Maintenance Controls ▪ Development Review

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

GOAL ~~3~~2: ECONOMIC VITALITY

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

Objective ~~3~~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)

	~~3~~2.1.1 Accommodate light industrial development ~~which is non-polluting and~~ which does not create nuisance conditions~~,~~. ~~and which are totally enclosed or adequately screened from view. Light industrial uses shall be totally enclosed or adequately screened from view.~~	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee
	~~3~~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
	~~3~~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)
	~~3~~2.1.4 Maintain existing commercial areas along State Highway 198 to the extent feasible for highway-oriented commercial development.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	~~3.1.5 Promote the use of the site approved for "Commercial-Recreation" development by GPA 94-003 for a destination-type resort such as a guest ranch, conference facility, health spa, golf course or equestrian establishment. Development of the site for retail or service commercial use, unless incidental to the primary use of the site for a destination-type resort, shall be prohibited. (GPA 94-003)~~	~~▪Community Plan Map~~ ▪ ~~Development Regulations (Zoning)~~
	2.1.5 ED-5.4 Recreational Accommodations The County shall support the development of visitor-serving attractions and accommodations in unincorporated areas near natural amenities and resources that would not be diminished by tourist activities.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ Project Review Committee
	2.1.7 ED-5.6 Lakes The County shall promote Lake Kaweah ~~and Lake Success~~ as a major	CEQA Review ▪ Community Plan Map

	recreational areas that includes camping, water sports, hiking, golf, conference/hotel facilities, and historic attractions.	▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ 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 Standards~~ds~~. ▪ Project Review Committee
	2.1.11 ED-5.10 Visitor-Serving Business The County shall encourage visitor-serving businesses to coordinate their advertising.	▪ County
	2.1.1~~1~~2 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
	2.1.1~~2~~3 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
	2.1.1~~3~~4 ED-5.14 Interagency Cooperation The County shall cooperate with federal land management agencies to develop and promote Three Rivers ~~and Springville~~ as a gateway	▪ County

	communit~~ies~~y.	
	Objective ~~2.2 Business~~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 ~~3~~2.~~2~~3 Agricultural Development: Support agricultural development for economic benefit, visual diversity, and open space preservation.		
	~~3~~2.~~2~~3.1 Designate areas on the Land Use Plan for agricultural land and grazing activities.	▪ Community Plan Map
	~~3~~2.~~2~~3.2 Encourage agricultural land currently not in the Williamson Act to enter Agricultural Preserves Contracts pursuant to the Williamson Act.	▪ County
	~~3~~2.~~2~~3.3 Require that new development does not interfere with established agricultural water rights.	▪ CEQA Review ▪ Development Review
	~~3~~2.~~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.	▪ County
	~~3~~2.~~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.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development ▪ Standards~~ds~~. ▪ Project Review Committee ▪ CEQA Review
	2.4.2 ED-6.3 Entertainment Venues The County shall encourage the establishment of community and regional entertainment venues within community core areas.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ CEQA Review
	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.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ CEQA Review
	2.4.4 ED-6.6 Core Area Beautification The County shall promote the beautification of communities, hamlet core areas, and mountain service centers.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ CEQA Review
	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.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee

		▪ CEQA Review
	2.4.6 PFS-6.1 Telecommunications Services The County shall work with telecommunication providers to ensure that all residents and businesses have access to telecommunications services, including broadband internet service. To maximize access to inexpensive telecommunications services, the County shall encourage marketplace competition from multiple service providers.	▪ County

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 43: 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 43.1 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)
	43.1.1 Consistent with public health and safety requirements, ~~Provide~~ 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 segments of the community's population.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Review
	43.1.2 ~~Educate~~ Provide information to 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
	43.1.3 Designate adequate land to accommodate multi-family and senior housing in an appropriate area such as the Town Center.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	43.1.4 Promote cluster development of senior and affordable housing options in Three Rivers in an appropriate area such as the Town Center.	▪ Design/Dev. Tools ▪ Development Regulations (Zoning)
	43.1.5 Encourage mixed use development (including housing components) in Three Rivers in an appropriate area such as the Town Center.	▪ Community Plan Map ▪ Design/Dev. Tools ▪ Development Regulations

