

AGENDA
Three Rivers Community Plan Update
Community Meeting
Monday May 12, 2014 7:00 P.M.
Arts Building
Three Rivers, CA



... service with pride.

Resource Management Agency

1. Welcome and Introduction
2. Project Status/Review of Community Meeting #3 April 14, 2014
 - a. Research Materials for Compatible Development and Related Topics:
 - (1) Defining Community Attributes
 - a) Attachment 1 Oakhurst Area Plan Community Vision
 - b) Attachment 2 City of Claremont Community Character
 - c) Attachment 3 Tuolumne County Community Identity Element
 - d) Attachment 4 City of Springville Utah Community Identity
 - (2) Foothill Growth Management Plan
 - a) Attachment 1 County of Tulare Foothill Growth Mgt. Plan
 - (3) Development Standards
 - a) Attachment 1 Tulare County General Plan Policies
 - (4) New Development Compatibility with Existing Community Design
 - a) Attachment 1 Tulare County General Plan Policies
 - (5) Oak Woodland Management
 - a) Attachment 1 Tulare County General Plan Policies
 - b) Attachment 2 Tuolumne County Oak Tree Removal Ordinance
 - (6) Community Signage Design Standards
 - a) Attachment 1 Tulare County General Plan Policies
 - (7) Community Noise
 - a) Attachment 1 Tulare County General Plan Policies
 - (8) Gateway Community Concepts Including Visual Community Design
 - a) Attachment 1 Tulare County General Plan Policies
 - b) Attachment 2 Town of Paradise Gateway Policies
 - c) Attachment 3 City of Fort Bragg Gateway Policies
 - d) Attachment 4 City of Vacaville Gateways Plan
 - (9) City Incorporation Requirements through LAFCo
 - a) Attachment 1 Tulare County LAFCo Policies
 - b. Continued Discussion, Detailed Review of Goal 1 Compatible Development
 - (1) Draft Three Rivers Community Plan Update Goals, Policies, and Objectives

3. Research Materials Requested from April 14, 2014 Meeting Topics of Discussion

- (a) Three Rivers Community Visioning Process from 2001.
- (b) Local Control/Enforcement of Standards/Local Community Governance/CSD Powers.
- (c) Plan and Program Implementation Chapter in the Community Plan.
- (d) Community Informational Handbook for New Residents/Work with Realtors, Chamber, and Non-Profit groups for Community Outreach (Welcome Wagon concept).
- (e) Importance of providing a balanced plan promoting Economic Development and Protection and Conservation of the Environment.
- (f) Utilization of Noise Policies from the General Plan/EIR Analysis to Refine Noise Standards for the Community.
- (g) General Plan Link and word search engine identification.
- (h) Visual Resources Impairment (Blue Reflective Address Signs).
- (i) Placement of FEMA Maps on the webpage.
- (j) Oak Tree Preservation including Sycamore area Inventory Baseline Material in EIR/Concern with Concrete Lined Ditches impacting Riparian Vegetation.
- (k) Gateway Community Definition tied Specifically to the National Park/Additional Review of Gateway Concepts.

4. Continued Discussion, Detailed Review of Goal 1 Compatible Development

- (a) Draft Three Rivers Community Plan Update Goals, Policies, and Objectives

5. Topics for the Next Meeting

6. Next Steps

7. Adjournment: Next Meeting June 9, 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/>

3. RESEARCH MATERIALS REQUESTED
FROM APRIL 14, 2014 MEETING TOPICS
OF DISCUSSION:

(a) THREE RIVERS COMMUNITY VISIONING PROCESS FROM 2001

**ATTACHMENT 1
THREE RIVERS COMMUNITY WORKSHOPS
COMMUNITY VISIONING JUNE 14, 2001 AND
JUNE 17, 2002**

THREE RIVERS COMMUNITY WORKSHOP
JUNE 14, 2001
COMMUNITY VISIONING
PUBLIC COMMENTS FROM RESIDENTS

Major Themes

The River is the heart of the community

Control growth

Improve communication (Establish better notification standards)

Establish and enforce stronger development standards

Balance rural character with higher design standards

Natural Environment

- Preserve the floodways along the Kaweah River.
- Rivers are the heart of Three Rivers. The River is the heart of the community, and the most important
- Community asset.
- Implement an abatement program to eradicate Arundo in the middle of Fork Drive. (2)
- The riparian areas are key assets to the community.
- Preserve the floodways; it is critical to community. It provides for human, animal and plant life. Many of the naturally occurring species represented in this area are rare and endangered. (3)
- Set back river development to maintain water quality.
- Ensure all buildings and other development is set 25 feet away from floodplain.
- Standardize all floodways.
- The natural environment is very important.
- Encourage residents near parts of the river to clean and remove excessive growth from along the banks.
- This river is the heart of Three Rivers. We need precise standards to guard against development in the 100-year flood zone.
- The floodway is as important as the slopes and the ridgelines. The floodway runs right through the middle of town.
- Prohibit constructions of houses on floodplain and any site that has sandy soil or rounded boulders.
- Provide a more realistic map of the floodplain.
- Keep beach lines well away from the floodplain. It poisons the wildlife, plants and residents with river wells.
- Install a greenway along the river.
- The Sierra Los Tulare Land Trust is mid-way through a one-year, Packard-funded conservation planning efforts that has a special focus on the Kaweah Riparian corridors above the dam. As a result of this planning process the SLTLT will be working with local landowners to protect the biological quality of the corridors.
- Control weeds along the floodway.
- Control non-native plants and trees.
- Keep floodways clear and keep water in town.
- Provide for unimpeded river courses.
- Keep structures and other developments out of flood zone.
- Provide a riparian zone/wildlife corridor.
- Remove and control invasive alien plants in river corridors.
- Stop development on flood plain.

- Require an expensive permit for those who build on the floodplain. The revenue generated from these permits will go toward cleaning and restorations costs of property damaged during a flood.
- Provide repeated bailouts of affected properties.
- Keep septic tanks away from flood the zone.
- Protect rivers from water withdrawals.
- Flooding is important to the health and life cycles of riparian vegetation. I strongly support preservation of floodways and minimizing development in the floodplain. Appropriate development in the floodplain might be a community park with few structures and native vegetation.
- Control non-native vegetation along riparian areas.
- Include enforcement measures.
- Provide incentives to preserve floodplain by buying and placing conservation easements, and/or other protection methods to cease or slow development in flood plain.
- Prohibit the changing of water course/direction to suit property owners desire to increase or decrease water flow past their property
- Yes (Preserve the floodway along the Kaweah River) (7)
- Eradicate/control non-native species in the river
- Establish financial penalties for building in the floodplain
- Update the County floodplain map
- Store water in the dam for recreational use for residents
- The federal government is responsible for illegal dumping in the floodplain
- Preserve alders, sycamores and cottonwoods
- Prohibit clear cutting
- Is it possible to prohibit cutting oak or sycamores?
- This is difficult to enforce
- Obtain biologist's input on the blue oaks
- Identify biological resources in the community, and maintain the data in a planning document
- Is it permitted to build below the ridgelines?
- An issue in the community is building roads on steep slopes
- Highway 198 is eligible for a County designated scenic highway
- The Holiday Inn is built in the wetlands
- Regulate food disposal (to ensure that bears don't have access)

Protect and Preserve Oak Woodlands

- Implement a program to educate surrounding residents about the Blue Oak Woodlands (as stated in the presentation they suffer from poor regeneration). Encourage community to get involved in the preservation of these woodlands.
- Woodlands are essential and beautiful because they provide shade, food and cleaner air.
- Consider replacement standard as a viable option. (2)
- Recognize that the oaks, river, and wildlife are the some of the reasons residents live in Three Rivers.
- This is a good idea but ensure that there is flexibility to create a viable residential building site.
- Encourage saving oaks.
- Sycamore and cottonwoods also need to be preserved. (5)
- We shouldn't have to give up our property to animals that have moved into the overgrowth of the woodlands.

- Property owners should still have the right to cut down trees on their own land. (2)
- Fine property owners and biological reserves on South Fork Drive who allow their animals to do damage to plants and trees.
- High priority for CADFG and for the SLTLT. The SLTLT will be writing a Kaweah-Tulare Conceptual Area Plan by December 2001 that will guide Wildlife Conservation Board funding priorities.
- Protect wildlife.
- Protect and help support and inform new research on Three Rivers.
- Keep new development out of oak woodlands.
- Identify and protect key ecological hotspots.
- Restrict cutting of oaks. (3)
- Oak woodlands have been heavily impacted by development and grazing throughout the state. The oak woodlands are some of the most aesthetically pleasing and ecologically important components of Three Rivers. A number of species depend on these oak woodlands. Any development must minimize its impact on these woodlands.
- Do not clear oak woodlands.
- Eradicate non-native plant species that threaten existing native plants.
- Protect mature trees and saplings of slow growth species.
- Natural flora and fauna are more important than the quality of life for humans living there.
- Yes (Protect and Preserve oak woodlands) (9)

Preserve Visual Resources, Including Viewsheds and Ridgelines.

- Do not build on ridgelines. (9)
- Prohibit development on viewsheds.
- Cut as few trees as possible.
- Community would prefer to see views of nature than houses.
- Keep a close eye on this project.
- Prohibit building on slopes. (5)
- Encourage use of land trusts.
- Be careful not to become over-zealous
- Designate 198 a scenic highway. (3)
- Concerned about the effect buildings will have on viewsheds.
- Fire protection is impossible in some areas of Three Rivers; people have to live with that risk.
- SLTLT mission is to protect the natural, scenic, agricultural and historic lands of the Southern Sierra foothills and Tulare Valley through stewardship, restorations and education. The STLT is working to help make Highway 198 a designated scenic highway. CA Cal already lists it as eligible for this designation.
- Design roadway to minimize viewshed alternation and environmental damage.
- Keep buildings small and low in scale within community so as not to impede views.
- Preserve Three Rivers outstanding views.
- Cap building heights. (2)
- Maintain native vegetation as part of the viewshed in developed areas.
- Create mini sites within the viewsheds that are protected to help us see what we are losing.
- Ensure that there is no new development just below ridgelines.
- Slope standards should preclude notching and modifying slope to allow building or other methods of modification and circumvent the original intent of the standards.
- Marin County did a great job of protecting ridgelines.
- Ensure that any development on ridgelines or slopes is not intrusive.

- Roads cut on a steep slope with proper culverts and drainage swales cause erosion and loss of topsoil and plants. These roads are also ugly.
- Yes (Preserve visual resources, including viewsheds and ridgelines.) (4)

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

- Establish architectural standards.
- These are our heritage, touchstones of our past; learning opportunities, aesthetically pleasing, and they provide continuity and character.
- Kaweah residents deal with things quickly because they don't become bogged down in committees. They simply raise funds and do the work. This is the way they have handled renovating the post office, maintaining of the unique town signs, and patrolling North Fork to reduce gang activity, trash, alcoholic beverages, and drug users.
- The above list of resources does not represent or define all of the towns historical and cultural resources.
- Restore the Pumpkin Hollow Bridge.
- Development should not damage historic resources.
- Add gardens, playgrounds, and restrooms.
- Three Rivers has already lost too many historical resources such as the colonial graveyard at Chilcott Ranch.
- Develop a method to educate new comers about the importance of these historical elements to the community.
- No Caucasian has lived in Three Rivers to have his structures considers historical.
- Prioritize the preservation of Native American structures.
- Yes (Preserve historical, cultural and archaeological resources including the Kaweah post office, historical bridges, and cultural Native American Resources) (9)

Land Use and Community Character

- Establish an Urban Area Boundary (UAB) that is contiguous with the existing Planning Area Boundary.
- Clarify what a UAB means for Three Rivers.
- Do not restrict homes and businesses.
- Extend the CSD boundary to include area within UAB to have control over all septic.
- Do not extend the UAB beyond the planning area, and consider a smaller UAB.
- Relocate businesses along 198 and replace with open space.
- Yes (Establish an Urban Area Boundary (UAB) that is contiguous with the existing Planning Area Boundary). (2)
- Kaweah residents have worked with County officials and raise funds to get the things done.
- Do not establish an Urban Area Boundary.
- Define urban
- Cluster commercial development, so there isn't strip commercial
- Require on-site waste management for larger parcels
- Is zoning going to change land use designations?
- Why is light industrial adjacent to residential in the community plan?
- Is a winery classified as an industrial use?
- The Town Center extends along Highway 198
- The community may face a tradeoff between a scenic corridor or commercial uses
- Are there currently development pressures in Three Rivers?

- Clarify the change in the census definition (Three Rivers as a Census Designated Place)
- Is Three Rivers a growing community?
- The true population of the community is higher than the census figures

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

- Build a community center that will include youth activities and a large supervised swimming pool. (2)
- Community needs a park that has public restrooms and picnic tables.
- Ensure that Town Center plans include trees and walkways.
- It would be nice if people could get out their cars while running errands to socialize.
- Do not limit the development of businesses outside the proposed Town Center Area.
- Town Center needs to be near the river, because the river is the center of town.
- Develop in Village Town Area. (2)
- Three Rivers already has two rapidly growing 'Town Centers'. One is in the Village Market Area and the other is on North Fork Drive.
- Why honor one Town Center over the other? Develop two areas as commercial centers.
- Create a central business strip; we don't have one currently.
- Develop one Town Center, not two. (2)
- The Village Market Area needs a heart.
- Retain some public open space with a few buildings that will define the area.
- Three Rivers has very little local businesses, but locals don't really support local businesses.
- Don't replicate Oakhurst.
- Three Rivers does not need more commercial development. (5)
- Perhaps existing businesses need to relocate in order to improve river access and views of the river.
- The Town Center should be small in scale and replace the some the existing business that are currently in inappropriate locations.
- Establish height standards less than 50 feet and include standards for natural paint colors and varied elevation aspects.
- The goal of this strategy should be to reduce the concentration of retail establishments in constrained areas with minimal parking and congested traffic along 198 from North Fork to the School.
- Yes (Create a Town Center with a concentration of commercial, retail and social uses to help strengthen Three Rivers as a livable community.) (6)
- No.

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

- Diversify land uses in the community.
- Prohibit building on floodplain or on steep slopes that may compromise the integrity of the natural environment.
- Preserve wildlife and pedestrian/bicycle amenities.
- This is not economically viable. This area is mostly residential and doesn't have a good tax base.
- Only allow residential development in South Fork Drive. Many residents move to Three Rivers to get away from people.

- Set a standard for new commercial development.
- No art deco or key sheds.
- Residential development should include cluster housing to eliminate over dependence on private autos.
- Preserve open space and farmland.
- The Stilt's vision is to live in a community where a natural richness complements agricultural richness, creating economic well being and retaining significant vestiges of our natural past.
- Discourage national chains and restrict drive-thru(s).
- This community's economy is based on tourism, retirement dollars, NPS employment, and bedroom commuters not from industrial and other commercial activities.
- If the census 2000 shows 2248, which is fewer than the 1990 census, what's the basis for planning for growth over the next 20 years? Clarify the census figures.

Limit growth.

- Seek entertainment assets.
- Industrial development will create undesired air pollution. (2)
- No (2)

Ensure compatibility between land use types and intensities.

- Preserve existing ranchlands.
- Ensure that the look and feel of the community is rural.
- Minimize light pollution.
- Limit growth to larger parcels with strict adherence to perk tests, leach field sighting, and building permit inspections to maintain water quality.
- Do not mix zones.
- Be careful of types of labels a vineyard is hardly light industrial.
- No
- Consider access and geographic constraints.
- Set a 5-acre minimum lot size.
- The Tulare County Planning and Development Department routinely waives zoning, fire protection, leach field regulation when people apply for building permits.
- Set consistent acreage limits or regulations throughout Three Rivers.
- Yes (Ensure compatibility between land use types and intensities) (8)

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

- Provide affordable housing for singles.
- Encourage walking and riding bikes.
- If this means more multi-family zoning then make sure that there are strong design guidelines in place.
- Ensure that growth does not result in overcrowding.
- Do not compromise the natural environment.
- Balance housing options with an equal amount of options to preserve open space.
- Consider implementing a minimum lot size or a maximum density to guard against over crowding.
- Consider impact on septic systems.

- High-density housing usually has negative impacts.
- Land use issues must obtain Tulare County is full cooperation. These issues must be communicated to the entire effected community especially when project and residential permits are involved.
- Implement design standards to ensure the best use of available land.
- Allow for unique and diverse architecture.
- Do not over-regulate land uses.
- Prioritize the development of a Senior Center.
- Yes (Encourage a diversity of housing options for all Three Rivers residents, including affordable housing for families, seniors, and National Park Service employees). (7)
- No

Development Standards.

- Ensure that future development is compatible with existing development and the natural environment.
- Is a zero-growth plan a possibility?
- Consider an option employed by some San Diego communities where new home can only be built on existing sites. Currently, new homes are built on vacant lots while other deserted houses remain on sale for years.
- Be careful of height limits.
- Ensure development is better than existing development.
- Remove CZ zone from all of Three Rivers.
- Review existing zones.
- Cluster commercial development in one area around Town Center 198.
- Restrictions should not infringe on my personal rights.
- Update flood map.
- Prohibit development that replicates the Holiday Inn. (2)
- Increase notification from County regarding new development.
- Ensure that future development is compatible with the natural environment and the rural, historical/cultural heritage at Three Rivers.
- Create guidelines so that we can keep rural gateway ambience of Three Rivers.
- Include commercial community to employ our resident and provide for their needs.
- This is critical to preserving the character of the community, which residents moved to Three Rivers to enjoy.
- Set standards for height, color, and design.
- Ensure that standards that are set will be permanent and enforced by the County. (2)
- Require the County to notify residents about any new developments.
- Keep buildings and development out inappropriate places like the riverbeds, wetlands, and natural drainages.
- If architectural standards are not implemented soon it will be too late.
- Ensure large site development does not have a negative impact on septic system.
- Is it possible to have a scenic corridor and development standards?
- There is a scenic corridor in place today
- Maintain a scenic corridor in the future
- How was the Holiday Inn permitted, based on current standards?
- There are not enough standards in the existing plan
- Establish more specific standards

- Can we regulate national chains?
- It isn't legal to regulate chains, but can regulate square footage of a use
- Regulate signage for chains
- Restrict lighting at the golf course
- Restrict times of lighting and amount of lighting
- Do not restrict residential development

Establish rural compatibility standards including:

- Lighting standards and guidelines.
- Encourage motion sensors to deter residents from using intrusive security lights. (5)
- Ensure lights are pointed down, and turned off when not in use. (6)
- Create and enforce a dark sky ordinance. (3)
- Reduce light pollution. (5)
- Prohibit bug lights.
- Prohibit or restrict use of business lights at night. (5)
- Prohibit the use of 24-hour security lights. (3)
- Yes (Establish lighting standards and guidelines) (6)

Standards for signage.

- Keep signage small and inconspicuous. (7)
- Use natural materials to make signs.
- Prohibit use of neon or blinking signs. (6)
- Ensure sign lights are only on at night.
- No signs!
- No off-site signs.
- Scenic corridor would require stricter control. (2)
- Signs in town are too high, too large, and too ugly.
- No plastic banners.
- Lighted signs should be turned off when the business is closed.
- Regulate size and materials.
- Ensure surrounding residents approve signs.
- Yes. (Establish standards for signage) (8)

Noise restrictions.

- I would like to be able to hear the river, the birds, the breeze, as opposed to dogs and radios.
- I'm fine with birds singing and cows mooing.
- Prohibit gas powered leaf blowers.
- The Lion's Club is concerned that new restrictions may prohibit various social events that the club holds because they have recently had some complaints from neighbors. The Club has been holding these events for the past 50 years or so and only in last ten years have they received complaints. The events happen less than 20 days of the year.
- Restrict noise caused by off-road vehicles driving on slopes (for recreational purposes) adjacent to residential areas.

- Restrict loud music coming from vehicles and homes.
- Prohibit excess noise after 10PM.
- Prohibit construction before 7AM and after 7PM.

Vegetation standards.

- Retain native vegetation (5)
- Minimize disturbance of existing vegetation.
- Prohibit invasive non-native species of plants. (5)
- Minimize irrigation and use drip irrigation instead of sprinklers.
- Ensure that plants require low amounts of water. (2)
- No more palm trees.
- Have homeowners keep their part of the river clear.
- Yes (Establish vegetation standards) (6)
- No (2)

Setback standards for residential development.

- This is a touchy and explosive subject to address.
- Vary setbacks so as not to have all the houses in rows.
- Encourage low-density development.
- Ensure that existing resources are not impacted.
- Setback is less important than overall site plan.
- Screen buildings with appropriate vegetation.
- Limit acreage.
- Front setbacks to 1/3 of lot.
- Set for both front and side.
- Yes (Establish setback standards for residential development) (9)

Streetscape guidelines for roadways, paths and sidewalks.

- Inconspicuous
- Natural plantings
- One of Three Rivers' most scenic corridors was destroyed the last bike path put in.
- Remove the ugly wire mess on 198.
- No more curbs and gutters.
- This is less of a priority.
- This needs immediate attention.
- Install walkways for commercial areas.
- Plant more trees along walkways and on side of roads.
- Yes (Establish streetscape guidelines for roadways, paths and sidewalks) (8)

Standards for fences

- Ensure that fences are unobtrusive and use natural materials when possible.
- Do not block wildlife movement (2)
- Not necessary in a rural area.
- No (3)
- Encourage diversity.

- This restriction is not necessary--it's too intrusive. (2)
- Prohibit chain-linked fences. (2)
- Prohibit cinder block fences.
- Keep out fences.
- This is a difficult thing to restrict due the variety reasons a person may have for building a fence (decorative, restricting animals, privacy, etc).
- Keep fences low.
- Include standards for other types of closures especially those for commercial places.
- Ensure that fences are aesthetically pleasing and blend in with character of the neighborhood.
- Ensure fences are tall enough to keep animals in and trespassers out.
- Yes (4) (Establish standards for fences)

Apply Rural Compatibility Standards through the site plan review process.

- Ensure that this is enforceable. (2)
- Limit to larger parcels due to water and sewer limitations.
- Enforce stricter standards for on-site waste management.
- Create more prescriptive and precise standards for new development to prevent 3-4 Story structures.
- Encourage diversity in the community, so that Three Rivers does not end looking like Santa Barbara.
- Concerned about for safe water and control of septic system.
- Visual and aesthetic design guidelines should be determined through community consensus at another a future town meeting.
- Clarify the concept of rural compatibility standards.
- Landowners in the immediate surrounding area should be notified and have an opportunity to view site plans. (2)
- Tulare County should be more conservative with building permit applications.
- Yes (Apply rural compatibility standards through the site plan process) (6)

Transportation and Public Safety.

- Develop a Traffic Circulation Plan with management strategies and improvements to increase safety and community access.
- Install flashing yellow lights near schools, currently through traffic does not slow down to a safe speed.
- Complete bike lane to Park.
- Keep the gravel/dirt road on South Fork and North Fork Drive
- Install more bike lanes. (2)
- Be careful not to damage scenic corridor.
- Do not place heavy restrictions on businesses.
- We already have a bikeway!
- Include plans for improvements to pedestrian and bicycle amenities. (7)
- Install left turn lanes near large developments. (2)
- There aren't many things needed regarding traffic.
- Develop more public transportation options.
- Install traffic calming devices that will make the traffic slow down. (2)

- Improve access to Cherokee Oaks because current access is unsafe and also a dangerous fire hazard. (4)
- Do not increase access to community.
- Implement free bicycle system.
- Encourage ride-sharing to/from Visalia.
- Require businesses to contribute funds to improve traffic conditions because their businesses contribute to the increase of traffic.
- Develop public transportation to valley and parks.
- Strengthen CHP enforcement of the speed limits.
- Additional walls and guardrails are unnecessary.
- Current roads are not adequate for more growth.
- Improve pedestrian access currently most roads in Three Rivers are not pedestrian-friendly (this is unsafe for walkers). (2)
- Horse Creek Bridge is unsafe.
- Follow-through with Cal-Trans plans for a scenic corridor.
- North Fork Road at Ann Lang's is unsafe. (2)
- Increase number of turnouts for Trailers/RVs.
- Lower speed limit in town to 30 miles/hour.
- Post speed limit more frequently along South Fork Drive.
- Establish a scenic corridor.
- Set standard for business and commercial signs allowed along Highway 198.
- Yes (Develop a Traffic Circulation Plan with management strategies and improvements to increase safety and community access) (5)
- North Fork and South Fork roads present a challenge we don't want to widen the roads, but need to ensure access
- Require left and right turn lanes as development conditions
- Improve address matching
- Are there restrictions regarding fire department access?
- More traffic enforcement is needed
- Access for emergency vehicles conflicts with environmental protection
- Establish Highway 198 is a double fine area for speeding

Questions

- Why is shoreline pointed out?
- Will the walkway be along the highway or river?

Ensure adequate access for emergency and safety vehicles consistent with SRA standards.

- Cherokee Park is a prime example of a congested area with only one exit. A blockage there will capture many.
- Retain rural aspects of community, such as rural roads.
- Keep our fire station open.
- Three Rivers needs a local fire station that will be operated year round. (3)
- Do not compromise the natural environment to improve safety access. Do the minimum bring us up to standards.
- Conflicts with visual standards.

- Review width standards for emergency access into new developments. Incorporate current thinking as evidenced by less width.
- What difference does it make if the County closes the fire station?
- Improve ambulance service.
- Yes (Ensure adequate access for emergency and safety vehicles consistent with SRA standards.) (4)

Additional Comments and Suggestions

- We should look at opportunities for preserving our rural wooded, riparian areas a mitigation bank for neglected lands in the County.
- Install more walkways. (2)
- Preserve wildlife habitats and wildlife corridors. (2)
- Keep things small, quiet, and simple.
- Ensure improvements blend in with the character of the neighborhood.
- Make privacy a priority.
- Ensure sustainable development.
- We do not have to grow much more.
- Save trees and river.
- Need a more precise, prescriptive plan than the current one.
- The plan should not be too restrictive that it may become more exclusive than effective.
- Residential development in most southern part of the site is unrealistic.
- Don't turn Three Rivers into another Truckee or Auburn!
- Protect bears from trash receptacles.
- Improve access to Emergency Medical Care; currently it takes an hour to get to Kaweah Delta Emergency Room.
- Improve fire protection. CAP must maintain adequate staff here during peak fire danger periods.
- Develop standards for trash disposal to guard against Black Bear attacks. (2)
- Provide information on fireproofing homes and buildings.
- There was a lack of communication between Visalia Planning/Support Board and residents in Three Rivers regarding new buildings like the Holiday Express.
- Consider creating car-free, pedestrian-friendly areas that have shade trees and safe walkways for children and elderly.
- Prioritize neatness, safety, and healthy environmental sustainability in plans and guidelines.
- Focus new development in the foothills and avoid covering farmlands in the valley.
- Increase outreach efforts, the turnout for this public meeting was not representative of the community.
- Leave water in lake, it takes some of pressure off the rivers.
- Residents should receive plans in form of a publication for a closer review.
- The Holiday Inn Express is built on the floodplain with an inadequate sewage system. It is too tall and leaves its lights on all night. It does not blend in with the character of the community.
- The County must enforce present regulations.

Questions.

- How can we allow Three Rivers to grow when we do not have adequate water resources for existing residents?

- What are our funding sources?
- Why does the County allow people to live in travel trailers?

THREE RIVERS COMMUNITY WORKSHOP 6-17-02
COMMUNITY VISIONING
PUBLIC COMMENTS FROM RESIDENTS

1. Land Use Community Character

Goal 1: Compatible Development

Objective 1.1 Compatible and consistent development

- Site Plan Reviews: maybe somewhat restrictive for current homeowners.
- Light industrial; why not expand to community commercial.
- An overlay is not a good idea.
- Boundaries are fine; we cannot control the entire world.
- Independence is one of the reasons we live in an area of this nature.
- Public notice in local community paper.
- Put public notice in Three Rivers Newspapers for development project. Notify all adjacent neighbors and those within a mile, we live very spread out, for example we drive 6 miles to get to the post office.
- Site Plan Review for Community standards should be implemented. If possible design standards might be suitable for future implementation.
- How do you do this? Vineyard on a hillside changes the flow of water down the hillside. Each house up the hillside changes the drainage flow. All development has negative effects on the existing development. How would you prevent a Shoshone? Built environment abandoned. Negative effect on the community.
- Please have plan require every county notification to be in the Three Rivers Newspaper, not just once in a while. This has in the past and still is now a pressure on owners of the Newspapers because so much of their advertiser revenue is from realty companies.

Objective 1.2: Rural Gateway Character

- Signage character should be implemented as soon as possible; it is not too late.
- Yes!

Objective 1.3: Rural Development Standards

- Prohibit use of invasive species.

Objective 1.4: Quality Office Commercial, and light Industrial development

- Our only light Industrial land in Three Rivers is occupied by a Winery. More land should be designated as such. We do not have land zoned for contractor's yards etc. We have many more conforming uses such as the Red Barn, which although is compatible with the community is not conforming to zoning. Zoning descriptions have not kept up with changes in manufacturing or even storage in the current world.
- The only light industrial development presently zoned is a vineyard. The topography is such that does not lend itself to this type of development. Will there be accommodation for it? Or

is it intentional? How about M1 zoning in the community? Commercial area? What are the time frames for the completion of this plan?

- We need to designate more areas as potential light industrial sites.

Objective 1.5: Urban Area Boundary

- Too large an area

Objective 1.6: Town Center

- Include senior living condos and apartments in this town center. This is the only area for seniors. We are losing many seniors our community due to lack of adequate housing for this life period, i.e. low maintenance, smaller floor plans, availability of public amenities.

Goal 2: Appropriate Densities

Objective 2.2: Utilization of existing public facilities

- What is the physical holding capacity of a parcel?

Goal 3: Economic Vitality

Goal 4: Diverse Housing Options

Objective 4.1: Housing Mix

- Drop National Park Service from Goal. Why single out that resident group?

Objective 4.2: Mobile Homes

- Be very cautious with mobile home parks.

Goal 5: Environmental protection and conservation

Objective 5.1: Protection of the Natural Environment

- Most important.
- Soil disturbance (e.g. grading activities) should be specifically included here.
- Surface water diversions should be addressed.

Objective 5.2 Kaweah River

- Too much water is being extracted by greedy landowners. I prefer protecting the 500-year-old flood plain; protect sycamores, willows and alders along rivers.
- Size of proposed ponds should be limited in volume. There is a recreational pond (small lake) being built, seven to eight miles up south, that clearly will adversely impact on the on the river in the summer months. It is patently inconsistent with our day environment.
- This must include riparian vegetation, which is important for biological (e.g. Habitat) and physical (e.g. stream channel roughness/ flow character) reasons. Ideally, the cumulative effects of developments should be addressed and mitigated.
- We must not get overly intrusive into private property rights.

Objective 5.3 Oak Woodlands

- The provisions for Oak woodland should also extend to other native, intact vegetation types.

- Yes, builders should not disturb land around oaks by extensive and unnecessary grading. Don't remove oaks and plant palm trees to attract tourists. It is an affront to the environment.
- Protect more than oaks

Objective 5.4: Native vegetation and habitat

- How about objective for sycamore forest preservation, not just oak woodland? Might be buried in riparian area/ Kaweah River Objective.

Objective 5.5: Visual Resources

- Especially ridgeline development, see Boulder Colorado for example. Poor soil grading has far greater impacts than just visual.
- Yes, I don't want to see trophy homes on ridges instead of live Oaks and Blue Oaks.

Goal 6: High quality Public Facilities and Services

Objective 6.2: Open Space and Recreational Facilities

- Public access restrooms
- Community recreation facilities are important and should include access to surrounding natural environments that people value.

Objective 6.3: Provision of Water and Sewer

- This is the primary limiting factor to all Three River's growth. The Federal/ State and County are broke. Three Rivers is rock, river and hills. Therefore, community water and sewer is financially prohibitive. Large parcels and low densities are a must.

Goal 7: Safe and Accessible Transportation and Circulation

Objective 7.1 Transportation and Circulation System

- Left hand turn lane for turning into North Fork Drive when heading upriver on Highway 198.

Objective 7.2 Access to transportation corridors

- Address pedestrian traffic in vicinity of existing town center, not just the school (policy 7.1.5).

Objective 8.1 Adequate emergency access

- All roads should require permits from the county to ensure as little erosion as possible and accessibility for emergency vehicles to comply with state response area standards.
- Be heard!
- Policy # 3.1.3 is most important, we must ensure that Tulare County maintains a fire station in Three Rivers.
- Addressing issues used to be considered by the county. If not for present numbering, for future addressing in developments.

