

**AMENDMENT 81-07**

**THREE RIVERS  
LAND USE**



**Approved:** Tulare County Planning Commission  
Resolution 5824 - June 30, 1982

**Adopted:** Tulare County Board of Supervisors  
Resolution 82-1744 - October 19, 1982



AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
LAND USE ELEMENT  
THREE RIVERS AREA  
GPA 81-07

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Three Rivers area by changing the land use designation on approximately 15 acres, located 2,000 feet northeast of the Three Rivers Union School, from "Agriculture/Grazing" and "Medium Density Residential" (One Family per Acre) to "Low Density Residential" (One Family per Five Acres).

II. SUPERCEDURE

This document supercedes the 1980 Three Rivers Community Plan adopted by the Board of Supervisors on May 20, 1980, as it pertains to the area herein described.

III. MODIFICATION TO ADOPTED ELEMENT

- A. The 1980 Three Rivers Community Plan (GPA 80-1) is hereby modified by changing 15 acres, located 2,000 feet northeast of the Three Rivers Union School, previously designated "Agricultural/Grazing" and "Medium Density Residential" (One Family per Acre) to "Low Density Residential" (One Family per Five Acres).
- B. Upon adoption of GPA 81-07, by the Board of Supervisors, the following pages of the 1980 Three Rivers Community Plan will be reprinted, as a part of this amendment, to reflect the mathematical changes necessitated by changing the land use designation on this 15 acre parcel: pages 19, 20, 21, 22 and 25.
- C. This Amendment makes no other changes to GPA 80-1.

IV. IMPLEMENTATION

To implement the modification in the Three Rivers Community Plan, the existing zoning of the site ("AE-80" Exclusive Agricultural - 80 Acre Minimum) should be changed to "R-A-217" (Rural-Residential - 217,000 Square Foot Minimum).

## CHAPTER IV

### LAND USE NEEDS

Land use needs analysis involves the question of "how much" land will be needed for each classification identified in the plan during the planning period. Determination of land demand is necessary in order to assure that the utilization of land depicted in the plan is adequately balanced and accurately represents community needs. Thus, before the plan can address the question of "where" each category of use should be located in the future, the amount of land that will be needed for each use must be established.

Land demand forecasting requires an analysis of existing local conditions and trends together with an assessment of outside forces which exert an influence on land utilization within the planning area. In the Three Rivers area, existing conditions and past trends were studied in addition to commonly accepted land demand standards. Furthermore, Three Rivers' strategic location immediately south of the entrance to the Sequoia National Park was considered in the allocation of land use needs.

Land demand forecasts, for the various land use categories used in the Three Rivers Plan, were developed in the following fashion. In each case, a factor for flexibility has been added to the forecast.

Residential - The year 2000 residential land demand was developed based upon the following assumptions: (a) a projected year 2000 population increase of 2,023; (b) an average dwelling unit density of one unit per 2.25 acres (equates to 98,010 square foot lots plus a factor of 20 percent for roadways or 19,602 sq. ft.); and (c) continuation of the present population characteristics of 2.36 persons per household. This results in a forecast of approximately 857 new homes needed by the year 2000 which equates to an additional 2,893 buildable acre land demand for residential areas (2,314 acres plus 25 percent for flexibility).

Community Commercial - Community commercial land demand was figured on the basis of the existing ratio of 2.9 acres of community commercial for every 100 people, plus a 50 percent flexibility factor. This equates to a year 2000 demand of 149 buildable acres (99 acres plus 50 percent for flexibility).

Commercial-Recreation - Land demand in this category was figured on the basis of the existing ratio of 1.8 acres of commercial-recreation for every 100 people, plus a 50 percent flexibility factor. This equates to a year 2000 demand of 95 buildable acres (63 acres plus 50 percent for flexibility).

Light Industry - Land demand is based on a standard of 2 acres per 1000 population.\* This equates to approximately 7 buildable acres during the 20 year planning period.

Parks and Recreation - This forecast was calculated on the adopted County Standard of 6 acres of park land necessary to serve a population of 1,000 when the park is not in conjunction with a school site. This equates to a year 2000 demand of 21 buildable acres.

### PLAN DESCRIPTION

The plan area covers 21,004 acres or approximately 33 square miles. It is considerably larger than the Community Services District which totals approximately 5,354 acres or 8.4 square miles. It is not recommended that the Community Services District be expanded at this time.

#### Low Density Residential

(Not more than one family per 5 acres)

Five distinct low density residential areas are designated on the plan. The five areas total approximately 4,082 acres. The first area is located in the northern portion of the study area, north of State Highway 198 and east of North Fork Drive. Essentially, the area is undeveloped. The second area is located in the central portion of the planning area east of South Fork Drive and lies partly within the potential Shakespearean Festival site. This area also is undeveloped. The third area is located south of Lake Kaweah and it too is undeveloped. The fourth area, also the largest, is located along South Fork Drive and is partly developed with scattered residential and agricultural uses. The fifth area is located in the northeastern portion of the plan area south of State Highway 198. This area is also virtually undeveloped.