		(Zoning)
Objective 4.1 Housing Mix (continued)		
	4~~2~~3.1.6 Encourage ~~large lot and~~ planned cluster residential development that groups residential properties in a proposed subdivision closer together in order to use the rest of the land for open space on suitable sites that can accommodate lot coverage while providing adequate open space to the extent feasible and appropriate given reasonably available and effective mitigation measures.	▪ Development Regulations (Zoning) ▪ Project Review Committee
	4~~2~~3.1.7 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
	3.1.8 Housing Policy 2.21 Require all proposed housing within the development boundaries of unincorporated communities is either (1) served by community water and ~~sewer~~wastewater, or (2) that physical conditions permit safe treatment of liquid waste by septic tank systems and the use of private wells.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ CEQA Review
	3.1.9 Housing Policy 3.11 Support and coordinate with local economic development programs to encourage a "jobs to housing balance" throughout the ~~unincorporated~~ Three Rivers ~~area~~ Community.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ CEQA Review
	3.1.10 Housing Policy 3.12 Support locally initiated programs to provide neighborhood parks and recreational facilities for residential areas within ~~unincorporated communities~~ the Three Rivers Community. The County shall use a wide range of funding mechanisms, such as the following, to adequately fund capital improvements, maintenance, and on-going operations for publicly-owned and/or operated facilities: 1. Establishing appropriate development impact fees, 2. Establishing assessment districts, and 3. Grant Funding.	▪ Community Plan Map ▪ CEQA Review ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ County

	3.1.11 Housing Policy 3.13 Encourage subdivision and housing unit design, which provides for a reasonable level of safety and security.	▪ Community Plan Map ▪ CEQA Review ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee
	3.1.12 Housing Policy 3.16 Actively seek federal, state, and private foundation grant funds for park and recreation facilities in ~~unincorporated areas~~ the Three Rivers Community, including dual-use storm drainage ponding basins/recreation parks that would be implemented through project design to accommodate environmental mitigation. For large projects, encourage through a development agreement, the front loading of park and recreation facilities as a community benefit.	▪ CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee
	3.1.13 Housing Policy 4.21 Promote energy conservation opportunities in new residential development.	▪ CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee
	3.1.14 Housing Policy 4.22 Enforce provisions of the Subdivision Map Act regulating energy-efficient subdivision design.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ CEQA Review
	3.1.15 Housing Policy 5.21 Administer and enforce the relevant portions of the Health and Safety Code.	▪ Community Plan Map ▪ CEQA Review ▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Project Review Committee
	~~3.1.16 Housing Policy 5.26 Prohibit concentrations of dwelling units near potentially incompatible agricultural uses as defined in the Animal Confinement Facilities Plan.~~	~~▪ CEQA Review~~ ~~▪ Community Plan Map~~ ~~▪ Development Regulations (Zoning)~~ ~~▪ Development Stds.~~ ~~▪ Project Review Committee~~

Objective 4~~3~~.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~~3.2.1 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~~3.2.2 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 Standards~~ds~~. ▪ Project Review Committee
	~~4~~3.2.3 In keeping with health and safety requirements, and complementary with the topography, require screening measures such as ~~Require~~ skirting or a similar type of architectural screening around the base of the mobilehome to improve mobilehome appearance and safety.	▪ Development Standards~~ds~~. ▪ Project Review Committee
	~~4~~3.2.4 Remove abandoned mobilehomes.	▪ Building Inspection ▪ Code Compliance
	~~4~~3.2.5 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 Standards~~ds~~. ▪ 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 ~~5~~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~~4.1 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~~4.1.1 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 Standards~~ds~~.
	~~5~~4.1.2 Protect water quality and wildlife in Three Rivers by prohibiting, to the extent feasible and appropriate, land use activities that endanger water quality and/or wildlife as a result of pollution and/or sedimentation. a. Prohibit, to the extent feasible and appropriate, 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~~4.1.3 Ensure that new development does not excessively increase traffic flow through existing or planned residential areas.	▪ CEQA Review ▪ Circulation Plan ▪ Development Review
	~~5~~4.1.4 Design roads in residential subdivisions to minimize through traffic.	▪ Circulation Plan ▪ Development Standards~~ds~~.
	~~5~~4.1.5 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
	4.1.6 ERM-5.15 Open Space Preservation The County shall preserve natural open space resources through the concentration of development in existing communities, use of cluster development techniques, maintaining large lot sizes in agricultural areas, discouraging conversion of lands currently used for agricultural production, limiting development in areas constrained by natural hazards, and encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production.	▪ Development Review ▪ General Development Controls ▪ Maintenance Controls ▪ Natural Resource Mapping ▪ Public Lands/Easements ▪ Design Guidelines ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ Development Regulations (Zoning)

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~~4.2 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~~4.2.1 Protect and preserve the natural features and quality of the floodways of the Kaweah River. a. Establish a floodway setback, and monitor and enforce this setback. b. Prohibit, to the extent feasible and appropriate, structural development within the floodway, unless approved by local, state, or federal agencies with jurisdiction. c. Establish development standards to ensure that permitted development in the floodway is compatible with the natural resources of the corridor.	▪ Development Regulations (Zoning) ▪ Development Standards~~ds~~. ▪ Floodway Designation ▪ Natural Resource Mapping
	~~5~~4.2.2 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 Standards~~ds~~. ▪ Floodway Designation ▪ Natural Resource Mapping
	~~5~~4.2.3 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 ▪ Development Regulations (Zoning)
	~~5~~4.2.4 Create positive incentives for floodway and floodplain restoration and protection, including conservation easements and land trust management.	▪ Floodway Designation ▪ Grant Programs ▪ Public Lands and Easements