General Comments

Land Use

- Emphasize wildlife corridors
- An Urban Area Boundary is not an Urban Development Boundary

- Suggestion: take the Urban Area Boundary up to the park
- Significant development occurs outside of planning area boundary, such as on South Fork
- What does this mean in terms of service delivery (if an Urban Area Boundary is established)?
- Who will manage future development in Three Rivers
- Planning Commission
- County Staff
- Public Notice- 1) CEQA requirements 2) Public Hearings Notice
- Noticing adjacent property owners may not be enough- there are cases where development may affect entire community.
- Which newspaper publishes public notices?
- Notices need to be published in the local paper
- The Kaweah Commonwealth is a community newspaper, and it is delivered free to every home weekly
- Require public notices to be published in the Kaweah Commonwealth
- Commercial and light industry businesses have shut down in the community
- It is difficult to start businesses in the community
- We need to retain our existing commercial development
- Expand areas for Light Industrial development
- There are other needs, such as contractor yards or equipment storage areas that may not be appropriate as Commercial or as Light Industrial.
- Technology has changed industry, it is possible that there are some commercially zoned properties that may be adequate for light industrial development
- Is there adequate land supply in Three Rivers?
- The Community needs somewhere to put air in tires/ change a flat (service station)
- The Lions Roping Arena should be designated as recreational on the land use map
- The community needs to control growth and population
- The County subdivision standards for roads and driveways are often not compatible with community
- How was river floodway defined?
- State maps
- Floodway is too generalized- it needs to be applied at a parcel level
- Ensure site plan review isn't too restrictive
- Site plan review could work in Three Rivers
- Ensure that site plan review isn't too restrictive
- Is there a way to strengthen criteria for rural land use?
- Design guidelines would not work in Three Rivers
- There needs to be a way to standardize the development process, and give the public direction
- Include clustering of development, to provide for more open space

Public Safety

- Ensure consistent road names/numbering
- Need sequential addressing
- People self-assign addresses, and the numbering gets out of order
- The fire department is required to know how to get to every house in the community
- Residents can go to fire department and update the map
- A problem occurs when houses have to share addresses (only one address is provided per ingress/egress)

Transportation

- What are recommendations for improvements at Cherokee Oaks?
- What about bike lanes?
- Consider future connections to the park
- Consider stop lights (part of the Caltrans process)
- How does funding of road improvements occur?
- General tax (example)
- Three Rivers is a gateway community, and bears the burden of being located next to a National Park

Public Facilities

- Provide public access to restrooms
- The Sheriff's Department and the Fire Department are required to provide emergency services, it doesn't matter if development is located outside of an Urban Area Boundary

Natural Environment

- Protect the water as a feature of Kaweah River
- How far are we going to go to protect water quality in the river? This should be a priority.
- Oak Woodlands is a critical feature in Three Rivers
- When the dam is raised, water is going to back up. The Plan needs to recognize this.
- Is Slick Rock going to be removed?
- Where is public going to have access to recreation areas?
- According to the Army Corps of Engineers, there is no recreation money available in the dam project
- Raising the dam affects tourism, recreation, and businesses
- Establish a minimum pool (20,000 AC Feet) above silt level
- Ensure public access to lake (after dam is raised)
- The area has been designated as a pilot project for recreational land
- Intergovernmental Coordination is necessary on this project
- If there isn't adequate public access to the lake, it is very congested and dangerous at the access points

**(b) LOCAL CONTROL/ENFORCEMENT OF
STANDARDS/LOCAL COMMUNITY GOVERNANCE/CSD
POWERS.**

DISCUSSION

(c) PLAN AND PROGRAM IMPLEMENTATION

ATTACHMENT 1
SOUTHEASTERN SAN DIEGO COMMUNITY PLAN

IMPLEMENTATION - SCHEDULE OF ACTIONS

| LAND USE OR CATEGORY | ACTION | TIMING | RESPONSIBILITY FOR ACTION | FINANCING SOURCE | FINANCING MECHANISM |
|----------------------------|--|------------|---|---------------------------------|--|
| REVIEW AND MONITOR PLAN | <p>This plan in itself cannot solve problems. The City of San Diego with assistance from other agencies, the community planning group and other community organizations must oversee its implementation. Working together, they should:</p> <ol style="list-style-type: none"> 1. Initiate actions to implement plan proposals. 2. Monitor development activity for conformance to the plan. 3. Ensure that the City's Capital Improvements Program is consistent with the goals and recommendation of this plan. 4. Review and update this document and make major amendments when necessary. | Continuing | Planning Department, Planning Committee, Private Citizens | City | General Plan |
| CODE ENFORCEMENT | Continue concentrated code enforcement. | Continuing | Code Enforcement Team | City and Project First Class | General Fund, CDBG and Project First Class |
| DEVELOPMENT REGULATIONS | 1. Prepare tailored zoning regulations for all portions of the community. | Immediate | Planning Department | City | General Fund |

IMPLEMENTATION - SCHEDULE OF ACTIONS

| LAND USE OR CATEGORY | ACTION | TIMING | RESPONSIBILITY FOR ACTION | FINANCING SOURCE | FINANCING MECHANISM |
|----------------------------|--|------------------------|--|------------------------------|---|
| DEVELOPMENT REGULATIONS | 2. Rezone properties consistent with the recommendations in the Residential, Commercial, Industrial, Village/Mixed Use, and Open Space and Recreation Elements. | Immediate | Planning Department | City | General Fund |
| | 3. Require that all projects involving discretionary approval comply with the Urban Design Element guidelines and other recommendations of this plan. | Continuing | Planning Department, SEDC, Housing Commission | Applicants | Developer |
| | 4. Add zoning representatives and planning personnel as needed to process building permits on a ministerial basis, review discretionary permits and to enforce zoning regulations. | As soon as possible | Planning Department, City Council | City | General Fund, CDBG |
| HISTORICAL RESOURCES | 1. Undertake a comprehensive historical and architectural survey of the cultural and heritage resources of Sherman Heights and other areas of historical significance. | As soon as possible | Planning Department Community and Historical Organizations | To be determined | General Fund, CDBG |
| | 2. Rehabilitate private residences or encourage adaptive reuse in historic districts. | As soon as possible | Planning Department, Historic Site Board, Housing Commission | State or federal programs | Housing Commission rehabilitation programs, bonds, tax incentives for historic preservation. |

IMPLEMENTATION - SCHEDULE OF ACTIONS

| LAND USE OR CATEGORY | ACTION | TIMING | RESPONSIBILITY FOR ACTION | FINANCING SOURCE | FINANCING MECHANISM |
|----------------------|--|---------------------|---|--|--|
| RESIDENTIAL | <ol style="list-style-type: none"> 1. Private rehabilitation of residential structures. | Continuing | Planning Department, SEDC, Housing Commission | State or federal programs, City General Fund | Housing Commission rehabilitation programs, tax incentives for historic preservation, rehabilitation training services |
| | <ol style="list-style-type: none"> 2. Prevent concentrations of residential care facilities and regulate their locations and operations. | Continuing | Planning Department | Private developer fees | |
| COMMERCIAL | <ol style="list-style-type: none"> 1. Establish three community commercial shopping facilities at Otto Square, Southcrest East and Gateway Center East, facilitating lot assembly, setting design controls and precluding other uses. | As soon as possible | SEDC, Planning Department | State or federal programs, developers | Redevelopment tax, tax increment financing and private investment |
| | <ol style="list-style-type: none"> 2. Commercial revitalization to include exterior rehabilitation, landscaping in the right-of-way and on private land, curb and sidewalk improvements, coordinated signage, lighting and colors and advertisement, particularly in the following areas: <ol style="list-style-type: none"> a. Along Oceanview Boulevard and Imperial Avenue, in Mountain View b. Grant Hill c. Lincoln Park | | | | |
| COMMERCIAL | | | | | |

IMPLEMENTATION - SCHEDULE OF ACTIONS

| LAND USE OR CATEGORY | ACTION | TIMING | RESPONSIBILITY FOR ACTION | FINANCING SOURCE | FINANCING MECHANISM |
|----------------------|--|---|---|--------------------------------------|--|
| | d. Mount Hope - east of Gateway Center East | | | | |
| | e. National Avenue, west of SR-15 | | | | |
| | f. Logan-Euclid Prof. Business Assoc. area | | | | |
| 3. | Commercial redevelopment along Imperial Avenue from 25 th Street to SR-15, plus other portions of Dells Imperial and Central Imperial Redevelopment Project areas. | As soon as possible | SEDC, Planning Department | State or federal programs | Redevelopment tax increment financing |
| 4. | Development of public parking lots for commercial activities. | In conjunction with new commercial development rehabilitation | City Property Department, Planning Department, SEDC | Private | BIDs or special assessment districts |
| 5. | Control location and operations of new businesses selling liquor by requiring a Conditional Use Permit for new liquor licenses or a change in license. | Immediate | Planning Department | Developer | Developer permit processing fees |
| INDUSTRIAL | 1. Create consolidated industrial centers, reserving these areas for limited industrial office activities, through zoning controls and assisting in lot assembly (see list, p. 63) | Continuing | Planning Department, SEDC | City, also state or federal programs | Use of City General Fund for rezonings, Redevelopment Agency tax increment financing, enterprise funds |
| INDUSTRIAL | 2. Prohibit auto dismantling junk yards, outdoor open storage recycling industries throughout the community. | Ten years from adoption | Planning Department, City Attorney | City of San Diego | Use of General Fund |

IMPLEMENTATION - SCHEDULE OF ACTIONS

| LAND USE OR CATEGORY | ACTION | TIMING | RESPONSIBILITY FOR ACTION | FINANCING SOURCE | FINANCING MECHANISM |
|---------------------------------|--|---------------------|--|---|--|
| | 3. Improve appearance of new industrial development through adoption of new zoning standards and design review for selected sites. | Immediate | Planning Department | City, developers | General Fund, developer permit fees |
| | 4. Limit toxic materials storage at existing sites and prepare an ordinance that will limit and control these uses | As soon as possible | Planning Department | City, state or federal programs | General Fund |
| OPEN SPACE AND LANDSCAPED AREAS | 1. Acquire open space for passive recreation uses to complete this plan's recommended open space. | Continuing | Park and Recreation | | Open Space Bonds |
| | 2. Preserve the open space areas of Radio Canyon and Chollas Creek and increase the opportunities for public access. | Continuing | Park and Recreation, SEDC, Planning Department | City | General Fund |
| | 3. Request Caltrans to improve landscaping along freeway corridors throughout Southeast. | Continuing | City of San Diego | Caltrans | State highway funds or leases to private developer permit fees |
| | 4. Preserve hillsides, canyons and drainage areas through rezonings and requirements for special permits, such as the Hillside Review Overlay Zone permit process. | Continuing | Planning Department | City and Developers | General Fund, developer permit fees |
| | 5. Plant street trees and provide additional landscaping in private projects. Implement the landscaping element of the Project First Class Urban Design Program. | As soon as possible | Private Citizens New Development, SEDC, City | Project First Class, Funds, CDBG, Property Owners | Formation of assessment districts for maintenance |

IMPLEMENTATION - SCHEDULE OF ACTIONS

| LAND USE OR CATEGORY | ACTION | TIMING | RESPONSIBILITY FOR ACTION | FINANCING SOURCE | FINANCING MECHANISM |
|-------------------------|---|------------|-------------------------------------|---------------------|-------------------------|
| PARKS AND RECREATION | 1. Ensure the safety of parks through the promotion of neighborhood watch and police surveillance programs. | Continuing | Private Citizens, Police Department | City | General Fund |
| | 2. Purchase and improve park sites as recommended in this plan. | Continuing | Park and Recreation Department | Property Owners | CIP Funds and park fees |
| | 3. Increase private recreational opportunities requiring minimum open areas and facilities in new private residential projects. | Continuing | Planning Department | Developers | Private investment |
| POLICE AND FIRE | Maintain and improve response times of police and fire services. | Continuing | Police and Fire Departments | City | General Fund |
| SCHOOLS | 1. Improve programs of racial desegregation | Continuing | San Diego Unified School District | School District | School fees |
| | 2. Maintain and enhance the availability of community college and other higher education programs. | Continuing | San Diego Unified School District | School District | School fees |
| SCHOOLS | 3. Monitor school capacities. Ensure adequate resources, physical facilities and number of instructors for student group sizes comparable to schools outside the community. | Continuing | San Diego Unified School District | School District | School fees |

IMPLEMENTATION - SCHEDULE OF ACTIONS

| LAND USE OR CATEGORY | ACTION | TIMING | RESPONSIBILITY FOR ACTION | FINANCING SOURCE | FINANCING MECHANISM |
|---------------------------------------|--|---------------------|---|------------------|--|
| SCHOOLS | 4. Ensure appropriate reuse of unneeded school sites possible by applying Institutional Overlay Zone to review the need for public facilities and an appropriate residential zone to ensure a compatible residential density if other facilities are needed. | As soon as possible | Planning Department | N/A | N/A |
| PUBLIC FACILITIES - CIP | Ensure that the City's Capital Improvements Program is consistent with continuing with the goals and recommendations of this plan. | Continuing | Engineering and Development Department, and other managerial departments, Planning Department | City | General Fund |
| PUBLIC FACILITIES - FINANCING PLAN | Adopt A financing plan indicating timing and source of funding for needed public improvements such as: a. additional fire station b. expansion of library facilities c. improved street lighting standards d. sidewalk improvements e. construction of bike routes f. roadway improvements | Immediate | Engineering and Development Department | City | General Fund, CIP funds, and Developer impact fees (unless stated otherwise below) |
| PUBLIC FACILITIES - FINANCING PLAN | | | | City, private | Assessment district. If above General Plan |
| PUBLIC FACILITIES - FINANCING PLAN | | | | State, city or | CDBG, BIDS, or General Fund |

IMPLEMENTATION - SCHEDULE OF ACTIONS

| LAND USE OR CATEGORY | ACTION | TIMING | RESPONSIBILITY FOR ACTION | FINANCING SOURCE | FINANCING MECHANISM |
|--|--|---------------------|---|---|--|
| | <ul style="list-style-type: none"> • Implement physical and operational improvements to meet the City's design standards and reduce accidents. • Improve streets to reduce bottlenecks • Improve north-south vehicular access where possible. • Continue to improve streets and alleys through the Project First Class Street and Alley Improvement Program. | | | State | CDBG funds |
| PUBLIC FACILITIES FINANCING PLAN | | | | | |
| | g. Purchase of park sites | | | | |
| | h. Park improvements and maintenance | | | | |
| | i. Street landscaping and maintenance | | | Private, state | Assessment districts for maintenance CDBG funds for landscaping |
| PUBLIC FACILITIES - PUBLIC TRANSIT AND NONVEHICULAR TRANSPORTATION | 1. Maintain public transit accessibility to downtown. Improve the frequency and level of service. | Continuing | Engineering and Development Department (Transportation and Traffic Engineering), MTDB | City, state and federal programs, Users | |
| TRANSPORTATION | 2. Improve pedestrian and bicycle access to public transportation. Improve all pedestrian and bicycle transportation routes. | As soon as possible | Engineering and Development Department | City | CIP funds |
| UTILITIES | Continue to underground utilities on major streets. | Continuing | SDG&E | City, state programs | CDBG funds, CIP funds |

**ATTACHMENT 2
GLENN PARK COMMUNITY PLAN
SAN FRANCISCO**

Implementation Program

This Implementation Program outlines follow-up actions recommended to put the Plan's vision on the ground. The table below will provide guidance to City agencies on projects, programs and further studies to implement the Glen Park Community Plan.

LAND USE & URBAN DESIGN

| PROJECT | ACTION | KEY AGENCY | TIMEFRAME | POTENTIAL FUNDING SOURCE |
|--|--|----------------------------|------------------------|---------------------------|
| Revised Neighborhood Commercial Zoning | Update Planning Code to reflect zoning change of existing neighborhood commercial district (NC-2) to Glen Park Neighborhood Commercial Transit (NCT) district. | Planning | Upon Plan adoption | Planning Department |
| Height District Revisions | Reduce maximum building heights for new construction on portions of Diamond, Wilder and Cheney Streets from 40-X to 35-X. Allow additional 5' height (45-X) on portions of Bosworth, Diamond, Joost Ave and Monterey Blvd for taller ground floor storefronts. | Planning | Upon Plan adoption | Planning Department |
| Streetscape Improvements | Develop streetscape strategy for core village area to include some or all of the following benches, new bus shelters, newsrack consolidation, bulbouts, possible sidewalk widening, utility undergrounding and street tree planting. | Planning, BART, SFMTA, DPW | Ongoing | Grants |
| BART parking lot site | Pending outcome of future BART community process, review and consider proposals for alternative uses on parking lot | Planning | Pending BART proposals | Planning Department, BART |
| Historic Preservation | Present historic resources survey for adoption to Historic Preservation Commission (HPC) | Planning | Near-term (1-5 years) | Planning Department |
| | Nominate eligible properties to the California Register of Historical Resources | Planning | Near-term (1-5 years) | Planning Department |

AGENCY KEY

SFMTA: San Francisco Municipal Transportation Agency
 SFCTA: San Francisco County Transportation Authority
 SFPUC: San Francisco Public Utilities Commission
 DPW: Department of Public Works
 Rec Park: Recreation & Parks Department
 BART: Bay Area Rapid Transit District

TRANSPORTATION

| PROJECT | ACTION | KEY AGENCY | TIMEFRAME POTENTIAL | POTENTIAL FUNDING SOURCE |
|-----------------------------|---|----------------------------|---------------------------------|--|
| Pedestrian Improvements | <p>Prioritize and proceed with implementation of pedestrian street improvements:</p> <ul style="list-style-type: none"> Bosworth and Diamond Streets intersection: possible treatments include special paving, high-visibility crosswalks, bulb outs, widened sidewalks, and reconfiguration of BART plaza entrance New Bosworth Street pedestrian crossings: Lyell Street, Arlington Street. | SFMTA, Planning, DPW, BART | Near-term (1-5 years) | State, regional, federal grants, existing department budgets, Prop K sales tax |
| Bicycle Network projects | <p>Implement Glen Park bicycle projects as identified in <i>San Francisco Bicycle Plan</i> including:</p> <ul style="list-style-type: none"> Lyell Street bike lanes Bosworth St. bike lanes btw. Diamond and Rotteck Bike Lanes on Monterey Blvd on and off ramps to San Jose Avenue Bosworth, Arlington and Diamond Streets shared lane markings ("sharrows") | SFMTA | Completed | Funded |
| Bicycle Parking | <p>Install additional bicycle parking where needed. Possible locations include commercial area, BART, and near Glen Canyon Park</p> | SFMTA, BART | Ongoing | State, regional, federal grants, local sources |
| Transit Service Adjustments | <p>Implement proposed Transit Effectiveness Project (TEP) routing changes:</p> <ul style="list-style-type: none"> 35-Eureka extension to BART Station (completed) 36-Teresita route adjustments | SFMTA | In Process | SFMTA |
| Transit capital investments | <p>Determine which long-term transit capital projects should be pursued in Glen Park. Projects may include:</p> <ul style="list-style-type: none"> BART station/Muni interface Private shuttle circulation, boarding, and drop off improvements at BART station Muni transit stop adjustments Accessible connection to J-Church platform | SFMTA, BART | Mid and long-term (5-10+ years) | State, regional, federal grants, SFMTA, BART, Prop K sales tax |

| PROJECT | ACTION | KEY AGENCY | TIMEFRAME POTENTIAL | POTENTIAL FUNDING SOURCE |
|--|---|----------------------------------|--------------------------|--|
| BART Plaza Redesign | Design and construct reconfigured BART plaza. | BART, SFMTA, Planning | Mid-term (5-10 years) | State, regional, federal grants, BART |
| Traffic Calming and Vehicle Circulation projects | <p>Prioritize and implement traffic calming and vehicle circulation projects. Project elements may include pedestrian bulb-outs, new crosswalks, pedestrian refuge islands, traffic control changes, striping changes or other treatments:</p> <ul style="list-style-type: none"> • Joost/Monterey Blvd intersection • Arlington/Wilder/Natick Streets intersection • Bosworth/Arlington/I-280 on-ramp intersection • Bosworth/Lyell Streets intersection | SFMTA, Planning, Caltrans | Mid-term (5-10 years) | State, regional, federal grants, SFMTA |
| San Jose Avenue near-term traffic calming improvements | Identify and implement appropriate near-term traffic calming improvements such as signage, striping changes, decreased speeds, bicycle improvements, radar speed signs or other measures. | SFMTA, Caltrans | Near-term (1-5 years) | State, regional, federal grants, existing department budgets, Prop K sales tax, Caltrans |
| San Jose Avenue Redesign | Conduct a design and engineering study to determine the feasibility of redesigning San Jose Avenue as a local street and attractive boulevard (with and without the removal of the Bosworth Street overpass) that is better integrated into surrounding neighborhoods. | SFMTA, SFCTA, Caltrans, Planning | Near-term (1-5 years) | State, regional, federal grants, existing department budgets, Prop K sales tax |

OPEN SPACE

| PROJECT | ACTION | KEY AGENCY | TIMEFRAME POTENTIAL | POTENTIAL FUNDING SOURCE |
|---------------------------------------|---|--------------------------------|-----------------------|---|
| Greenway Design | Develop landscape design for a linear recreational greenway linking the Glen Park neighborhood commercial area to Glen Canyon Park along City-owned Bosworth Street parcels and nearby streets. | Rec Park, SFPUC, DPW, Planning | Near-term (1-5 years) | Existing department budgets, grants |
| Greenway Construction and Maintenance | Build and maintain linear recreational greenway path linking the Glen Park neighborhood commercial area to Glen Canyon Park along City-owned Bosworth Street parcels and nearby streets. | Rec Park, SFPUC, DPW, Planning | Mid-term (5-10 years) | State, regional, federal grants, Prop K sales tax |
| Islais Creek Study | Conduct study to determine engineering feasibility, benefits and potential impacts of daylighting a portion of Islais Creek through Glen Park with attention given to adjacent property owners' concerns. | SFPUC, Planning | Near-term (1-5 years) | SFPUC, grants |
| BART Plaza Redesign | Design and construct reconfigured BART plaza. | BART, SFMTA, Planning | Mid-term (5-10 years) | State, regional, federal grants, BART, SFMTA |
| Glen Park Village "parklet" | If initiated by community, convert parking stall(s) into small open space with seating, tables, planters and/or bicycle parking. | SFMTA, Planning, DPW | Near-term (1-5 years) | Pavement to Parks program, donations |

(d) COMMUNITY INFORMATIONAL HANDBOOK FOR NEW RESIDENTS/WORK WITH REALTORS, CHAMBER, AND NON-PROFIT GROUPS FOR COMMUNITY OUTREACH (WELCOME WAGON CONCEPT).

**ATTACHMENT 1
VILLAGE OF ROMEOVILLE
WILL COUNTY, ILLINOIS**



Welcome

Village of
Romeoville
Where Community Matters

The Village of Romeoville is located in Will County along the Des Plaines River in the northeastern part of the State of Illinois.

The French geographer Louis Jolliet and the Jesuit Missionary Father Jacques Marquette are thought to be the first Non-Native American men to travel through the region in 1673. Large numbers of Non-Native Americans did not arrive in the area until the late 1820's, when access to the Great Lakes Plains became easier due to the opening of the Erie Canal in New York.

In the early 1800's, Congress brought forward plans to construct the Illinois-Michigan shipping canal to facilitate greater non-Indian settlement. The plans called to connect Lake Michigan and the Illinois River. With President Jackson's Indian Removal Act of 1830, Native American villages along the canal were moved out and replaced with new towns and villages. In 1835, the canal's board of commissioners laid out the town of "Romeo", its original name. Romeo was named in honor of the Shakespearean hero and planned as a romantic twin city and rival for nearby "Juliet". Juliet's name was later changed to Joliet to honor the famous explorer Louis Jolliet and Romeo shortly followed by becoming Romeoville.

The Illinois and Michigan Canal was completed in 1848 and connected the Great Lakes to the Mississippi River along a well established Indian portage route. The 97 mile canal extended from the Chicago River near Lake Michigan, to the Illinois River at Peru, Illinois. It rapidly transformed Chicago from a small settlement to a critical transportation hub between the East and the developing Midwest.

With a history dating back to the middle of the 19th Century, "Romeo" grew with its bustling stone quarry industry. Romeoville acquired the distinction of becoming the "Stone City", even before Joliet. Many fine examples of buildings constructed of Romeo limestone still exist, including the Illinois Capitol Building in Springfield.

On January 19, 1895 residents of Romeoville voted for incorporation. Romeoville was officially proclaimed as a village on January 21, 1895. One month later, Louis Hamann was elected the first President of the Village of Romeoville Board of Trustees.

As with many communities throughout the nation at this time, fire took a toll on the Village during its early development. On April 11, 1918 the entire Village was threatened by fire as Peter Startz's saloon, residence, icehouse, garage and barns were destroyed. Before the fire could be entirely extinguished, Richard Farrell's grocery store and home were also ruined.

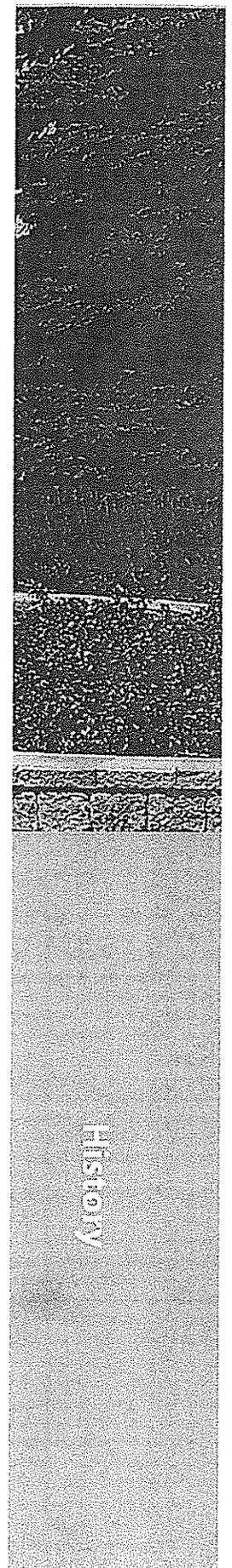
In 1922, Gleaners Hall on Naperville Road at Illinois Route 53, was built and became the center of the Romeoville community for many years to follow. In 1963, the hall was burned down in a controlled practice by local fire departments to make way for a modern subdivision of homes.

The population of Romeoville in 1929 was 200 people with approximately 46 residences. Romeoville prided itself on having the Lockport Grain Elevator, three taverns and Romeo Beach within its corporate limits. Digging again occurred in Romeoville in the early 1930's when the Chicago Drainage Canal was deepened. The Canal then became known as the Chicago Sanitary and Ship Canal.

Lacking new industries, Romeoville's population gradually declined during the first half of the twentieth century. Illinois Bell Telephone Company records indicate ten telephone subscribers in the Village in 1935. Census figures show 180 residents in 1939; 170 residents in 1940; and 147 residents in 1950.

In 1957, Romeoville entered a new era in its history when over six hundred acres of farm land on the west bank of the Des Plaines River on Illinois highway 66A, (now known as State Route 53), was annexed for the development of Hampton Park subdivision. In 1964, another section of 446 acres of the subdivision was annexed to the contiguous area of the village. These annexations, in addition to other small parcels of annexed land, greatly increased the Village's population. It increased from 197 residents in 1957 to 3,574 residents in 1960; to 6,358 residents in 1963; to over 15,000 in 1971.

The Village of Romeoville also experienced a very large period of growth from the early 1990's to the present day. A Special Census conducted in 2006 indicated that Romeoville's population was 36,709 residents, resulting in a 75% increase since the year 2000. This growth in the population continues to bring a healthy and diverse mix of residential, commercial and industrial development welcomed by the Village as we move forward in the 21st Century.



Resident Services Phone Number 3-1-1

Resident Services Online

www.romeoville.org

- Make suggestions
- Request information or action
- Receive email notifications of events or news

Village Hall (815) 886-7200

1050 West Romeo Road
Monday - Friday 8:00 a.m. - 5:00 p.m.

Finance Department
• Water Billing Department (815) 886-7212

Community Development
• Planning & Zoning (815) 886-7213
• Building Inspections (815) 886-7203

Fire Prevention (815) 372-404

Police Department (815) 886-7219
1050 West Romeo Road
Emergency - 911
• Code Enforcement (815) 886-7215

Fire Department
Station 1 (815) 886-7227

18 Montrose Drive
Station 2
1321 Enterprise Drive

Station 3
698 Birch Drive

Public Works Department (815) 886-1870
615 Anderson Drive

Recreation Department (815) 886-6222
900 West Romeo Road

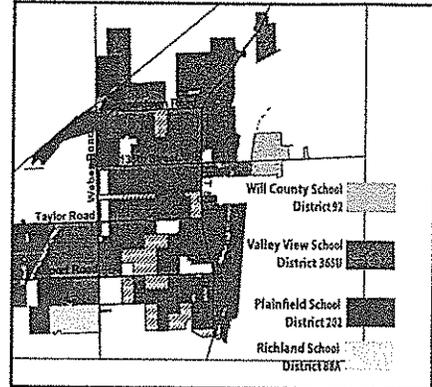
Emergency Management (815) 886-4085
195 S. Budler Road

Electronic Recycling Location

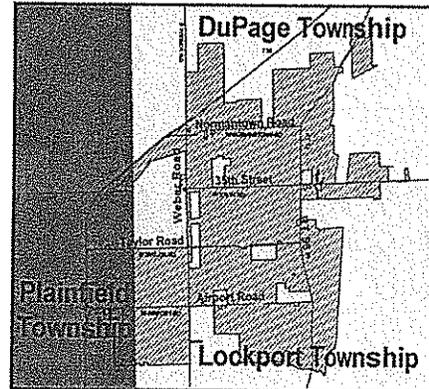
195 S. Budler Road
Open during these hours only:
Wednesday - 6:00 - 8:00pm
Saturday - 11:00am - 3:00pm

Taxing District Maps

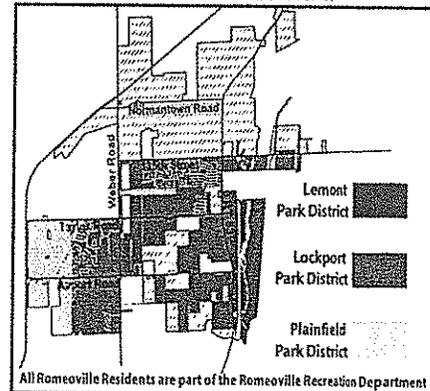
SCHOOL DISTRICT MAP



TOWNSHIP MAP



PARK DISTRICT MAP



www.romeoville.org

Utilities/Refuse Collection

| | |
|------------------|----------------|
| NICOR | (888) 642-6748 |
| ComEd | (800) 334-7661 |
| AT&T | (800) 244-4444 |
| Comcast | (800) 266-2278 |
| Waste Management | (815) 725-4200 |

Schools

| | |
|---|----------------|
| Valley View District 365 U www.vvsd.org | (815) 886-2700 |
| Plainfield District 202 www.learningcommunity202.org | (815) 439-3240 |
| Richland District 88a www.d88a.org | (815) 744-6166 |
| Will County District 92 www.d92.org | (815) 838-8031 |
| Lockport Township High School 205 www.lths.org | (815) 588-8100 |
| St. Andrews www.standrewromeoville.com | (815) 886-5953 |
| Bible Baptist www.bbcomeoville.org | (815) 886-4850 |
| Joliet Junior College www.jjc.edu | (815) 886-3000 |
| Lewis University www.lewisu.edu | (815) 838-0500 |
| Rasmussen College www.rasmussen.edu | (815) 306-2600 |
| Wilco Career Center www.wilco.k12.il.us | (815) 838-6941 |

Townships

| | |
|--|----------------|
| DuPage Township www.dupagetownship.com | (630) 759-1317 |
| Lockport Township www.lockporttownship.com | (815) 838-0380 |
| Plainfield Township www.plainfield-township.com | (815) 436-8308 |
| Wheatland Township www.wheatlandtownship.com | (630) 851-3952 |

Park Districts

| | |
|--|----------------|
| Lockport Township Park District www.lockportpark.org | (815) 838-1183 |
| Plainfield Park District www.plainfieldparkdistrict.com | (815) 436-8812 |

Fire District

| | |
|--|----------------|
| Lockport Township Fire Station 3 www.lockportfire.org | (815) 372-2941 |
|--|----------------|

Library Districts

| | |
|--|----------------|
| Des Plaines Library www.dpvlib.org | (815) 838-0755 |
| Plainfield Library www.plainfield.lib.il.us | (815) 436-6639 |

Chamber of Commerce

| | |
|---------------------------|----------------|
| www.romeovillechamber.org | (815) 886-2076 |
|---------------------------|----------------|

Romeoville Post Office

(815) 886-9040

Community Service Council

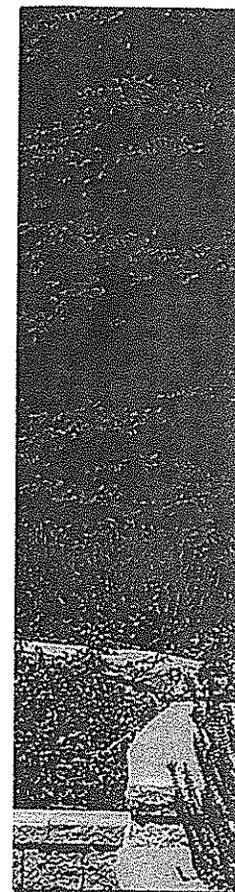
Provides counseling services to residents
www.thecsc.org

Will County Clerk

Voter Registration
www.willclrk.com

Will County Property Taxes

www.willcountytreasurer.com (815) 740-4648



Directory

Beautification Commission

The Beautification Commission assists in the beautification of the Village by suggesting solutions to resolve the problems of properties that do not meet the minimum standards. The Commission identifies homes, businesses and industries that are being maintained in an extraordinary condition and recommends recognition awards. They also maintain the Good Neighbor Fund in an effort to promote property maintenance.

Downtown Redevelopment Commission

The Downtown Romeoville Redevelopment Commission is a group of residents, property and business owners and Village officials with the objective of guiding the redevelopment of Downtown Romeoville. The Commission provides inputs on plans, proposals and programming for the downtown area.

Economic Development Commission

The Economic Development Commission is a group of developers, business owners and Village Officials with the mission of facilitating balanced economic growth that enhances the quality of life in Romeoville.

Ethics Commission

The Ethics Commission investigates, conducts hearings and deliberations, issues recommendations for disciplinary actions, imposes fines and refers violations of the ethics ordinance to the appropriate attorney for prosecution.

Finance Committee

The Finance Committee evaluates and reviews topics pertaining to a wide range of activities pertaining to the Village's finances and the operations of the Finance Department.

Fire and Police Commission

The Board of Fire and Police Commissioners appoint all officers and members of the Fire and Police Departments of the Village.

Green Team

The Green Team advises the Village on ways to target environmental goals, educational campaigns and encourage schools, non-profit and religious organizations, businesses and residents in conserving natural resources, alleviating the effects of global warming and promoting sustainability.



Planning and Zoning Commission

The Planning and Zoning Commission is responsible for preparing a comprehensive plan for the guidance, direction and control of the growth and development or redevelopment of the Village and recommending changes to the official comprehensive plan from time to time as may be deemed necessary.

Romeoville Emergency Management Agency

The Romeoville Emergency Management Agency is a municipal agency comprised of volunteers who are on call 24 hours a day, 7 days a week providing additional manpower and resources for public safety. They assist Romeoville's Police and Fire Departments as well as all of the other Village Departments as needed. They also operate and maintain the outdoor warning siren system for the Village. Every member is a certified weather spotter as well as being trained in all other areas of response including traffic control, pump outs, first aid, emergency lighting, search and rescue, emergency shelter and communications.

RPTV

Romeoville Public Television provides a service to the community by creating original programming that can be viewed on cable within the community. RPTV provides the training and equipment necessary to videotape sporting events, theater and special events in the Village such as RomeoFest. RPTV is an all volunteer organization that exists through community involvement.

Senior Commission

The Senior Service Commission is a seamless network of services and resources for the senior population of Romeoville. Functions of this commission will include addressing and discussing areas of importance to senior citizens and making recommendations to the Village Board as necessary. Also the commission helps by assisting senior citizens in obtaining support from local governmental or other local agencies, highlighting additional resources and offering educational opportunities.

Veterans Commission

The Veterans Commission recognizes the contributions of residents of the Village who have served in the Armed Forces of the United States. The Commission assists veterans in preserving their rights in obtaining benefits from various governmental agencies by cooperating with the agencies for the benefit of the veterans and educating the citizens as to the accomplishments and contributions of veterans.

Youth Outreach Commission

The mission of the Youth Outreach Commission is to serve as an advocate that collaborates and communicates resources and services that will engage youth of all ages and families to make positive choices to enhance their lives as well as their communities.

The award winning Romeoville Recreation Department exists to provide quality recreational services to the Romeoville community through a diversified selection of classes, programs, athletic leagues and community events to all age groups. From toddlers to senior citizens every resident can find an activity or event that will suit their needs. It is the desire of the Recreation Department to continue to add to its already wide variety of leisure time activities that are offered to residents.

Recreation Center

The 55,000 square foot Recreation Center is the hub of Recreation Department activities and features two full court gymnasiums, various program and meeting rooms, preschool classrooms, a gymnastics area, an indoor playground, a senior/teen center and a fitness center.

The 3,000 square foot Fit 4 Life Fitness Center features state-of-the-art cardio and strength training equipment, locker rooms with showers and a beautiful aerial view of Village Park. A variety of membership packages are available as well as personal training and aerobics classes.

Open Gym and indoor walking is available every day of the week for certain age groups. Participants can get their daily walk in, practice their basketball skills or meet up with friends. Please contact the Recreation Department for hours as they may vary.

Your child will have an adventure to remember at the Jungle Safari Indoor Playground. Slither through the anaconda slide, listen to the sounds of the jungle and let your imagination go WILD. The Jungle Safari also serves as a child care area for program and fitness center participants. Jungle passes are available for purchase.

Birthday parties are another feature of Recreation Center offerings. Choose from Dance, Sports, Pajama, Gymnastics and Jungle Safari Parties. All party packages include admission for 12 children, a balloon decorated party room, pizza, drinks, a surprise for each child and a group photo.

Rental opportunities are also available for the meeting rooms and gymnasium at the Recreation Center. These facilities are perfect for parties, banquets, showers, luncheons and other special events and activities.

Recreation Programs & Events

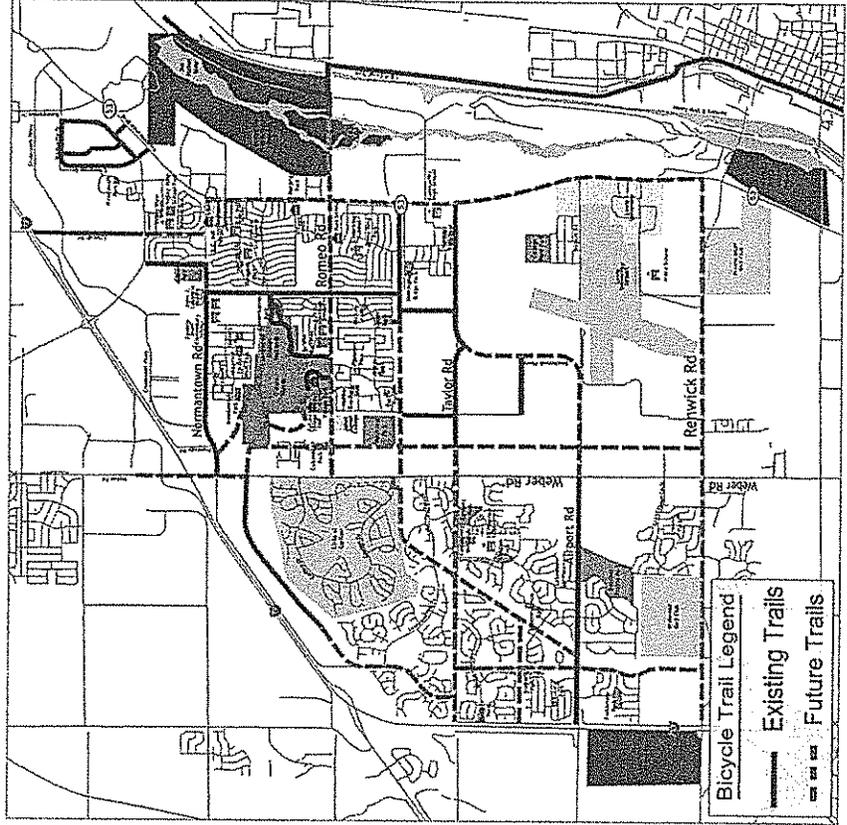
The Recreation Department publishes a quarterly brochure with new and exciting events and programs available each season for residents of all ages. These programs include early childhood and youth classes, Creative Play Preschool Program, day camps, teen programs, adult educational programs, active living seminars and clubs, athletic classes and leagues, aerobics and dance classes, trips and much more. Registration for these programs takes place at the Recreation Center shortly after the brochure is delivered to residents.

Parks

The Romeoville Recreation Department owns and maintains over 296 acres of park land with 7 community parks and 22 neighborhood parks. Each year, residents can expect new and improved parks with updated playground equipment and additional park sites. Recently completed projects include Mather Park in the Misty Ridge subdivision, Pacific Park in the Malibu Bay subdivision and nine soccer field lights at Volunteer Park and Deer Crossing Park, which will feature an amphitheater, playground and picnic shelter with a music theme design.

Romeoville's bike trails are also expanding as the Recreation Department works on extensions to Romeoville High School, Weber Road and through various parks.