Mobilehome parks are prohibited within the low density residential area and mobilehomes on individual lots are prohibited. Approximately 50 percent of the area designated low density residential uses has slopes greater than 25 percent.

\* Urban Planning and Design Criteria, by Joseph DeChiara/Lee Koppelman, Van Nostrand Reinhold Company, Second Edition, 1975, p. 459.

TABLE 1  
EXISTING AND PLANNED LAND USE  
Three Rivers, CA

Land Use Designation	Existing Land Use	Additional Acreage Needed by Year 2000 (Buildable Acres)	Total Acreage Needed by Year 2000 (Buildable Acres)	Total Designated Land Use (Total Acres)
Residential	705	2,893	3,598	8,976
Community Commercial	41	108	149	106
Commercial Recreation	26	69	95	304
Light Industry	0	7	7	80
Parks and Recreation	0	21	21	97
Agriculture and Vacant	19,039	0	15,934	10,517
Lake Kaweah	85	0	85	85
Lake Kaweah Designated Floodway	888	0	888	839
Streets and Highways	220	27	227	*
Total	21,004	3,125	21,004	21,004

\* 227 acres included in other land use categories.

Prepared by: Tulare County Planning Department, May 1979.  
Revised August and December 1979, January 1980, and October 1982.

TABLE 2  
 MAXIMUM POPULATION BASED ON ULTIMATE BUILDOUT  
 Three Rivers, CA

Land Use Classification	Proposed Acreage	Proposed Acreage Less 20% for Streets	Number Additional Units	Maximum Population (2.36 Persons/Household)
Low Density (5 ac. min.)	4,082	4082 - 829 ag. pres. - 44 BLM = 3209 - 20% = 2,567	513	1,211
Medium Density (1 ac. min.)	4,465	4465 - 215 ag. pres. - 7 BLM = 4243 - 20% = 3,394	3,394	8,010
High Density (1/2 ac. min.)	341	273	546 <sup>1</sup> 273 <sup>2</sup>	1,289 <sup>1</sup> 644 <sup>2</sup>
Multiple-Family (max. 12 units/ac.)	88	70	840 <sup>3</sup>	1,982
<b>TOTAL</b>	<b>8,976</b>	<b>6,304</b>	<b>5,020 <sup>4</sup> to 5,293 <sup>5</sup></b>	<b>11,847 <sup>6</sup> to 12,492 <sup>7</sup></b>

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- 1) If homes are on community water or community sewer.
- 2) If homes are on individual well and individual septic tank.
- 3) If constructed to maximum permissible density.
- 4) If high density development has individual well and individual septic tank.
- 5) If high density development has community water or community sewer system.
- 6) This assumes high density development will have individual well and individual septic tank, thus 1 ac./family.
- 7) This assumes high density development will have community water or community sewer, thus 1/2 ac./family.

Prepared by Tulare County Planning Department, 1979. Revised March 1980. Revised again October 1982.

### Medium Density Residential

(Not more than one family per acre)

One medium density area is designated on the plan consisting of approximately 4,465 acres. This land use designation covers the central area along both sides of State Highway 198 from the intersection of State Highway 198 and South Fork Drive northeast to the entrance of the Sequoia National Park; it also extends northward along North Fork Drive and east of South Fork Drive south to the Heidi Road area. This area is partially developed with single-family residences and agricultural uses. The majority of this area contains slopes of less than 25 percent. Mobilehome parks are prohibited within this area except for Trailer Isle, an existing mobilehome park on North Fork Drive. Mobilehomes on individual lots are prohibited within the medium density residential designation except for an area on North Fork Drive where they are encouraged. (See the Land Use Plan map for delineation of this area.)

### High Density Residential

(Not more than one family per 1/2 acre)

Six areas totaling 341 acres are designated for high density residential use. Two areas are located in the northern portion of the community; one is along Dinely Drive and the second is along Kaweah Drive. Both areas are approximately 50 percent developed with residential uses. The third area is located south of Old Three Rivers Drive; it is developed with single-family and agricultural uses. The fourth area is located south of Cherokee Oaks Drive and is approximately 33 percent developed with residential uses. The fifth area is located between State Highway 198 and Pierce Road; it is developed with single-family uses, County maintenance yard and agricultural uses. The sixth area is located north of State Highway 198 and west of the Stiver's Motel. It is developed with single-family uses. Seventy-five percent of the area designated high density residential contains slopes of less than 25 percent.