	~~5~~4.2.5 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~~ standards is to eliminate all potential building sites, the ~~rules~~ standards 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 ▪ Project Review Committee
	~~5~~4.2.6 Development proposals located in the designated river drainage areas shall be subject to Project Review Committee.	▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Standards~~ds~~.
	~~5~~4.2.7 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~~4.2.8 Limit and control planting of non-native plants and trees in the riparian areas of the Kaweah River and all of its tributaries.	▪ Development Standards~~ds~~. ▪ Public Lands and Easements
	~~5~~4.2.9 Establish a greenway along the Kaweah River to the extent feasible and appropriate.	▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning)
	4.2.10 HS-5.4 Multi-Purpose Flood Control Measures The County shall encourage multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the County's streams, creeks, and lakes. Where appropriate, the County shall also encourage the use of flood and/or stormwater retention facilities for use as groundwater recharge facilities.	▪ Development Review ▪ Design Guidelines ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.2.11 HS-5.9 Floodplain Development Restrictions The County shall ensure that riparian areas and drainage areas within 100-year floodplains are free from development that may adversely impact floodway capacity or characteristics of natural/riparian areas or natural groundwater recharge areas.	▪ Development Review ▪ Design Guidelines ▪ Development Standards~~ds~~. ▪ Project Review

		Committee ▪ 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~~4.3 Oak Woodlands: Protect and preserve oak woodlands.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	~~5~~4.3.1 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 given reasonably available and feasible mitigation measures.	▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Standards~~ds~~. ▪ Development Review ▪ Design Guidelines
	~~5~~4.3.2 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 given reasonably available and feasible mitigation measures. 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 ▪ Development Standards~~ds~~. ▪ Development Review ▪ Design Guidelines ▪
	~~5~~4.3.3 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 ▪ Development Standards~~ds~~. ▪ Development Review ▪ Design Guidelines
	5.3.4 Establish a replacement standard of 1:1 to the extent feasible and appropriate for the removal and replacement of oak woodlands given	▪ Development Standards~~ds~~.

	reasonably available and feasible mitigation measures.	
	~~5~~4.3.5 Implement an educational program for community residents regarding blue oak woodlands, and encourage community participation in preservation efforts.	▪ Grant Programs
	~~5~~4.3.6 Limit and control to the extent feasible and appropriate non-native plant species that threaten native oak woodlands.	▪ Development Standards~~ds~~. ▪ Public Lands and Easements ▪ Project Review Committee
	4.3.7 ERM-1.12 Management of Oak Woodland Communities The County shall support the conservation and management of oak woodland communities and their habitats.	▪ Grant Programs ▪ Public Lands and Easements ▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.3.8 ERM-1.4 Protect Riparian Areas The County shall protect riparian areas through habitat preservation, designation as open space or recreational land uses, bank stabilization, and development controls.	▪ Grant Programs ▪ Public Lands and Easements ▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.3.9 ERM-1.8 Open Space Buffers The County shall require buffer areas between development projects and significant watercourses, riparian vegetation, wetlands, and other sensitive habitats and natural communities. These buffers should be sufficient to assure the continued existence of the waterways and riparian habitat in their natural state.	▪ Grant Programs ▪ Public Lands and Easements Natural Resources Mapping ▪ Project Review Committee ▪ Development Regulations (Zoning)
Objective ~~5~~4.4 Native Vegetation and Habitat: Protect and preserve native vegetation and wildlife habitat areas.		
	~~5~~4.4.1 Prohibit to the extent feasible and appropriate 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 ▪ Development Review ▪ Design Guidelines
	~~5~~4.4.2 Restrict to the extent feasible and appropriate the removal of natural vegetation, except for wildland fire prevention purposes.	▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Development Review ▪ Design Guidelines
	~~5~~4.4.3 Prevent to the extent feasible and appropriate encroachment of development into riparian habitat areas and habitat of endangered species and wildlife of special concern.	▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Regulations (Zoning) ▪ Development Review ▪ Design Guidelines
	~~5~~4.4.4 Ensure to the extent feasible and appropriate that landscaping of development contains plant material compatible with the surrounding native vegetation.	▪ Project Review Committee ▪ Development Review ▪ Design Guidelines
	4.4.5 ERM-1.7 Planting of Native Vegetation The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation and wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.	▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Project Review Committee ▪ Development Review ▪ Design Guidelines