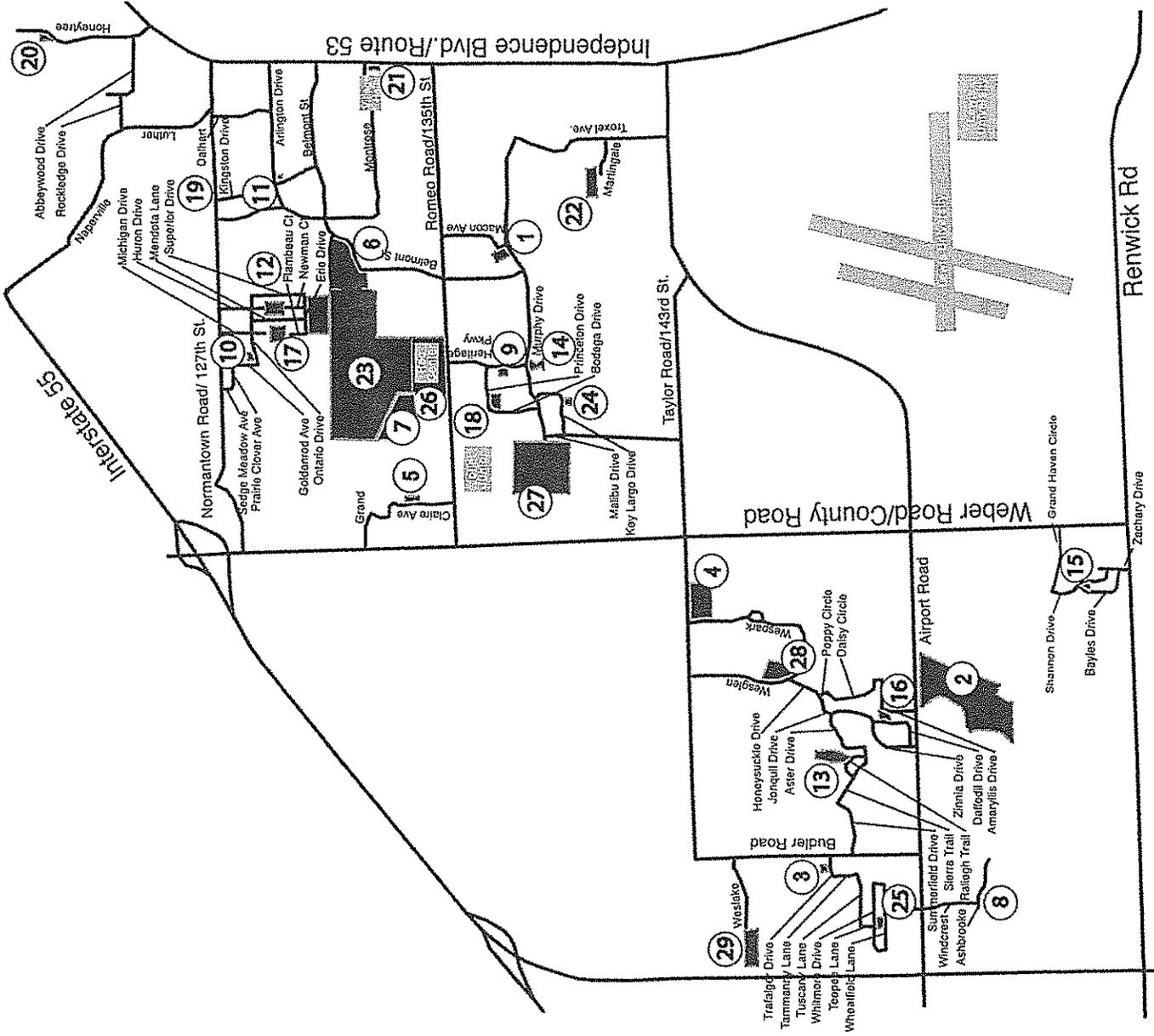
In addition, certain park sites feature baseball and softball fields, soccer fields, football fields and concession stands. Residents also have the opportunity to rent picnic shelters at the Village Park and O'Hara Woods park sites.



Parks and Recreation

- 1. Atchley Park** (614 Murphy Dr)
2 acres - playground, pavilion, picnic tables and parking lot
- 2. Boucher Prairie Park** (1649 Richfield Trail)
70 acres - playground, nature area and open space
- 3. Budler Park** (1912 Trafalger Dr)
1 acre - playground
- 4. Century Park** (1475 West Taylor Rd)
12.5 acres - concession, playground, basketball courts, ball fields, soccer field, horseshoes, picnic tables, biking/walking trail, nature area, open space and parking lot
- 5. Columbus Park** (435 Claire Ave)
1 acre - playground, pavilion and picnic tables
- 6. Conservation Park** (524 West Belmont Dr)
7 acres - playground, sand volleyball, pavilion, picnic tables, biking/walking trail, fishing at Lake Strini, horseshoes and parking lot
- 7. Deer Crossing Park** (1050 West Romeo Rd)
14.5 acres - amphitheater, concessions, playground, pavilion, picnic tables, biking/walking trail and parking lot
- 8. Fieldstone Park** (219 Ashbrooke Dr)
3 acres - playground, pavilion and picnic tables
- 9. Georgetown Park** (315 Shenandoah Dr)
1.5 acres - playground
- 10. Haley Meadows Park** (635 Golden Rod Ave)
.5 acre - playground
- 11. Hampton Park** (329 Arlington Dr)
.25 acre - playground and parking lot
- 12. Hassert Park** (620 Huron Dr)
1.5 acres - playground, pavilion and picnic tables
- 13. Independence Park** (1730 West Raleigh Trail)
9 acres - playground, pavilion, picnic tables and biking walking trail
- 14. Jaycee Park** (950 East Murphy Dr)
1.5 acres - playground, pavilion and picnic tables
- 15. Kiwanis Park** (720 Shannon Dr)
.5 acre - playground
- 16. Lakeshore Park** (301 Zinnia Dr)
1 acre - playground and open space
- 17. Lakewood Estates West Park** (620 Michigan Dr)
1.5 acres - playground, pavilion, picnic tables and open space
- 18. Malibu Bay Park** (1021 Princeton Ave)
1.5 acres - playground
- 19. Mather Park** (735 Sunrise Dr)
9.5 acres - playground, pavilion, picnic tables, biking/walking trail and open space
- 20. Meadowwalk Park** (500 Honeytree Dr)
1.5 acres - playground, pavilion, picnic tables and open space
- 21. Murphy Park** (11 Montrose Dr)
.5 acre - picnic tables and parking lot
- 22. Nottingham Ridge Park** (Martingale Ave and Ferndale Ave)
4 acres - playground, pavilion, picnic tables and open space
- 23. O'Hara Woods Nature Preserve** (524 West Belmont Dr) 60 acres - playground, pavilion, picnic tables, fishing, horseshoes, biking/walking trail, nature area and parking lot (outdoor rental available)
- 24. Pacific Park** (1000 Key Largo Dr)
1 acre - playground
- 25. Rotary Park** (2023 Whitmore Dr)
1.5 acres - playground and open space
- 26. Village Park** (900 W. Romeo Rd)
30 acres - concession, playground, tennis courts, ball fields, football field, pavilion, picnic tables, biking/walking trail, horseshoes, nature area, open space and parking lot (outdoor rental available)
- 27. Volunteer Park** (1100 West Murphy Dr)
42 acres - concession, playground, ball fields, soccer fields, pavilion, picnic tables, biking/walking trail, Frisbee golf, skate park, splash pad, open space and parking lot
- 28. Wesglen Park** (120 South Wesglen Prkwy)
8.5 acres - playground, ball fields, pavilion, open space and parking lot
- 29. Westlake Park** (2000 Westlake Prkwy)
10.5 acres - playground, ball field, biking/walking trail, pavilion, picnic tables and open space

Parks and Recreation



January

Open House

This free event features class demonstrations, workouts in the Fit 4 Life Fitness Center, playing in the Jungle Safari Indoor Playground, inflatables, registration for winter/spring programs and information booths from community organizations.

February

Daddy-Daughter Ball

This evening of dancing and fun for dads and their daughters includes a DJ, refreshments, activities and a picture.

March

Breakfast with the Bunny & Egg Hunt

Get your picture taken with the bunny, play in the inflatables or just come for the breakfast. Whatever you come for, you're guaranteed to have a good time. A free outdoor Egg Hunt will follow breakfast activities.

April

Springtide Craft Show

The Annual Spring Craft Show features a variety of talented crafters offering many different items for sale.

T-ball/Girl's Softball Parade

Celebrate the opening day of T-ball and Girl's Softball with a parade by the little stars themselves.

Earth Kite Fly Day

Earth Day Kite Fly celebrates National Kite Fly Month, the arrival of spring and Earth Day. Bring your favorite kite and fill the sky with color.

May

Cinco de Mayo 5K/1 Mile Walk

A family oriented run and walk is held in May. Pre-registration and race day registration is available. Awards will be given for certain finishers.

Community Garage Sale

The Community Garage Sale is held throughout Romeoville. No permits are needed if you are a registered participant.

Memorial Day

Observe Memorial Day with the Village of Romeoville. The service is held annually at Veteran's Memorial Garden, 11 Montrose Drive.

For specific date, time, location, registration or fee information on Special Events, please contact the Romeoville Recreation Department at (815) 886-6222.

Special Events

Special Events

June

Neighborhood Park Parties

Spend an evening with your neighbors, friends, family and the Romeoville Recreation Department at one or all four of the Neighborhood Park Parties in June. All entertainment and activities are free.

Downtown Redevelopment Car Show

Whether you have a car to enter or just want to enjoy the cars as a spectator, you'll have a great time. Bring your entire family out for this fun and exciting event.

Summer Concert Series

Romeoville's Summer Concert Series features bands, family entertainment, movies and more.

July

Independence Day Celebration

Celebrate Independence Day with the Village of Romeoville. Bring a blanket or lawn chair and sit back and enjoy the show.

August

RomeoFest

Join the Village of Romeoville for RomeoFest, which has carnival rides, games, live music, food, beverage garden, sports tournaments, children's activities and entertainment and lots of fun for the whole family.

September

Founder's Day Parade

Whether you are watching or participating, you are sure to have a great time. All community organizations, clubs and businesses are encouraged to participate.

Autumn Colors Craft Show

The Annual Fall Craft Show features a variety of talented crafters offering many different items for sale.

October

Halloween Fest

Bring a bag to collect goodies along the Trick-or-Treat Trail and dress in your Halloween costume for the costume contest for kids up to age 12. Other activities include children's entertainment, pumpkin patch, hay rides, inflatables, concessions and more.

November

Veterans Day

Celebrate Veteran's Day with the Village of Romeoville. Service is held annually at Veteran's Memorial Garden, 11 Montrose Drive.

December

Winter Wonderland Festival & Tree Lighting Ceremony

Bring your Christmas wish list and smile big for a picture and visit with Santa. Create festive holiday art or enjoy the many other exciting children's activities during this Winter Wonderland. Held in conjunction with the indoor Winter Wonderland, the Tree Lighting Festival will take place outside.

Garage Sales

Any residential dwelling may have no more than two (2) garage sales per calendar year. Each sale must not exceed three (3) consecutive days. A permit fee of \$5.00 is required for each event. Permits are available online at www.romeoville.org.

Home Improvement Permits

All residents are required to check with the Building Inspection Division, 1050 West Romeo Road, for information on local and state codes prior to remodeling or construction of any kind. A list of registered contractors is available at the Community Development Department. For information call (815) 886-7203 during the hours of 9:00 a.m. - 5:00 p.m. Monday through Friday.

Snowfall Parking Restrictions

Odd-Even parking will be in effect after 2 inches of snowfall. All parking restrictions will stay in effect until streets are cleared. After 6:00 p.m. is considered a new day. These dates correspond to your address and the day of the month.

Watering Restrictions

Odd-Even water restrictions will be from 6:00 a.m. - 9:00 a.m. and 7:00 p.m.- 10:00 p.m. Odd-Even watering will be in effect from May 10th through September 10th. These dates correspond to your address and the day of the month.

Block Parties

Any resident wishing to hold a block party should first apply for a permit at the Village Clerk's Office, 1050 West Romeo Road, BEFORE making any arrangements.

Curfew

The curfew for any person under the age of 18 is 10:30 p.m. Sunday through Thursday and 11:30 p.m. on Friday and Saturday.

Siren Testing

Emergency Sirens are tested the first Tuesday of each month at 10:00 a.m.

Irrigation Systems

Village Ordinance requires that a permit be obtained for the installation of all irrigation systems. Application and guidelines are available at the Community Development Department or on our website at www.romeoville.org.

Business License / Contractor License

All businesses and contractors operating within the Village of Romeoville, including home-based businesses, are required to obtain a license. Applications are available on our website at www.romeoville.org.

Animal Tags / Control

All dogs and cats that are six months or older are required by the State of Illinois to have a rabies certificate which must be presented at Village Hall when applying for a dog or cat tag from the Village. Village fees for each animal tag is \$4.00. Senior citizens (age 62 and older) may purchase one (1) tag per household at the reduced rate of \$2.00. The Village of Romeoville limits the number of pets in each household to four (4). Any pet found roaming the streets will be impounded and the owner will be charged a pick up and boarding fee for each day the pet is taken care of by the Village. All bites, scratches or other injuries to a person by any dog or cat that causes an abrasion or breaking of human skin must be reported to the Police Department at (815) 886-7219.

Line of Sight

This ordinance requires that the area between 3 feet and 10 feet above grade be kept clear in the area defined as the sight triangle. No structures, berms or shrubs taller than 3 feet and no trees with branches lower than 10 feet are allowed in the area.

Overgrown Lots

Grass or weeds cannot be taller than 6 inches in height.

Inoperative Vehicles

Inoperative vehicles may not be stored on residential property. Additionally, all vehicles on residential property must be properly licensed.

Trash, Debris and Other Materials

Residential property may not be used for open storage of vehicle parts, appliances, building materials, garbage, waste, trash or debris. It is the responsibility of the owner or occupant to keep the premises free from all such materials.

Yard Waste

All yard waste must be put in Kraft biodegradable bags. Branches must be cut to 4 feet in length and 2 inches in diameter.

Vehicles Parked on Grass

No vehicles, boats, campers, trailers, etc. shall be parked on the grass. They must be parked on approved surface (pavement, asphalt).

Exterior Structure in Disrepair

All homes shall be free of chipped paint and rusted fences. Home address numbers must be properly displayed.

Garbage Can Regulations

Garbage receptacles can be placed at the curb no sooner than 24 hours in advance of your scheduled pick-up. Garbage receptacles must be stored behind the front building line.

Signs

Signs in rights-of-way, on trees or telephone poles are prohibited. Banners, gas or air-filled balloons are permitted under specific guidelines and regulations. Banners and other temporary signs require a permit.

Open Burning

Open burning is prohibited except for the burning of aged logs in free standing outdoor fireplaces.

Overland Drainage

Village ordinances prohibit any fence, berm or landscaping from altering the drainage of any property. Also, Illinois Drainage Law states that the flow of surface water cannot be obstructed and that the point of entry of surface water onto lower land cannot be changed. Therefore, care needs to be taken to ensure that overland drainage routes are not altered within any parcel, especially within drainage easements and along lot lines, so that stormwater can flow unimpeded as originally intended and designed and so that any parcels are not adversely affected. If you are uncertain to drainage areas along your property, please contact the Community Development Department.

For more information on any of these ordinances please contact the Village of Romeoville at (815) 886-7200.

Building Permit

A building permit gives you legal permission to start construction of a building project in accordance with approved drawings and specifications. Building permits are very beneficial to you and Romeoville. By working with our expert code officials you will benefit from their knowledge of the building codes to ensure your construction project is built right, will be safe and will last. Safe construction practices help protect you, your family, your friends and your investment. Be sure to get your local code official involved with your project, because the Building Department is on your side.

When a Building Permit is Needed

The best way to find out if you need a permit is to call the Romeoville Building Department at (815) 886-7203. The staff is there to serve the public by providing information about safety and understanding of your local building codes. Be sure to discuss your plans with the code official before you begin construction to determine whether you need a permit. If a permit is not needed, the code official will answer your construction questions and provide valuable advice. Permits are usually required for the following:

- New buildings
- Additions (bedrooms, bathrooms, family rooms, etc.)
- Residential work (decks, garages, fences, fireplaces, pools-including inflatable pools, water heaters, sheds, etc.)
- Renovations (garage conversions, basement furnishings, kitchen expansions, re-roofing, etc.)
- Electrical systems
- Plumbing systems
- HVAC (heating, ventilating and air-conditioning) systems

Benefits of a Building Permit

Increases Value - Your home or business is an investment. If your construction project does not comply with the codes adopted by your community, the value of your investment could be reduced. Property insurers may not cover work done without permits and inspections. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.

Protection - A property owner who can show that code requirements were strictly and consistently met, as demonstrated by a code official's carefully maintained records, has a strong ally if something happens to trigger a potentially destructive lawsuit.

Ensures Safety - Your permit also allows the code official to protect the public by reducing the potential hazards of unsafe construction and ensuring public health, safety and welfare. By following code guidelines, your completed project will meet the minimum standards of safety and will be less likely to cause injury to you, your family, your friends or future owners.

Ordinances and Building Permits

Obtaining a Building Permit Talk to Your Local Code Official

Your code official wants your project to be a success and will help you avoid potential problems that could cost you time and money. You will be asked some basic questions (What are you planning to do? Where?), advised of any requirements and, if necessary, referred to other departments for their approval. The code official will provide you with the resources and information needed for compliance with the applicable building codes. You will then receive an application for a building permit.

Submit Application

At this stage you will document the "Who, What, When, Where and How" of the job, along with any sketches or plans of the proposed work. Normally, separate permits are required for electrical, plumbing and heating or air-conditioning work. In a brief amount of time, the code official will review your plans and determine if your project is in compliance with local requirements. If your plans meet these requirements, a fee is paid and a permit is issued. If not, the code official may suggest solutions to help correct the problem.

Receive Permit

Now that you have been approved for a permit, you have legal permission to start construction. A fee, based on the size of the job, is collected to cover the cost of the application, the review and the inspection process. An experienced code official is available to you should you have any questions concerning your project. You should consider your code official as an ally who will help you make your project a success.

Job-site Visits

On-site inspections will be required to make certain the work conforms to the permit, local codes and plans. Again, you will have access to the expertise of the code official to help you with questions or concerns regarding the project and to ward off potential costly mistakes. The code official will let you know approximately how many inspections may be needed for your project. Usually, a one or two day notice is needed when requesting visits.

Receive Final Approval

The code official will provide documentation when construction is complete and code compliance is determined. You will then have the personal satisfaction of a job done right. Enjoy your new surroundings with the peace of mind and the knowledge that your project met the safety standards in your community.

Police Department

Specialized Patrol

All Terrain Vehicle Patrol

ATV patrol focuses on construction sites within the Village as well as wooded areas and any other area not accessible by patrol car.

Permanent Zone Assignments

Several years ago, the Department enacted permanent zone assignments for Patrol Officers. This was done to enhance officer familiarity with their zone assignments and to take "ownership" of their assigned areas in the reduction of crime and problem solving.

K-9 Unit

The Department utilizes a trained K-9 unit in its patrol function. The K-9 is trained to detect various narcotics, the tracking of missing people and handler protection.

Tactical Unit

Two Officers are assigned full time to a patrol tactical unit. This unit is assigned to work on the street and their primary focus is activity related to guns, gangs and drugs.

Programs for School Age Children

Drug Abuse and Resistance Education (DARE)

This program is taught to middle school students attending A. Vito Martinez, John J. Lukancic and St. Andrews.

School Liaison Officer Programs

For many years a full-time officer has been assigned to Romeoville High School during the school year. This Liaison Officer handles police matters that occur within the school.

Gang Resistance Education and Training (GREAT)

This class will be offered to 7th graders at A. Vito Martinez, John J. Lukancic and St. Andrews schools during the school year. Students are educated in the dangers of joining street gangs. They are also advised on constructive ways for children to resist the pressure to join a gang.

Safety Town

Child Safety Courses are given at Safety Town in areas such as Stranger Danger, Bicycle Safety and Pedestrian Safety. This instruction is available to all youth groups in the community. Annual Stranger Danger classes are offered in the elementary schools.

Traffic Education

The Department has three full time Officers assigned specifically to traffic related matters. In addition to handling motor vehicle accidents within the Village, this unit also teaches classes at the Romeoville High School Drivers Education program. These classes focus on safe driving and teaches students about the dangers of drunk driving. A mock accident scene is also staged using heavily damaged motor vehicles and volunteers who give a convincing demonstration of a severe motor vehicle accident.

Police Department

Family Services Social Services

The Department offers no cost counseling to residents regarding marital issues, domestic violence, depression, anger management and parent/child relationships. We offer a full time licensed clinical social worker on staff. All documented reports of domestic violence are followed up by this Social Worker from a social services perspective.

Safety Programs Project Childsafe

Funded by a federal grant, free gunlocks are given away to residents who request them. A waiver is signed by the resident. This program was adopted to reduce the number of children killed each year by accidental firearm discharges.

Child Passenger Safety

Our trained and certified Child Passenger Safety Technicians, by appointment, will assist residents in the installation of child safety seats.

Citizens Police Academy

The purpose of the Citizens Police Academy is to educate the public on the mission, purpose and goals of the Police Department. Through classroom and hands on training, members of the public are taught basic police concepts and procedures. This class meets once a week for 12 weeks. Previous class attendees have organized the Citizens Police Academy Alumni which meets monthly and assists the Department at special functions.

Crime Prevention

Neighborhood Watch Program

Neighborhood Watch teaches residents what to watch out for within their neighborhoods and helps forge a good relationship between the Police Department and residents to further our shared goal of having safe neighborhoods for all residents.

Park Watch

In conjunction with the Recreation Department, an Officer meets with neighborhood groups who live around a public park to teach about crime related matters and what the residents can look out for to help keep the park safe.

Nuisance Abatement Ordinance

To enhance the safety and quality of life in the neighborhoods, an ordinance has been adopted to control police calls for service at rental properties.

Home Security Surveys

Our Certified Crime Prevention Officer, by appointment, will conduct on site security surveys of a resident's home and premise. Weaknesses in home security are identified and cost effective corrections are recommended.

Vacation Checks

The Department offers a vacation check service for Village residents. If a resident goes away on vacation a police officer will check their home to make sure it remains secure. A form must be filled out at the Police Department prior to departure.

Fire Department

Fire Extinguisher Training

The Department is available for in-house fire extinguisher training for your employees. We provide all of the necessary materials for the training. You provide the extinguishers and we will do the rest. Depending on the number of employees, the class is about 30 minutes in duration. We utilize visual aids, as well as hands on practicals to instruct students in the proper way to operate extinguishers.

C.P.R. & First Aid Certification

We offer monthly certification classes for C.P.R, A.E.D. and First Aid. We are also available to do in-house instruction.

Station Tours

Ever wonder what a fire station looks like? Call us to schedule a station tour for both kids and adults. You will see first hand our equipment, station and some of your firefighters. We also provide tours for clubs and schools as well. If you are curious, give us a call.

Block Parties

Having a neighborhood get together? Give us a call and we will bring a fire engine out for a "show & tell" session. Kids and adults love it and it is a great way to see a fire truck up close and personal.

School Safety Demonstrations

By appointment, a firefighter is available to present a fire safety talk to your school classroom. Home fire safety and stop, drop & roll are a few topics we cover. We also provide materials and "goodie bags" for the kids. We can even custom design a program to fit your needs.

Smoke & Carbon Monoxide Detectors

The Fire Prevention Bureau will assist you in the installation and testing of your smoke & carbon monoxide detectors. Call us to schedule an appointment for one of our inspectors to assist you.

Tot Finder Program

The Tot Finder Program is designed to help firefighters find where a child's bedroom is located. This new program utilizes reflective decals that are placed on the lower outside corner of your child's bedroom door. This will show the firefighters what rooms may be occupied by children. And unlike the decals that were placed on the windows, these remain hidden from the outside. To obtain decals you can request them by calling our office or stop by Fire Station 1 to pick them up.

Juvenile Firesetter Intervention Program

If you are having a problem with a child playing with matches or lighters and you cannot stop this behavior, this program may be able to help. An evaluation will be done to determine whether a child is just in need of additional important fire safety education or professional counseling which we can help obtain for you. All information is kept confidential.

Programs

Seniors

Recreation Department Programs

For more information regarding any of these programs, please contact the Romeoville Recreation Department at (815) 886-6222.

Rules of the Road - This class is sponsored by the Secretary of State for Adults 50 and over. It is a refresher course for residents who are seeking to renew their driver's license.

Senior Advisory Council - Meets the 3rd Monday of every month at 10:00 a.m. at the Recreation Center. This program is open to any senior who wants to talk about crime prevention tips for seniors.

Life Line Screening - The Recreation Center in conjunction with Provena St. Joseph Medical Center administers 3 tests to check for possible stroke and heart problems.

Senior Tax Assistance - During the tax season the Recreation Department in conjunction with the Will County Senior Service Center assists seniors with the preparation of their taxes. This service is free of charge and by appointment only.

Ride Around Town - Residents can utilize this service for rides throughout Romeoville and surrounding areas for various appointments, shopping or dining. On Monday this service runs between the hours of 9:30 a.m. and 1:00 p.m. and Tuesday and Thursday between the hours of 9:00 a.m. and 3:00 p.m.

Police Department Programs

For more information regarding any of these programs, please contact the Romeoville Police Department at (815) 886-7219.

Special Needs Program - This program is for seniors who suffer from memory loss problems such as Alzheimer's. A photo is taken and placed in the police data bank along with their address so the senior can be returned home.

Senior Fraud Prevention Seminar - This program identifies the dangers of con games, scams and identity theft.

Home Security Survey - This program makes recommendations to improve your safety.

Well Being Checks - Relatives can contact the Police Department and have an officer check a senior's well being.

Social Service Unit - The Police Social Worker assists seniors with personal and family problems.

Fire Department Programs

For more information regarding any of these programs, please contact the Romeoville Fire Department at (815) 886-7231.

Disability Key Boxes - For residents who cannot answer the door due to a disability, exterior key safes are available for purchase. These boxes are temporarily mounted on the front door for access by the first responders. This also allows them to enter without damaging the door. Applications can be obtained at Fire Station 1, 18 Montrose Drive.

File of Life - This is a free program where seniors display a magnetic card holder on their refrigerator. Inside it contains vital medical history for the first responders. This is very important if there is an emergency where the patient cannot relay this information. Seniors can obtain one of these free of charge at Fire Station 1, 18 Montrose Drive.

Blood Pressure Checks - On the last Thursday of each month, the Romeoville Fire Department attends the Golden Age Club to offer blood pressure checks for all who attend. They are also available to answer any questions regarding fire safety and health related issues. Residents can also visit any of our fire stations anytime for a blood pressure check.

Water Department

Water Bills

Water bills are issued on a monthly basis. Senior citizens (age 62 or over) who own a home are entitled to a 10% rate reduction on their water bill. Proof of age is required.

Drop Box

All payments put in the Village's drop box are retrieved by 8:00 a.m. Monday through Friday. The drop box is located in front of Village Hall, 1050 West Romeo Road.

Currency Exchange Payments

Residents also have an option of making payments at the following currency exchanges locations:

Hampton Park Currency Exchange

615 Access Drive

Romeoville, IL

(815) 886-9140

Weber & 135th Currency Exchange

461 N. Weber Road

Romeoville, IL

(815) 372-0113

Be aware that payments will be posted to your account within 24 to 48 hours and a service fee will be charged by the currency exchange.

Opening or Closing Your Water Account

To open a new water account you must fill out our Application for Service form at Village Hall, 1050 West Romeo Road. Village Hall is open from 8:00 a.m. - 5:00 p.m. Monday - Friday. If you own the home, you may call Village Hall at (815) 886-7212 to open your water account. If you are renting the home you will need to bring a copy of your lease, your landlord's name, address and telephone number and a \$100.00 security deposit.

If you are moving and wish to close your water account you must arrange a final on-site meter read with the Village. Before you move out, call the Water Billing Department at (815) 886-7212 to schedule an appointment to have a visual meter reading taken. Also, be prepared to give a forwarding address. Please call at least two days in advance. The water account will remain in your name until the final on-site meter read is conducted.

Automatic Bill Payment

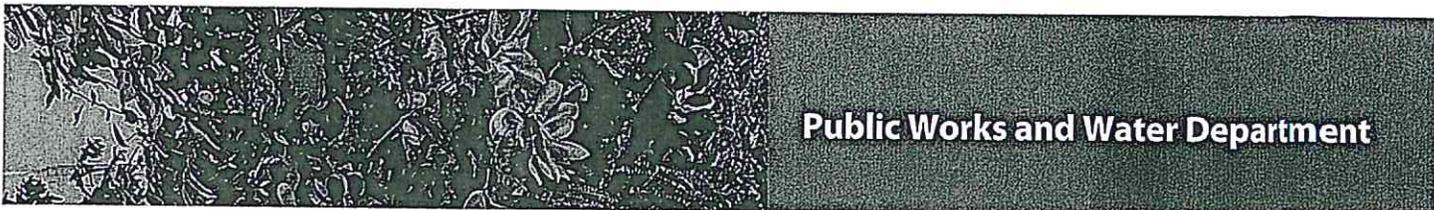
Through participation of this program the Village will automatically deduct payment of your water/sewer & refuse collection bill from your checking or savings account. You will continue to receive bills indicating your consumption, amount owed and the due date. Accounts are not automatically deducted until the due date on your bill. You will never pay early or late. Your bank statement will show the date and amount of the automatic payment.

The Village's automatic payment program has three easy steps for enrollment.

- 1) Complete the authorization form, which is available on our website at www.romeoville.org
- 2) Attach a voided check from your account
- 3) Return the form and voided check to: Village of Romeoville - 1050 West Romeo Road Romeoville, IL 60446

Online Bill Payment

The Village of Romeoville has launched a new, convenient online water bill payment program. This new program will post payments to the account immediately and allow users to inquire about payment history and usage. Payment for water bills may be made online at www.romeoville.org using Discover, MasterCard and Visa cards. Users must have the water billing account number and the last name on the account.



Public Works Department

Tree Trimming & Chipper Service

- Place the branches in the parkway area in front of your home.
- Please do not bundle these branches.
- Small sticks, twigs, clippings and raked material must be placed in yard waste bags, in compliance with yard waste regulations, to be picked up on your regular waste collection day.
- Brush and branches must measure between three and eight feet in length and may be up to six inches in diameter.
- Brush should be stacked on the parkway in front of the home with the cut ends toward the street.
- Once placed in the parkway, contact the Public Works Department at (815) 886-1870 to arrange a pick up.
- The Village is not able to trim trees or remove branches from any private property areas.

The Village does have a program of trimming parkway trees. If you know of a tree that is blocking view of a stop sign or traffic signal and needs immediate attention, please contact the Public Works Department at (815) 886-1870.

Leaf Regulations

Do not rake leaves into the street or put them in plastic bags. Leaves must be put in Kraft yard waste bags for disposal. All landscape waste must either be bundled or placed in yard waste bags. As always, mulching lawn mowers and compost piles are encouraged as an alternative to disposal of yard waste.

Hydrant Flushing

The Village of Romeoville flushes the fire hydrants in the spring and fall. The purpose of flushing is to remove sediment and mineral deposits that settle on the bottom of water mains and to verify proper operation of hydrants. Discolored water can be drawn into homes or businesses if water is used during or immediately after area water mains are flushed. The discolored water results from naturally occurring minerals that will be dislodged during flushing. This mineralized water is not harmful to drink, but could cause laundry stains. If you have any questions or concerns about the water main flushing, please call the Public Works Department at (815) 886-1870.

Garbage Collection

- Each residence will be provided with a 96 gallon cart and senior citizens will receive a 64 gallon cart.
- Residential rubbish is collected once a week from the front curb of each residence.
- Rubbish should be placed at the curb no more than 24 hours prior to your normal pick up schedule.
- Yard waste must be put in biodegradable bags only and no bag may exceed 50 lbs.

If your pick up date falls on a legal holiday, pick up will be made on the following day (including Saturdays). The observed holidays are: Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas Day and New Year's Day.

A 64 gallon recycling toter will be provided to each home at no charge. Items to be recycled include newspapers, glass bottles and jars, tin and aluminum cans, plastic and cardboard. Recycling bins will be picked up on your normal garbage day. In addition, Waste Management will pick up freezers, refrigerators, air conditioners, ranges, washers, dryers, microwaves, etc. There is no additional charge for this service but you must contact Waste Management prior to putting out any large items. Yard Waste toters are available for rent by calling Waste Management. Residents can contact Waste Management at (815) 725-4200.

ATTACHMENT 2
BRUSHY CREEK MUNICIPAL UTILITY DISTRICT
ROUND ROCK, TEXAS



16318 Great Oaks Drive • Round Rock, Texas 78681

Phone (512) 255-7871 • FAX (888) 843-7326

Email: CustomerService@bcmud.org • Website: www.bcmud.org

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16318 Great Oaks Drive • Round Rock, Texas 78681

Phone (512) 255-7871 • FAX (888) 843-7326

Email: CustomerService@bcmud.org • Website: www.bcmud.org

RESIDENT INFORMATION PACKET

The purpose of this packet is to provide residents with information about Brushy Creek Municipal Utility District (the District) and to answer commonly asked questions. If you have any questions after reading the packet, please contact Customer Service at 512-255-7871. For a list of current activities, visit the District website at www.bcmud.org.

Our Mission

Promote the highest quality of life in the Brushy Creek Community by providing the best level of water and wastewater, parks and recreation, and other services in the most cost-effective manner.

Sources of Information

Customer Service

Brushy Creek Municipal Utility District Customer Service is located in the Brushy Creek Community Center, 16318 Great Oaks Drive, Round Rock, TX 78681. Phone 512-255-7871, Fax 888-843-7326, Customerservice@bcmud.org

Customer Service Hours

| Sunday | Monday - Friday | Saturday |
|--------|-----------------------|-----------------------|
| Closed | 7:00 a.m. – 7:00 p.m. | 9:00 a.m. – 3:00 p.m. |

Website

For the most current information, please visit the District website at www.bcmud.org. One of the District's goals is to make our website the primary information resource. By providing an email address to Customer Service, customers can receive new information as it is updated.

Signs

The District maintains five LED signs with current information on recreational activities, District business, and urgent messages. These signs are located at the Brushy Creek Community Center on Great Oaks Drive, on O'Connor Drive by the HEB, at Cat Hollow Park, at the Water Facility in Brushy Creek North, and on Cornerwood Drive near the RRISD Technology Center.

Newsletter

The District publishes a newsletter every month, which is included in your Brushy Creek utility statement. This newsletter contains information on recent Board action, news within the District, the Community Center, and recreation news. The newsletter can also be viewed on the District website.

Catalog

The Community Center publishes a Parks and Recreation Program Catalog twice a year. This catalog is mailed to all residents of the District. The catalog contains a list of athletic leagues, aquatics programs, children's activities, camps, and classes for all ages. A link to the current catalog may be found on the District website.

Public Information

The District is subject to the Public Information Act and the Open Meetings Act, state and federal laws allowing individuals, private companies, and government organizations access to District documents. The District is committed to complying with public information requests while safeguarding protected confidential information. Requests for documents can be made in person at the Customer Service office located in the Community Center, by mail to the attention of the Public Information officer at 16318 Great Oaks Drive, Round Rock, TX, 78681, by fax at 888-843-7326, by email at PublicInformation@bcmud.org, or through the District website under the *Board & Committees* link. All requests should be marked to the attention of the Public Information Officer.

Other Important Resources for Service

| | | | |
|--|--------------|---|--------------|
| AT&T Telephone (phone, internet, & cable) | 800-464-7928 | Time Warner Cablevision (phone, internet, & cable) | 512-485-5555 |
| TXU Electric | 800-242-9113 | Pedernales Electric | 888-554-4732 |
| Oncor-streetlight outage | 888-313-4747 | Atmos Energy (natural gas) | 866-332-8667 |
| Round Rock Refuse | 512-255-4980 | Clear (phone & internet) | 877-537-9350 |
| Power to Choose (Electric) | 866-797-4839 | | |

Other Important Phone Numbers

Police

The Williamson County Sheriff Department has jurisdiction in the District. For non-emergencies contact 512-943-1389. **Emergencies - Dial 911**

St. David's Round Rock Medical Center

512-341-1000

Round Rock Independent School District

512-255-4431

Streets, Roadways & Intersections

The streets and roads in the District are maintained by the Williamson County Road and Bridges Department. 512-943-3330

Dig-Tess

Before digging contact Dig-Tess to have underground utility lines located. www.digtess.org
800-344-8377

What is a Municipal Utility District?

A municipal utility district is a political subdivision of the State of Texas authorized by the Texas Water Code with oversight by the Texas Commission on Environmental Quality (TCEQ) to provide water, wastewater/sewage, drainage, and other services within the municipal utility district boundaries.

A municipal utility district functions similarly to a city but does not have the broad powers of a city such as zoning and building permitting, nor can it charge or collect franchise taxes or sales taxes. Businesses located within the Brushy Creek Municipal Utility District boundaries only charge the state sales tax of 6.25%. A municipal utility district lying in an extraterritorial jurisdiction (ETJ) of a city can be annexed by that city subject to certain provisions and requirements in the state law.

History of the District

Brushy Creek Municipal Utility District was formed as Williamson County Municipal Utility District No. 2 on October 27, 1977 with a confirming election on January 21, 1978. The District originally encompassed approximately 725 acres of land. An annexation in 1983 involving most of the land in the present District south of Brushy Creek increased the District to 2,210 acres.

The District name was changed to Brushy Creek Municipal Utility District on August 31, 1990. The District includes two non-contiguous areas, one lying between Sam Bass Road and FM 1431 and one area lying mainly between Brushy Creek and RR 620, but also including an area south of RR 620. The primary neighborhoods include Brushy Creek North, Sendero Springs, Brushy Creek South, Hillside, the Villages of Brushy Creek, Cat Hollow, the Meadows of Brushy Creek, the Woods of Brushy Creek, Liberty Village, Cat Hollow Condominiums, and Highland Horizons. Please refer to the Home Owners Associations section for a complete list.

The District operates its own water treatment facility and is currently treating water from Lake Georgetown with the most advanced membrane filtration technology. The District also operates two elevated water towers; a 750,000 gallon composite tank located on Neenah Avenue and a 300,000 gallon elevated storage tank was constructed in Sendero Springs adjacent to the Brushy Creek North Subdivision.

The Brushy Creek Municipal Utility District's wastewater/sewer is treated by the Brushy Creek Regional Wastewater Treatment Plant owned by the cities of Round Rock, Cedar Park, and Austin.

The District's parks system has grown dramatically during the 30+ year history. The District parks and greenbelts include Brushy Creek North Park, Little Village Park, Cat Hollow Park, Creekside Park, Community Park, Pepper Rock Park, Racine Woods Park (also known as Sink Hole Park), Sendero Springs Park, Shirley McDonald Park (duck pond), Sendero Springs Greenbelt, the Woods Greenbelt, Liberty Walk Greenbelt, Community Park Greenbelt, and Wildcat Trail. The District has over nine miles of trails and an 18-hole disc golf course.

The District also operates four public swimming pools, Cat Hollow, Creekside, Highland Horizon and Sendero Springs. The Sendero Springs and Highland Horizon pools are open year round and are heated in the winter months.

The District is seeking to provide a sense of community through utility services, parks, support of community groups and activities, and a staff dedicated to serving the community.

District Board of Directors

The District is governed by an elected five-member Board of Directors. Directors are elected at-large and serve 4-year staggered terms. Elections are held every even numbered year in November. The Board meets the second and fourth Thursday of each month. Meeting agendas are posted within the glass case bulletin board located at the entrance to the Brushy Creek Community Center, on the District website and at the Williamson County Courthouse located in Georgetown.