Domestic animals, such as sheep, goats and horses are prohibited on lots less than one acre in size. Mobilehome parks are prohibited within this area and mobilehomes on individual lots are prohibited.

### Individual Mobilehomes

New mobilehomes on individual lots (one acre minimum per mobilehome are encouraged in the 174 acre area along North Fork Drive northwest of the existing Trailer Isle mobilehome park and generally west of the North Fork of the Kaweah River. (See Land Use Plan map for delineation of area.)

Mobilehomes are also permitted in those areas designated for agriculture on the plan map. Minimum area requirement is five acres per mobilehome.

A mobilehome is defined as a vehicle without motive power, 30 feet or more in length, designed for use as a single-family dwelling unit when connected to appropriate utility lines.

### Multiple Family Residential

(Not more than 12 families per acre)

Two areas totaling 88 acres are designated for multiple-family dwellings. One area containing 46 acres is located east of State Highway 198 at the intersection of Eggers Drive. The area is partially developed and contains the Three Rivers Union Elementary School and single-family dwellings. The location is ideally suited for multiple-family development because of its proximity to the Three Rivers school and existing community commercial uses located directly across State Highway 198.

The second area containing 42 acres and located north of Old Three Rivers Drive, west of South Fork Drive, is partially developed with single-family residences and agricultural uses. Due to its location immediately adjacent to an area designated for community commercial, it becomes highly desirable as a multiple-family development area. Furthermore, the plan presumes that high density multiple-family development will require a community water system and an on-site or off-site engineered septic system or an alternative waste disposal system. Both areas designated for multiple-family development contain slopes of less than 25 percent.

### Mobilehome Parks and Recreation Vehicle Parks

Mobilehome parks and recreation vehicle parks are encouraged in commercial recreation areas along State Highway 198 as delineated on the Land Use Plan map. Mobilehome and recreation vehicle parks are required to be appropriately screened utilizing such techniques as earth berms, landscaping, architectural screening, etc., so as not to be visible from State Highway 198.

The plan also recognizes the existing "Trailer Isle" mobilehome park on North Fork Drive as an appropriate area.

The Board of Supervisors has adopted the policy that all mobilehomes both in mobilehome parks and on individual lots be required to have skirting or other kinds of screening around the base of the individual mobilehomes.

## Community Commercial

Two areas totaling approximately 106 acres are designated for community commercial development. The term "community commercial" defines those types of commercial retail services designed to meet the daily shopping needs of the residents of the community. One area of approximately nine acres is located along the west side of State Highway 198 north and south of its intersection with North Fork Drive. This area is almost totally developed and is considered to be the existing commercial core of Three Rivers.

The second area, containing 97 acres, is located in the triangular area formed by State Highway 198, Old Three Rivers Drive and South Fork Drive. This area is designated as the new community commercial core. It is ideally suited for a planned commercial development because of access on three sides and the fact that a natural ridge line separates the community commercial area from the adjacent multiple-family area to the east.

## Commercial-Recreation

The plan designates several separate areas totaling approximately 304 acres for commercial-recreation. Commercial-recreation is defined as those types of commercial retail service uses primarily oriented or associated with recreational uses or opportunities for the tourists and highway traveler, as well as for local residents. The majority of the areas delineated on the Land Use map are partially developed with single-family and commercial uses. All of the existing uses are recognized by the plan and designated for commercial recreation to allow continuation of the existing use, plus a limited area for expansion.

## Light Industry

One area approximately 80 acres in size is designated for light industry. Light industry is defined as those types of light industrial or manufacturing uses where the processing of materials produce a material of higher value than that of the original materials. Light industrial uses are to be completely enclosed within a building and shall not cause any offensive odors, noise, dust or other types of pollution. Small craft industries are encouraged.

The area designated for light industry has access to State Highway 198 and Pierce Drive; it is presently used for grazing purposes. Approximately 50 percent of the area has slopes greater than 25 percent.

## Agriculture

The plan designates four areas, totaling 10,517 acres, for agriculture/grazing purposes. The majority of the areas are in agricultural preserves under the Williamson Act, or under the jurisdiction of the Bureau of Land Management (BLM). Almost all of these areas contain slopes greater than 25 percent and may contain extremely steep slopes.

The first area is located in the northwest and western portion of the planning area. The majority of this area is under the jurisdiction of BLM or is under contracted agricultural preserves. The second area is located in the northeast and eastern portion of the plan area. This area also is almost entirely under the jurisdiction of the Bureau of Land Management or under contracted agricultural preserves. The third area is located along the southern boundary of the planning area with over 95 percent of the area in contracted agricultural preserves. All of the agricultural areas are used essentially for grazing purposes.