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~~4.5 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~~4.5.1 Unless otherwise specified in this Community Plan, Implement the policies and standards of the Foothill Growth Management Plan regarding visual resources.	▪ FGMP
	~~5~~4.5.2 New development proposals shall be subject to Project Review Committee to ensure minimal impacts to visual resources.	▪ Project Review Committee
	~~5~~4.5.3 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~~4.5.4 Design roadways to minimize viewshed alteration and impact.	▪ Development Review ▪ Circulation Plan ▪ Design/Development Tools
	~~5~~4.5.5 Design hilltop development to preserve the skyline and maintain an unobstructed scenic panorama.	▪ Development Review ▪ Design Guidelines ▪ Development Standards~~ds~~. ▪ Project Review Committee
	~~5~~4.5.6 Prohibit development on ridgelines to the extent feasible for new development that causes a significant impact to the skyline and scenic panorama by requiring the development to blend into the landscape rather than becoming a focal point given reasonably available and feasible mitigation measures. The top of structures shall be designed to preserve the skyline and maintain an unobstructed scenic panorama. ~~a minimum distance of 20' below the natural ridgeline.~~	▪ Development Regulations ▪ Development Review ▪ Natural Resources Mapping ▪ Project Review Committee
	~~5~~4.5.7 Prohibit to the extent feasible and appropriate development on slopes 30% or greater, unless the inherent problems associated with developing on steep slopes can be mitigated without excessive grading given reasonably available and feasible mitigation measures.	▪ Development Review ▪ Natural Resources Mapping
	~~5~~4.5.8 Require a grading and slope stabilization plan for the portion of the development exceeding slopes of 15% or greater.	▪ Development Review

	~~5~~4.5.9 Prohibit alteration or cutting of existing slopes to the extent feasible and appropriate 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~~4.6 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~~4.6.1 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~~4.6.2 Limit to the extent feasible and appropriate development on sites with identified significant cultural or historical value.	▪ Development Regulations (Zoning)
	~~5~~4.6.3 Consider incentives to promote restoration of historic structures and cultural and archeological resources in the community.	▪ Grant Programs
	4.6.4 ERM-6.3 Alteration of Sites with Identified Cultural Resources When planning any development or alteration of a site with identified cultural or archaeological resources, consideration should be given to ways of protecting the resources. Development can be permitted in these areas only after a site specific investigation has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.	▪ Archaeological Survey ▪ Development Review ▪ Design Guidelines ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ Development Regulations (Zoning)

	4.6.5 ERM-6.4 Mitigation If preservation of cultural resources is not feasible, every effort shall be made to mitigate impacts, including relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records.	▪ Archaeological Survey ▪ Development Review ▪ Design Guidelines ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.6.6 ERM-6.8 Solicit Input from Local Native Americans The County shall continue to solicit input from the local Native American communities in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.	▪ Archaeological Survey
	4.6.7 ERM-6.9 Confidentiality of Archaeological Sites The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.	▪ Archaeological Survey ▪ Development Review ▪ Design Guidelines ▪ Development Standards~~ds~~. ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.6.8 ERM-6.10 Grading Cultural Resources Sites The County shall ensure all grading activities conform to the County's Grading Ordinance and California Code of Regulations, Title 20, § 2501 et. seq.	▪ Archaeological Survey ▪ Development Regulations (Zoning)

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~~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~~Wastewater Continue the efficient provision of water and ~~sewer~~wastewater services within the Urban Area Boundary (UDB).		
	6.3.1 Ensure that the provision of public services (water and ~~sewer~~wastewater) 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~~wastewater collection and treatment capacity for existing and planned development in Three Rivers that is within the boundaries of the CSD.	▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.5 Require commercial areas to form Improvement Districts under the auspices of the Community Services District when community water and ~~sewer~~wastewater systems are required.	▪ Development Regulations

Transportation and Public Safety

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

GOAL ~~7~~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 to the North Fork Bridge.	▪ Circulation Plan
	7.1.6 Establish a Dial-a-Ride program to improve access and mobility for seniors. a. Participate in the annual Unmet Transit Needs hearing of transit providers.	▪ Intergovernmental Coordination
	7.1.7 Establish and maintain a high level of traffic enforcement in Three Rivers.	▪ Public Health/Safety Requirements ▪ Intergovernmental Coordination
	7.1.8 Require the installation of left and right hand turn lanes (as necessary) as development conditions.	▪ Development Review

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

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

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

GOAL ~~8~~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 Standards~~ds~~.
	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 Standards~~ds~~. ▪ 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 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 standards and guidelines.	▪ Development Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 Standards.
	1.1.7 Require adequate buffers (setback, side and rear yards, landscaping and screening) between commercial and/or industrial development and residential areas.	▪ Development Standards. ▪ 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. Publish public notices for development projects in Three Rivers in a public, visible location including a legally recognized local community newspaper of general circulation. b. Facilitation of local community input process through the Three Rivers Village Foundation Town Hall Meetings.	▪ 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 Standards. ▪ 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 Standards. ▪ Development Review ▪ Development

	development and existing developed rural-residential areas.	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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 highway" (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 community of Three Rivers.	▪ Development Standards. ▪ 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 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.	▪ Development Review ▪ CEQA Review ▪ Development Regulations (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 Standards. ▪ 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 Standards. ▪ 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,	▪ Development Standards. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee

	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 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 Standards. ▪ 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 as a gateway community including enhanced web site interaction to provide easy access and quality information.	▪ Development Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 given reasonably available and feasible mitigation measures	▪ Development Standards. ▪ 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 Highway198 and County scenic routes are maintained and protected against obtrusive development improvements.	▪ Development Standards. ▪ 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 of 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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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	▪ Design Guidelines ▪ Development Standards. ▪ Development Regulations (Building Code) ▪ Project Review Committee

	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 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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 Standards.
	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	▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review

	198 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 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.	▪ Development Standards.
	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 Standards.
	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 infrastructure such as streets, and community wastewater 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 Standards. ▪ 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 Standards.

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 Standards.
	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 Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ 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 industrial uses within a minimum of 500 feet from schools, hospitals, or populated	▪ Development Standards. ▪ Design Guidelines ▪ Development Review

	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. Where the side or rear lot line of a site adjoins or is located across an alley from any "R" Zone (R-1, R-A, R-O, R-2 or R-3), there shall be a solid wall, fence or equivalent landscape screening at least six (6) feet in height located along the common lot line, except in a required front or side yard. Open storage of materials and equipment shall be permitted only with an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), and not less than six (6) feet in height, provided that no materials shall be stored to a height greater than that of the wall, fence or hedge. Fulfillment of the requirements of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable building and zoning regulations and which were existing in the M-1 Zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of the property is approved by the County.	▪ 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. 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.	▪ Community Plan Implementation
	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 Standards. ▪ 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 development.	▪ Specific Plan
	1.6.3 Require commercial clustering adjacent to the existing Highway 198 commercial corridor and in the Town Center.	▪ Community Plan Map ▪ Design/Development Tools
	1.6.4 Encourage mixed-use development in the Town Center. a. Establish a mixed-use land use designation and zone. b. Integrate new high density residential uses with planned commercial areas in the Town Center.	▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning)
	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,	▪ Development Standards. ▪ Design Guidelines ▪ Development Review ▪ Project Review Committee ▪ Development Regulations (Zoning)

	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.	

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 wastewater services as reasonable, feasible and appropriate, and these services shall be provided on a service area basis as applicable under jurisdictional authority, i.e. (Mutual Water Company, County Service Area, or Improvement District under the	▪ Public Health/Safety Requirements

	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.	
	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 Standards. ▪ 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 to the extent feasible 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 attractions and accommodations in unincorporated areas near natural amenities and resources that would not be diminished by tourist activities.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ 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, River.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee
	2.1.7 ED-5.6 Lakes The County shall promote Lake Kaweah as a major recreational area that includes camping, water sports, hiking, golf, conference/hotel facilities, and historic attractions.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ 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.	CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning)

		▪ Development Standards. ▪ 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 Standards. ▪ 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 Standards. ▪ Project Review Committee
	2.1.11 ED-5.10 Visitor-Serving Business The County shall encourage visitor-serving businesses to coordinate their advertising.	▪ County
	2.1.12 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
	2.1.13 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
	2.1.14 ED-5.14 Interagency Cooperation The County shall cooperate with federal land management agencies to develop and promote Three Rivers as a gateway community.	▪ 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.	▪ County
	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.	▪ County
	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.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development ▪ Standards. ▪ Project Review Committee ▪ CEQA Review
	2.4.2 ED-6.3 Entertainment Venues The County shall encourage the establishment of community and regional entertainment venues within community core areas.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee ▪ CEQA Review

	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.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee ▪ CEQA Review
	2.4.4 ED-6.6 Core Area Beautification The County shall promote the beautification of communities, hamlet core areas, and mountain service centers.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee ▪ CEQA Review
	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.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee ▪ CEQA Review
	2.4.6 PFS-6.1 Telecommunications Services The County shall work with telecommunication providers to ensure that all residents and businesses have access to telecommunications services, including broadband internet service. To maximize access to inexpensive telecommunications services, the County shall encourage marketplace competition from multiple service providers.	▪ County