Directors also serve as members of various community based advisory committees. Residents are welcome to attend the Board of Directors meetings and encouraged to serve on advisory committees. Please contact Customer Service to volunteer.

Board and Committee meeting agendas and packets can be found on the District website under the “*Board & Committees*” link.

| | |
|--|--|
| Board of Directors: | 512-255-7871 |
| Asst Sec/Asst Treasurer, Donna P. Parker | Place4@bcmud.org |
| Secretary, Jeffery D. Goldstein | Place3@bcmud.org |
| President, Rebecca Tullos | Place1@bcmud.org |
| Vice President, Russ Shermer | Place2@bcmud.org |
| Asst Sec/Treasurer, Shean Dalton | Place5@bcmud.org |

District Committees

The District has three active community based advisory committees. These committees consist of the Parks and Recreation Advisory Committee, the Community Center Advisory Committee, and the Water and Wastewater Advisory Committee. The purpose or mission of committees is to act as conduit providing information and ideas from the Board of Directors to the Community and from the Community to the Board of Directors.

Residents are welcome to attend any committee meetings and encouraged to serve on a District advisory committee. Agendas and meeting minutes may be found on the District website. Select *Board & Committees* link. Please contact Customer Service with any questions regarding District committees.

Meeting times and place:

Parks and Recreation Advisory Committee

Meets the 1st Monday of every month

Location: The Brushy Creek Community Center

Community Center Advisory Committee

Meets the 2nd Monday of every other odd month

Location: The Brushy Creek Community Center

Water, Wastewater and Stormwater Advisory Committee

Meets Quarterly on the 3rd Monday of that month

Location: Water Treatment Facility

Property Taxes

The District has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The current tax rate on property in the District is \$0.50 on each \$100.00 of assessed appraised value.

The Defined Area Taxes – The tax rate for property located in the Defined Area is \$0.86 on each \$100.00 of assessed appraised value. This includes the \$.50 District tax and \$.36 Defined Area tax.

The District sets the tax rate annually at publicly held Board meetings, generally in September. Board discussions regarding the tax rate and subsequent year budget occur at meetings prior to the tax rate hearing.

The Williamson Central Appraisal District collects the District taxes and is the taxing authority for property within the District. Questions and information regarding other taxes that must be paid by property owners in the

District can be answered by the Williamson Central Appraisal District. The office is located at 625 FM 1460, Georgetown, TX, 78626-8050, and the telephone number is 512-943-1603. To view your current appraised value and property tax rates visit website wcad.org.

For more information about the District and Defined Area and the related tax rates, please refer to the District's website under the *New Resident Information* link or contact Customer Service for a copy of the Notice to Purchaser.

Defined Area

A defined area represents a geographical area that is designated by a board of directors of a water district to pay for infrastructure improvements, facilities or services that primarily benefit the defined area. Property owners pay for defined area facilities by payment of a defined area tax in the same way property owners within a water district pay for facilities financed by the water district.

The District has a Defined Area that includes Cornerstone (also known as Highland Horizons subdivision) and section 2 through 10 of Sendero Springs. The Defined Area was established by order of the Board of Directors of the District on December 13, 2001 and was approved by the voters that lived within the Defined Area February 2, 2002. Additional information and a map of the Defined Area can be found on the District website under the *New Resident Information* link.

Out-of-District Utility Customers

The District provides utility services to some customers that are not located within the District. The largest numbers of Out-of-District customers are located in Brushy Bend Park service area. Out-of-District customers are subject to the same rules and regulations including water conservation as District customers.

Out-of-District utility customers pay different utility rates but do not pay property taxes to the District. Therefore, they are not eligible to vote in District elections and are charged non-resident rates for Recreation programs. The District does not provide wastewater/Sewer or solid waste services to Brushy Bend Park residents.

Water Conservation and Drought Contingency Plan

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the District has adopted the following regulations and restrictions on the delivery and consumption of water.

Voluntary Conservation

At all times when mandatory conservation requirements are not in effect Users are requested to voluntarily limit the use of water for non-essential purposes and to practice water conservation in accordance with the following voluntary watering schedule:

| Property Address | Recommended Watering Day |
|-------------------------|--------------------------|
| Odd-Numbered Addresses | Odd-Numbered Days |
| Even-Numbered Addresses | Even-Numbered Days |

In the event no address number exists for the outdoor water use location, Users are requested to voluntarily restrict water use to even-numbered days only.

The goal of such voluntary measures is to increase public awareness of limited water resources and to voluntarily reduce water demands that would have occurred in the absence of any mandatory water conservation measures.

Criteria for Initiation and Termination of Response Stages

Conservation Conditions – For purposes of this Plan, the District hereby adopts the Conservation Conditions set forth below. These Conservation Conditions are for the purpose of responding to, but not limited to, the following situations: (i) reduction of available water supply; (ii) water production or distribution system limitations; (iii) supply source contamination; or (iv) water system outage due to the failure or damage of water system components. The General Manager shall monitor the water supply and demand conditions within the District for purposes of implementing the applicable Stage of this Plan.

- (a) Stage 1 Conservation Condition – This condition exists when: (i) the demand on the District’s water supply facilities reaches or exceeds eighty percent (80%) of the production or transmission capacity of such facilities for five (5) consecutive days, as determined by the District’s General Manager, or (ii) other criteria as deemed prudent by the General Manager or Board of Directors of the District.
- (b) Stage 2 Conservation Condition– This condition exists when: (i) the demand on the District’s water supply facilities reaches or exceeds ninety percent (90%) of the production or transmission capacity of such facilities for five (5) consecutive days, as determined by the District’s General Manager; (ii) BRA declares a Stage II Drought Condition; or (iii) other criteria as deemed prudent by the General Manager or Board of Directors of the District.
- (c) Stage 3 Conservation Condition– This condition exists when: (i) the demand on the District’s water supply facilities reaches or exceeds ninety five percent (95%) of the production or transmission capacity of such facilities for three (3) days, as determined by the District’s General Manager, (ii) BRA declares a Stage III Drought Condition; or (iii) other criteria as deemed prudent by the General Manager or Board of Directors of the District.
- (d) Stage 4 Conservation Condition– Emergency Water Shortage Condition – This condition exists in the event of a fire, flood, hurricane, lightning, tornado, windstorm; or any other act of God, riot, terrorist act, loss of power, or any other occurrence which results in the inability of the District to provide water to Users or a likelihood thereof, as determined by the General Manager or Board of Directors of the District.

The above information only represents a small part of the District’s Water Conservation and Drought Contingency Plan. For a copy of the complete document, please contact Customer Service or access the District website under the *Utilities* link.

Voting

The Brushy Creek Community Center is an official Williamson County voting site. Early Voting, General Elections, and Primary Elections are scheduled at the Community Center. Run-Off Elections are not held at the Community Center.

Home Owner Associations

Brushy Creek Municipal Utility District is comprised of many subdivisions, most of which have home owners associations. These associations were formed as defined by deed restrictions and operate to maintain deed

restrictions and agreements between the home owners and developers. Additional information may be obtained through these contacts.

| Home Owners Associations & Contact Information | |
|--|--|
| Brushy Bend Park (out of District) | www.brushybendpark@yahoo.com |
| Brushy Creek North | www.bcnaa.org |
| Brushy Creek South and Highlands of Brushy Creek | No active HOA |
| Brushy Creek Village | www.bcvhoa.org |
| Cat Hollow Condominiums | www.cathollowcommunity.com |
| Cat Hollow | www.cathollow.org |
| Highland Horizons | www.highlandhorizon.com |
| Hunter Brook | HunterbrookHOA@Hotmail.com |
| Liberty Village and Neenah Oaks | lvnoboard@gmail.com |
| Meadows of Brushy Creek | www.meadowshoa.com |
| Sendero Springs | www.senderosprings.org |
| Woods of Brushy Creek | www.wbchoa.org |
| Wood of Brushy Creek, Section VI | WB6manager@goodwintx.com |

Utility Services Provided by the District

The utility services provided by the District include:

- Water
- Wastewater/Sewer
- Solid Waste and Recycling

Utility Services

Utility service can be established by completing the service application on the District website, *Forms & Documents* link or *Customer Service* link or by contacting Customer Service.

All new service accounts require a minimum \$100.00 deposit for standard water meters and a non-refundable administrative fee of \$30.00. When an account holder closes an account, the deposit will be applied toward the final bill and any remaining balance will need to be remitted. Should there be a credit; a check will be mailed to the account holder. Service requests are processed Monday through Friday, within twenty-four hours of contact with Customer Service. Requests will not be processed after 5:00 PM or on District holidays.

Water Leaks & Service Problems

Water leaks and other service problems should be reported to Customer Service. Arrangements will be made to have the Public Works staff investigate and repair. Customer Service can also arrange to have service lines marked on your property upon your request.

Permits

The District requires any resident installing a water heater or any other water treatment devices that require plumbing work to be performed in the District receive a permit from the Customer Service office. This requirement ensures that the company which installs a device will obtain a permit and properly install the equipment within the rules and regulations of the District. Please keep in mind that District policy prohibits us from providing recommendations of service providers.

A list of commonly installed items requiring a permit include: water heaters, water softeners, pool heaters, and irrigations systems. Permit applications are available at www.bcmud.org, *Forms & Documents* or *Customer Service* links or through Customer Service.

Explanation of Utility Bill Charges and Fees

Water

Water rates are based on a 5/8th inch Standard meter.

| In District | | Out of District | |
|-----------------------|----------------------------------|-----------------------|----------------------------------|
| Base Fee | \$14.00 | Base Fee | \$37.42 |
| Off-Peak (Oct-May) | \$2.10 per 1,000 gallons used | Off-Peak (Oct-May) | \$2.10 per 1,000 gallons used |
| Peak (June-Sept) | \$2.75 per 1,000 gallons used | Peak (June-Sept) | \$2.75 per 1,000 gallons used |

Wastewater/Sewer

New residents are billed based on an average usage of 7,000 gallons until the winter average is established. The District uses a sewer average based on four (4) months water consumption from November through February of the previous year to calculate your monthly bill. Residents are able to impact annual bills to some extent by conserving during these four months. Upon request, a six-month consumption history may be used to adjust your bill below the 7,000 gallon District average.

| In District | | Out of District | |
|-------------------------|--|-------------------------|---|
| Base Fee | \$6.00 | Base Fee | \$12.00 |
| New Resident | \$2.70 per 1,000 gallons based on District average of 7,000 gallons | New Resident | \$10.80 per 1,000 gallons based on District average of 7,000 gallons |
| Established Resident | \$2.70 per 1,000 gallons based on 4 month water consumption average (Nov- Feb of previous year) | Established Resident | \$10.80 per 1,000 gallons based on 4 month water consumption average (Nov- Feb of previous year) |

Should you experience a water leak or fill a swimming pool during the averaging months you will need to complete a [Sewer Adjustment Form](#) that can be located at www.bcmud.org, *Forms & Documents* link or by contacting Customer Service.

Solid Waste

Residents are responsible for solid waste fees which are included on the monthly utility statement. Round Rock Refuse is the service provider for Brushy Creek Municipal Utility District. Collection occurs weekly.

| In District and Out-of-District |
|---|
| \$16.00 Standard Fee -- 1 garbage cart |
| \$20.00 Upgrade Fee -- 2 garbage carts |
| \$4.00 for every additional cart over 2 |

Recycling

Recycling is available for all residents upon request. This service is also provided by Round Rock Refuse. Collection occurs every other week.

| In District and Out of District |
|------------------------------------|
| \$4.00 - 1 recycling cart |
| \$4.00 -- for each additional cart |

Acceptable recyclable items include rigid plastic containers with a number 1 - 7 in the recycle symbol on the container, paperboard (cereal & shoe boxes), glass bottles & jars, aluminum cans, steel cans, tin cans, food boxes, paper towel & toilet paper rolls, newsprint, colored flyers in the newspaper, white office paper, colored office paper, magazines, and all corrugated cardboard. Large amounts of cardboard should be bundled and placed next to the recycle bin.

Items not accepted include styrofoam, foil and aluminum tins, paper towels, toilet paper, facial tissue, plastic bags, wet paper, paper plates, plastic utensils, and food boxes with a shiny lining (milk cartons, juice boxes).

Contamination occurs when a recyclable item is made non-recyclable and can happen in several ways:

Food waste – wash containers. When a plastic tray from prepackaged meals/TV dinner is placed in the recycle bin with food still on it contamination happens. The entire recycling bin is contaminated and all items go in the trash. Rinsing/washing recyclables keeps items recyclable, plus it keeps your recycle bin tidy.

Placing items in the bin that are **Non Recyclables** is contamination. Plastic bags are not recyclable in your recycle bin. They are recyclable if returned to the correct place (HEB and Wal-Mart accept them). When they are put in the recycle bin, they clog up the sorting equipment at the recycle plant. Please do not place items in the bin unless they are on the accepted list.

Regulatory Compliance Fee

The District is required to maintain a Storm Water Permit from the Texas Commission on Environmental Quality. The Regulatory Compliance fee is what is used to fund the Storm Water Permit. The Regulatory Compliance Fee is on the monthly utility statement. The fee is based on the property water meter size with the standard residential 5/8 inch meter charge being \$1.50 per month.

Non-Standard Meter Fees

The District's Rate Order outlines base fees related to non-standard sized meters and other District fees. The Rate Order is labeled *District Fees and Charges* on the District's website.

Billing Cycles and Payment Options

Utility payment due dates are the first day of each month or the fifteenth day of each month and is reflected on the monthly utility statement. Due dates are based on where the property is located within the District. Utility statements may be viewed and paid online.

Our website has special features such as payment alerts and recurring payment options. Other payment options are direct debit, telephone (credit card), in person at the Customer Service, or the white drop box located at the Brushy Creek Community Center. To sign up for Direct Debit from a bank account a Direct Debit Form will need to be completed. The form is located on the District website under District Forms or can be obtained from the Customer Service Office. If the payment due date is a Sunday or District approved holiday, payment can be received without any penalties on the following business day. Please note that the Customer Service Office is open on Saturday and due dates that fall on Saturday will need to be paid before or on that date. If you do not receive your bill in the mail, please contact 512-255-7871 and select option two (2). Failure to receive a monthly utility statement does not negate the responsibility to make payment by the due date.

Late Fees

A late fee of 15% of the current balance is assessed the day after the due date and a delinquency notice is mailed. For accounts remaining delinquent 15 days from the due date, an administrative fee of \$25.00 is applied to the account. The District will make notification either by phone or door tag of a disruption in service in five days if payment is not made on the account. Services will be interrupted for accounts remaining delinquent 20 days after the due date. In order for services to be restored, the delinquent balance, the 15% late fee, the \$25.00 penalty, and a \$30.00 reconnect fee must be paid in full. The delinquent notice states the date

the accounts will be assessed the penalty of \$25.00 and the date payment must be received in order to avoid service interruption.

Request of Penalty Delay - The Texas Legislature enacted a bill, effective May 25, 1993, allowing an elderly person who is 60 years of age or older to request the delay of penalty on their utility account until the 25th day after the date on which the bill is issued. Eligible customers can fill out a Request of Penalty Delay form from the District website under District Forms or can obtain a copy at the Customer Service Office. A copy or validation of a driver's license is required for approval.

Water Disconnection for Non-Payment

To restore services due to non-payment, all past due balances plus all additional fees assessed must be paid in full. Payment must be received before 5:00 PM for service to be restored on the same day. Services will be restored the following business day for payments received after 5:00 PM.

Residents are prohibited from restoring their own services when disconnected by the District. If a service address is found to be restored by anyone other than a District employee, the account holder will receive a service penalty of \$250.00. The penalty must be paid prior to services being restored.

Should disconnection of water service pose imminent danger to any person living in the residence due to illness or other extenuating circumstance, please notify us in writing so accommodations may be made.

Recreation

Community Center

The District currently operates the Community Center for the use and enjoyment of the residents of the District. The District offers residents the opportunity to become a member of the Community Center in order to obtain certain privileges and discounts that are not available to the public at large. Non-residents of the District may purchase a membership to the Community Center at a higher rate.

The Community Center is approximately 36,000 square feet and includes two full gymnasiums, an indoor walking track, a group exercise room, two racquetball courts, men's and women's locker rooms with showers, fully equipped weight room, child play area, game room, craft room, community lounge, kitchen and banquet or meeting rooms.

The District publishes a Parks and Recreation Program Catalog twice a year listing a variety of programs, both recreational and educational, covering a multitude of age groups and varied abilities. The catalog lists rates for renting meeting rooms and pavilions in the District. A copy of the catalog can be obtained at the Community Center or viewed at www.bcmud.org. Registering for activities on-line is simple and convenient. All activities, number of spaces filled and the number of spaces available may be viewed.

Online registration requires creation of a login. Once a log in is created you are able to view a history of registrations, receive updates for activities for which you have enrolled and other upcoming events. Contact Customer Service for assistance, if needed.

Community Center Hours

| Sunday | Monday - Friday | Saturday |
|------------------------|------------------------|------------------------|
| 10:00 a.m. – 6:00 p.m. | 5:30 a.m. – 10:00 p.m. | 6:00 a.m. – 10:00 p.m. |

Parks, Pools, and Greenbelt Information

The District currently operates a number of parks, greenbelts, and swimming pool facilities for the use and enjoyment of its residents. Below is a list of locations with associated amenities. A map of District trails can be found at www.bcmud.org under *Recreation*.

Pool Passes and Tennis Passes must be purchased at Customer Service. Rates and more information can be found in the [Parks and Recreation Program Catalog](#) or at www.bcmud.org.

The Board of Directors has established rules and policies for the use of District parks, pools, and greenbelts. These may be viewed under *New Resident Information* link on the website or contact Customer Service for a copy.

| | ADA Parking | ADA Playscape with swings | All Weather Trail | BBQ Grills | Baseball Field | Basketball Courts | Bat Observation Deck | Bath House | Benches | County Trailhead | Hike & Bike Trail in miles | Disc Golf | Duck Pond | Fitness Stations | Park Area in acres | Pavilion | Picnic Tables | Playground/Playscape Area | Pool | Pool (Heated) | Recreation Facility (Indoor) | Restrooms | Sand Volleyball Court | Soccer Fields/Practice Fields | Tennis Courts | Free Wi-Fi @ Pools & Com | Racquetball Courts | Volleyball Courts | |
|--|-------------|---------------------------|-------------------|------------|----------------|-------------------|----------------------|------------|---------|------------------|----------------------------|-----------|-----------|------------------|--------------------|----------|---------------|---------------------------|------|---------------|------------------------------|-----------|-----------------------|-------------------------------|---------------|--------------------------|--------------------|-------------------|--|
| BRUSHY CREEK NORTH PARK 4000 Park Drive | • | • | | • | | | | | • | | 0.3 mile | | | • | 4.91 | | • | • | | | | | • | • | | | | | |
| THE LITTLE VILLAGE PARK Whitebrush Loop/Pocono Drive | | | | | | | | | | • | | | | • | 1.91 | | • | • | • | | | | | | | | | | |
| CAT HOLLOW PARK & POOL 8600 O'Connor Dr., 512/244-2934 | • | • | • | • | • | • | • | • | • | | 0.9 mile | | | • | 11.62 | • | • | • | • | | | • | • | • | • | • | • | • | |
| CREEKSIDE PARK & POOL 4300 Brushy Creek Rd., 521/255-6273 | • | • | • | • | • | • | • | • | • | • | 0.4 mile | | | • | 3.50 | | • | | | | | • | • | • | • | • | • | • | |
| COMMUNITY CENTER & PARK 16318 Great Oaks Dr. | • | • | • | • | • | • | • | • | • | | 0.9 mile | | | • | 20.97 | • | • | • | | | • | • | • | • | • | • | • | • | |
| PEPPER ROCK PARK 8609 Pepper Rock Park Dr. | • | | | • | • | • | | • | • | | 0.1 mile | | | • | 4.88 | • | • | • | | | | • | • | | | | | | |
| RACINE WOODS PARK 8174 Racine Trail | | | | | | | | | • | | | | | • | 0.62 | | • | • | | | | | | | | | | | |
| Highland Horizon Pool 410 Highland Horizon | • | • | | | | | | • | | | | | | | | | • | • | • | • | | | | | | • | | | |
| SENDERO SPRINGS PARK & POOL 4203 Pasada Lane, 512/218-1495 | • | • | | • | | | | • | • | | 0.3 mile | | | • | 7.47 | • | • | • | • | • | | • | | | | | | | |
| SHIRLEY MCDONALD PARK 4390 Brushy Creek Rd. | • | • | | | | | | • | | | 0.4 mile | | • | • | 7.66 | | • | • | | | | | | | | | | | |
| SENDERO SPRINGS GREENBELT | | | | | | | | | | | 2.34 mile | | | | 42.26 | | | | | | | | | | | | | | |
| THE WOODS GREENBELT | | | | | | | | | | | 1.66 mile | | | | 13.22 | | | | | | | | | | | | | | |
| LIBERTY WALK GREENBELT | • | | | | | | | | | | 0.47 | • | | | 26.20 | | | | | | | | | | | | | | |

**(e) IMPORTANCE OF PROVIDING A BALANCED PLAN PROMOTING
ECONOMIC DEVELOPMENT AND PROTECTION AND
CONSERVATION OF THE ENVIRONMENT.**

**ATTACHMENT 1
COUNTY OF TULARE GENERAL PLAN INTRODUCTION
AND LAND USE ELEMENT**

Tulare County General Plan

A comprehensive General Plan provides a jurisdiction (a City or County) with a consistent framework for land use decision-making. The General Plan has been called the "constitution" for land use development to emphasize its importance to land use decisions. A General Plan is called upon to address a range of diverse, sometimes divergent, public interests. A County utilizes broad discretion to weigh and balance competing interests in formulating general-plan policies. The General Plan and its policies, maps, and diagrams form the basis for the County's zoning, subdivision, and public works actions. Under California law, no specific plan, zoning, subdivision map, or public works project may be approved unless the County finds that it is consistent with the adopted General Plan as per Government Code §§ 65359, 65401, 65454, 65860, and 66473.5.

A City or County may adopt a General Plan in any format deemed appropriate or convenient by the Legislative Body that best fits its unique circumstances. Furthermore, the General Plan may be adopted for all or part of the territory of the County, and may be adopted as a single document or as a group of documents relating to subjects or geographic segments of the planning area (Government Code § 65301). In doing so, the jurisdiction must ensure that the General Plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies (Government Code §65300.5).

1.2 Tulare County General Plan: The Structure

Historic General Plan Overview

In undertaking the General Plan 2030 Update (GPU) and preparing the Recirculated Draft Environmental Impact Report (RDEIR), the County of Tulare is not writing on a "blank slate". The GPU amends the existing County General Plan by modernizing, updating, and adding to existing General Plan policies that have been developed over time since the first County general plan was adopted in 1964.

Historically, the Tulare County General Plan has been structured in an informal, three tier system:

The first tier consisted of the seven mandatory elements of a General Plan and several optional or voluntary elements, including the Urban Boundaries Element, the Animal Confinement Facilities Plan (ACFP)-Phase I, and others. The policies in these elements applied countywide. The second tier consisted of two adopted area plans: the Rural Valley Lands Plan and the Foothill Growth Management Plan. These plans covered two major geographical areas within the unincorporated area in the County and established policies applicable in these particular areas.

The third tier consisted of community plans, several sub-area plans, and a number of County Adopted City General Plans (land use plans adopted by the County for areas just beyond the boundaries of incorporated cities). These plans were designed to add and tailor policies applicable within certain defined boundaries.

General Plan 2030 Update Overview

Tulare County General Plan 2030 Update is the product of an update process that, in 2010, added a variety of important new goals and policies to existing components of the County's General Plan. In addition, some obsolete policies of the General Plan were deleted by this update process. In many cases, those obsolete policies were replaced by new provisions. Further, a Work Plan, consisting of implementation measures, was developed.

Tulare County General Plan

All general plans, including this one, must address a range of diverse, sometimes divergent, public interests. They must do so within a consistent, well-integrated policy framework. A county utilizes broad discretion to weigh and balance competing interests in formulating general plan policies. In implementing those policies, it is the task of the Board of Supervisors, or its delegates, to make determinations in a manner that promotes the objectives and policies of all aspects of the General Plan, and does not obstruct their attainment. Policy implementation may require reasonable and thoughtful consideration of a number of General Plan policies. Such implementation decisions will be made on a case-by-case basis as the Board of Supervisors, Planning Commission, County staff, and others work to implement the entire General Plan. When implementing the General Plan or reviewing projects or approvals for consistency with the General Plan, the County will need to balance numerous planning, environmental and policy considerations.

Another overall principle to guide the reading and interpreting of the General Plan and its policies is that none of its provisions will be interpreted by the County in a manner that violates State or Federal law. For example, PFS-1.3: Impact Mitigation, requires new development to pay for its proportionate share of the costs of infrastructure required to serve the project. This policy will be implemented subject to applicable legal standards, including but not limited to the U.S. Constitution's "Takings" clause. In reading every provision of the General Plan, one should infer that it is limited by the principle: "to the extent legally permitted".

Policies throughout the General Plan use the terminology "shall" and "should." For the purposes of interpreting the policies in this General Plan, the term "shall" indicates a mandatory or required action or a duty to undertake an action unless the context indicates otherwise, in which case the term is synonymous with "should." The term "should" indicates a directive subject to discretion and requires at least review or consideration and, in that context, substantial compliance with the spirit or purpose of these General Plan policies. The term "may" indicates at the sole discretion of the County.

1.6 Cross Element or Chapter Considerations

The General Plan 2030 Update combines and reorganizes the County's historical Elements under modern concepts. However, it still segregates policies into specific subjects. It is generally recognized that certain land use planning concerns "cross" subject lines.

For example, two of the current "hot topic" concerns in 2012 that cross subject lines are the marshalling of resources in light of growing populations and reducing activities emitting greenhouse gases that may impact climate. Three factors are common to both of these concerns: resources, emissions, population growth. Resources are finite and therefore the use must be balanced. A population must be provided adequate services. As the population grows, more resources are required and used. Using certain resources results in greenhouse gas emissions. These emissions may impact the climate ultimately resulting in a difference in the availability resources to support or provide adequate services to the growing population.

In addition to crossing subject lines, the greenhouse gas emission concerns are regional and maybe even global in nature. To that end, the California Governor and State Legislature have charged the California Air Resources Board and the Office of Planning and Resources to develop regulations to assist in addressing these concerns. In addition, the San Joaquin Valley Air Pollution Control District is establishing guidelines for addressing greenhouse gases and climate change for development projects, and regulations pertaining to site specific operations.

Under the California Land Use and Planning laws, the County is generally charged with adopting a General Plan to plan the location and regulate new development and land uses in the unincorporated

4.1 Growth and Development

LU-1

To encourage the overall economic and social growth of the County while maintaining its quality of life standards and highly efficient land use.

LU-1.1 Smart Growth and Healthy Communities

The County shall promote the principles of smart growth and healthy communities in UDBs and HDBs, including:

1. Creating walkable neighborhoods,
2. Providing a mix of residential densities,
3. Creating a strong sense of place,
4. Mixing land uses,
5. Directing growth toward existing communities,
6. Building compactly,
7. Discouraging sprawl,
8. Encouraging infill,
9. Preserving open space,
10. Creating a range of housing opportunities and choices,
11. Utilizing planned community zoning to provide for the orderly pre-planning and long term development of large tracks of land which may contain a variety of land uses, but are under unified ownership or development control, and
12. Encouraging connectivity between new and existing development.

LU-1.2 Innovative Development

The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, Mixed Use projects, and other innovative development and planning techniques.

LU-1.3 Prevent Incompatible Uses

The County shall discourage the intrusion into existing urban areas of new incompatible land uses that produce significant noise, odors, or fumes.

LU-1.4 Compact Development

The County shall actively support the development of compact mixed use projects that reduce travel distances.

LU-1.5 Paper Subdivision Consolidation

The County shall encourage consolidation of paper parcels/subdivisions, especially those lots that are designated Valley Agriculture (VA), Foothill Agriculture (FA), or Resource Conservation (RC), are irregular in shape, inadequate in size for proper use, or lack infrastructure.

LU-1.6 Permitting Procedures and Regulations

The County shall continue to ensure that its permitting procedures and regulations are consistent and efficient.

**(f) UTILIZATION OF NOISE POLICIES FROM THE GENERAL
PLAN/EIR ANALYSIS TO REFINE NOISE STANDARDS FOR THE
COMMUNITY.**

**ATTACHMENT 1
TULARE COUNTY GENERAL PLAN
POLICIES**

COMMUNITY NOISE

TULARE COUNTY GENERAL PLAN 2030 UPDATE POLICIES

LAND USE ELEMENT

LU-1.3 Prevent Incompatible Uses

The County shall discourage the intrusion into existing urban areas of new incompatible land uses that produce significant noise, odors, or fumes.

LU-3.6 Project Design

The County shall require residential project design to consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be attained.

SCENIC LANDSCAPES ELEMENT

SL-4.1 Design of Highways

The County shall work with Caltrans and Tulare County Association of Governments (TCAG) to ensure that the design of State Highway 99 and other State Highways protects scenic resources and provides access to vistas of working and natural landscapes by:

1. 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),
2. Using regionally-appropriate trees and landscaping and incorporating existing landmark trees,
3. Preserving historic and cultural places and vistas,
4. 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
5. Promote highway safety by identifying appropriate areas for traffic pull-outs and rest areas.

HEALTH AND SAFETY ELEMENT

HS-8.1 Economic Base Protection

The County shall protect its economic base by preventing the encroachment of incompatible land uses on known noise-producing industries, railroads, airports, and other sources.

HS-8.2 Noise Impacted Areas

The County shall designate areas as noise-impacted if exposed to existing or projected noise levels that exceed 60 dB Ldn (or Community Noise Equivalent Level (CNEL)) at the exterior of buildings.

HS-8.3 Noise Sensitive Land Uses

The County shall not approve new noise sensitive uses unless effective mitigation measures are incorporated into the design of such projects to reduce noise levels to 60 dB Ldn (or CNEL) or less within outdoor activity areas and 45 dB Ldn (or CNEL) or less within interior living spaces.

HS-8.4 Airport Noise Contours

The County shall ensure new noise sensitive land uses are located outside the 60 CNEL contour of all public use airports.

HS-8.5 State Noise Standards

The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (USC). Title 24 requires that interior noise levels not exceed 45 dB Ldn (or CNEL) with the windows and doors closed within new developments of multi-family dwellings, condominiums, hotels, or motels. Where it is not possible to reduce exterior noise levels within an acceptable range the County shall require the application of noise reduction technology to reduce interior noise levels to an acceptable level.

HS-8.6 Noise Level Criteria

The County shall ensure noise level criteria applied to land uses other than residential or other noise-sensitive uses are consistent with the recommendations of the California Office of Noise Control (CONC).

HS-8.7 Inside Noise

The County shall ensure that in instances where the windows and doors must remain closed to achieve the required inside acoustical isolation, mechanical ventilation or air conditioning is provided.

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.

HS-8.9 County Equipment

The County shall strive to purchase equipment that complies with noise level performance standards set forth in the Health and Safety Element.

HS-8.10 Automobile Noise Enforcement

The County shall encourage the CHP, Sheriff's office, and local police departments to actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers, modified exhaust systems, and other amplified noise.

HS-8.11 Peak Noise Generators

The County shall limit noise generating activities, such as construction, to hours of normal business operation (7 a.m. to 7 p.m.). No peak noise generating activities shall be allowed to occur outside of normal business hours without County approval.

HS-8.12 Foothill and Mountain Noise

For areas designated by Tulare County as being within Foothill and Mountain Planning Areas and outside Foothill Development Corridors, the hourly Leq resulting from the development or new noise-sensitive land uses or new noise-generating sources shall not exceed 50 dB during the day (7:00 a.m.-10:00 p.m.) or 40 dB during the night (10:00 p.m.-7:00 a.m.) when measured at the boundary of areas containing or planned and zoned for residential or other noise-sensitive land uses. For these same areas and under the same circumstances, the maximum A-weighted noise level (Lmax) shall not exceed 70 dB during the day or 60 dB during the night.

HS-8.13 Noise Analysis

The County shall require a detailed noise impact analysis in areas where current or future exterior noise levels from transportation or stationary sources have the potential to exceed the adopted noise policies of the Health and Safety Element, where there is development of new noise sensitive land uses or the development of potential noise generating land uses near existing sensitive land uses. The noise analysis shall be the responsibility of the project applicant and be prepared by a qualified acoustical engineer (i.e., a Registered Professional Engineer in the State of California, etc.). The analysis shall include recommendations and evidence to establish mitigation that will reduce noise exposure to acceptable levels (such as those referenced in Table 10-1 of the Health and Safety Element).

HS-8.14 Sound Attenuation Features

The County shall require sound attenuation features such as walls, berming, heavy landscaping, between commercial, industrial, and residential uses to reduce noise and vibration impacts.

HS-8.15 Noise Buffering

The County shall require noise buffering or insulation in new development along major streets, highways, and railroad tracks.

HS-8.16 State Noise Insulation

The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code.

HS-8.17 Coordinate with Caltrans

The County shall work with Caltrans to mitigate noise impacts on sensitive receptors near State roadways, by requiring noise buffering or insulation in new construction.

HS-8.18 Construction Noise

The County shall seek to limit the potential noise impacts of construction activities by limiting construction activities to the hours of 7 am to 7pm, Monday through Saturday when construction activities are located near sensitive receptors. No construction shall occur on Sundays or national holidays without a permit from the County to minimize noise impacts associated with development near sensitive receptors.

HS-8.19 Construction Noise Control

The County shall ensure that construction contractors implement best practices guidelines (i.e. berms, screens, etc.) as appropriate and feasible to reduce construction-related noise-impacts on surrounding land uses.

HOUSING ELEMENT

Housing Policy 3.17 Discourage developments of residential housing units in areas with high noise levels, as determined by State Noise Standards, or require mitigation measures to diminish the effects.

**(g) GENERAL PLAN LINK AND WORD SEARCH ENGINE
IDENTIFICATION.**

DISCUSSION

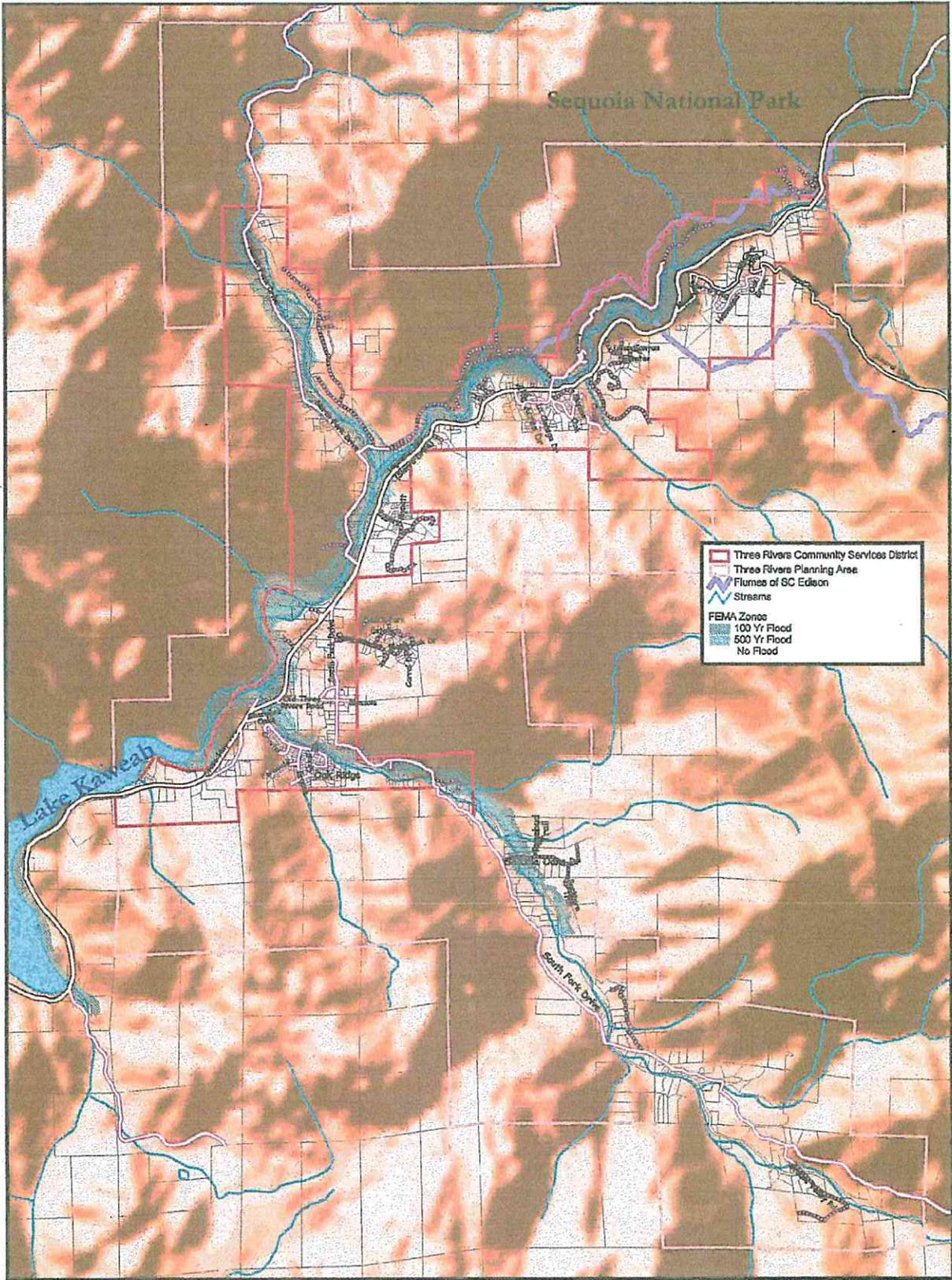
**Please see Three Rivers Community Plan Website address:
[http://www.tularecounty.ca.gov/rma/index.cfm/planning/three-rivers-community-plan-
update/](http://www.tularecounty.ca.gov/rma/index.cfm/planning/three-rivers-community-plan-update/)**

(h) VISUAL RESOURCES IMPAIRMENT (BLUE REFLECTIVE ADDRESS SIGNS). DISCUSSION ITEM/PENDING ADDITIONAL RESEARCH

DISCUSSION

(i) PLACE FEMA MAPS ON WEBPAGE

**ATTACHMENT 1
THREE RIVERS FEMA FLOOD ZONES**



1 0 1 2 Miles



Three Rivers Streams and FEMA Zones

Three Rivers
Community Plan

Tulare County Resource Management Agency

Exhibit 8
GIS/mph/Oct00

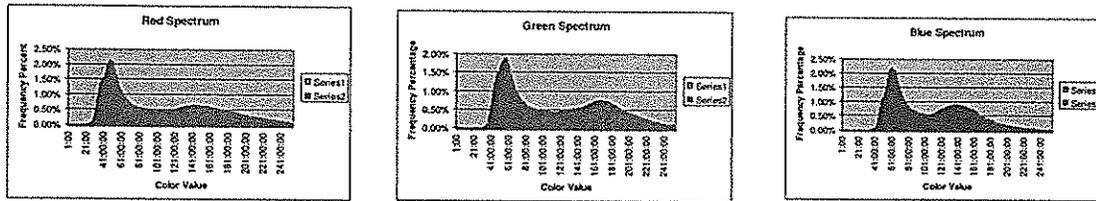
**(j) OAK TREE PRESERVATION INCLUDING SYCAMORE AREA
INVENTORY BASELINE MATERIAL IN EIR/CONCERN WITH
CONCRETE LINED DITCHES IMPACTING RIPARIAN VEGETATION.**

**ATTACHMENT 1
CITY OF SANTA CLARITA CALIFORNIA LIVE
OAK INVENTORY
(Los Angeles
County)**



Inventory of California Live Oak in the City of Santa Clarita Using LAR-IAC High Resolution Near Infrared and Color Photography: A Programmed Approach

The City of Santa Clarita contracted with Nag Inc. to utilize LAR-IAC four-inch resolution Near Infrared and Color digital ortho photography to inventory California Live Oak trees within their jurisdiction. This species is protected under the City's Oak Tree Ordinance formulated along the guidelines provided by a similar ordinance of the County of Los Angeles. Development of any property within the City jurisdiction requires mitigation measures to compensate for any oak tree that may be impacted, an expensive operation, since the cost of mitigation for a heritage oak may exceed \$100,000.