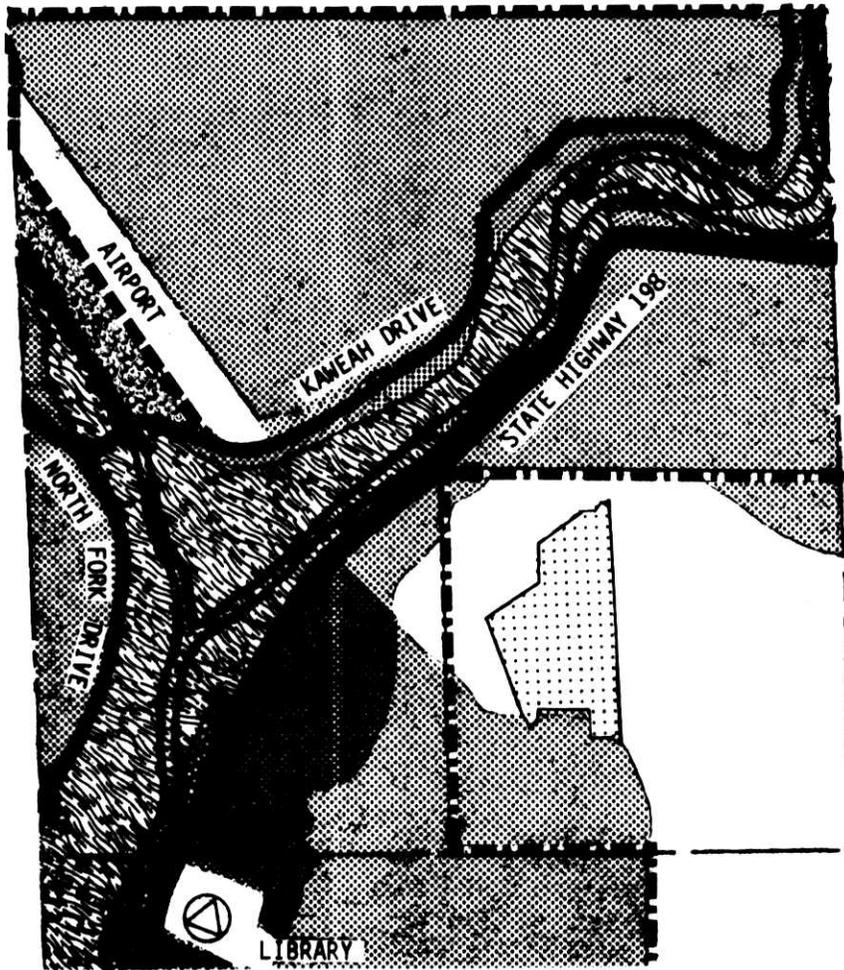
## Park and Recreation

Two areas totaling 97 acres are designated for Parks and Recreation. One area is located immediately west of the Three Rivers Airport containing approximately seven acres. The second area is Bear Ranch which is located in the northeast portion of the planning area. It is a Bureau of Land Management proposal for passive recreation (camping and picnicking). Even though the entire Bear Ranch recreation area contains 360 acres, only 90 acres are located within the Three Rivers planning area. It is not anticipated that Bear Ranch will be operational until 1990 or 1995.

For Bureau of Land Management recreation proposals outside of the planning area but in the general area of Three Rivers, as well as definitions of active and passive recreation, see the section on Recreation Facilities in Chapter 6, page 39.

## Kaweah River Designated Floodway

The designated floodway as shown on the Land Use Plan map contains 839 acres. Structural development within the designated floodway is prohibited unless approved by the County of Tulare and the State Reclamation Board.



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TULARE COUNTY GENERAL PLAN  
LAND USE ELEMENT  
AMENDMENT 81-07

APPROVED BY TULARE COUNTY PLANNING COMMISSION  
RESOLUTION NO. 88-04  
CERTIFIED: *Regina Smith* 8/30/88  
SECRETARY DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS  
RESOLUTION NO. 88-1744  
CERTIFIED: *Raymond J. Muller* 10/19/88  
CHAIRMAN DATE

PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT



RESIDENTIAL

-  LOW DENSITY (1 FAMILY/5 ACRES)
-  MEDIUM DENSITY (1 FAMILY/1 ACRE)
-  MULTI-FAMILY (12 FAMILIES/1 ACRE MAXIMUM)

-  COMMUNITY COMMERCIAL
-  AGRICULTURE/GRAZING
-  PARKS & RECREATION
-  KAWEAH RIVER DESIGNATED FLOODWAY
-  ELEMENTARY SCHOOL

CIRCULATION

-  ARTERIAL (STATE HIGHWAY 198)
-  COLLECTOR
-  PROPOSED COLLECTOR
-  COMMUNITY SERVICES DISTRICT