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 3.1 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)
	3.1.1 Consistent with public health and safety requirements, 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 segments of the community's population.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Review
	3.1.2 Provide information to 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
	3.1.3 Designate adequate land to accommodate multi-family and senior housing in an appropriate area such as the Town Center.	▪ Community Plan Map ▪ Development Regulations (Zoning)
	3.1.4 Promote cluster development of senior and affordable housing options in Three Rivers in an appropriate area such as the Town Center.	▪ Design/Dev. Tools ▪ Development Regulations (Zoning)
	3.1.5 Encourage mixed use development (including housing components) in Three Rivers in an appropriate area such as the Town Center.	▪ Community Plan Map ▪ Design/Dev. Tools ▪ Development Regulations (Zoning)
Objective 4.1 Housing Mix (continued)		
	3.1.6 Encourage planned cluster residential development that groups residential properties in a proposed subdivision closer together in order to use the rest of the land for open space on suitable sites that can accommodate lot coverage while providing adequate open space to the extent feasible and appropriate given reasonably available and effective mitigation measures.	▪ Development Regulations (Zoning) ▪ Project Review Committee
	3.1.7 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
	3.1.8 Housing Policy 2.21 Require all proposed housing within the development boundaries of unincorporated communities is either (1) served by community water and wastewater, or (2) that physical conditions permit safe treatment of liquid waste by septic tank systems and the use of private wells.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee

		▪ CEQA Review
	3.1.9 Housing Policy 3.11 Support and coordinate with local economic development programs to encourage a "jobs to housing balance" throughout the Three Rivers Community.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee ▪ CEQA Review
	3.1.10 Housing Policy 3.12 Support locally initiated programs to provide neighborhood parks and recreational facilities for residential areas within the Three Rivers Community. The County shall use a wide range of funding mechanisms, such as the following, to adequately fund capital improvements, maintenance, and on-going operations for publicly-owned and/or operated facilities: 1. Establishing appropriate development impact fees, 2. Establishing assessment districts, and 3. Grant Funding.	▪ Community Plan Map ▪ CEQA Review ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee ▪ County
	3.1.11 Housing Policy 3.13 Encourage subdivision and housing unit design, which provides for a reasonable level of safety and security.	▪ Community Plan Map ▪ CEQA Review ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee
	3.1.12 Housing Policy 3.16 Actively seek federal, state, and private foundation grant funds for park and recreation facilities in the Three Rivers Community, including dual-use storm drainage ponding basins/recreation parks that would be implemented through project design to accommodate environmental mitigation. For large projects, encourage through a development agreement, the front loading of park and recreation facilities as a community benefit.	▪ CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee
	3.1.13 Housing Policy 4.21 Promote energy conservation opportunities in new residential development.	▪ CEQA Review ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards.

		▪ Project Review Committee
	3.1.14 Housing Policy 4.22 Enforce provisions of the Subdivision Map Act regulating energy-efficient subdivision design.	▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee ▪ CEQA Review
	3.1.15 Housing Policy 5.21 Administer and enforce the relevant portions of the Health and Safety Code.	▪ Community Plan Map ▪ CEQA Review ▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Project Review Committee

Objective 3.2 Mobilehomes: Provide a role for mobilehomes in satisfying community housing needs while ensuring that the mobilehome development is attractive and compatible with existing development.

	3.2.1 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)
	3.2.2 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 Standards. ▪ Project Review Committee
	3.2.3 In keeping with health and safety requirements, and complementary with the topography, require screening measures such as skirting or a similar type of architectural screening around the base of the mobilehome to improve mobilehome appearance and safety.	▪ Development Standards. ▪ Project Review Committee
	3.2.4 Remove abandoned mobilehomes.	▪ Building Inspection ▪ Code Compliance

	3.2.5 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 Standards. ▪ 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 4.1 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)
	4.1.1 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 Standards.
	4.1.2 Protect water quality and wildlife in Three Rivers by prohibiting, to the extent feasible and appropriate, land use activities that endanger water quality and/or wildlife as a result of pollution and/or sedimentation. a. Prohibit, to the extent feasible and appropriate, 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
	4.1.3 Ensure that new development does not excessively increase traffic flow through existing or planned residential areas.	▪ CEQA Review ▪ Circulation Plan ▪ Development Review
	4.1.4 Design roads in residential subdivisions to minimize through traffic.	▪ Circulation Plan ▪ Development Standards.

	4.1.5 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
	4.1.6 ERM-5.15 Open Space Preservation The County shall preserve natural open space resources through the concentration of development in existing communities, use of cluster development techniques, maintaining large lot sizes in agricultural areas, discouraging conversion of lands currently used for agricultural production, limiting development in areas constrained by natural hazards, and encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production.	▪ Development Review ▪ General Development Controls ▪ Maintenance Controls ▪ Natural Resource Mapping ▪ Public Lands/Easements ▪ Design Guidelines ▪ Development Standards. ▪ Project Review Committee ▪ Development Regulations (Zoning)