A pilot area was defined comprising four tiles in an area with an abundance of oak trees towards the southeastern portion of the jurisdiction for the development of a prototype application.

The pilot area was field surveyed with the assistance of City GIS staff and an Arborist of the Parks and Recreation Department. Oak trees were identified at site and delineated on a printout of a single tile. Back at the ES GIS facility, polygons were created to envelop the corresponding tree canopies observed on the geo-referenced photography.

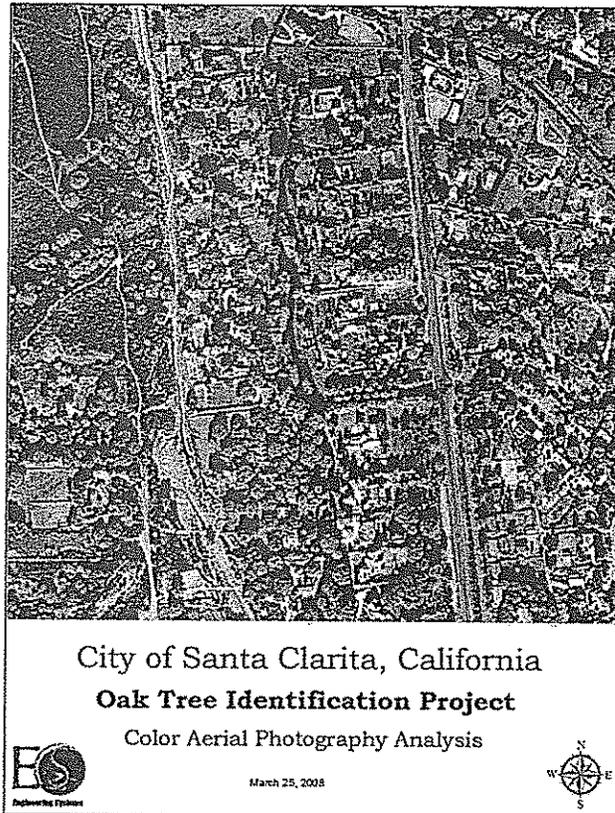
Engineering Systems developed an application in the Microsoft Visual C++ .NET environment to scan four-inch resolution raster images of near-infrared and color aerial photography that the City licenses from LAR-IAC in native tagged image file format (TIFF). Each tile comprised an 8000 x 8000 4-inch pixel grid comprising 64 million pixels that were analyzed to prepare histograms to represent the





frequency of individual Red, Green and Blue values. Frequencies were independently derived for pixels contained within the boundaries of each polygon representing a known oak tree and separately for pixels outside these polygons. The two histograms were compared to select peak values that would represent the spectral signature of the presence of an oak tree.

A second program rescanned each tile to select pixels with these signature values to as a preliminary means of identification of oak trees. Each identified pixel was represented as a point feature on a graphic overlay of the geo-referenced ortho-photo tile. Circles were then drawn to represent each oak tree canopy. The resulting maps were then used for a second field survey to validate the results of the program. It was determined that the program was relatively accurate in identifying mature oak trees, but that younger trees with smaller canopies were not being identified. ES is now in the process of analyzing the signature of these younger trees for inclusion in the model. Three errors were also noted of trees that were not oak trees, requiring a separate analysis to ensure that these signature values were not selected in subsequent processing.



ATTACHMENT 2
OAK TREE REPORT ESTRELLA RIVER
VINEYARD
(San Luis Obispo
County)

Oak Tree Report
for the
Estrella River Vineyard
Tract 2905

Estrella Road
Paso Robles
San Luis Obispo County



Prepared for:

Estrella River Vineyard, LLC
c/o Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

by

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April 2008

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I. Introduction

This document provides information on native oak trees in the vicinity of roadways and lots on the Estrella River Vineyard property at Estrella Road, Paso Robles, San Luis Obispo County. The project is a 24-lot residential subdivision on a 560 acre agricultural property. Trellised vineyards comprise more than 200 acres of the property, and most of the remaining acreage is in dry-farmed grain and vegetables.

A biological report was completed for the property in 2007 (Althouse and Meade, Inc. 2007). The report identified two species of native oaks on the property: blue oak (*Quercus douglasii*) and valley oak (*Quercus lobata*).

In this document we provide an inventory of native oak trees near the project areas, assess potential impacts to oak trees from the proposed project, and provide mitigation and protection recommendations designed to reduce potential impacts to a less than significant level. The oak tree inventory, included in Appendix A, provides the type, size, health, location, and impact analysis for each tree.

Discretionary permit projects in the County of San Luis Obispo require approval and mitigation for removal of oak trees. General mitigation measures are included that are designed to guide landowners and contractors with performance criteria and reporting obligations that would fulfill the CEQA obligation to mitigate vegetation impacts to a less than significant level.

II. Project Information

A. Responsible Parties

TABLE 1. RESPONSIBLE PARTIES. Applicant, agent, engineer, biological consultant, and lead agency are provided.

| Applicant (Owner) | |
|---|---|
| Estrella River Vineyard, LLC 523 South Cascade Avenue, Suite E Colorado Springs, CO 80903 | |
| Agent | Engineering |
| Kirk Consulting 8830 Morro Road Atascadero, CA 93422 (805) 461-5765 Contact: Jamie Kirk | North Coast Engineering, Inc. 725 Creston Road, Suite B Paso Robles, CA 93446 805-239-3127 Contact: Greg Jaeger, PE |

| Biological Consultant | Lead Agency |
|--|---|
| Althouse and Meade, Inc. 1875 Wellsona Road Paso Robles, CA 93446 (805) 467-1041 Contact: Daniel E. Meade, Ph.D. | County of San Luis Obispo Department of Planning and Building County Government Center San Luis Obispo, CA 93408 (805) 781-5600 |

B. Location of Project

The subject property is located at Estrella Road, east of the Paso Robles city limits, in San Luis Obispo County, California. The parcel is on the south side of Estrella Road, bordered on the south by Dusty Place and agriculture fields, the west by Fa-Rouse Way, and the east by an unnamed creek. The property is within the Estrella United States Geological Survey (USGS) 7.5 minute quadrangle (Figure 2). The approximate coordinates for the center of the property are N35° 41' 25" W120° 35' 50". Elevation varies from approximately 740 feet to 882 feet above sea level.

C. Brief Summary of Overall Project

The proposed project, Estrella River Vineyard Tract 2905, is a 24-lot residential development on a large agricultural property currently planted in vineyards, dry farmed grain, and vegetables. Each lot is one acre in size. Primary and secondary access is from Estrella Road, through the existing vineyards. Vineyards would not be removed for the proposed project. Two drainage crossings would be required for access to the lots.

North Coast Engineering, Inc. provided the Estrella River Vineyard Site Plan Tract 2905 for our review. The site plan is used as the base for our Oak Tree Map (Appendix A).



Figure 1. 1993 AERIAL PHOTOGRAPH. Approximate property boundaries are shown in red on an aerial photograph of the site. The proposed development area is located in the southwest corner of the property between the oak woodland and the property boundaries (note arrow). Access to the development would be on two entrance roads from Estrella Road at the north end of the property.

III. Methods

The initial tree inventory and assessment was conducted on April 9, 2008 by Althouse and Meade, Inc. biologists Jason Dart and Kerri Johnson. Oak trees were included in the inventory if they were within approximately 50 feet of proposed limits of disturbance (based on site plans). Some trees in the blue oak woodland adjacent to the lots were not included in the inventory because they were located far downhill from potential building envelopes. All oak trees included in the inventory were marked with a metal numbered tag.

A map of oak trees included in the inventory was prepared by Althouse and Meade, Inc. using field sketches transferred to CAD drawings. The CAD drawings, provided by North Coast Engineering, Inc. (NCE), contained the site plan layers and approximate locations of the tree canopies. An Oak Tree Map (Appendix A) was created by overlaying our tree numbers on NCE tree canopy layers. Precise trunk locations have not been surveyed and are not shown on the map.

The tree impact analysis is based on the NCE site plan and tree canopy layers. Lots and roads were not staked in the field to confirm potential impacts.

The condition of each tree was rated from A to D: A = excellent health and form; B = good condition, but not excellent form; C = fair condition, not good form; D = poor condition, not good form. The diameter of each tree was measured at 4.5 feet with a diameter tape (Spencer 35'L ProTape). Diameters were measured to the nearest inch. Our impact analysis is based on the NCE tract map. Roads and lots were not marked in the field, therefore our analysis is considered preliminary.

A database was compiled to summarize tree data and proposed impacts for this report. A complete list of trees in the database is provided in Appendix A.

The Critical Root Zone (CRZ) is defined as an area of root space extending out from the trunk of the tree one and a half times the radius of the canopy. Any trenching or earthwork within the CRZ is considered an impact requiring mitigation.

IV. Results

A. Species Included in the Inventory

Two species of native oak tree occur within fifty feet of the project areas (Table 2). Thirteen valley oaks (*Quercus lobata*) and 90 blue oaks (*Quercus douglasii*) were mapped and assessed in the vicinity of the project areas. Some of the oak trees appear to be hybrids, however we did not conduct a formal analysis of tree taxonomy. The trees are categorized based on the species they most closely resemble.

Mitigation for oak tree impacts and removals is required by the County of San Luis Obispo. Table 2 provides the mitigation ratios currently accepted by the County.

TABLE 2. OAK TREE SPECIES. Two species of native oak tree are located within 50 feet of the project areas.

| Common Name | Scientific Name | State/Federal/CNRS Protection Status | Mitigation Ratio |
|-------------|--------------------------|---|---|
| Valley Oak | <i>Quercus lobata</i> | No state or federal protection; Protected by County of San Luis Obispo | 2:1 for impacted oaks 4:1 for removed oaks |
| Blue Oak | <i>Quercus douglasii</i> | No state or federal protection; Protected by County of San Luis Obispo | 2:1 for impacted oaks 4:1 for removed oaks |

B. Oak Tree Inventory

There are 103 oak trees in the project areas that were included in our database (Appendix A). Blue oak trees occur in two woodland areas on north-facing slopes. Valley oak trees included in our inventory occur in deeper soils in open grassland areas now converted to agriculture (refer to Oak Tree Map in Appendix A). Oak trees included in our inventory range in diameter from 4 inches to 55 inches. Blue oaks averaged approximately 19 inches in diameter (range from 4 to 49 inches), and valley oaks averaged approximately 30 inches (range from 9 to 55 inches). Two dead oak trees are located in the project areas. Dead trees are not shown on the Oak Tree Map and do not require mitigation for removal. Removal of any tree, dead or alive, should be conducted from August 15 through March 15, outside the nesting bird season.

C. Oak Tree Impacts

The proposed project would not require removal of any living oak trees. Impacts to 13 oak trees are anticipated from construction activities associated with the primary roads, including five valley oaks and eight blue oaks (Table 3). Two trees with a health value of

"A", seven trees with a health value of "B", and four trees with a health value of "C" would be impacted. The impacts would result from encroachment into the CRZ or from pruning of branches four inches in diameter or greater. Oak trees occurring in the lots should be protected by designation of suitable building envelopes that would prevent soil disturbance within the CRZ. Ten of the 24 lots contain at least one mature oak tree. After examining the site plan and canopy locations, there appears to be ample room for construction of a home site and driveway within each lot without impacting oak trees.

In addition to anticipated oak tree impacts, there is always a potential for incidental impacts from construction activities. We provide protection recommendations to reduce the potential for incidental oak tree impacts to a less than significant level. If incidental impacts do occur, additional mitigation plantings shall be incorporated into the mitigation plan per the standard mitigation ratio (refer to Table 2).

Many of the anticipated oak tree impacts could be avoided by modifications of the road alignments.

TABLE 3. IMPACTED OAK TREES. Information is provided for each of the 13 oak trees anticipated to incur impacts as a result of construction activities. No trees are proposed for removal.

| Tag Number | Species | DBH (in.) | Health Value | Location | Impact Assessment | Recommendations |
|------------|------------|-----------|--------------|---|-------------------------------|--|
| 1 | Valley Oak | 26 | B | Rio Robles Road, Front Gate at Estrella Road | Grading and paving within CRZ | |
| 8 | Valley Oak | 46 | A | Rio Robles Road, Front Gate at Estrella Road | Grading and paving within CRZ | Large healthy tree, protect to the maximum extent feasible |
| 15 | Blue Oak | 33 | C | Along main road, southeast of central reservoir within existing spinach field | Grading and paving within CRZ | |
| 17 | Blue Oak | 41 | C+ | NW of central reservoir, on north side of road | Grading and paving within CRZ | |
| 20 | Blue Oak | 23 | B+ | Within drainage, S of northern road crossing location | Grading and paving within CRZ | |

| Tag Number | Species | DBH (in.) | Health Value | Location | Impact Assessment | Recommendations |
|------------|------------|-----------|--------------|---|-------------------------------|--|
| 25 | Blue Oak | 15, 18 | C- | Within drainage, W of northern road crossing location | Grading and paving within CRZ | |
| 26 | Blue Oak | 21 | A | Within drainage, W of southern road crossing location | Grading and paving within CRZ | |
| 91 | Blue Oak | 25 | B | In open space along main road, SW of Lot 14 | Grading and paving within CRZ | |
| 92 | Blue Oak | 41 | C | Lot 13, along main road | Grading and paving within CRZ | Driveway and bldg envelope should be designed outside of CRZ |
| 94 | Valley Oak | 43 | B | Lot 11, along main road | Grading and paving within CRZ | Driveway and bldg envelope should be designed outside of CRZ |
| 95 | Valley Oak | 30 | B- | Lot 21, along main road | Grading and paving within CRZ | Driveway and bldg envelope should be designed outside of CRZ |
| 101 | Blue Oak | 16 | B | Rio Robles Road, Front Gate at Estrella Road | Grading and paving within CRZ | |
| 102 | Valley Oak | 16 | B | Rio Robles Road, Front Gate at Estrella Road | Grading and paving within CRZ | |

D. Mitigation Requirement

The standard mitigation ratio for non-life threatening impacts to oak trees is 2:1 (refer to Table 2). Thirteen mature oak trees are anticipated to be impacted from the current site plan design, requiring 26 mitigation trees. Ten of the mitigation trees shall be valley oaks (five valley oaks impacted), and 16 mitigation trees shall be blue oaks (eight blue oaks impacted). This impact analysis is subject to change if the project site plan changes prior to project approval.

Mitigation trees are to be a minimum of one gallon container size of locally grown material. Locally grown material means the trees are to be propagated from acorns collected in the vicinity of the project site, and preferably from trees on site.

We identified a location near the front entrance gate that is proposed as the oak tree mitigation area (refer to Oak Tree Map in Appendix A). Mature valley and blue oaks are present adjacent to the mitigation area, and we expect the site would be excellent for establishment of the mitigation trees. A water source is nearby that would be able to provide irrigation. The mitigation area is along the main entrance road near the front gate and would provide usable wildlife habitat. Mitigation trees should be planted in locations indicated in the field by a qualified biologist.

E. Monitoring Requirement

The mitigation oak trees shall be monitored annually for a period of at least seven years. The mitigation project shall maintain all 26 trees in good health for the length of the monitoring period. If any trees die, they shall be replaced immediately with like material. The project biologist or arborist shall provide a written report annually to the lead agency by July 15th of each year.

V. Recommendations for Tree Protection and Mitigation

This section provide protection and mitigation recommendations designed to reduce the potential for incidental impacts to oak trees at the project site due to construction related activities.

Table 2 on page 5 provides the standard County approved mitigation ratios for impacts and removals of oak trees greater than five inches in diameter at breast height (dbh).

TABLE 4. SUMMARY OF RECOMMENDED PROTECTION AND MITIGATION MEASURES.

| | |
|--------------------------|---|
| Recommendation 1. | All trees within 50 feet of disturbance shall be inventoried, numbered, mapped, and assessed by a qualified biologist or certified arborist. |
| Recommendation 2. | All trees within 50 feet of disturbance shall be shown on final grading plans. Trunk locations shall be surveyed by licensed land surveyor. |
| Recommendation 3. | Protect all trees using orange construction fencing placed at the outer edge of the Critical Root Zone, defined as 1.5 times the radius of the tree canopy. Tree protection fencing shall be shown on all site and grading plans. |
| Recommendation 4. | Impacts or removals of oak trees shall be monitored by a qualified biologist or certified arborist. |
| Mitigation 1. | If oak trees on the site are impacted or removed, replacement trees must be planted per County guidelines (refer to Table 2). |
| Mitigation 2. | For impacted trees, judiciously prune branches and roots as needed under the supervision of a tree care specialist; treat large wounds and cuts to roots and branches. |
| Mitigation 3. | Maintain and monitor all mitigation trees annually for at least seven years. |
| Mitigation 4. | Use porous pavers when paving within the CRZ of any oak tree. |

Recommendation 1. All mature oak trees within approximately 50 feet of project construction activities shall be inventoried, numbered, mapped, and assessed by a qualified biologist or certified arborist. **Completed April 2008.**

Recommendation 2. Trunk and canopy locations of all oak trees included in the inventory shall be shown on final grading plans. Trunk and canopy locations shall be surveyed by a licensed land surveyor for accuracy.

Recommendation 3. All oak trees shall be protected to the maximum extent feasible.

- a. Tree protection fencing (orange construction fencing) will be installed at the outer limit of the CRZ with t-posts placed in the ground no further apart than six (6) to eight (8) feet. Construction fencing will be firmly affixed with wire or zip ties. Trees that may be impacted shall be protected with construction fencing, depending on the impacts expected within the dripline.
 - o Protective fencing is required between all construction activities and oak trees. Fencing will be established prior to start of construction, and shall be approved by the project environmental monitor.
 - o Protective fencing shall be installed prior to any site disturbance or construction, and shall remain in place until all construction is complete.
 - o No grading, trenching, materials storage, soil storage, debris or site disturbance shall occur within the protected area. No concrete, plaster, or paint washouts shall be allowed within the protected area.
 - o Weather-proof signs shall be permanently posted on protection fences every 50 feet (maximum) with the following information:

Tree Protection Zone

**No personnel, equipment, materials, or vehicles are allowed. Do not remove or replace this fence.
Project Manager [name and phone number].**

- b. An environmental monitor or arborist shall conduct a worker education meeting for the contractors and operators prior to ground-breaking activities. The briefing shall include a walk-through to identify each of the trees in the work area: the trees to be protected, and the trees that may be impacted or removed. The project Manager shall be responsible for instructing workers about tree protection goals, implementing protection of root zones, dust control, and installing and maintaining protective fencing.
- c. The monitor shall check weekly to determine if the listed trees are being protected.

Recommendation 4. Monitor all tree impacts and removals.

- a. Any ground disturbance within the CRZ will be monitored by the project biologist and/or the project arborist. Proposed root disturbance may require air-spading the proposed disturbance area and the roots trimmed and treated by the project arborist, prior to construction activities. A tree care specialist shall treat damaged roots and keep exposed roots covered with moist burlap.

- b. All impacts and disturbance within the root zone shall be documented and reported to the project manager and to the arborist who must treat and/or assess damaged branches and roots.
- c. Removals will be documented by the monitor who will tabulate mitigation obligations. No tree removals are anticipated.

Mitigation 1. Impacted oak trees must be mitigated at a 2:1 ratio. Removed oak trees must be mitigated at a 4:1 ratio. Impacts to and removal of mature oak trees must be approved by the lead agency. The current site plan is estimated to incur CRZ impacts to 13 oak trees, requiring 26 mitigation trees. Replacement trees shall be locally grown, native stock of the same species as the removed tree.

The project biologist or arborist shall keep a running tally of the total number of trees removed or impacted during construction of the project. A final mitigation obligation determination will be provided by the monitor to the project manager and to the lead agency.

Mitigation 2. Pruning and wound care shall be done under the supervision of a Certified Arborist or County approved tree care specialist.

- a. All cuts to roots over 1 inch and branches over 3 inches in diameter will be treated, as appropriate, to reduce fungal, bacterial, and insect infections. A Certified Arborist or tree care specialist shall be contracted to care for damaged roots and branches during construction. Appropriate antifungal, antibacterial, and pesticide treatments should be used on cut roots and branches. Black tree paint shall not be used on either roots or branches.
- b. Treat large wounds to roots and branches by cutting perpendicular to the root direction. Cut back to undamaged wood.
- c. Roots exposed during demolition and construction shall be treated, as appropriate, by a tree care specialist and covered by a layer of soil.

Mitigation 3. Maintain and monitor all mitigation oak trees annually for at least seven years. The trees shall be irrigated and weeded seasonally to promote health and vigorous growth. The project biologist or arborist shall provide a written report annually to the lead agency by July 15th of each year. The mitigation program shall have a no net loss of mitigation trees throughout the seven year monitoring period. Dead trees shall be replaced immediately.

Mitigation 4. Use porous pavers when paving is required within the CRZ.

- a. It appears from the site plan that paving would occur within the CRZ of several oak trees. Any paving within the CRZ shall be done with porous pavers that will allow oxygen and moisture exchange to occur within the root zone.

Exhibit A – Oak Tree Map and Inventory

- **Estrella River Vineyard, Tract 2905 Oak Tree Map, April 2008**
- **Oak Tree Inventory**

Estrella River Vineyard Tract 2905 Oak Tree Map

Prepared For:
Estrella River Vineyard, LLC
c/o Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

April 2008

Site Plan by:
North Coast Engineering Inc.
725 Creston Road, Suite B
Paso Robles, CA 93446



| Tag # | Common Name | # of Trunks | DBH 1 (in.) | DI |
|-------|-------------|-------------|-------------|----|
| 1 | Valley Oak | 1 | 26 | |
| 8 | Valley Oak | 1 | 46 | |
| 15 | Blue Oak | 1 | 33 | |
| 17 | Blue Oak | 1 | 41 | |
| 20 | Blue Oak | 1 | 23 | |
| 25 | Blue Oak | 2 | 15 | |
| 26 | Blue Oak | 1 | 21 | |
| 91 | Blue Oak | 1 | 25 | |
| 92 | Blue Oak | 1 | 41 | |
| 94 | Valley Oak | 1 | 43 | |
| 95 | Valley Oak | 1 | 30 | |
| 101 | Blue Oak | 1 | 16 | |
| 102 | Valley Oak | 1 | 16 | |



TABLE 5. OAK TREE INVENTORY. Mature oak trees near the project areas included in the database include 13 valley oaks and 90 blue oaks, for a total of 103 oak trees.

| Tag # | Common Name Scientific Name | # of Trunks | DBH 1 (in.) | DBH 2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|-------------------------------------|----------------|----------------|----------------|-----------------|----------------|-----------------|--|-----------------------------|--------------------|---|----------------------------------|
| 1 | Valley Oak <i>Quercus lobata</i> | 1 | 26 | | 60 | 50 | B | Rio Robles Road, Front Gate at Estrella Road | Impact | None | Some dead wood, many galls | Grading and paving within CRZ |
| 2 | Valley Oak <i>Quercus lobata</i> | 1 | 33 | | 45 | 50 | A | Rio Robles Road, Front Gate at Estrella Road | Protect | None | | |
| 3 | Valley Oak <i>Quercus lobata</i> | 1 | 21 | | 35 | 40 | C | Rio Robles Road, Front Gate at Estrella Road | Protect | None | Shaded, lop sided, pruned | |
| 4 | Valley Oak <i>Quercus lobata</i> | 1 | 13 | | 40 | 15 | D | Rio Robles Road, Front Gate at Estrella Road | Protect | None | Lopsided, mistletoe | |
| 5 | Valley Oak <i>Quercus lobata</i> | 1 | 9 | | 30 | 12 | D | Rio Robles Road, Front Gate at Estrella Road | Protect | None | Lopsided, dead wood | |
| 6 | Valley Oak <i>Quercus lobata</i> | 1 | 23 | | 45 | 40 | C | Rio Robles Road, Front Gate at Estrella Road | Protect | None | squirrel trauma to roots, dying mistletoe | |
| 7 | Valley Oak <i>Quercus lobata</i> | 1 | 11 | | 35 | 20 | C | Rio Robles Road, Front Gate at Estrella Road | Protect | None | Lopsided, not much branching | |

| Tag # | Common Name Scientific Name | # of Trunks | DBH 1 (in.) | DBH 2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|----------------|----------------|-----------------|----------------|-----------------|---|-----------------------------|--|---|----------------------------------|
| 8 | Valley Oak <i>Quercus lobata</i> | 1 | 46 | | 65 | 70 | A | Rto Robles Road, Front Gate at Estrella Road | Impact | None | Old, very large tree in excellent condition | Grading and paving within CRZ |
| 9 | Blue Oak <i>Quercus douglasii</i> | 1 | 22 | | 50 | 40 | B | Oak Woodland, at access road on east property line | Protect | Natural and Acorn- woodpecker cavities; nesting Oak Titmouise | | |
| 10 | Blue Oak <i>Quercus douglasii</i> | 1 | 14 | | 30 | 35 | A | Oak Woodland, at access road on east property line | Protect | None | | |
| 11 | Blue Oak <i>Quercus douglasii</i> | 1 | 49 | | 50 | 65 | A | Oak Woodland, at access road on east property line | Protect | None | | |
| 12 | Blue Oak <i>Quercus douglasii</i> | 1 | 30 | | 45 | 50 | A | Oak Woodland, at access road on east property line | Protect | None | | |
| 13 | Blue Oak <i>Quercus douglasii</i> | 1 | 23 | | 45 | 50 | A | Oak Woodland, at access road on east property line | Protect | None | | |
| 14 | Blue Oak <i>Quercus douglasii</i> | 1 | 28 | | 50 | 50 | A | Oak Woodland, at access road on east property line | Protect | Few woodpecker cavities, one small stick nest | | |

| Tag # | Common Name Scientific Name | # of Trunks | DBH 1 (in.) | DBH 2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact: Remove/ Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|----------------|----------------|-----------------|----------------|-----------------|---|-------------------------------|--|---|-------------------------------|
| 15 | Blue Oak <i>Quercus douglasii</i> | 1 | 33 | | 45 | 50 | C | Along main road, southeast of central reservoir within existing spinach field | Impact | Natural Cavities, one large cavity containing a bee hive | Burl, disked root zone, old burn scar on trunk, possible internal rot | Grading and paving within CRZ |
| 16 | Blue Oak <i>Quercus douglasii</i> | 2 | 28 | 24 | 40 | 60 | A | South edge of central reservoir | Protect | None | | |
| 17 | Blue Oak <i>Quercus douglasii</i> | 1 | 41 | | 60 | 55 | C+ | NW of central reservoir, on north side of road | Impact | Few woodpecker cavities | dead wood and limb, old fire damage | Road grading within CRZ |
| 18 | Blue Oak <i>Quercus douglasii</i> | 1 | 21 | | 45 | 35 | B | In drainage NW of central reservoir, north of road | Protect | None | Dead wood, late to leaf out | |
| 19 | Blue Oak <i>Quercus douglasii</i> | 1 | 33 | | 50 | 45 | A | Within drainage, N of northern road crossing location | Protect | Some natural cavities | roots exposed in drainage | |
| 20 | Blue Oak <i>Quercus douglasii</i> | 1 | 23 | | 30 | 30 | B+ | Within drainage, S of northern road crossing location | Impact | None | | Grading and paving within CRZ |
| 21 | Blue Oak <i>Quercus douglasii</i> | 1 | 18 | | 30 | 35 | B | Within drainage, W of northern road crossing location | Protect | None | dead wood | |
| 22 | Blue Oak <i>Quercus douglasii</i> | 1 | 29 | | 40 | 35 | B - | Within drainage, W of northern road crossing location | Protect | None | lopsided, some erosion at root base | |

| Tag # | Common Name Scientific Name | # of Trunks | DBH 1 (in.) | DBH 2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|----------------|----------------|-----------------|----------------|-----------------|--|-----------------------------|--|---|----------------------------------|
| 23 | Blue Oak <i>Quercus douglasii</i> | 2 | 28 | 22 | 50 | 40 | B - | Within drainage, W of northern road crossing location | Protect | Many natural cavities and woodpecker cavities | Lopsided, smaller trunk is dead but good habitat | |
| 24 | Blue Oak <i>Quercus douglasii</i> | 1 | 29 | | 35 | 40 | C | Within drainage, W of northern road crossing location | Protect | Low acorn storage in rotted limbs | Heavily shaded | |
| 25 | Blue Oak <i>Quercus douglasii</i> | 2 | 15 | 18 | 25 | 35 | C - | Within drainage, W of northern road crossing location | Impact | None | Growing horizontally, roots exposed in drainage | Grading and paving within CRZ |
| 26 | Blue Oak <i>Quercus douglasii</i> | 1 | 21 | | 40 | 30 | A | Within drainage, W of southern road crossing location | Impact | None | | Grading and paving within CRZ |
| 27 | Blue Oak <i>Quercus douglasii</i> | 1 | 18 | | 25 | 35 | B+ | Oak Woodland, NE of Lot 1 | Protect | None | Shaded | |
| 28 | Blue Oak <i>Quercus douglasii</i> | 1 | 31 | | 40 | 50 | A | Oak Woodland, NE of Lot 1 | Protect | None | Some dead wood | |
| 29 | Blue Oak <i>Quercus douglasii</i> | 1 | 19 | | 20 | 35 | D | Oak Woodland, NE of Lot 1 | Protect | Natural cavities and woodpecker cavities | Mostly dead | |
| 30 | Blue Oak <i>Quercus douglasii</i> | 1 | 32 | | 50 | 55 | B - | Oak Woodland, NE of Lot 1 | Protect | High natural cavities and High nettles woodpecker cavities | Major branch failure | |

| Tag # | Common Name Scientific Name | # of Trunks | DBH 1 (in.) | DBH 2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact: Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|----------------|----------------|-----------------|----------------|-----------------|------------------------------|------------------------------|--|---|--------------|
| 31 | Blue Oak <i>Quercus douglasii</i> | 1 | 23 | | 40 | 45 | B+ | Oak Woodland, NE of Lot 1 | Protect | None | Furrowed bark, some dead wood | |
| 32 | Blue Oak <i>Quercus douglasii</i> | 1 | 17 | | 45 | 30 | C | Oak Woodland, NE of Lot 1 | Protect | None | Lopsided, on steep slope, branch leaning on hill slope | |
| 33 | Blue Oak <i>Quercus douglasii</i> | 1 | 28 | | 40 | 40 | C+ | Oak Woodland, NE of Lot 1 | Protect | High natural cavities and High acorn storage in dead branch | Steep slope, dead branch | |
| 34 | Blue Oak <i>Quercus douglasii</i> | 1 | 26 | | 55 | 60 | B+ | Oak Woodland, NE of Lot 1 | Protect | Some natural cavities and woodpecker cavities | Bee hive, some dead wood | |
| 35 | Blue Oak <i>Quercus douglasii</i> | 1 | 7 | | 25 | 15 | B | Oak Woodland, N of Lot 1 | Protect | None | Blue oak woodland on slope, young tree, shaded. | |
| 36 | Blue Oak <i>Quercus douglasii</i> | 1 | 8 | | 30 | 20 | B | Oak Woodland, N of Lot 1 | Protect | None | Blue oak woodland on slope, young tree, shaded. | |
| 37 | Blue Oak <i>Quercus douglasii</i> | 1 | 8 | | 30 | 15 | B | Oak Woodland, N of Lot 1 | Protect | None | Blue oak woodland on slope, young tree, shaded. | |

| Tag # | Common Name Scientific Name | # of Trunks | DBH 1 (in.) | DBH 2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|----------------|----------------|-----------------|----------------|-----------------|-----------------------------|-----------------------------|--------------------|--|--------------|
| 38 | Blue Oak <i>Quercus douglasii</i> | 2 | 7 | 5 | 30 | 15 | B | Oak Woodland, N of Lot 1 | Protect | None | Blue oak woodland on slope, young tree, shaded. | |
| 39 | Blue Oak <i>Quercus douglasii</i> | 1 | 7 | | 35 | 25 | B | Oak Woodland, N of Lot 1 | Protect | None | Same Blue Oak woodland, larger trees on this side | |
| 40 | Blue Oak <i>Quercus douglasii</i> | 1 | 6 | | 35 | 25 | B | Oak Woodland, N of Lot 1 | Protect | None | Same Blue Oak woodland, larger trees on this side | |
| 41 | Blue Oak <i>Quercus douglasii</i> | 2 | 7 | 8 | 35 | 25 | B | Oak Woodland, N of Lot 1 | Protect | None | Same Blue Oak woodland, larger trees on this side | |
| 42 | Blue Oak <i>Quercus douglasii</i> | 1 | 16 | | 40 | 30 | B | Oak Woodland, N of Lot 1 | Protect | None | Same Blue Oak woodland, larger trees on this side | |
| 43 | Blue Oak <i>Quercus douglasii</i> | 2 | 12 | 13 | 40 | 30 | B | Oak Woodland, N of Lot 1 | Protect | None | Same Blue Oak woodland, larger trees on this side | |
| 44 | Blue Oak <i>Quercus douglasii</i> | 1 | 12 | | 40 | 25 | A | Oak Woodland, E of Lot 3 | Protect | None | Young, healthy, nice shape | |

| Tag # | Common Name Scientific Name | # of Trunks | DBH 1 (in.) | DBH 2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|----------------|----------------|-----------------|----------------|-----------------|----------|-----------------------------|--|--|--|
| 45 | Blue Oak <i>Quercus douglasii</i> | 1 | 20 | | 20 | 30 | C- | Lot 3 | Protect | Yes | Old burn scar, new growth is healthy | |
| 46 | Blue Oak <i>Quercus douglasii</i> | 1 | 20 | | 35 | 30 | B | Lot 3 | Protect | None | Shaded and lopsided | |
| 47 | Blue Oak <i>Quercus douglasii</i> | 2 | 18 | 15 | 40 | 50 | B | Lot 3 | Protect | None | | |
| 48 | Blue Oak <i>Quercus douglasii</i> | 1 | 21 | | 40 | 50 | B | Lot 3-4 | Protect | Low natural cavities | Shaded | Trees 49-50 are in Lot 4, and should be protected from home construction activities |
| 49 | Blue Oak <i>Quercus douglasii</i> | 1 | 22 | | 45 | 55 | B+ | Lot 4 | Protect | None | | |
| 50 | Blue Oak <i>Quercus douglasii</i> | 1 | 27 | | 50 | 60 | A | Lot 4 | Protect | None | | |
| 51 | Blue Oak <i>Quercus douglasii</i> | 1 | 8 | | 25 | 20 | B+ | Lot 4 | Protect | None | | |
| 52 | Blue Oak <i>Quercus douglasii</i> | 1 | 26 | | 35 | 45 | A | Lot 4 | Protect | None, numerous defined branch crotches | | |
| 53 | Blue Oak <i>Quercus douglasii</i> | 1 | 7 | | 15 | 10 | B | Lot 4 | Protect | None | | |
| 54 | Blue Oak <i>Quercus douglasii</i> | 2 | 12 | 11 | 15 | 20 | B | Lot 4 | Protect | None | 2 Inch Blue Oak under canopy- not tagged | |