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 4.2 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)
	4.2.1 Protect and preserve the natural features and quality of the floodways of the Kaweah River. a. Establish a floodway setback, and monitor and enforce this setback. b. Prohibit, to the extent feasible and appropriate, 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	▪ Development Regulations (Zoning) ▪ Development Standards. ▪ Floodway Designation ▪ Natural Resource Mapping

	natural resources of the corridor.	
	4.2.2 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 Standards. ▪ Floodway Designation ▪ Natural Resource Mapping
	4.2.3 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 ▪ Development Regulations (Zoning)
	4.2.4 Create positive incentives for floodway and floodplain restoration and protection, including conservation easements and land trust management.	▪ Floodway Designation ▪ Grant Programs ▪ Public Lands and Easements
	4.2.5 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 standards is to eliminate all potential building sites, the standards 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 ▪ Project Review Committee
	4.2.6 Development proposals located in the designated river drainage areas shall be subject to Project Review Committee.	▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Standards.
	4.2.7 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
	4.2.8 Limit and control planting of non-native plants and trees in the riparian areas of the Kaweah River and all of its tributaries.	▪ Development Standards. ▪ Public Lands and

		Easements
	4.2.9 Establish a greenway along the Kaweah River to the extent feasible and appropriate.	▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning)
	4.2.10 HS-5.4 Multi-Purpose Flood Control Measures The County shall encourage multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the County's streams, creeks, and lakes. Where appropriate, the County shall also encourage the use of flood and/or stormwater retention facilities for use as groundwater recharge facilities.	▪ Development Review ▪ Design Guidelines ▪ Development Standards. ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.2.11 HS-5.9 Floodplain Development Restrictions The County shall ensure that riparian areas and drainage areas within 100-year floodplains are free from development that may adversely impact floodway capacity or characteristics of natural/riparian areas or natural groundwater recharge areas.	▪ Development Review ▪ Design Guidelines ▪ Development Standards. ▪ Project Review Committee ▪ 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 4.3 Oak Woodlands: Protect and preserve oak woodlands.

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	4.3.1 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 given reasonably available and feasible mitigation measures.	▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Standards. ▪ Development Review ▪ Design Guidelines
	4.3.2 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	▪ Natural Resources Mapping ▪ Public Lands and

	endangered given reasonably available and feasible mitigation measures. a. Any trees proposed for removal must be indicated on the submitted site plan with accompanying information stating the reason for tree removal.	Easements ▪ Project Review Committee ▪ Development Standards. ▪ Development Review ▪ Design Guidelines ▪
	4.3.3 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 ▪ Development Standards. ▪ Development Review ▪ Design Guidelines
	5.3.4 Establish a replacement standard of 1:1 to the extent feasible and appropriate for the removal and replacement of oak woodlands given reasonably available and feasible mitigation measures.	▪ Development Standards.
	4.3.5 Implement an educational program for community residents regarding blue oak woodlands, and encourage community participation in preservation efforts.	▪ Grant Programs
	4.3.6 Limit and control to the extent feasible and appropriate non-native plant species that threaten native oak woodlands.	▪ Development Standards. ▪ Public Lands and Easements ▪ Project Review Committee
	4.3.7 ERM-1.12 Management of Oak Woodland Communities The County shall support the conservation and management of oak woodland communities and their habitats.	▪ Grant Programs ▪ Public Lands and Easements ▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.3.8 ERM-1.4 Protect Riparian Areas The County shall protect riparian areas through habitat preservation, designation as open space or recreational land uses, bank stabilization, and development controls.	▪ Grant Programs ▪ Public Lands and Easements ▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Regulations (Zoning)

	4.3.9 ERM-1.8 Open Space Buffers The County shall require buffer areas between development projects and significant watercourses, riparian vegetation, wetlands, and other sensitive habitats and natural communities. These buffers should be sufficient to assure the continued existence of the waterways and riparian habitat in their natural state.	▪ Grant Programs ▪ Public Lands and Easements Natural Resources Mapping ▪ Project Review Committee ▪ Development Regulations (Zoning)
Objective 4.4 Native Vegetation and Habitat: Protect and preserve native vegetation and wildlife habitat areas.		
	4.4.1 Prohibit to the extent feasible and appropriate 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 ▪ Development Review ▪ Design Guidelines
	4.4.2 Restrict to the extent feasible and appropriate the removal of natural vegetation, except for wildland fire prevention purposes.	▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Development Review ▪ Design Guidelines
	4.4.3 Prevent to the extent feasible and appropriate encroachment of development into riparian habitat areas and habitat of endangered species and wildlife of special concern.	▪ Natural Resources Mapping ▪ Project Review Committee ▪ Development Regulations (Zoning) ▪ Development Review ▪ Design Guidelines
	4.4.4 Ensure to the extent feasible and appropriate that landscaping of development contains plant material compatible with the surrounding native vegetation.	▪ Project Review Committee ▪ Development Review ▪ Design Guidelines
	4.4.5 ERM-1.7 Planting of Native Vegetation The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation and wildlife,	▪ Development Regulations ▪ Natural Resources

	and ensure that a maximum number and variety of well-adapted plants are maintained.	Mapping ▪ Public Lands and Easements ▪ Project Review Committee ▪ Development Review ▪ Design Guidelines

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

	Policies	**Implementation Mechanism** (Numbers refer to descriptions of mechanisms, which follow table)
	4.5.1 Unless otherwise specified in this Community Plan, Implement the policies and standards of the Foothill Growth Management Plan regarding visual resources.	▪ FGMP
	4.5.2 New development proposals shall be subject to Project Review Committee to ensure minimal impacts to visual resources.	▪ Project Review Committee
	4.5.3 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
	4.5.4 Design roadways to minimize viewshed alteration and impact.	▪ Development Review ▪ Circulation Plan ▪ Design/Development Tools
	4.5.5 Design hilltop development to preserve the skyline and maintain an unobstructed scenic panorama.	▪ Development Review ▪ Design Guidelines ▪ Development Standards. ▪ Project Review Committee

	4.5.6 Prohibit development on ridgelines to the extent feasible for new development that causes a significant impact to the skyline and scenic panorama by requiring the development to blend into the landscape rather than becoming a focal point given reasonably available and feasible mitigation measures. The top of structures shall be designed to preserve the skyline and maintain an unobstructed scenic panorama.	▪ Development Regulations ▪ Development Review ▪ Natural Resources Mapping ▪ Project Review Committee
	4.5.7 Prohibit to the extent feasible and appropriate development on slopes 30% or greater, unless the inherent problems associated with developing on steep slopes can be mitigated without excessive grading given reasonably available and feasible mitigation measures.	▪ Development Review ▪ Natural Resources Mapping
	4.5.8 Require a grading and slope stabilization plan for the portion of the development exceeding slopes of 15% or greater.	▪ Development Review
	4.5.9 Prohibit alteration or cutting of existing slopes to the extent feasible and appropriate 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 4.6 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)
	4.6.1 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
	4.6.2 Limit to the extent feasible and appropriate development on sites with identified significant cultural or historical value.	▪ Development Regulations (Zoning)

	4.6.3 Consider incentives to promote restoration of historic structures and cultural and archeological resources in the community.	▪ Grant Programs
	4.6.4 ERM-6.3 Alteration of Sites with Identified Cultural Resources When planning any development or alteration of a site with identified cultural or archaeological resources, consideration should be given to ways of protecting the resources. Development can be permitted in these areas only after a site specific investigation has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.	▪ Archaeological Survey ▪ Development Review ▪ Design Guidelines ▪ Development Standards. ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.6.5 ERM-6.4 Mitigation If preservation of cultural resources is not feasible, every effort shall be made to mitigate impacts, including relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records.	▪ Archaeological Survey ▪ Development Review ▪ Design Guidelines ▪ Development Standards. ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.6.6 ERM-6.8 Solicit Input from Local Native Americans The County shall continue to solicit input from the local Native American communities in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.	▪ Archaeological Survey
	4.6.7 ERM-6.9 Confidentiality of Archaeological Sites The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.	▪ Archaeological Survey ▪ Development Review ▪ Design Guidelines ▪ Development Standards. ▪ Project Review Committee ▪ Development Regulations (Zoning)
	4.6.8 ERM-6.10 Grading Cultural Resources Sites The County shall ensure all grading activities conform to the County's Grading Ordinance and California Code of Regulations, Title 20, § 2501 et. seq.	▪ Archaeological Survey ▪ Development Regulations (Zoning)

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	▪ Development Regulations

	environment.	
Objective 6.3: Provision of Water and Wastewater Continue the efficient provision of water and wastewater services within the Urban Area Boundary (UDB).		
	6.3.1 Ensure that the provision of public services (water and wastewater) 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 wastewater collection and treatment capacity for existing and planned development in Three Rivers that is within the boundaries of the CSD.	▪ Extension of Services ▪ Public Health/Safety Requirements
	6.3.5 Require commercial areas to form Improvement Districts under the auspices of the Community Services District when community water and wastewater 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 to the North Fork Bridge.	▪ Circulation Plan
	7.1.6 Establish a Dial-a-Ride program to improve access and mobility for seniors. a. Participate in the annual Unmet Transit Needs hearing of transit providers.	▪ Intergovernmental Coordination
	7.1.7 Establish and maintain a high level of traffic enforcement in Three Rivers.	▪ Public Health/Safety Requirements ▪ Intergovernmental Coordination
	7.1.8 Require the installation of left and right hand turn lanes (as necessary) as development conditions.	▪ Development Review

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

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

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

GOAL 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 Standards.
	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 Standards. ▪ Intergovernmental Coordination