| Tag # | Common Name Scientific Name | # of Trunks | DBH1 (in.) | DBH2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|---------------|---------------|-----------------|----------------|-----------------|------------|-----------------------------|-----------------------------|----------------------|--------------|
| 55 | Blue Oak <i>Quercus douglasii</i> | 1 | 11 | | 25 | 20 | A | Lot 4 | Protect | None | | |
| 56 | Blue Oak <i>Quercus douglasii</i> | 1 | 13 | | 25 | 20 | A- | Lot 4 | Protect | None | | |
| 57 | Blue Oak <i>Quercus douglasii</i> | 1 | 14 | | 30 | 30 | B | Lot 4 | Protect | None | | |
| 58 | Blue Oak <i>Quercus douglasii</i> | 3 | 7 | 7,5 | 25 | 25 | B | Lot 4 | Protect | None | | |
| 59 | Blue Oak <i>Quercus douglasii</i> | 1 | 22 | | 35 | 45 | A | Lot 4 | Protect | None | | |
| 60 | Blue Oak <i>Quercus douglasii</i> | 1 | 4 | | 15 | 10 | B | N of Lot 4 | Protect | None | Blue Oak Woodland | |
| 61 | Blue Oak <i>Quercus douglasii</i> | 12 | 6 | | 25 | 20 | B | N of Lot 4 | Protect | None | Blue Oak Woodland | |
| 62 | Blue Oak <i>Quercus douglasii</i> | 2 | 8 | 7 | 25 | 20 | B | N of Lot 4 | Protect | None | Blue Oak Woodland | |
| 63 | Blue Oak <i>Quercus douglasii</i> | 2 | 15 | 9 | 35 | 40 | B | N of Lot 4 | Protect | None | Blue Oak Woodland | |
| 64 | Blue Oak <i>Quercus douglasii</i> | 1 | 12 | | 40 | 45 | B | N of Lot 4 | Protect | None | Blue Oak Woodland | |
| 65 | Blue Oak <i>Quercus douglasii</i> | 1 | 35 | | 55 | 55 | A | N of Lot 4 | Protect | Some natural cavities | | |
| 66 | Blue Oak <i>Quercus douglasii</i> | 3 | 14 | 8,8 | 40 | 35 | A | N of Lot 4 | Protect | None | | |
| 67 | Blue Oak <i>Quercus douglasii</i> | 1 | 7 | | 30 | 10 | B- | N of Lot 4 | Protect | None | Shaded | |
| 68 | Blue Oak <i>Quercus douglasii</i> | 1 | 27 | | 45 | 55 | B | N of Lot 4 | Protect | Low natural cavities | Some Mistletoe | |

| Tag # | Common Name Scientific Name | # of Trunks | DBH1 (in.) | DBH2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|---------------|---------------|-----------------|----------------|-----------------|------------------------|-----------------------------|--------------------------|---|--|
| 69 | Blue Oak <i>Quercus douglasii</i> | 1 | 30 | | 55 | 65 | A | N of Lot 4 | Protect | None | Part of the same Blue Oak woodland as trees 60-64 | |
| 70 | Blue Oak <i>Quercus douglasii</i> | 2 | 9 | 8 | 35 | 35 | B | E of Lot 12 | Protect | None | Front Row of Blue Oak Woodland | |
| 71 | Blue Oak <i>Quercus douglasii</i> | 2 | 11 | 13 | 35 | 35 | B | E of Lot 12 | Protect | None | Front Row of Blue Oak Woodland | |
| 72 | Blue Oak <i>Quercus douglasii</i> | 1 | 13 | | 25 | 35 | B | E of Lot 12 | Protect | None | Front Row of Blue Oak Woodland | |
| 73 | Blue Oak <i>Quercus douglasii</i> | 1 | 10 | | 30 | 25 | B | E of Lot 12 | Protect | None | Front Row of Blue Oak Woodland | |
| 74 | Blue Oak <i>Quercus douglasii</i> | 1 | 15 | | 30 | 30 | B | E of Lot 12 | Protect | None | Front Row of Blue Oak Woodland | |
| 75 | Blue Oak <i>Quercus douglasii</i> | 1 | 24 | | 35 | 30 | B | Lot 12 | Protect | None | Isolated tree | Located in lot 12, design bldg envelope outside of CRZ |
| 76 | Blue Oak <i>Quercus douglasii</i> | 1 | 28 | | 40 | 35 | A- | E side of Lots 12 & 13 | Protect | None | | |
| 77 | Blue Oak <i>Quercus douglasii</i> | 1 | 20 | | 55 | 60 | A | E side of Lots 12 & 13 | Protect | Few natural cavities | Next Woodland | |
| 78 | Blue Oak <i>Quercus douglasii</i> | 1 | 20 | | 35 | 40 | B- | E side of Lots 12 & 13 | Protect | Many woodpecker cavities | Shaded, lopsided | |

| Tag # | Common Name Scientific Name | # of Trunks | DBH-1 (in.) | DBH-2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|----------------|----------------|-----------------|----------------|-----------------|------------------------|-----------------------------|--------------------------|--|--|
| 79 | Blue Oak <i>Quercus douglasii</i> | 2 | 14 | 15 | 30 | 15 | C | E side of Lots 12 & 13 | Protect | Many natural cavities | | |
| 80 | Blue Oak <i>Quercus douglasii</i> | 1 | 24 | | 45 | 55 | B | E side of Lots 12 & 13 | Protect | None | | |
| 81 | Blue Oak <i>Quercus douglasii</i> | 2 | 16 | 14 | 30 | 45 | B- | E side of Lots 12 & 13 | Protect | None | Some dead wood | |
| 82 | Blue Oak <i>Quercus douglasii</i> | 1 | 24 | | 45 | 45 | C | E side of Lot 13 | Protect | None | dead wood | |
| 83 | Blue Oak <i>Quercus douglasii</i> | 1 | 24 | | 8 | 45 | D | E side of Lot 13 | Protect | None | snapped trunk | |
| 84 | Blue Oak <i>Quercus douglasii</i> | 1 | 15 | | 30 | 5 | C- | E side of Lot 13 | Protect | None | tree 85 fell on this tree | |
| 85 | Blue Oak <i>Quercus douglasii</i> | 2 | 18 | 18 | 35 | 35 | C+ | E side of Lot 13 | Protect | few natural cavities | one trunk fell, both alive | |
| 86 | Blue Oak <i>Quercus douglasii</i> | 2 | 15 | 14 | 25 | 50 | B | E side of Lot 13 | Protect | None | | |
| 87 | Blue Oak <i>Quercus douglasii</i> | 1 | 26 | | 35 | 30 | C+ | E side of Lot 13 | Protect | Some woodpecker cavities | Pruned, rotten backside | |
| 88 | Blue Oak <i>Quercus douglasii</i> | 1 | 20 | | 20 | 40 | C- | E side of Lot 13 | Protect | None | fallen to ground with some new vertical branches | |
| 89 | Blue Oak <i>Quercus douglasii</i> | 1 | 6 | | 15 | 25 | B | E side of Lot 13 | Protect | None | | |
| 90 | Blue Oak <i>Quercus douglasii</i> | 1 | 30 | | 40 | 10 | A- | Lot 14 | Protect | natural cavities | | Located in Lot 14, bldg envelope should be designed outside of CRZ |

| Tag # | Common Name Scientific Name | # of Trunks | DBH1 (in.) | DBH 2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|---------------|----------------|-----------------|----------------|-----------------|---|-----------------------------|---|--|---|
| 91 | Blue Oak <i>Quercus douglasii</i> | 1 | 25 | | 35 | 50 | B | In open space along main road, SW of Lot 14 | Impact | None | Hollow trunk, not suitable for birds or bats | Grading and paving within CRZ |
| 92 | Blue Oak <i>Quercus douglasii</i> | 1 | 41 | | 45 | 40 | C | Lot 13, along main road | Impact | many nests and woodpecker cavities | Major branch failure | Grading and paving within CRV. Driveway and bldg envelope should be designed outside of CRZ |
| 93 | Blue Oak <i>Quercus douglasii</i> | 1 | 38 | | 45 | 40 | C | W edge of Lot 19 | Protect | Many woodpecker and natural cavities | Dead tree in Lot 19 not tagged and should be removed | |
| 94 | Valley Oak <i>Quercus lobata</i> | 1 | 43 | | 45 | 55 | B | Lot 11, along main road | Impact | Large natural cavity, one woodpecker cavity | Cavity not suitable for birds or bats | Grading and paving within CRZ. Driveway & bldg envelope should be designed outside of CRZ |
| 95 | Valley Oak <i>Quercus lobata</i> | 1 | 30 | | 50 | 40 | B- | Lot 21, along main road | Impact | None | | Grading and paving within CRZ. Driveway & bldg envelope should be designed outside of CRZ |
| 96 | Valley Oak <i>Quercus lobata</i> | 1 | 55 | | 50 | 55 | B | Lot 5 | Protect | Many natural cavities | Largest tree on the property, two snag limbs, no woodpecker cavities | Located in Lot 5, driveway & bldg envelope should be designed outside of CRZ |

| Tag # | Common Name Scientific Name | # of Trunks | DBH1 (in.) | DBH2 (in.) | Height (ft.) | Width (ft.) | Health Value | Location | Impact Remove Protect | Nests/ Cavities | Notes | Impact Notes |
|-------|--------------------------------------|----------------|---------------|---------------|-----------------|----------------|-----------------|--|-----------------------------|-----------------------------|---|--|
| 97 | Valley Oak <i>Quercus lobata</i> | 1 | 37 | | 55 | 45 | D+ | Lot 7 | Protect | Many natural cavities | Nesting Barn Owl | Located in Lot 7, driveway & bldg envelope should be designed outside of CRZ |
| 98 | Blue Oak <i>Quercus douglasii</i> | 1 | 14 | | 20 | 20 | C | Lot 3 | Protect | Many natural cavities | Shaded by a dead tree | Remove dead tree adjacent to Trees 98-100 |
| 99 | Blue Oak <i>Quercus douglasii</i> | 2 | 16 | 13 | 15 | 30 | C | Lot 3 | Protect | Many natural cavities | Shaded by a dead tree | Remove dead tree adjacent to Trees 98-101 |
| 100 | Blue Oak <i>Quercus douglasii</i> | 1 | 22 | | 12 | 25 | D. | Lot 3 | Protect | Many natural cavities | Trunk fell over, some new growth | Remove dead tree adjacent to Trees 98-102 |
| 101 | Blue Oak <i>Quercus douglasii</i> | 1 | 16 | | 40 | 40 | B | Rio Robles Road, Front Gate at Estrella Road | Impact | None | Possible hybrid, few galls | Grading and paving within CRZ |
| 102 | Valley Oak <i>Quercus lobata</i> | 1 | 16 | | 40 | 35 | B | Rio Robles Road, Front Gate at Estrella Road | Impact | None | few galls | Grading and paving within CRZ |
| 103 | Blue Oak <i>Quercus douglasii</i> | 1 | 42 | | 40 | 55 | C | South of main road, near Lot 8 | Protect | None | Large branch failures, otherwise healthy | |

Exhibit B – Figures

- **Figure 2. Location Map**
- **Figure 3. USGS Topographic Map**
- **Figure 4. Aerial Photograph**

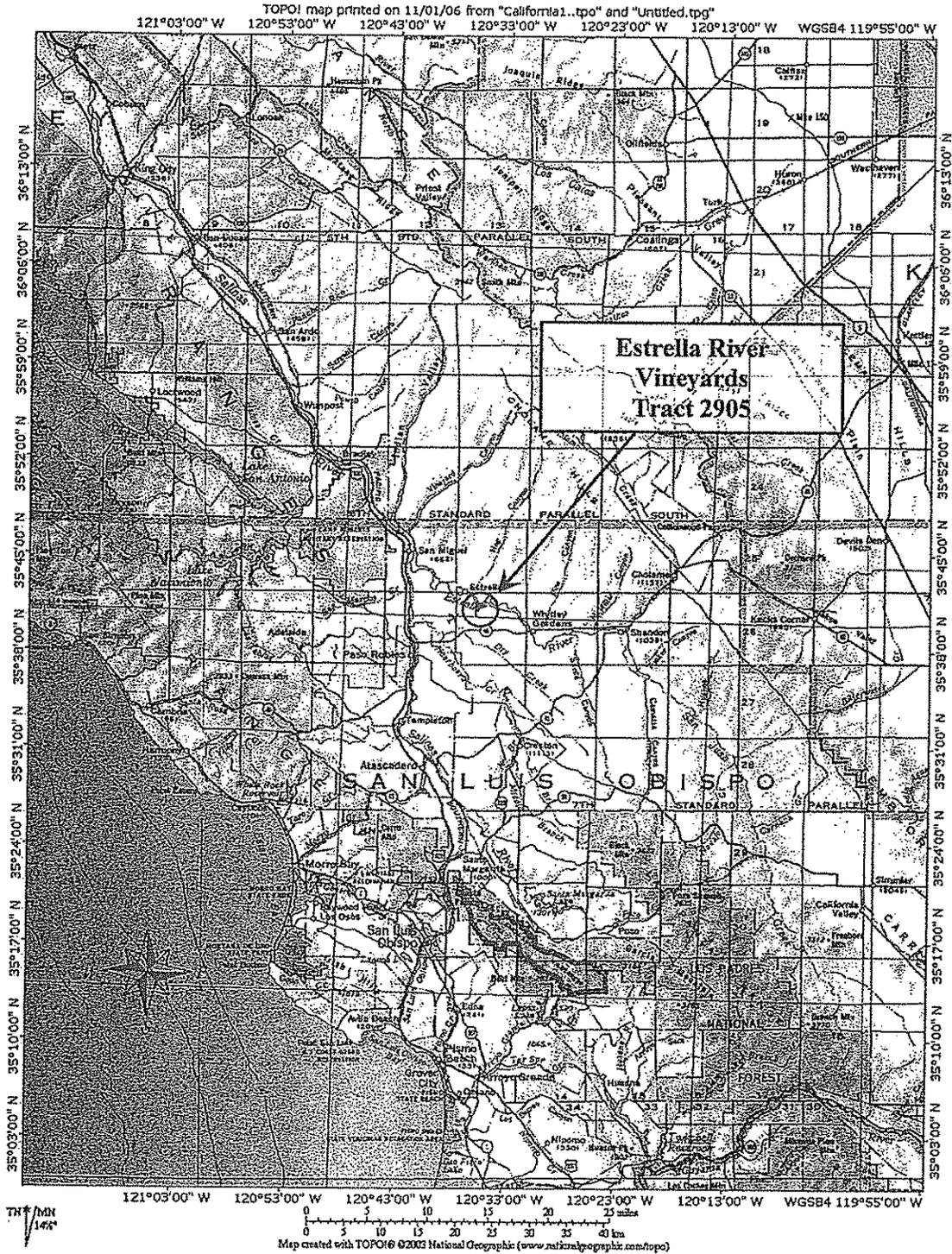


FIGURE 2. LOCATION MAP. The subject property (red circle) is located northeast of Paso Robles, San Luis Obispo County, California.

TOPO! map printed on 06/29/06 from "California.tpo" and "Paso area map.tpg"
120°36.000' W WGS84 120°35.000' W

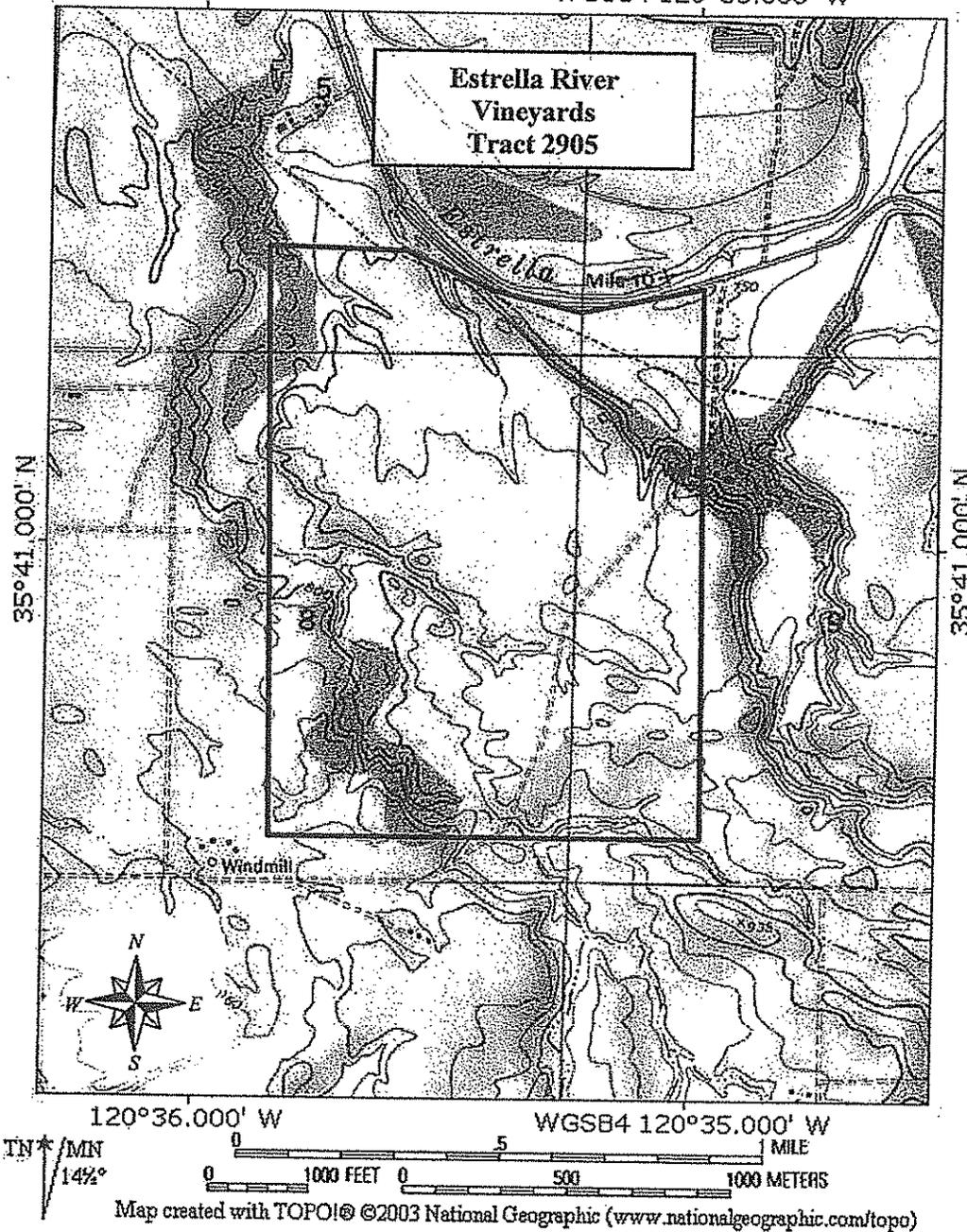


FIGURE 3. USGS TOPOGRAPHIC MAP. The 560-acre property is located on Estrella Road in the Estrella USGS topographic quadrangle. The approximate property boundaries are shown in black.

Exhibit C – Photographs



Photo 1. View north of the front gate entrance to the property from Estrella Road. The existing vineyard road would be re-aligned. Tree #1, pictured left of the gate, would be impacted.



Photo 2. View north of the existing agricultural road along the east property border that would be paved and widened. The deciduous trees at the base of the road are non-native tree of heaven. Native blue oaks are visible at left.

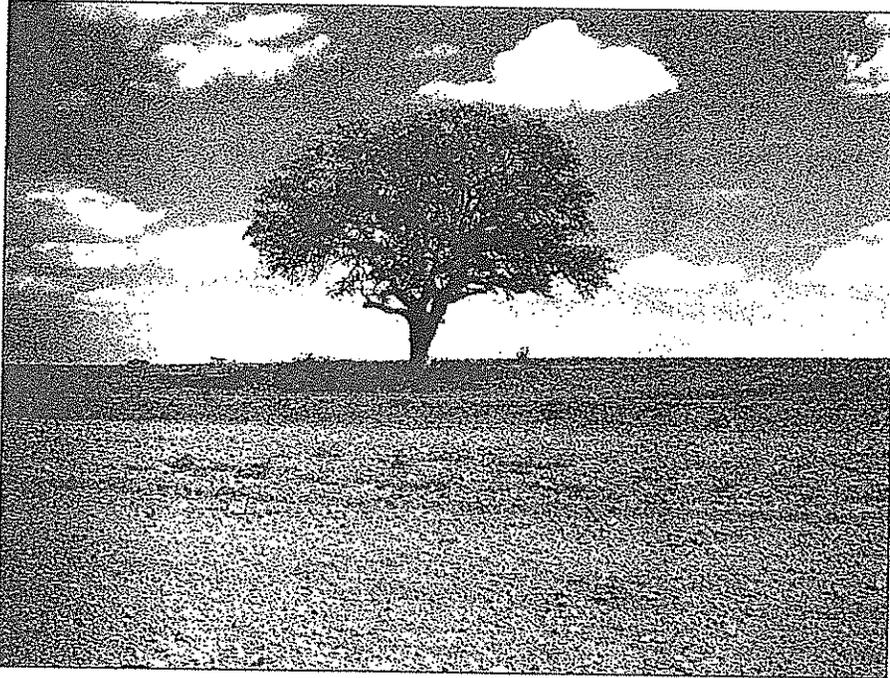


Photo 3. Tree #15 is a 33 inch blue oak (rated "C") located in an existing agricultural field, where the ground is plowed seasonally within the CRZ. The proposed access road would require paving within the CRZ.

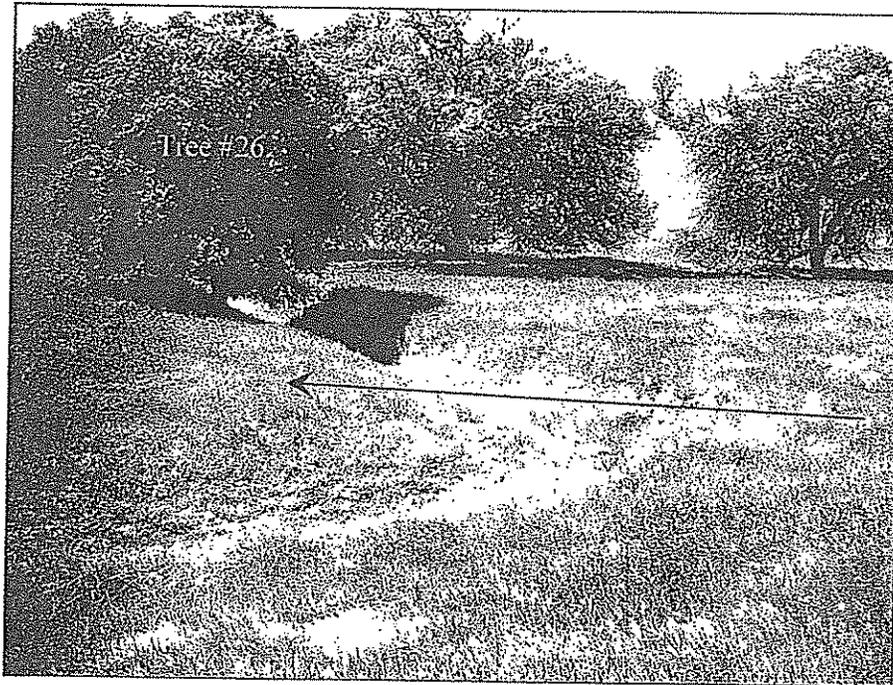


Photo 4. Tree #26 is a very healthy blue oak (rated "A") located along an ephemeral drainage. The southern drainage crossing is proposed at this bend in the stream (note arrow), and would encroach within the CRZ of this tree.



Photo 5. View north of the tree line along at the top of the oak woodland at Lots 3 and 4. Building envelopes have not been established, but there appears ample room to avoid impacts to these trees during home construction.

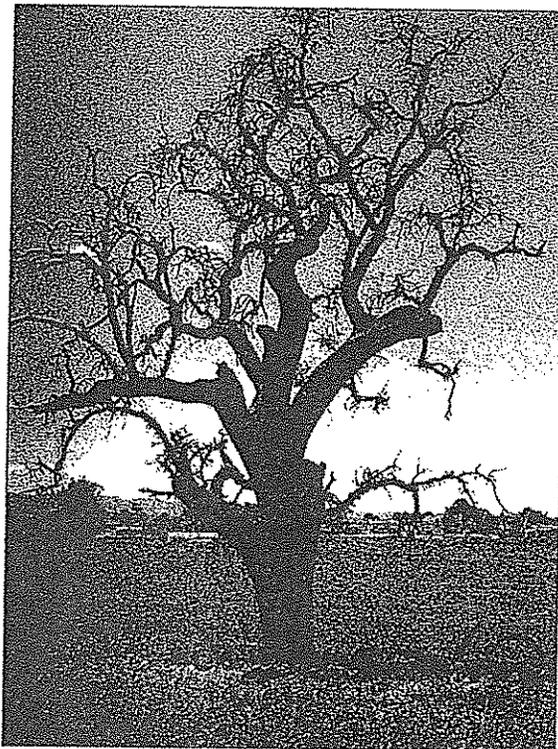


Photo 6. Tree #97 is a valley oak in poor health. It has numerous natural cavities, including one harboring a barn owl nest. Although it is nearly dead, it was rated "D+" because of its habitat value to wildlife.



Photo 7. View northwest of Tree 8 (right) and Trees 101 and 102 (left) near the front entrance gate at Estrella Road. The proposed entrance road would pass between these trees, resulting in CRZ encroachment impacts.

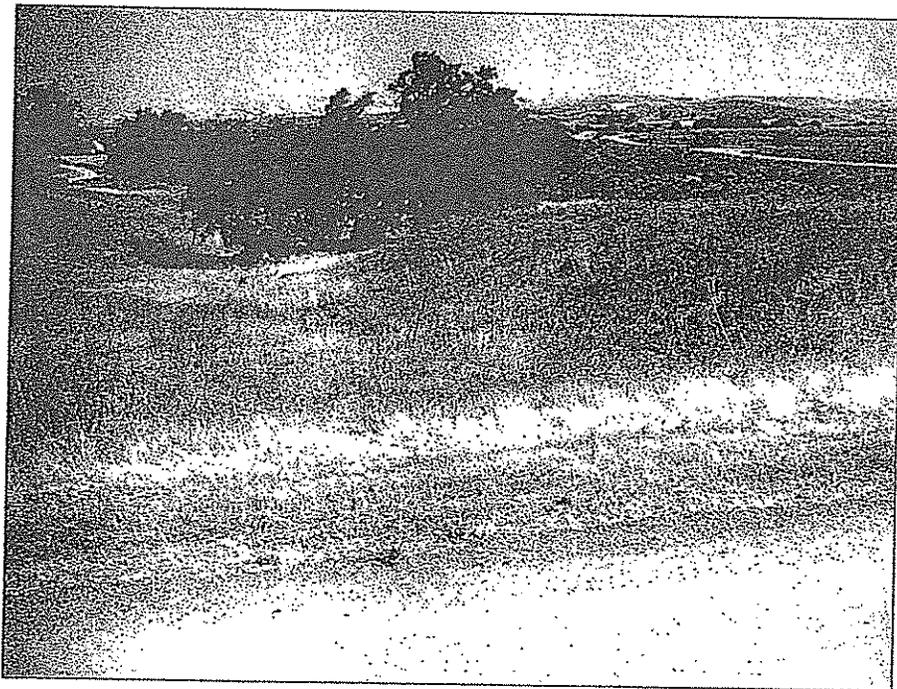


Photo 8. View northwest of the proposed oak tree mitigation area. The mitigation area is a grassy swale close to the northern reservoir where irrigation water would be available.

Exhibit D – Oak Tree Protection Plan

OAK TREE PROTECTION PLAN

County of San Luis Obispo

Pre-Construction Tree Protection and Removal

The project manager, construction manager, and equipment operators will be briefed by an environmental monitor. Monitor will describe oak tree protection and removal practices during a morning safety or planning meeting prior to the start of construction.

All trees within 50 feet of the construction zone will be identified, marked and numbered with metal tags. Information about each tree will be collected, including the following: date, species, number of stems, diameter at breast height (dbh) of each stem, critical root zone (CRZ) diameter, canopy diameter (in all four compass directions), tree height, health, habitat notes, and nests observed. Before construction begins, markings will distinguish trees that are to be removed, impacted, or fully protected. Tree removal will be planned to minimize impacts to adjacent trees. Tree impacts include any activity under the canopy or within the CRZ (CRZ = 1.5 times the diameter of the tree). The site will be checked for compliance by the environmental monitor. Grading, cutting and filling on property that has oak trees but which is planned to occur at least five feet beyond the CRZ of any oak trees of six inches or greater dbh shall not occur unless there is a monitor present to insure that grading occurs in accordance with approved plans and without encroachment into areas within five feet of the CRZ of any oak tree(s) of six inches or greater dbh.

Trees to Remove

- Mark each of the oaks to be removed with a blue "X" at approximately 4.5 feet above ground. Alternatively, trees to be removed may be marked with blue flagging.
- Number each of the oaks to be removed with blue paint (if not already tagged).
- Trees to be removed will be verified by the project manager and the environmental monitor or arborist.
- Trees will be removed with minimal impact to adjacent trees.

Trees to Impact

- Impacts are any disturbance within the diameter of the tree canopy or CRZ, including pruning, grading, parking, driving under or near, trenching, storing material, or adding fill.
- Tag each of the trees with two permanent numbered metal tags on two sides of the tree placed approximately 4.5 feet above ground. Flag with green flagging.

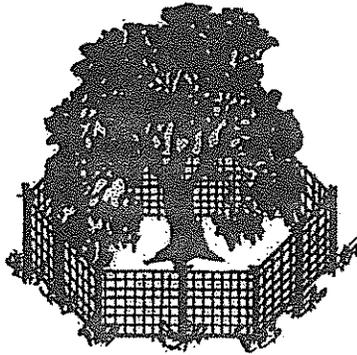
- Install orange construction fencing between the construction zone and the tree to indicate limits of disturbance planned for each tree (Figure A).

The environmental monitor will document pre-construction tree protection activities. An oak tree database will be maintained throughout the construction period that will contain all information related to oak tree impacts and removals.

Construction Tree Protection

- Orange construction fencing will be maintained weekly when heavy equipment is within 50 feet of oak trees.
- If any fully protected oak trees are impacted, the trees will be tagged with permanent metal tags placed approximately 4.5 feet above ground (if not already tagged). An environmental monitor will note the type and severity of the impact.
- Branch and root pruning shall leave clean cuts. Branch pruning shall be at an angle to shed rain water. Torn roots shall be properly trimmed so that all torn sections are removed and the cut is clean.
- Any impacts to trees that involve cut roots over one inch and branches over three inches in diameter shall be treated by a Certified Arborist or County approved tree care specialist qualified to apply fungicides and pesticides to damaged tissue.
- No vehicles, fill soil, rocks, or construction materials shall be placed within the dripline or CRZ of any oak trees.
- Trenching under the tree canopy shall be avoided. Any trenching required within the dripline or CRZ of an oak tree shall be approved by a Certified Arborist, and done by hand. The Arborist may recommend use of an air spade to reduce root impacts.
- The only plant species which shall be located within the dripline or CRZ of oak trees are plants that are indigenous to the Paso Robles area. No permanent irrigation shall occur within the CRZ of any mature oak tree.
- The environmental monitor and/or a Certified Arborist shall be present during construction that impacts oak tree root zones.

TREE PROTECTION FENCING
For Trees That May Otherwise Be Impacted



Set T-posts 6 to 8 feet apart,
and as far away from tree
trunk as practical during
construction.

Use barrier fencing or
chain-link fencing



Provide buffer between fence and
construction zone of 5 feet, or more, if
possible

Construction/Disturbance Zone

©Althouse and Meade, Inc.

Figure A. Orange barrier fencing shall be used to protect oak trees near construction and disturbance zones. Construction fencing shall be placed at the outer edge of the CRZ.

**ATTACHMENT 3
TULARE COUNTY GENERAL PLAN
POLICIES**

WATER QUANTITY CHANNEL MODIFICATION

TULARE COUNTY GENERAL PLAN 2030 UPDATE POLICIES

WATER RESOURCES ELEMENT

WR-1.10 Channel Modification

Channel modification shall be discouraged in streams and rivers where it increases the rate of flow, rate of sediment transport, erosive capacity, have adverse effect on aquatic life or modify necessary groundwater recharge.

WR-3.9 Establish Critical Water Supply Areas

The County shall designate Critical Water Supply Areas to include the specific areas used by a municipality or community for its water supply system, areas critical to groundwater recharge, and other areas possessing a vital role in the management of the water resources in the County, including those areas with degraded groundwater quality.

WR-3.10 Diversion of Surface Water

Diversions of surface water or runoff from precipitation should be prevented where such diversions may cause a reduction in water available for groundwater recharge.

WATER RESOURCES ELEMENT IMPLEMENTATION

15. Designs, which respect natural topography and vegetation, can usually achieve effective flood control while retaining the dynamic flow and functional integrity of a natural waterway. Further channeling, straightening and lining waterways should be evaluated until alternative multipurpose modes of treatment such as wider berms and landscaped levees in combination with recreation amenities are provided.

**(k) GATEWAY COMMUNITY DEFINITION TIED SPECIFICALLY TO
THE NATIONAL PARK/ADDITIONAL REVIEW OF GATEWAY
CONCEPTS.**

**ATTACHMENT 1
CITY OF SPRINGDALE UTAH
GENERAL PLAN TOWN
APPEARANCE ELEMENT**

General Goal

To preserve Springdale's unique appearance: a small rural village surrounded by the natural beauty of Zion Canyon.

Overview

The Town Appearance Element identifies the aesthetic resources and land use activities that define Springdale's image and visual character. Town Appearance focuses on the form and character of the natural and built environment and how residents relate to it on a daily basis. Town Appearance is also related to the way visitors experience the Town while walking and driving, observing the natural qualities of Zion Canyon and the character of buildings and public spaces. The Town Appearance Element provides the means of ensuring that the unique character and natural environment given to the Town by its geographic location, vegetation, and aesthetic resources are preserved and enhanced.

Existing Conditions and Key Findings

1. Springdale's Identity as a Unique Rural Village

Springdale's human history, pioneer heritage, its setting within Zion Canyon, and its positioning as the gateway to Zion National Park have helped to mold its unique character. The Town is committed to policies that preserve the following distinctive characteristics of Springdale's village atmosphere.

A. Focus on the natural surroundings.

Zion Canyon's distinctive towering red and orange Navajo sandstone cliffs, the meandering Virgin River, large mature trees along the canyon bottom, and an abundance of wildlife dominate the appearance of Springdale. Man-made structures should be

designed to complement the natural surroundings. Indeed, the aim is to have buildings in the foothills be as "invisible" as possible. Open space is preserved throughout the Town. Natural vegetation is emphasized.

B. Small size of community.

The Governor's Office of Planning and Budget estimates the current (2010) population of Springdale at 687 people. Physically, Zion Canyon limits development to the Virgin River corridor and some foothill areas. Because of the physical constraints of Zion Canyon and resources, especially water, it is expected that the Town will not exceed an ultimate size of about 1800 people.

C. Reflections of Springdale's history and rural heritage.

The pioneer and agricultural history of the Town is evident in older structures, orchards, agricultural fields and irrigated pastures with farm animals interspersed throughout the community. Streets are lined with mature trees and have sandstone curbs and agricultural irrigation canals.

D. Modest scale of buildings and other structures.

Residential and commercial buildings are restrained in size in terms of footprint, height, and mass.

E. Neighborhood Diversity.

Springdale has a good mix of residential neighborhoods—from small lot subdivisions in the center of town to low density conservation subdivisions in the foothills. This mix of design in residential neighborhoods creates diversity in the town's housing stock. It also helps preserve open spaces in the foothills and other sensitive natural areas.

2. Town Appearance

F. A pedestrian-friendly streetscape.

Especially in the central commercial area, sidewalks and the design of buildings and signs invite people to walk around. Outdoor dining areas and outdoor retail display areas add interest to the central commercial area and further encourage pedestrian travel.

G. A “hometown” flavor.

Small, unique, locally owned businesses provide both the appearance and the experience of a daily network of neighborly interactions. The elementary school is an important community focus.

H. Tourist services.

Lodging, meals, and shopping for visitors to Zion National Park are provided without compromising the village atmosphere that is valued by tourists as well as residents.

2. Current Springdale Town Policies on Town Appearance

The Town of Springdale has placed importance on retaining its rural character and not competing with the natural beauty of Zion Canyon. Through the adoption of various design standards and criteria, the Town has retained a distinct sense of place, recognized by citizens and visitors. By addressing these design preferences in the General Plan, the community has the opportunity to conserve and develop a series of implementation strategies, including policies, capital improvements and programs that enhance the traditional character of the Town.

A. Design Related Policies and Ordinances

A number of existing policies and ordinances directly relate to Town Appearance. These policies and ordinances are designed to protect, preserve and enhance the small-town appearance of the community and its natural visual resources.

1. Planned Development Overlay Zone

In 1995, the Town enacted the Planned Development Overlay Zone to encourage creative and efficient utilization of land by providing greater flexibility in the location of buildings on the land, the consolidation and preservation of open space, and the clustering of dwelling units. The intent of the zone is to integrate residential development into the landscape to minimize the visual impacts of development on the natural view shed.

2. Design/Development Review

The Town adopted Design/Development Review requirements and procedures for all new building construction and reconstruction or modification of existing structures. The purpose of the review process is to a) protect, preserve and enhance the natural beauty and quality of the landscape and other natural resources such as scenic vistas, landforms, open space, native vegetation and wildlife, and b) to ensure the appropriateness of the appearance of all new structures. The process was revised in 2005 to improve communication between the Town and developers and to make the process more efficient.

3. Architectural Standards and Design Guidelines

Springdale adopted Design Guidelines in 1992 for all new construction to preserve the small-town village atmosphere and compatibility with the natural features of Zion Canyon.

4. Color Palette

In 1996, the Town established by ordinance a color palette to provide a selection of colors deemed to be appropriate in preserving the harmony of buildings with the natural

2. Town Appearance

surroundings. The color palette was revised and updated in 2005.

5. Design Standards Manual

In 2010, the Town adopted a Design Standards Manual to help guide and inform developers on appropriate building style and architectural elements to use in new development. The Design Standards Manual provides graphic examples in narrative descriptions of the type of development the Town encourages.

B. Town Citizens' Support for Village Atmosphere and Town Appearance Compatible with Natural Surroundings

1. Rural Heritage Workshops

In February of 2001, the Town conducted a community-wide survey that was mailed to each household in Springdale. The purpose of the survey was to ascertain how the residents perceive the character of the Town. During the spring of 2001, the Town held three workshops designed to further define the community character and review the Town's development guidelines. The result of the workshops was a list of draft comments and statements intended to be used in evaluating the development guidelines. These statements demonstrated townspeople's strong interest in preserving a village atmosphere and a town appearance compatible with its natural surroundings.

The workshops also demonstrated the need to better define and describe the rural small-town village atmosphere that distinguishes the Town of Springdale and how best to preserve and enhance those qualities.

2. Town Survey

In 2003 the Town conducted an expanded community-wide survey in order to provide direction in preparing the goals and objectives for updating the General Plan. This survey was mailed to each of the 457 residents of Springdale. A total of 212 surveys were returned, representing a healthy 46 percent response rate. The survey consisted of 11 sections addressing each of the proposed elements of the General Plan.

The Town Appearance Section of the survey identified the following categories as being important to the character of Springdale (based on a response rate of 80 percent or higher).

| Category | Percentage |
|-----------------------|------------|
| Quality of Life | 94 |
| Zion National Park | 93 |
| Friendly Community | 90 |
| Town Appearance | 87 |
| Natural Quiet | 84 |
| Small-town Atmosphere | 82 |
| Environmental Quality | 80 |

A total of 99 percent of those responding to the survey felt that the appearance of Springdale is important to the character of the Town. The survey also concluded that appearance standards should apply to the entire community and not just those properties visible from SR-9.

The survey responses highlighted the importance of the rural small-town village atmosphere and its interdependence with Zion National Park and the surrounding natural environment as the community's most important attributes and concluded that the residents did not want to see significant changes over the life of the

2. Town Appearance

Plan. A compilation of the survey results is included in this Plan as Appendix 3.

The Town should conduct another town-wide survey in the near future, and schedule recurring town-wide surveys every five years (or sooner if conditions justify) to ensure the General Plan continues to reflect the consensus of the community.

3. General Plan Public Involvement

In 2010, the Town sponsored a series of public involvement events in conjunction with revision and update of this Plan. The public involvement events including Planning Commission work meetings, informal community scoping and visioning sessions (the General Plan Barbeque and the General Plan Ice Cream Social), and walking field trips of the town. Through these public involvement events the community gave the Planning Commission clear direction on the importance of a Village Atmosphere. The community response at these events demonstrated a continuing desire to keep Springdale a small village and to preserve views of the natural surroundings. The results of these public involvement events are on file and available at the Town Hall.

3. Zion Park Scenic Byway

SR-9 is designated as a State Scenic Byway. The Town, in conjunction with the Zion Canyon Corridor Council (ZC3), would like to nominate SR-9 from La Verkin to the east entrance of Zion National Park as a National Scenic Byway. Because of its scenic and unique nature, and because it is the main road through the town, SR-9 affects Springdale's town appearance.

The ZC3 has prepared a Corridor Management Plan for the Zion Park Scenic Byway. This Plan,

which the Town Council has adopted by resolution, identifies the unique qualities and attributes that make Zion Canyon a special place. It also contains strategies designed to protect these unique qualities. The Corridor Management Plan suggests strategies to protect the area's scenic, natural, historic, recreational, cultural, and archaeological qualities. Many of the strategies in the Corridor Management Plan correspond to policies the Town has already adopted to protect the village atmosphere and rural character in Springdale. The Town should use the Corridor Management Plan as a guide to further help preserve the unique sense of place and village atmosphere. Land use decisions should be consistent with the goals and strategies outlined in the Corridor Management Plan. Further, the Town should continue its active role in the ZC3 and regional planning initiatives. Doing so will help the Town protect its unique village atmosphere.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 2.5. Objectives and implementation strategies for this element are grouped into the following categories:

- 2.1. Village Atmosphere
- 2.2. Visual Focus on Natural Features
- 2.3. Building Design
- 2.4. Clean and Well-Maintained Town

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.1.

Promote a pedestrian-friendly townscape, with elements appropriate for both the residential and commercial aspects of a village.

Pedestrian orientation is often perceived as only whether or not a city or town has sidewalks available for pedestrians to use. The strategies that a town uses to orient itself to the pedestrian rather than the automobile are, in fact, far more abundant than just sidewalks, although sidewalks are a necessary element.

Pedestrian orientation is found in the details of the space. The size, layout and lighting of signs; the setbacks, size and massing of buildings and structures; the location and amount of parking available; the availability of transit options; the elements of the streetscape including trees and pedestrian lighting all work together to create a space that is focused on the pedestrian user rather than the car.

Pedestrian orientation can be and should be vastly different between the commercial village center and the residential areas of the Town. As examples, in residential areas sidewalks may not always be appropriate; lighting, if provided at all, should be of a level for safety, not general illumination; and building setbacks should be greater.

In 2008, the Town revised the development standards in the Central Commercial zone to encourage pedestrian-friendly development. Changes were made to front setback, building size, and landscaping requirements.

Implementation Strategies

- 2.1.1.a. Develop a vision statement for the commercial and residential areas of the Town and determine what streetscape elements are appropriate for each area.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development, and Citizen Committee(s)*

- 2.1.1.b. Develop a parking plan for Central and Village Commercial Zones and require that all parking in the downtown area be located to the rear or to the side of buildings.

*Implication: Action/Program
Implementation: Planning Commission, Community Development*

- 2.1.1.c. Ensure that signage is consistent with village atmosphere and oriented to the pedestrian as well as the vehicle.

*Implication: Policy/Legislative
Implementation: Planning Commission, Community Development*

2. Town Appearance

Objective 2.1.1. (cont)

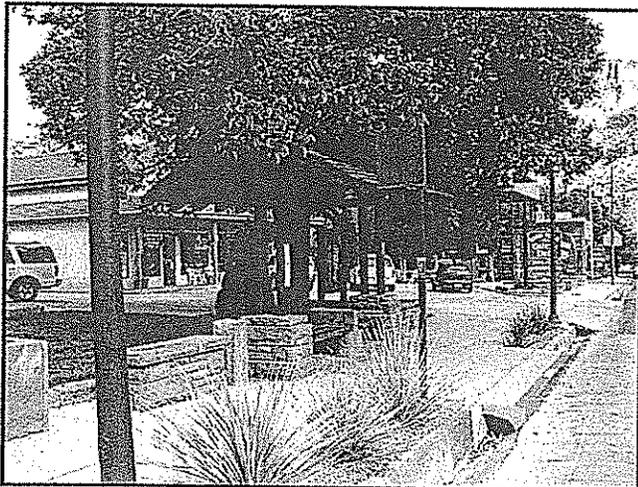
Promote a pedestrian-oriented townscape, with elements appropriate for both the residential and commercial aspects of a village.

Implementation Strategies (cont)

- 2.1.1.d. Implement features of the approved shuttle-streetscape plan to include consistent and correct color of concrete, landscaping, and replacement of street lighting where appropriate.

Implication: Capital/Budget

Implementation: Town Council, Planning Commission, Community Development, Citizen Committee(s)



Picture 1 – Pizza Noodle Shuttle Stop. Pedestrian-oriented amenities include the shelter, benches, drinking fountain and trash receptacles.

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.2.

Protect residential neighborhoods located next to commercial areas.

Commercial development often has unforeseen impacts on neighboring residential areas. These impacts range from the easily recognized impacts of light and noise to more subtle impacts such as activity at odd hours and accumulation of litter and trash. Impacts of commercial development should be determined prior to any approval and appropriate buffers should be used to mitigate foreseen impacts. These buffers may include such things as increased setbacks and open space, fences and walls, vegetation, or a combination of these methods.

In the Village Commercial Zone, the more intense commercial uses, such as motels and restaurants, are currently classified as Conditional Uses, which allows the Town Council and Planning Commission to evaluate potential impacts of the use and mitigate them through various conditions, such as buffers, fencing, building location and lighting, etc.

Implementation Strategies

- 2.1.2.a. Review ordinances and determine appropriate setbacks and landscaping to soften visual impacts of structures from adjacent roads and properties, and amend ordinances as necessary.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

- 2.1.2.b. Require appropriate buffers for commercial uses adjoining residential neighborhoods.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.3.

Decrease adverse effects associated with gated streets and gated communities.

Occasionally developments desire to limit access to streets, neighborhoods and communities through the use of gates. A gate across the access to a particular area can increase the sense of security to those within the development.

The negative impacts of gated streets and communities are numerous. Gated streets are a detriment to a sense of community, furthering instead a sense of isolation and exclusion. In a town such as Springdale, which derives its character from its village scale, gates are an incompatible feature. They also have impacts on pedestrian environment and access to open space. Furthermore, gates limit the ability of emergency vehicles to effectively respond to critical health and safety situations. The Town has an ordinance which prohibits gated access into subdivisions unless a compelling need can be demonstrated.

Implementation Strategies

- 2.1.3.a. Develop standards for pedestrian and emergency vehicle access and require all approved gates to comply with these standards.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.4.

Preserve natural open space areas throughout the community.

The natural beauty surrounding Springdale is the primary reason for the visits of nearly three million tourists every year. The protection and preservation of natural open spaces in the community helps maintain this natural beauty and helps the Town integrate into the natural surroundings.

The current Planned Development ordinance encourages developers to preserve significant open spaces by offering certain incentives. These include: increased densities or units per acre, allowance for buildings to be clustered, smaller lot sizes than required by the underlying zone. These incentives allow significant open space to be preserved. The Anasazi Plateau and Canyon Point subdivisions are examples of Planned Unit Developments that have established conservation easements to further protect common open space.

Implementation Strategies

- 2.1.4.a. Develop a comprehensive and coherent plan to preserve existing open spaces and acquire new open spaces throughout the community.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

- 2.1.4.b. Identify and consider acquiring open spaces in foothills, ridgelines, scenic vistas and along the Virgin River.

*Implication: Capital Improvement
Implementation: Town Council and Town Manager*

- 2.1.4.c. Require commercial development to set aside a certain percentage of the site to open space.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

- 2.1.4.d. Encourage private subdivisions to provide access to open space and trailheads.

*Implication: Action/Program
Implementation: Planning Commission, Community Development*

- 2.1.3.e. Provide incentives to protect open space and conservation resources through voluntary conservation easements and/or deed restrictions.

2. Town Appearance

Objective 2.1.4. (cont)

Preserve natural open space areas within each zone and throughout the community.

Implementation Strategies (cont)

Implication: Policy/Legislative
Implementation: Town Council and Community Development

- 2.1.4.e. Establish zone-specific setbacks that allow for the most efficient layout of buildings, parking, ingress and egress, and promote uninterrupted scenery.

Implication: Policy/Legislative
Implementation: Town Council, Planning Commission and Community Development

- 2.1.4.f. Promote clustering of buildings to allow for larger natural or landscaped areas.

Implication: Action/Program
Implementation: Planning Commission and Community Development

- 2.1.4.g. Encourage the preservation of appropriate agricultural and livestock land use.

Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development

- 2.1.4.h. Provide development incentives for buildings clustered together in exchange for preservation of open space on a property.

Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development

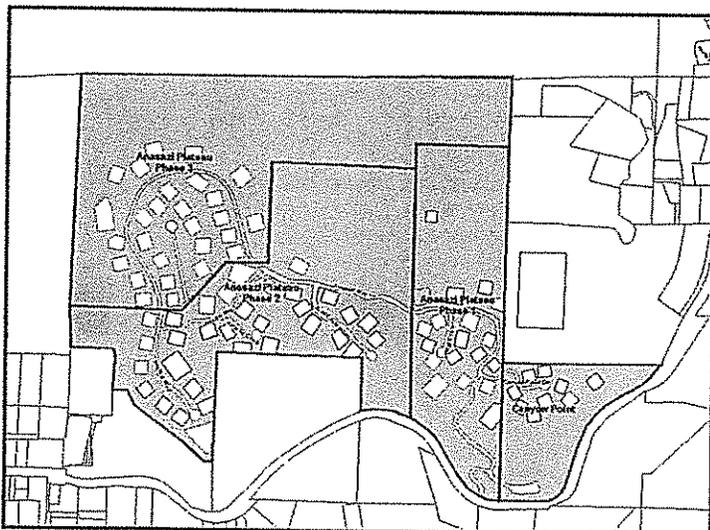


Figure 1 – Map showing conservation easement area in Anasazi Plateau subdivision.

2. Town Appearance

2.1. Village Atmosphere

Goal

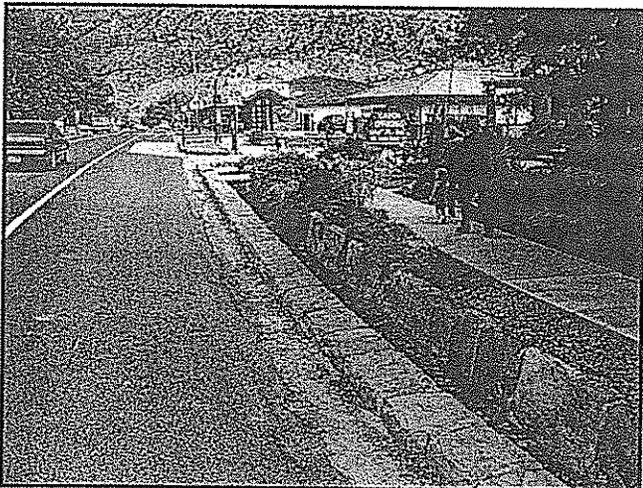
To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.5.

Preserve architectural elements and public infrastructure design reflecting Springdale's heritage and identity, including the cut rock style in buildings and irrigation ditches.

Springdale's character and heritage is embodied in the design and construction of the rock lined canals and gutters in town. Some of these elements were constructed as Works Progress Administration (WPA) projects in the early part of the 20th Century. In order to more fully protect these historic elements, the gutters, canals and other historic rockwork should be nominated for inclusion on the National Register of Historic Places.

The appearance and character of the Town are further enhanced by architectural standards and guidelines that protect historic features, require compatibility with the surrounding environment and promote designs that include materials and features such as native stone.



Picture 2 – Rock canal in Central Commercial Zone

Implementation Strategies

- 2.1.5.a. Nominate historic WPA projects including rock canals and gutters for inclusion on the National Register of Historic Places.

*Implication: Action/Program
Implementation: Town Council, Community Development, Citizen Committee(s)*

- 2.1.5.b. Review architectural guidelines and standards, and revise as necessary, to encourage new development to include architectural elements that reflect Springdale's heritage and identity, such as the use of cut rock in building construction. The use of these elements should be particularly encouraged in new construction or developments.

*Implication: Policy/Legislative
Implementation: Planning Commission, Community Development*

- 2.1.5.c. Ensure that exterior building surfaces appear compatible with the surrounding environment and historic structures (examples are using stone, and not creating glare), and ensure that exterior building colors are consistent with the natural earth and vegetation tones of Zion Canyon.

*Implication: Action/Program
Implementation: Planning Commission, Community Development*

2. Town Appearance

2.1. Village Atmosphere

Goal

To preserve and enhance the unique village atmosphere, reflective of the community's heritage, identity, and surrounding natural environment.

Objective 2.1.6.

Ensure municipal properties are a model for compliance with all Town regulations and ordinances.

The ability of the Town to enforce its ordinances can be enhanced or hampered by how properties owned by the Town are maintained. Town property, including the parks, playground and Town Hall should be well maintained, free of litter and debris, and ready for appropriate use.

As new public use structures are built, they should be designed and constructed in conformance with all Town ordinances, particularly architectural guidelines.

Implementation Strategies

- 2.1.6.a. Ensure Town properties are well maintained including proper lawn care (watering, mowing, weed control) and removal of litter and debris.

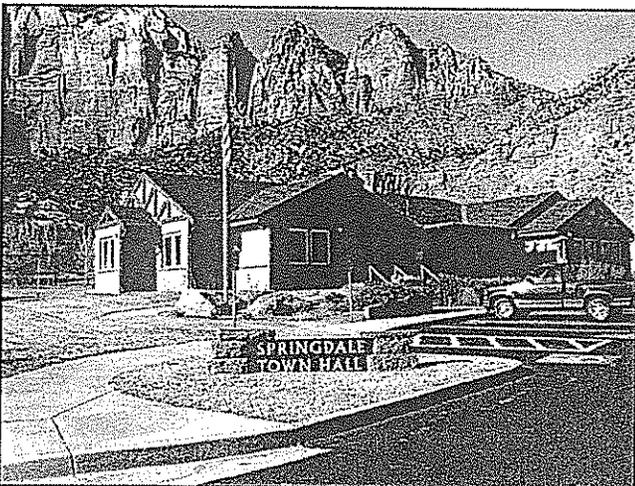
Implication: Action/Program
Implementation: Parks, Public Works

- 2.1.6.b. Require all new public structures and facilities comply with all zoning ordinances, particularly architectural guidelines and standards.

Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development

- 2.1.6.c. Ensure compliance with ADA requirements for all public facilities.

Implication: Action/Program
Implementation: Public Works



Picture 3 - Town Hall, 118 Lion Boulevard, constructed in 2000.

2.2. Visual Focus on Natural Features

Goal

To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.1.

Protect scenic views of ridgelines, hillsides, cliffs, the Virgin River and the river corridor, and other natural scenic elements as seen from the valley floor and the SR-9 highway corridor.

A common theme in the Springdale ordinances is the need to protect views of the natural surroundings. The goal of the ordinances is to produce the most unobtrusive buildings possible in order to not detract from the beauty of the surrounding natural features.

In the spring of 2004, the Town Council revised the height ordinance in the Foothill Residential zone. Part of this revision was to categorize all the properties in the zone as “highly visual” lots, which limits building heights to 20 feet from natural grade. The ordinance allows a property owner the opportunity to demonstrate that a lot is a “normal lots” and build to a less restrictive standard if the property owner can show that the lot meets certain criteria. These criteria were revised in 2006 to be more clear and objective and to better accomplish the goal of reducing the visual impact of buildings in the foothills.

Similarly, the visual impact of buildings and structures in other zones should be analyzed and methods to reduce the visual impact of these structures should be developed.

Implementation Strategies

2.2.1.a. Revise ordinances to require buildings to be sited appropriately on the lot and built of appropriate scale, volume and massing (i.e., breaking up of façade), which limits visual impacts and produces the most unobtrusive buildings and structures feasible. Appropriate scale is in reference to a small rural town/village and also to natural features of the building lot and surrounding natural features.

*Implication: Policy/Legislative
Implementation: Planning Commission,
Community Development*

2.2.1.b. Rewrite ordinances concerning architectural styles to ensure that structures built are as unobtrusively as feasible, particularly in the foothills, but allowing for creative varied architectural designs that are both complimentary to the natural surroundings and maintain a small-town atmosphere. “Parkitecture” is only one of many appropriate styles.

*Implication: Policy/Legislative
Implementation: Town Council, Planning
Commission, Community Development*

2.2. Visual Focus on Natural Features

Goal

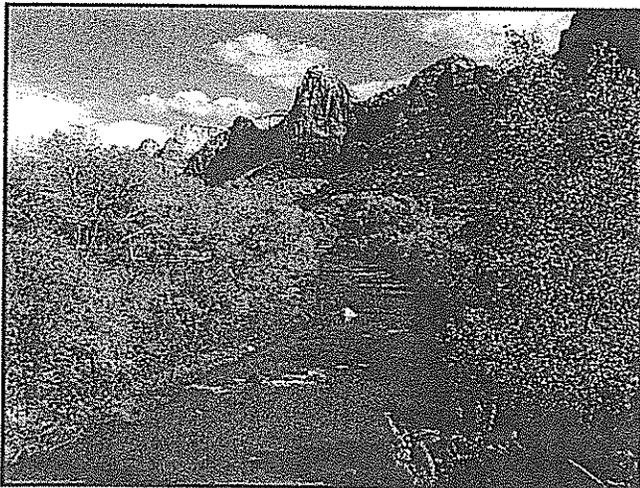
To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.2.

Protect the natural aesthetic character of the Virgin River corridor.

The Virgin River corridor contains unique biologic and hydrologic features and qualities. Consideration of these features should be made in the review process for proposed new development along the river way and its main feeding washes.

Many of the issues surrounding the protection and preservation of the natural river environment will require the analysis of specialists to adequately understand. The Town should work with consultants and state and federal agencies to develop plans and strategies to protect the natural Virgin River environment.



Picture 4 River corridor in Canyon Springs Subdivision

Implementation Strategies

- 2.2.2.a. Create, with the assistance of professional engineers, hydrologists, and Zion National Park, a comprehensive Virgin River plan which provides standards for reviewing proposed development along the river and assessing the potential impacts of such development.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

- 2.2.2.b. Work with all local, state and federal agencies in matters concerning the Virgin River and its main feeding washes.

*Implication: Action/Program
Implementation: Town Council, Planning Commission, Community Development*

- 2.2.2.c. Analyze setbacks and open space requirements along river and consider expanding to protect river corridor.

*Implication: Action/Program
Implementation: Community Development*

- 2.2.2.d. Create a River Use Plan to protect the river and from the impacts of recreational uses such as tubers and kayakers.

*Implication: Action/Program
Implementation: Community Development*

2.2. Visual Focus on Natural Features

Goal

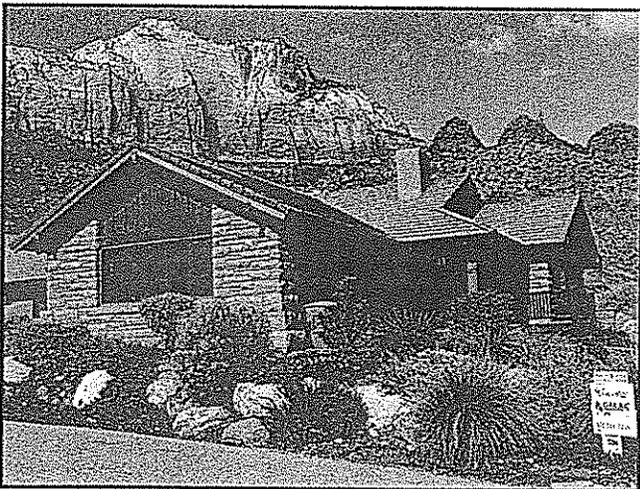
To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.3.

Ensure that infrastructure and buildings in Springdale complement the natural surroundings.

Building colors and materials are integral parts of both producing unobtrusive buildings and maintaining the character of the Town. Colors that are consistent with the natural earth and vegetation tones of the Canyon blend into the natural environment allow buildings to recede into the landscape, rather than detracting from the surroundings.

Currently, the architectural guidelines require buildings to be compatible with a color palette developed for the Town. The color palette was revised in October 2005. The palette is divided into two subcategories – signs and buildings. Additionally, lists of materials appropriate for each zone should be created.



Picture 5 – Home in Gifford Park that utilizes natural stone and other colors appropriate to environment.

Implementation Strategies

- 2.2.3.a. Revise ordinances to require buildings to be sited appropriately on the lot and built of appropriate scale, volume and massing (i.e., breaking up of façade), which limits visual impacts and produces the most unobtrusive buildings and structures feasible. Appropriate scale is in reference to a small rural town/village and also to natural features of the building lot and surrounding natural features.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

- 2.2.3.b. Rewrite ordinances concerning architectural styles to ensure that structures built are as unobtrusively as feasible, particularly in the foothills, but allowing for creative varied architectural designs that are both complimentary to the natural surroundings and maintain a small-town atmosphere. “Park-itecture” is only one of many appropriate styles.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

2. Town Appearance

Objective 2.2.3. (cont)

Ensure that infrastructure and buildings in Springdale complement the natural surroundings.

The sizes and heights of buildings will affect the character of the Town. In order to preserve the small rural-village feel, building sizes and heights must be limited. Currently building heights are limited by zone and range from 20 feet in highly visual foothill areas to 28 feet in certain locations in the Central Commercial zone.

In 2010 the Town adopted a Design Standards Manual to help inform and guide the style and appearance of new development. This manual should be used heavily by developers, the Planning Commission, and staff to make sure new development complements the natural surroundings. It should also be kept current through periodic updating.

Implementation Strategies (cont)

- 2.2.3.c. Ensure that exterior building surfaces appear compatible with the surrounding environment and historic structures (examples are using stone, and not creating glare), and ensure that exterior building colors are consistent with the natural earth and vegetation tones of Zion Canyon.

Implication: Action/Program
Implementation: Planning Commission, Community Development

- 2.2.3.d. Revise ordinances as necessary to accommodate the specific needs for each zone.

Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development

- 2.2.3.e. Encourage developers, the Planning Commission, and staff to reference the Design Standards Manual frequently during the planning and reviewing of new development.

Implication: Action/Program
Implementation: Planning Commission, Community Development

- 2.2.3.f. Encourage new technologies and building materials consistent with the village atmosphere and complementary to the natural surroundings.

Implication: Action/Program
Implementation: Town Council, Planning Commission, Community Development

2.2. Visual Focus on Natural Features

Goal

To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.4.

Preserve the Town's natural night sky by limiting lighting.

In the survey done as part of the General Plan process, the majority of respondents felt that lighting in town should be limited to protect the view of the night sky. Exterior lighting that spills upward into the sky is the primary cause of the reduction of the view of the night sky.

Reducing lighting levels to those necessary for safety and information will help to preserve the view of the night sky. Many properties, including both commercial and residential properties, are currently using more light than is necessary for safety and information.

The Town has recently adopted an outdoor lighting ordinance that regulates the style and placement of outdoor light fixtures. This ordinance calls for all outdoor lights to be brought into compliance with the new lighting standards by the year 2016.

Many residents have complained about the old "cobra head" streetlights along SR-9. These lights need to be replaced with downward directed lights that specifically illuminate the roadway.

Implementation Strategies

- 2.2.4.a. Ensure all lights, including residential lights, are brought up to standards of the outdoor lighting ordinance.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

- 2.2.4.b. Continue to implement pedestrian lighting plan along SR-9, including installation of pedestrian oriented lights used near shuttle stops.

*Implication: Capital/Budget
Implementation: Public Works*

- 2.2.4.c. Work with UDOT to determine light level requirements for vehicular traffic on SR-9, and create lighting plan replacing or modifying existing cobra-head lights with alternatives that do not spill light upward into the sky. Existing cobra head lights must be replaced or modified to meet the requirements of the lighting ordinance by 2016.

*Implication: Action/Program
Implementation: Public Works*

2. Town Appearance

Objective 2.2.4. (cont)

Preserve the Town's natural night sky by limiting lighting.

Implementation Strategies (cont)

- 2.2.4.d. Review light levels for existing developments, and work with property owners to reduce light levels to those necessary for safety and information.

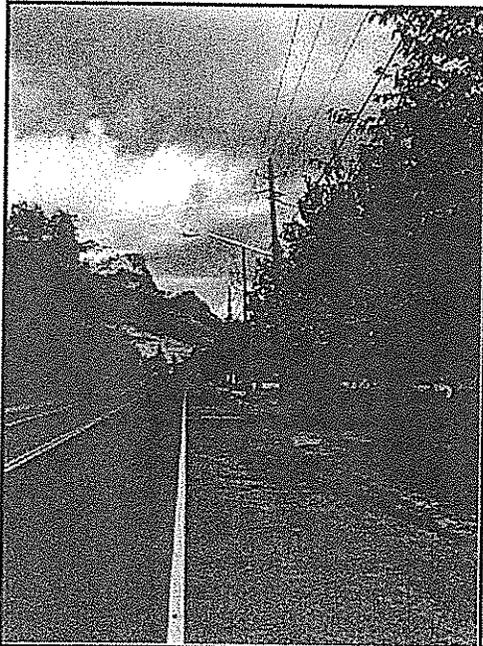
Implication: Action/Program
Implementation: Planning Commission, Community Development

- 2.2.4.e. Educate residents on benefits of preserving views of night sky and how to limit residential impacts of interior light spillover.

Implication: Action/Program
Implementation: Town Council, Community Development with assistance from Zion National Park

- 2.2.4.f. Educate residents and business owners about appropriate lighting techniques using low lighting levels to accomplish efficient night time lighting for safety and security.

Implication: Action/Program
Implementation: Town Council, Community Development with assistance from Zion National Park



Picture 6 – “Cobra head” lights along SR-9.
These lights should be replaced with a downward directed light fixture.

2.2. Visual Focus on Natural Features

Goal

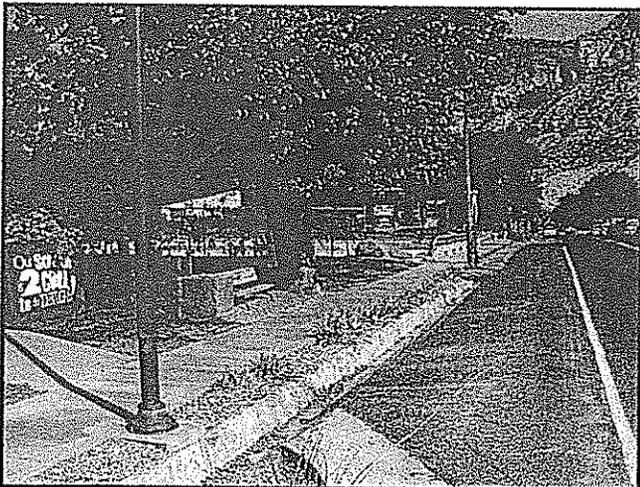
To protect the unique visual resources of the community and maintain a primary visual focus on the natural features, vegetation and views of Zion Canyon.

Objective 2.2.5.

Encourage a townscape rich in vegetation, emphasizing native and drought-resistant plants and shade trees.

The historic streetscape included the rock gutters, a 2 foot planting strip, sidewalk, and street trees behind the sidewalk. An excellent example of the streetscape is in front of Springdale Elementary, which includes large mulberry trees that help to define the streetscape. During the planning of the shuttle system a streetscape plan was developed that included elements found in the historic streetscape. A portion of this streetscape plan was the installation of street trees along SR-9.

Landscaping in Springdale should utilize plant material that is drought-resistant or native to the local area, preferably both. The introduction of non-native plants results in negative impacts to the community, including an increase in water usage. The Town has adopted a plant list to assist in making appropriate landscape choices.



Picture 5 – Streetscape in front of Springdale Elementary. Note the historic gutter, planting strip and street tree.

Implementation Strategies

- 2.2.5.a. Continue to implement streetscape plan, including installation of street trees along SR-9.

Implication: Capital/Budget
Implementation: Public Works

- 2.2.5.b. Ensure that municipal properties are landscaped with emphasis on using native and drought-resistant plants, except for parks, ball fields and other recreation areas that require specific landscaping, such as turf grass.

Implication: Action/Program
Implementation: Parks

- 2.2.5.c. In conjunction with the Fire District, develop a program specifically designed to reduce fire fuels in all areas of town, which also includes educating residents on the importance of fire fuel reduction around residences and businesses.

Implication: Action/Program
Implementation: Fire District

2. Town Appearance

Objective 2.2.5. (cont)

Encourage a townscape rich in vegetation, emphasizing native and drought-resistant plants and shade trees.

Implementation Strategies (cont)

- 2.2.5.d. Eliminate the introduction of non-native species and species that consume large amounts of water through effective implementation of the plant list.

Implication: Action/Program
Implementation: Planning Commission, Community Development

2.3. Building Design

Goal

To encourage the design of buildings that reflect the village atmosphere and fit their sites' natural surroundings.

Objective 2.3.1.

Ensure that buildings in Springdale reflect the village atmosphere, complement the natural surroundings and are compatible with the heritage of Springdale.

The sizes and heights of buildings will affect the character of the Town. In order to preserve the small rural-village feel, building sizes and heights must be limited. Currently building heights are limited by zone, and range from 20 feet in highly visual foothill areas to 26 feet in the Valley Residential, Village Commercial, and Central Commercial zone. These height limits are intended to promote a village scale.

The Springdale Zoning Ordinance requires all buildings and residential properties to build in accordance with architectural guidelines. Properties in the Foothill Residential Zone have their own additional guidelines that must be followed during development review. These sets of guidelines need to be reviewed and expanded if necessary to produce the most unobtrusive structures possible, particularly in the foothills.

Buildings in the foothills should be designed to be in scale with the natural features of the property, and should be sited on the property to blend in with the topography.

Implementation Strategies

2.3.1.a. Revise ordinances to require buildings to be sited appropriately on the lot and built of appropriate scale, volume and massing (i.e., breaking up of façade), which limits visual impacts and produces the most unobtrusive buildings and structures feasible. Appropriate scale is in reference to a small rural town/village and also to natural features of the building lot and surrounding natural features.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

2.3.1.b. Rewrite ordinances concerning architectural styles to ensure that structures built are as unobtrusively as feasible, particularly in the foothills, but allowing for creative varied architectural designs that are both complimentary to the natural surroundings and maintain a small-town atmosphere. "Park-itecture" is only one of many appropriate styles.

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development*

2. Town Appearance

Objective 2.3.1. (cont)

Ensure that buildings in Springdale reflect the village atmosphere, complement the natural surroundings and are compatible with the heritage of Springdale.

Implementation Strategies (cont)

- 2.3.1.c. Review architectural guidelines and standards, and revise as necessary to encourage new development to include architectural elements that reflect Springdale's heritage and identity, such as the use of cut rock in building construction. The use of these elements should be particularly encouraged in new construction or developments.

*Implication: Policy/Legislative
Implementation: Planning Commission,
Community Development*

- 2.3.1.d. Ensure that exterior building surfaces appear compatible with the surrounding environment and historic structures (examples are using stone, and not creating glare), and ensure that exterior building colors are consistent with the natural earth and vegetation tones of Zion Canyon.

*Implication: Action/Program
Implementation: Planning Commission,
Community Development*

- 2.3.1.e. Revise ordinances as necessary to accommodate the specific needs for each zone.

*Implication: Policy/Legislative
Implementation: Town Council, Planning
Commission, Community Development*

- 2.3.1.f. Create a materials list [or materials standards] for each zone.

*Implication: Action/Program
Implementation: Planning Commission,
Community Development*

2. Town Appearance

Objective 2.3.1. (cont)

Ensure that buildings in Springdale reflect the village atmosphere, complement the natural surroundings and are compatible with the heritage of Springdale.

Implementation Strategies (cont)

- 2.3.1.g. Encourage new technologies and building materials consistent with the village atmosphere and complementary to the natural surroundings.

Implication: Action/Program

Implementation: Town Council, Planning Commission, Community Development

2.3. Building Design

Goal

To encourage the design of buildings that reflect the village atmosphere and fit their sites' natural surroundings.

Objective 2.3.2.

Ensure that each development or building project is implemented in strict accordance with the plans, specifications and conditions approved by the Town.

The responsibility for reviewing and approving development in Springdale is shared between the Town Council, Planning Commission and the Director of Community Development based on the type of development and the necessary approval process. As part of the approval process, these bodies often impose specific conditions of approval on developments. As development projects are constructed, the Town must take steps to ensure that builders are adhering to approved plans. Part of this monitoring of projects includes adequate, trained staff that understands the approval process and is aware of imposed conditions.

Implementation Strategies

- 2.3.2.a. Work with applicants to ensure that building, architectural and engineering issues are resolved and included on plans prior to final Town review.

*Implication: Action/Program
Implementation: Community Development, Building Inspection*

- 2.3.2.b. Strictly monitor building projects, through whatever means necessary, including staffing additional personnel, to ensure new construction adheres to approved plans.

*Implication: Action/Program
Implementation: Community Development*

- 2.3.2.c. Ensure that approved plans are posted on site during construction and that Town inspectors are reviewing projects based on approved plans.

*Implication: Action/Program
Implementation: Community Development, Building Inspection*

- 2.3.2.d. Develop enforcement procedures to handle buildings that are not built in accordance with approved plans.

*Implication: Action/Program
Implementation: Community Development, Building Inspection*

2.4. Clean and Well-Maintained Town

Goal

To ensure a clean, well-maintained town appearance.

Objective 2.4.1.

Ensure the proper maintenance of private and public areas.

Visitors to Springdale will judge the Town by their first perceptions. Because most visitors perceive the Town by what they can see from their vehicle as they pass through town, the maintenance and condition of the public right-of-way and the properties that front the highway are of primary importance.

The Town ordinances include procedures and policies for abating nuisances on private property. These nuisances include abandoned and inoperable vehicles, junk and debris and excessive weeds. The Town should actively pursue properties that are out of compliance, because nuisance conditions reduce property values of the neighboring properties and create a perception of poor conditions, disrepair and blight.

Vacant and abandoned buildings also detract from the Town's overall appearance. The Town passed an ordinance in 2010 that requires buildings to be kept in a good state of repair.

Implementation Strategies

- 2.4.1.a. Ensure compliance of private and public property with nuisance and land use ordinances and enforce compliance using civil and criminal penalties when necessary.

*Implication: Action/Program
Implementation: Community
Development, Code Enforcement*

- 2.4.1.b. Secure waste containers to avoid being spilled by animals, wind or vandal activity.

*Implication: Action/Program
Implementation: Community
Development, Code Enforcement*

- 2.4.1.c. Ensure that the public right of way is appropriately maintained, including removal of weeds, leaves, litter and debris.

*Implication: Action/Program
Implementation: Public Works*

- 2.4.1.d. Prevent the accumulation of trash on private and public property and on the adjacent public right-of-way.

*Implication: Action/Program
Implementation: Public Works, Code
Enforcement*

- 2.4.1.e. Ensure the proper maintenance of buildings and property.

*Implication: Action/Program
Implementation: Community
Development, Code Enforcement*

**ATTACHMENT 2
CITY OF SPRINGDALE UTAH
GENERAL PLAN ECONOMIC
DEVELOPMENT ELEMENT**

4. Economic Development

General Goal

To encourage a vigorous local economy while at the same time balancing the needs of the residents, visitors and the environment.

Overview

This Element addresses the key issues and activities that would help Springdale continue as a strong and economically vibrant town with a strong tax base able to support its existing infrastructure and enable future growth and development as needed. The challenge is to encourage sustainable economic development, which does not detract from the many natural resources and features (in particular, Zion National Park and the Virgin River) upon which many of the Town's businesses depend.

Existing Conditions and Key Findings

Springdale's economy is focused on tourists visiting Zion National Park. In 2009, the Park had 2.76 million visitors, and this number increases annually. Springdale and the Park are interdependent. Just as Springdale depends for its prosperity on the Park, the Park in turn depends on its gateway community for services that Park visitors want.

Springdale's tourist-focused business includes 22 hotels/motels/bed-and-breakfasts, for a total of 720 rooms. In addition, the Zion Park Lodge has 120 rooms, and local campgrounds and RV facilities accommodate a large number of additional overnight visitors. Visitors and residents enjoy the 20 restaurants, many of which would not be here were it not for the tourists. Retail businesses, such as souvenir shops and art galleries, primarily serve tourists, while other retail businesses, such as grocery stores, serve residents as well as tourists. As of 2010, the total number of businesses in

Springdale is 114. This includes a few home-based businesses.

The Town depends on revenues generated by the tourist trade, as is evident from the following chart showing the Town's sources of revenue for the fiscal year 2009-10. The vast majority of the Town's revenue comes through taxes. While both residents and tourists pay both the State-imposed General Sales Tax (4.7 percent, of which the Town receives back a portion) and the special 1.6 percent Resort Sales Tax (all of which comes to the Town), tourists pay a substantial portion of the total received. There is also a 1 percent Transient Room Tax, assessed on all nightly lodging rates. There is an additional 4.25 percent Transient Room Tax that is collected on behalf of Washington County.

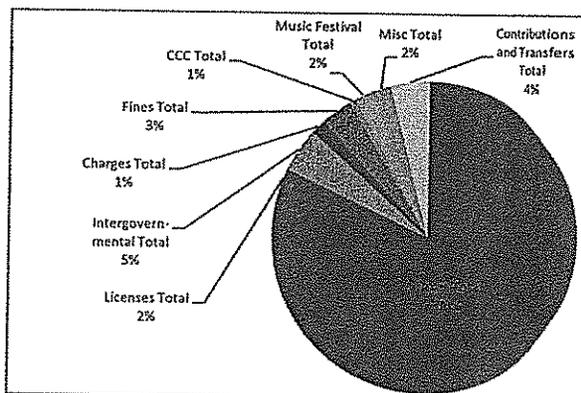


Figure 1 – Sources of Springdale Town Government's General Fund Revenue

Over the past several years Springdale has experienced significant investment in the following primary areas:

1. Local businesses, especially in the transient lodging sector (i.e., hotels and motels) are reinvesting and upgrading existing infrastructure.
2. New transient lodging facilities are being planned.

4. Economic Development

3. Retailing space is increasing through the subdivision of existing premises and new construction.
4. There is steady activity in new housing construction and residential remodeling.
5. Tax revenue is slowly increasing from local businesses and from tourists. As the national economy continues to rebound from the recent recession tax revenue is expected to increase more rapidly.

This growth is sure to continue. Despite the recent economic slowdown, Park visitation continues to grow, and the sale of residential property for building remains steady.

One special challenge in guiding the Town's economic development is the residents' desire to maintain the small-town feeling of town businesses. In particular, there is general agreement that unique, local-flavored businesses are preferred to nationally standardized retail outlets. Springdale needs to ensure that its regulations will preserve the business atmosphere it desires.

Objectives and Implementation Strategies

The objectives and implementation strategies for this element follow on page 4.3. Objectives and implementation strategies for this element are grouped into the following categories:

- 4.1 Encouraging Small Businesses.
- 4.2 Expanding Tourism

4.1. Encouraging Small Business

Goal

To create an environment in which businesses can prosper, particularly small independently owned businesses.

Objective 4.1.1.

Encourage small independently owned, high-quality businesses that positively affect the quality of life and maintain the village scale.

Small villages traditionally do not have 'mega' businesses or large franchise enterprises (collectively referred to as "formula" businesses). It is the Town's policy to regulate the development of formula businesses as much as legally possible.

The Town consistently receives positive comments from both visitors and residents concerning the relative absence of formula businesses. The prevalence of locally owned businesses is one of the major factors contributing to the Town's unique village atmosphere. Intrusion of formula businesses would disrupt the current village atmosphere of Springdale.

The Town should pursue policies that regulate formula business establishments through the Town, require compliance with established zoning and design standards and mitigate the impacts of any formula business establishment in the Town.

The Town has an ordinance which prohibits formula restaurants. The Town finds that formula restaurants present a specific threat to the village atmosphere, and should continue to be prohibited.

The encouragement of local business and regulation of formula business should be one of the Town's highest priorities.

Implementation Strategies

4.1.1.a. Require formula businesses to fully comply with established zoning and design standards (building design, signs, lighting, materials, etc.).

*Implication: Policy/Legislative
Implementation: Town Council, Planning Commission, Community Development, Town Attorney*

4.1.1.b. Review and modify as appropriate restrictions within Springdale Town Ordinances that might hinder small business expansion (e.g., lot coverage requirements in commercial districts, excessive permitting process requirements).

*Implication: Action/Program
Implementation: Town Council, Planning Commission, Community Development, Zion Canyon Visitors Bureau, Local Business Owners*

4.1.1.c. Actively involve local business owners while amending ordinances.

*Implication: Action/Program
Implementation: Town Council, Planning Commission, Community Development, Zion Canyon Visitors Bureau, Local Business Owners*

4. Economic Development

4.1. Encouraging Small Business

Goal

To create an environment in which businesses can prosper, particularly small independently owned businesses.

Objective 4.1.2.

Enhance integration between the web sites of the Zion Canyon Visitors Bureau, Zion National Park and Town of Springdale in order to provide easy access and quality information for visitors and residents within the Town.

Implementation Strategies

- 4.1.2.a. Establish appropriate funding for web maintenance.

*Implication: Capital/Budget
Implementation: Town Council, Town Manager, Zion Canyon Visitors Bureau*

- 4.1.2.b. Establish web maintenance personnel and training.

*Implication: Capital/Budget
Implementation: Town Council, Town Manager, Zion Canyon Visitors Bureau*

- 4.1.2.c. Establish ownership for the key areas of web content.

*Implication: Action/Program
Implementation: Town Manager, Zion Canyon Visitors Bureau*

4.1. Encouraging Small Business

Goal

To create an environment in which businesses can prosper, particularly small independently owned businesses.

Objective 4.1.3.

Foster support for e-commerce within Springdale, endeavor to leverage the existing telecommunication infrastructure to expand existing computer communication options for business development and the benefit of Springdale residents.

Implementation Strategies

- 4.1.3.a. Identify communication infrastructure requirements and/or gaps.

Implication: Action/Program
Implementation: Town Council, Town Manager, ZCVB, Zion National Park Administration

- 4.1.3.b. Develop strategies to help close infrastructure requirements and/or gaps.

Implication: Action/Program
Implementation: Town Council, Town Manager, ZCVB, Zion National Park Administration

- 4.1.3.c. Identify issues about access to the information highway.

Implication: Action/Program
Implementation: Town Council, Town Manager, ZCVB, Zion National Park Administration

- 4.1.3.d. Develop strategies to help resolve access issues to the information highway.

Implication: Action/Program
Implementation: Town Council, Town Manager, ZCVB, Zion National Park Administration

4.2 Expanding Tourism

Goal

To create an environment in which the tourism industry is supported and encouraged.

Objective 4.2.1.

Encourage the development of a stronger arts community as another resource to encourage tourist visitation and spending in Springdale.

The Town has a growing reputation as an arts community. This reputation gives the Town an opportunity to further promote tourism and visitor spending. The town should embrace opportunities to promote tourism generated by the arts through art fairs and festivals, studio tours, and live performances.

Implementation Strategies

- 4.2.1.a. Provide Town support for local and grassroots arts and humanities efforts such as Z-Arts!, the Zion Canyon Music Festival, the Mesa project, and Zion Joy to the World.

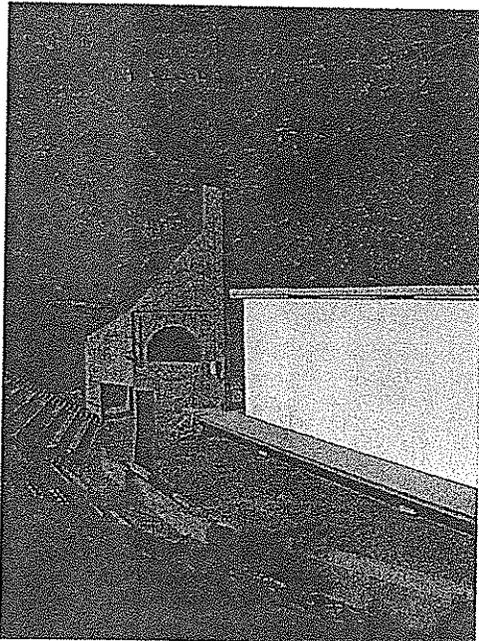
Implication: Capital/Budget
Implementation: Town Council, Town Manager

- 4.2.1.b. Provide Town support of appropriate fledgling art initiatives requesting Town support.

Implication: Capital/Budget
Implementation: Town Council, Town Manager

- 4.2.1.c. Explore additional uses of OC Tanner Amphitheater.

Implication: Action/Program
Implementation: Town Council, Town Manager



Picture 1 – Tanner Amphitheater on Lion Boulevard

4. Economic Development

4.2. Expanding Tourism

Goal

To create an environment in which the tourism industry is supported and encouraged.

Objective 4.2.2.

Maintain and strengthen cooperation between Zion National Park and the Town of Springdale so that visitors extend their stay, spend more and have a better experience in both locations.

Implementation Strategies

- 4.2.2.a. Encourage proactive sharing of relevant information between Zion National Park, Town staff and the Zion Canyon Visitors Bureau.

Implication: Action/Program
Implementation: Town Council, Town Manager, ZCVB, Key NP Staff

- 4.2.2.b. Encourage regular meetings (at least quarterly) between key decision makers of the Park and the Town to advise of current or upcoming activities or changing priorities.

Implication: Action/Program
Implementation: Town Council, Town Manager, ZCVB, Key NP Staff

- 4.2.2.c. Work with local business to identify ways to increase number of extended stays by visitors.

Implication: Action/Program
Implementation: Town Council, Town Manager, ZCVB

- 4.2.2.d. Actively seek Springdale's "fair share" of County 3% transient room tax for marketing of Springdale.

Implication: Action/Program
Implementation: Town Council, Town Manager, ZCVB

4.2. Expanding Tourism

Goal

To create an environment in which the tourism industry is supported and encouraged.

Objective 4.2.3.

Enhance the visitor's experience in Springdale.

The scenic beauty of Zion Canyon attracts millions of visitors to the area each year. The Town can capitalize on these tourist visits by encouraging tourists to spend more time in the Town proper. The Town should pursue strategies to capture as much investment from tourist visits as possible.

One strategy to consider is the support and promotion of festivals and events that attract tourists and encourage them to spend money in the Town. The Town currently sponsors several festivals held throughout the year: St. Patrick's Day, Earth Day, 4th of July celebration, Zion Joy to the World and the Zion Canyon Music Festival. Similar events and festivals should be supported.

Implementation Strategies

- 4.2.3.a. Support high quality tourist promotion of Springdale.

Implication: Capital/Budget
Implementation: Town Council, Town Manager, ZCVB

- 4.2.3.b. Encourage the improvement of visitor attractions, activities and facilities including public parking.

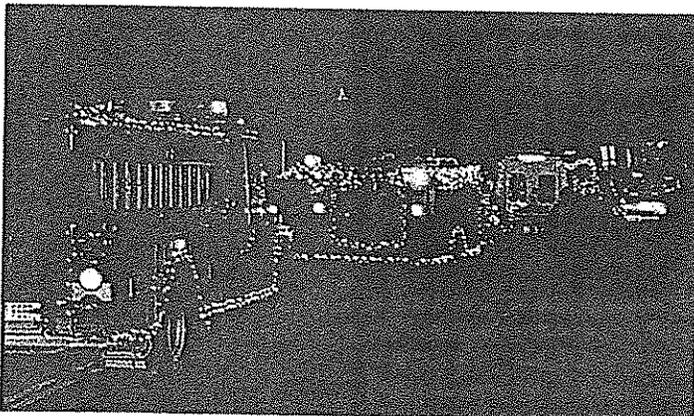
Implication: Capital/Budget
Implementation: Town Council, Town Manager, ZCVB

- 4.2.3.c. Improve the physical environment with consideration for visitors by providing pedestrian friendly street lighting and sidewalks and public convenience facilities such as bathrooms and drinking fountains.

Implication: Capital/Budget
Implementation: Town Council, Town Manager, ZCVB

- 4.2.3.d. Educate residents about how to be good hosts.

Implication: Action/Program
Implementation: Town Council, Town Manager, ZCVB



Picture 2 – The light parade is a crowd favorite at the “Zion Joy to the World” Festival. The Festival brings visitors to Springdale during what would otherwise be the slow month of December. Picture courtesy Zioneventphotos.com.

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

**(a) DRAFT THREE RIVERS COMMUNITY PLAN UPDATE GOALS,
POLICIES, AND OBJECTIVES**

2009 DRAFT
THREE RIVERS COMMUNITY PLAN GOALS OBJECTIVES AND
POLICIES

GOAL 1: COMPATIBLE DEVELOPMENT

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

GOAL 2: APPROPRIATE DENSITIES

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

GOAL 3: ECONOMIC VITALITY

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

GOAL 4: DIVERSE HOUSING OPTIONS

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

GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT

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

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

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

GOAL 7: FOSTER SAFE AND ACCESSABLE TRANSPORTATION/CIRCULATION SYSTEM

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

GOAL 8: PROVIDE ADEQUATE EMERGENCY AND SAFETY ACCESS

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

GOAL 9: ENHANCE COMMUNITY CHARACTER

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

GOAL 10: PROVIDE SAFE AND SECURE ENVIRONMENT

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

GOAL I: COMPATIBLE DEVELOPMENT

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

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

| Policies | Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table) |
|--|--|
| 1.1.1 Ensure that new residential development is compatible with the character of the community through the enforcement of rural subdivision standards and guidelines. | <ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review |
| 1.1.2 Ensure that new residential development is compatible with the character and scale of existing residential development. | <ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review ▪ Development Regulations (Zoning) |
| 1.1.3 Limit commercial or recreational uses that generate negative impacts, such as noise, lighting, traffic, odors and emissions in residential neighborhoods. | <ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines ▪ Site Plan Review ▪ Development Review ▪ Development Regulations (Zoning) |
| 1.1.4 Encourage compatible commercial establishments necessary to serve residents and tourists that are compatible with existing development and preserve the natural environment. | <ul style="list-style-type: none"> ▪ Development Stds. ▪ Development Review ▪ Design Guidelines ▪ Site Plan Review |
| 1.1.5 Cluster commercial uses in compact areas and development patterns to discourage strip development. | <ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Review ▪ Design/Dev. Tools |
| 1.1.6 Protect land uses adjacent to State Highway 198 from noise impacts by requiring adequate landscape screening and buffering. | <ul style="list-style-type: none"> ▪ Development Stds. |
| 1.1.7 Require adequate buffers (setback, side and rear yards, landscaping and screening) between commercial and/or industrial development and residential areas. | |

| | |
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| <p>1.1.8 Increase the opportunities for public involvement and participation for planning and development processes in Three Rivers.</p> <p>a. Increase the public notice radius for development projects to 3 adjacent parcels to the development site or 300 feet, whichever is greater.</p> <p>b. Post public notice for development projects in Three Rivers in a public, visible location.</p> | |
| <p>Objective 1.2 Rural Gateway Character: Maintain the rural gateway character of Three Rivers.</p> | |
| <p>1.2.1 Ensure that the size, type, and scale of new development in Three Rivers is compatible with the rural character of the community.</p> | <ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines ▪ Development Review ▪ Site Plan Review ▪ Development Regulations (Zoning) |
| <p>1.2.2 Encourage visitor serving uses which are low intensity, and which do not have negative traffic, noise or visual impacts to the community.</p> | <ul style="list-style-type: none"> ▪ Development Review ▪ CEQA Review ▪ Development Regulations (Zoning) |
| <p>Objective 1.3 Rural Development Standards: Establish and implement standards for rural development which incorporate the rural standards of the community.</p> | |
| <p style="text-align: center;">Policies</p> | <p style="text-align: center;">Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table)</p> |
| <p>1.3.1 Require site plan review for all new development in Three Rivers.</p> <p>a. Apply rural compatibility standards through the site plan review process.</p> | <ul style="list-style-type: none"> ▪ Foothill Growth Management Plan ▪ Site Plan Review |
| <p>1.3.2 Ensure that development proposals conform to all development standards and guidelines.</p> | <ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Review ▪ Development Stds. ▪ Site Plan Review |
| <p>1.3.3 Apply the noise standards found in the Tulare County Noise Element (pg. 20, 3.3.4)</p> | <ul style="list-style-type: none"> ▪ Noise Element |

| | |
|--|---|
| <p>1.3.4 Require adequate setbacks for residential, commercial and industrial uses, including, side and rear yards, landscaping and screening, as determined by the Site Plan Review Committee.</p> <p>a. Increase the required front and side yard setbacks for new development.</p> | <ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Overlay Zone |
| <p>1.3.5 Require standards for signage in Three Rivers, including regulations for: size, height, scale, color, lighting, and material. Incorporate Caltrans signage standards with community standards, as they apply to Highway 198.</p> <p>a. Ensure that signage is small and inconspicuous.</p> <p>b. Prohibit the use of exterior neon or blinking signs and source lit signs.</p> | <ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review |
| <p>1.3.6 Establish lighting standards and guidelines to minimize light pollution, glare, and light trespass and to protect the dark skies in Three Rivers.</p> <p>a. Require outdoor light fixtures on public and private property to be fully shielded.</p> <p>b. Externally illuminated signs, displays, and building identification shall use top mounted light fixtures which shine light downward and which are fully shielded.</p> <p>c. Require motion sensors for security purposes, rather than intrusive security lights.</p> <p>d. Require that lights are pointed in a downward direction, and are turned off when not in use.</p> <p>e. Restrict the use of commercial lights during nighttime hours to indirect, non-glaring lighting.</p> | <ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Stds. ▪ Development Regulations (Building Code) ▪ Site Plan Review |
| <p>1.3.7 Establish vegetation standards for residential and commercial development, and encourage the use of native vegetation in landscaping, when visible to common roadways.</p> <p>a. Encourage the use of drought resistant vegetation.</p> <p>b. Minimize the disturbance of existing vegetation.</p> <p>c. Prohibit the use of non-invasive plant species.</p> | <ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review |
| <p>1.3.8 Establish streetscape guidelines for roadways, paths, and sidewalks to ensure that they are compatible with the natural environment and scenic resources.</p> | <ul style="list-style-type: none"> ▪ Circulation Plan ▪ Design Guidelines ▪ Development Stds. ▪ Development Review |

| | |
|---|--|
| 1.3.9 Establish standards for fences and other similar structures to ensure that they are aesthetically pleasing, and compatible with the character of the neighborhood. | <ul style="list-style-type: none"> ▪ Design Guidelines ▪ Development Stds. ▪ Site Plan Review |
| 1.3.10 Implement a residential development height standard of 35 feet, based on the existing policies of the FGMP. | <ul style="list-style-type: none"> ▪ Foothill Growth Management Plan ▪ Site Plan Review |
| 1.3.11 Implement the standards of the Scenic Corridor Zoning Provision. | <ul style="list-style-type: none"> ▪ Scenic Corridor Designation |
| 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. | <ul style="list-style-type: none"> ▪ Circulation Plan ▪ Design/Dev. Tools ▪ Development Review ▪ Development Stds. |
| 1.4.2 Require office, commercial, and light industrial development to provide a naturally planted buffer strip, including shade trees, to separate the structures and the parking areas from State Highway 198. | <ul style="list-style-type: none"> ▪ Development Standards ▪ Site Plan Review |
| 1.4.3 Establish landscaping, signage requirements, screening, and visual standards for commercial and industrial uses along Highway 198. | <ul style="list-style-type: none"> ▪ Development Stds. ▪ Design Guidelines |
| 1.4.4 Require automobile storage yards and commercial and multi-family trash bins to be screened from view. | <ul style="list-style-type: none"> ▪ Development Regulations (Building code) ▪ Development Standards |
| 1.4.5 No new commercial resort development proposal which either exceed 40 acres in area or 100 guest rooms shall be allowed without approval of a Planned Unit Development pursuant to Section 18.6, Subsection G of the Tulare County Zoning Ordinance has been secured. (GPA 94-003) | <ul style="list-style-type: none"> ▪ PUD |
| 1.4.6 Encourage mixed-use project review under the Planned Unit Development procedure instead of the conventional procedure in order to further achieve and promote the goals, objectives, and policies of this plan. | <ul style="list-style-type: none"> ▪ PUD |

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

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

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

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

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

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

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

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| to the protection of all existing waterways, including but not limited to seasonal and perennial creeks, manmade ditches, and ponds greater than 30' in diameter | |
| 2.2.2 Ensure that new development shall not exceed the maximum physical holding capacity of the parcel. | <ul style="list-style-type: none"> ▪ Public Health/Safety Requirements |
| <p>2.2.3 Require sufficient lot area for all new residential development to ensure an adequate area for on-site sewage disposal.</p> <p>a. For properties within the CSD, encourage CSD staff to inspect all new septic system installations.</p> <p>b. Require property owners to repair or replace failing septic systems and require property owners to properly maintain their separate systems.</p> | <ul style="list-style-type: none"> ▪ Development Review ▪ Development Regulations (Zoning and Subdivision Ordinance) ▪ Public Health/Safety Requirements |
| 2.2.4 Through development review, ensure that utilities are adequately sized to accommodate proposed development. | <ul style="list-style-type: none"> ▪ Public Health/Safety Requirements ▪ Maintenance Controls ▪ Development Review |

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

GOAL 3: ECONOMIC VITALITY
 A strong, diversified economic environment within Three Rivers which enhances the rural atmosphere of the community.

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

| Policies | Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table) |
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| 3.1.1 Accommodate light industrial development which is non-polluting and which does not create nuisance conditions, and which are totally enclosed or adequately screened from view. Light industrial uses shall be totally enclosed or adequately screened from view. | CEQA Review <ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Stds. |

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

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

GOAL 4: DIVERSE HOUSING OPTIONS

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

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

| Policies | Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table) |
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| 4.1.1 Provide for a variety of residential products in Three Rivers, including senior, low income, rural and estate housing to accommodate the housing needs of all segment's of the community's population. | <ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning) ▪ Development Review |
| 4.1.2 Educate property owners regarding available state and federal low interest housing loans for rehabilitation of deteriorated units, and assist them in qualifying for these loans. | <ul style="list-style-type: none"> ▪ Grant Programs |
| 4.1.3 Designate adequate land to accommodate multi-family and senior housing. | <ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning) |
| 4.1.4 Promote cluster development of senior and affordable housing options in Three Rivers. | <ul style="list-style-type: none"> ▪ Design/Dev. Tools ▪ Development Regulations (Zoning) |
| 4.1.5 Encourage mixed use development (including housing components) in Three Rivers. | <ul style="list-style-type: none"> ▪ Community Plan Map ▪ Design/Dev. Tools ▪ Development Regulations (Zoning) |
| Objective 4.1 Housing Mix (continued) | |
| 4.1.6 Encourage large lot and planned cluster residential development. | <ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Site Plan Review |
| 4.1.7 Prohibit high density residential developments in areas with sensitive environmental or visual resources and in areas lacking suitable infrastructure or emergency access facilities. | <ul style="list-style-type: none"> ▪ CEQA Review ▪ Community Plan Map ▪ Natural Resources Mapping ▪ Public Health/Safety Requirements |
| Objective 4.2 Mobilehomes: Provide a role for mobilehomes in satisfying community housing needs while ensuring that the mobilehome development is attractive and compatible with existing development. | |
| 4.2.1 Permit mobilehome parks and recreation vehicle parks, by Special Use Permit, in designated commercial-recreation areas along State Highway 198 as shown on | <ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Regulations (Zoning) |

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| | the plan. | |
| | 4.2.2 Require mobilehome parks and recreation vehicle parks adjacent to State Highway 198 to be screened from State Highway 198. Utilize such screening measures as masonry walls or other types of architectural fencing, earth berms, rock outcrops, and natural variation to topography. Require the use of natural vegetation where it exists supplemented by additional natural landscaping to soften the visible effect from the highway. | <ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Site Plan Review |
| | 4.2.3 Require skirting or a similar type of architectural screening around the base of the mobilehome to improve mobilehome appearance and safety. | <ul style="list-style-type: none"> ▪ Development Stds. ▪ Site Plan Review |
| | 4.2.4 Remove abandoned mobilehomes. | <ul style="list-style-type: none"> ▪ |
| | 4.2.5 Ensure that mobilehome projects are located and designed in a manner that is compatible with existing development patterns and does not detract from the visual quality of the community. | <ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Site Plan Review |

Natural Environment

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

GOAL 5: PROTECTION AND CONSERVATION OF THE ENVIRONMENT

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

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

| | Policies | Implementation Mechanism (Numbers refer to descriptions of mechanisms, which follow table) |
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| | 5.1.1 Maintain a serene and attractive natural environment by prohibiting land use activities that create excessive and unwanted noise and/or light in the community | <ul style="list-style-type: none"> ▪ CEQA Review ▪ Development Review ▪ Development Stds. |

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| <p>5.1.2 Protect water quality and wildlife in Three Rivers by prohibiting land use activities that endanger water quality and/or wildlife as a result of pollution and/or sedimentation.</p> <p>a. Prohibit commercial and industrial development with excessive BOD (Biochemical Oxygen Demand) and COD (Chemical Oxygen Demand) waste water discharge characteristics as described by the State Water Quality Control Board and Army Corps of Engineers.</p> | <ul style="list-style-type: none"> ▪ CEQA Review ▪ Development Review ▪ Public Health/Safety Requirements |
| <p>5.1.3 Ensure that new development does not excessively increase traffic flow through existing or planned residential areas.</p> | <ul style="list-style-type: none"> ▪ CEQA Review ▪ Circulation Plan ▪ Development Review |
| <p>5.1.4 Design roads in residential subdivisions to minimize through traffic.</p> | <ul style="list-style-type: none"> ▪ Circulation Plan ▪ Development Stds. |
| <p>5.1.5 Maintain natural drainage courses to ensure that alterations do not lessen their capacity or cause obstructions, erosion, or sedimentation.</p> | <ul style="list-style-type: none"> ▪ Development Review ▪ General Development Controls ▪ Maintenance Controls ▪ Natural Resource Mapping ▪ Public Lands/Easements |

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

| Objective 5.2 Kaweah River: Protect and preserve the natural features and quality of the Kaweah River and all of its tributaries, both perennial and intermittent. | |
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| Policies | Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small> |
| <p>5.2.1 Protect and preserve the natural features and quality of the floodways of the Kaweah River.</p> <p>a. Establish a floodway setback, and monitor and enforce this setback.</p> <p>b. Prohibit structural development within the floodway, unless approved by local, state, or federal agencies with jurisdiction.</p> <p>c. Establish development standards to ensure that permitted</p> | <ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Floodway Designation ▪ Natural Resource Mapping |

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| | development in the floodway is compatible with the natural resources of the corridor | |
| 5.2.2 | Protect and preserve the natural features and the quality of the floodplains of the Kaweah River. a. Maintain the 100-year floodplain by prohibiting the development of residences or permanent structures within the floodplain (FGMP, pg. 16, Water Policy #3) | <ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Stds. ▪ Floodway Designation ▪ Natural Resource Mapping |
| 5.2.3 | Enforce applicable standards and regulations regarding floodway and floodplain preservation, and refer projects in the floodway and floodplain to applicable agencies. a. Encourage the appropriate state and federal agencies to update floodway and floodplain maps, and incorporate the updated maps into the planning process | <ul style="list-style-type: none"> ▪ Development Regulations ▪ Floodway Designation ▪ Intergovernmental Coordination |
| 5.2.4 | Create positive incentives for floodway and floodplain restoration and protection, including conservation easements and land trust management. | <ul style="list-style-type: none"> ▪ Floodway Designation ▪ Grant Programs |
| 5.2.5 | Building improvements (homes, fences, etc.) and septic tank/leach line systems or other activities associated with construction (grading) shall not be permitted within 50' of an intermittent watercourse or 100' of a perennial watercourse. Where the combined effect of both rules is to eliminate all potential building sites, the rules shall be interpreted as to allow a minimal building site (no more than one residence or main building), as determined by the Site Plan Review Committee. | <ul style="list-style-type: none"> ▪ Development Regulations (Zoning) ▪ Development Review ▪ Natural Resources Mapping |
| 5.2.6 | Development proposals located in the designated river drainage areas shall be subject to site plan review. | <ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Site Plan Review |
| 5.2.7 | Protect the riparian areas along the Kaweah River and all of its tributaries. a. Discourage the removal of riparian native species, such as sycamores and valley oaks. | <ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review |
| 5.2.8 | Limit and control planting of non-native plants and trees in the riparian areas of the Kaweah River and all of its tributaries. | <ul style="list-style-type: none"> ▪ Development Stds. ▪ Public Lands and Easements |
| 5.2.9 | Establish a greenway along the Kaweah River. | <ul style="list-style-type: none"> ▪ Community Plan Map ▪ Design/Development Tools ▪ Development Regulations (Zoning) |

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

| Objective 5.3 Oak Woodlands: Protect and preserve oak woodlands. | |
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| Policies | Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small> |
| 5.3.1 Removal or grading around native trees (6" or larger in diameter) which may disturb the root system shall not be allowed during the construction process unless the Site Plan Review Committee deems it is necessary because of road alignment or infrastructure improvements. | <ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Site Plan Review |
| 5.3.2 Removal of native trees in designated open space areas or on private property shall not be allowed unless the health, safety or welfare of residents associated with the adjacent development is endangered. <p style="margin-left: 40px;">a. Any trees proposed for removal must be indicated on the submitted site plan with accompanying information stating the reason for tree removal.</p> | <ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review |
| 5.3.3 Site plan review shall be utilized for residential development proposals to ensure the preservation of oak woodlands on the site. | <ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Site Plan Review |
| 5.3.4 Establish a replacement standard of 1:1 for the removal and replacement of oak woodlands. | <ul style="list-style-type: none"> ▪ Development Stds. |
| 5.3.5 Implement an educational program for community residents regarding blue oak woodlands, and encourage community participation in preservation efforts. | <ul style="list-style-type: none"> ▪ Grant Programs |
| 5.3.6 Limit and control non-native plant species that threaten native oak woodlands. | <ul style="list-style-type: none"> ▪ Development Stds. ▪ Public Lands and Easements ▪ Site Plan Review |
| Objective 5.4 Native Vegetation and Habitat: Protect and preserve native vegetation and wildlife habitat areas. | |
| 5.4.1 Prohibit unnecessary removal of native trees on development sites prior to the approval of development plans to control erosion, preserve wildlife habitat, and maintain the natural character of Three Rivers. | <ul style="list-style-type: none"> ▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements ▪ Site Plan Review |

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| | 5.4.2 Restrict the removal of natural vegetation, except for wildland fire prevention purposes. | <ul style="list-style-type: none"> ▪ Development Regulations ▪ Natural Resources Mapping ▪ Public Lands and Easements |
| | 5.4.3 Prevent encroachment of development into riparian habitat areas and habitat of endangered species and wildlife of special concern. | <ul style="list-style-type: none"> ▪ Natural Resources Mapping ▪ Site Plan Review |
| | 5.4.4 Ensure that landscaping of development contains plant material compatible with the surrounding native vegetation. | <ul style="list-style-type: none"> ▪ Site Plan Review |

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

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

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

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| 5.5.6 Prohibit development on ridgelines. The top of structures shall be a minimum distance of 20' below the natural ridgeline. | <ul style="list-style-type: none"> ▪ Development Regulations ▪ Development Review ▪ Natural Resources Mapping ▪ Site Plan Review |
| 5.5.7 Prohibit development on slopes 30% or greater, unless the inherent problems associated with developing on steep slopes can be mitigated without excessive grading. | <ul style="list-style-type: none"> ▪ Development Review ▪ Natural Resources Mapping |
| 5.5.8 Require a grading and slope stabilization plan for the portion of the development exceeding slopes of 15% or greater. | <ul style="list-style-type: none"> ▪ Development Review |
| 5.5.9 Prohibit alteration or cutting of existing slopes to decrease the gradient for the purpose of development, prior to the submittal of a development application. | <ul style="list-style-type: none"> ▪ Development Review ▪ General Development Controls ▪ Natural Resources Mapping ▪ Site Plan Review |

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

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

| Objective 5.6 Historical, Cultural and Archaeological Resources: Preserve historical, cultural, and archaeological resources including the Kaweah post office, historical bridges, and Native American cultural resources. | |
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| Policies | Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small> |
| 5.6.1 Identify historical, cultural, and archaeological resources within the community. a. Create a list of historic buildings and structures to be preserved in Three Rivers. | <ul style="list-style-type: none"> ▪ Archaeological Survey |
| 5.6.2 Limit development on sites with identified significant cultural or historical value. | <ul style="list-style-type: none"> ▪ Development Regulations (Zoning) |
| 5.6.3 Consider incentives to promote restoration of historic structures and cultural and archeological resources in the community. | <ul style="list-style-type: none"> ▪ Grant Programs |

Public Services

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

| GOAL 6: High quality public services and community facilities to serve the existing and future needs of Three Rivers | | |
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| Objective 6.1 School Facilities and Programs: The County shall work cooperatively with the Three Rivers Union Elementary School District to that ensure needed school facilities and educational programs are provided in a timely manner in accordance with the pace of development. | | |
| | Policies | Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small> |
| | 6.1.1 The County shall coordinate with the Three Rivers Union Elementary School District to ensure uncrowded classrooms, buses, playgrounds, cafeterias and office space essential to offer a quality educational program. | <ul style="list-style-type: none"> ▪ Intergovernmental Coordination |
| | 6.1.2 The County shall encourage the school district to plan future development activities, based on 5-year growth projections, with close attention to functional and architectural compatibility. | <ul style="list-style-type: none"> ▪ Intergovernmental Coordination |
| | 6.1.3 The County shall encourage the school district to study methods of financing and developing a multi-use community school recreation/education building. | <ul style="list-style-type: none"> ▪ Grant Programs ▪ Intergovernmental Coordination |
| Objective 6.2 Open Space and Recreation Facilities: Provide sufficient open space, public recreational areas, and facilities for community recreation needs. | | |
| | 6.2.1 Reserve open space for recreational purposes in conjunction with future residential developments. | <ul style="list-style-type: none"> ▪ Community Plan Map ▪ Development Review |
| | 6.2.2 Facilitate innovation in housing and subdivision design to accommodate private recreation and open space areas. | <ul style="list-style-type: none"> ▪ Design/Development Tools |
| | 6.2.3 Develop a community facility in Three Rivers to provide educational, recreational, cultural, and meeting space for community residents. | <ul style="list-style-type: none"> ▪ Grant Programs |

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| 6.2.4 Ensure ongoing maintenance of existing and future public recreation areas and facilities. | <ul style="list-style-type: none"> ▪ Maintenance Controls ▪ Public Health/Safety Requirements |
| 6.2.5 Retain recreational open space in a natural state to avoid high maintenance costs and to maintain compatibility with the natural environment. | <ul style="list-style-type: none"> ▪ Development Regulations |
| Objective 6.3: Provision of Water and Sewer Continue the efficient provision of water and sewer services within the Urban Area Boundary (UAB). | |
| 6.3.1 Ensure that the provision of public services (water and sewer) are consistent with the Three Rivers Community Plan (map and text). | <ul style="list-style-type: none"> ▪ Extension of Services ▪ Public Health/Safety Requirements |
| 6.3.2 Provide an adequate, reliable and safe water supply, storage, and distribution system. | <ul style="list-style-type: none"> ▪ Extension of Services ▪ Public Health/Safety Requirements |
| 6.3.3 Require sewage collection systems in planned high density residential and/or commercial areas. | <ul style="list-style-type: none"> ▪ Development Review ▪ Extension of Services ▪ Public Health/Safety Requirements |
| 6.3.4 Provide adequate sewer collection and treatment capacity for existing and planned development in Three Rivers that is within the boundaries of the CSD. | <ul style="list-style-type: none"> ▪ Extension of Services ▪ Public Health/Safety Requirements |
| 6.3.5 Require commercial areas to form Improvement Districts under the auspices of the Community Services District when community water and sewer systems are required. | <ul style="list-style-type: none"> ▪ Development Regulations |

Transportation and Public Safety

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

GOAL 7:

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

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

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

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

| Policies | Implementation Mechanism <small>(Numbers refer to descriptions of mechanisms, which follow table)</small> |
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| 7.2.1 Require public, quasi-public, and high density residential uses to locate where there is direct and safe access to an appropriately designed or improved street. | <ul style="list-style-type: none"> ▪ Circulation Plan ▪ Community Plan Map ▪ Development Review |
| 7.2.2 Require commercial, professional office and light industrial development to locate in areas with adequate access to major transportation corridors. | <ul style="list-style-type: none"> ▪ Circulation Plan ▪ Community Plan Map ▪ Development Review |

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

GOAL 8:

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

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

| Policies | Implementation Mechanism |
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| | (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. | <ul style="list-style-type: none"> ▪ Development Standards ▪ Public Health and Safety Requirements |
| 8.1.2 Require that new development is accessible to the Tulare County Fire Department and Sheriff's Department. | <ul style="list-style-type: none"> ▪ Development Review ▪ Development Standards ▪ Intergovernmental Coordination ▪ Public Health and Safety Requirements |
| 8.1.3 Pursue a local fire station and ambulance service in Three Rivers that will be operational throughout the entire year. | <ul style="list-style-type: none"> ▪ Intergovernmental Coordination |
| 8.1.4 Ensure that the rural characteristics of the community are maintained, along with the improvements to emergency access and public safety. | <ul style="list-style-type: none"> ▪ Development Review ▪ Development Stds. |
| 8.1.5 Create and implement a numbering and identification system for all residences and businesses to ensure that they can be readily accessed by fire, ambulance, and law enforcement personnel and vehicles in the event of an emergency. <ul style="list-style-type: none"> a. Adequate numbering will be a development condition for future development. b. Ensure that this system is consistent between all effected | <ul style="list-style-type: none"> ▪ Development Review ▪ Development Stds. ▪ Intergovernmental Coordination |

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