

AMENDMENT 83-05 & 83-05 A

THREE RIVERS LAND USE



Approved: Tulare County Planning Commission
Resolution 6148 - June 12, 1985
Resolution 6175 - July 24, 1985

Adopted: Tulare County Board of Supervisors
Resolution 85-1381 - October 1, 1985

AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
THREE RIVERS AREA
GPA 83-05 and GPA 83-05A

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 designations of approximately 12 acres from "Kaweah River Designated Floodway" to "Commercial Recreation/Designated Floodway" and from "Medium Density Residential" (One Family Per Acre Maximum) and "Multi-Family Residential" (12 Families Per Acre Maximum) to "Commercial Recreation". The subject area is located on both sides of State Highway 198, at and north of the confluence of the Middle and North Forks of the Kaweah River, in the Community of Three Rivers.

II. SUPERCEDEURE

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 80-01) is hereby modified by changing the land-use designations for approximately six acres from "Kaweah River Designated Floodway" to "Commercial Recreation/Designated Floodway", for approximately four acres from "Medium Density Residential" to "Commercial Recreation", and for approximately two acres from "Multi-Family Residential" to "Commercial Recreation".
- B. Certain textual amendments to the 1980 Three Rivers Community Plan, necessary for the proper implementation of the subject plan amendments for properties within the study area and for other similar properties located in the Three Rivers Planning Area are also hereby added.
- C. Upon adoption of GPAs 83-05 and 83-05A, by the Board of Supervisors, the following pages of the 1980 Three Rivers Community Plan will be reprinted, as a part of these Amendments, to reflect the textual and mathematical changes necessitated by the amendment: pages 17, 18, 19, 20, 21, 22, 33, and 34.
- D. This Amendment makes no other changes to GPA 80-01.

IV. IMPLEMENTATION

To implement the modifications to the Three Rivers Community Plan, the existing zoning of the subject properties to be designated "Commercial Recreation/Designated Floodway" should be changed to the C-2-SC-F-2 (General Commercial-Scenic Corridor Overlay-Secondary Flood Plain Combining) Zone, and the subject properties to be designated "Commercial Recreation" should be changed to the PD-C-2-SC (Planned Development-General Commercial-Scenic Corridor Overlay) Zone.

2. Promise educational planning on service to the students.
3. Encourage the school district to plan future activities, based on 5 year growth projections, with close attention to functional and architectural compatibility.
4. Encourage the school district to study ways to secure a multi-use community school recreation/education building.

Objective 2: Strive for better community health, sanitation and safety.

Policies:

1. Prohibit structural development within the designated floodway unless approved by the State Reclamation Board and the County of Tulare.
2. Discourage overnight on-street parking in residential areas.
3. Require non-residential lighting be designed to provide proper visibility for public safety.

Objective 3: Provide sufficient open space for community recreation needs and properly maintain existing public recreational areas.

Policies:

1. Encourage reservation of open space for recreational purposes in conjunction with future residential developments.
2. Facilitate innovation in housing and subdivision design so that private recreation and open space areas can be accommodated.
3. Prohibit trespassing on private lands.
4. Improve maintenance of existing public recreation areas.
5. Retain recreational open space in a natural state to avoid high maintenance costs.

Objective 4: Preserve and maintain good wild-life habitat and unique species population.

Policies:

1. Designate on the General Plan those areas to be retained for natural habitat of strong populations of song birds, birds of prey, fur bearing mammals, game mammals and aquatic life.

Objective 5: Prohibit land use and activities that will have an adverse effect on the environmental quality of Three Rivers.

Policies:

1. Require a sufficient lot area for all new residential development to ensure an adequate area for on-site sewage disposal.
2. Prohibit land use activities that create excessive and unwanted noise and/or light, and prohibit land use activities that endanger water quality because of pollution and/or sedimentation.
3. Prohibit new development which excessively increases traffic flow through existing or planned residential areas.
4. Encourage roads in residential subdivisions be designed to minimize through traffic.
5. Prohibit future flashing and neon signs and future free standing signs. When businesses are located off the main road, they may have one free standing sign at the highway access road.
6. Prohibit alterations to natural drainage courses which lessen their capacity or cause obstruction, erosion or sedimentation.
7. Prohibit development that interferes with established agricultural water rights. Prohibit use of ground water supply when beyond its normal recharge level.
8. Encourage mixed-use project reviews 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.



Grazing land north of Three Rivers.



Lake Kaweah.

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	8,970
Community Commercial	41	108	149	106
Commercial Recreation	26	69	95	316
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	833
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 1985.

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/households
Low Density (5 ac. min.)	4,082	4,082 - 829 ag. pres. - 44 BLM = 3209 - 20% = 2,567	513	1,211
Medium Density (1 ac. min)	4,461	4461 - 215 ag. pres. - 7 BLM = 4239 - 20% = 3,391	3,391	8,003
High Density (½ ac. min.)	341	273	546 ¹ 273 ²	1,289 ¹ 644 ²
Multiple-Family (max. 12 units/ac.)	86	68	816	1,926
TOTAL	8,970	6,293	4,993 ⁴ to 5,266 ⁵	11,784 ⁶ to 12,429 ⁷

21

- 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.
- 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 ½ ac./family.

Prepared by Tulare County Planning Department, Revised March 1980, October 1982, and October 1985

Medium Density Residential

(Not more than one family per acre)

One medium density area is designated on the plan consisting of approximately 4,461 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 Silver'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 86 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.

Properties Within the Designated Floodway

This Community Plan designates the Kaweah River Floodway approximately at the 100-year flood line. It is the intent of this Plan to discourage new development within the designated floodway but yet to recognize existing development located within the designated floodway.

All properties within the Kaweah River Designated Floodway that contain existing structures, including a reasonable area around said structures, should be zoned to an appropriate base zone to make the existing structures conforming, and said base zone shall be combined with the "F-2" (Secondary Flood Plain Combining) Zone. Vacant properties within the Kaweah River designated floodway should generally be zoned to the "F-1" (Primary Flood Plain) Zone. However, on certain vacant properties within the Kaweah River designated floodway, it may be appropriate to allow new development where unique circumstances justify expanded land use opportunities, such as infilling within an established commercial node, provided that necessary flood protection measures are undertaken. Where such unique circumstances exist and prior to permitting alternative land uses on such vacant properties, the following procedure shall be followed:

- 1) The State Reclamation Board shall be consulted with as to the feasibility of establishing proposed structures and/or activities within the designated floodway;
- 2) For all proposed nonresidential uses, a general plan amendment shall be filed with the County of Tulare, pursuant to Board of Supervisors' Resolution No. 83-1693 (and as may subsequently be amended). For proposed residential uses, single-family dwellings shall be permitted (after State Reclamation Board approval and after County approval of the appropriate zoning) without a general plan amendment, and for other residential uses, the necessity for a general plan amendment shall be evaluated on a case-by-case basis -- while small-scale projects may be reclassified without a general plan amendment, however, it is generally intended that larger-scale residential projects secure the appropriate amendments;
- 3) Zoning to the appropriate base zone along with the F-2 Combining Zone shall be secured for the properties in question.

Planned Unit Developments (PUD)

The Three Rivers Community Plan allows for Planned Unit Developments which serve to further the goals, objectives and policies of this plan. Such planned unit developments may be proposed either through existing County Use Permit procedure or proposed following adoption of a planned development district (currently in process of formulation).

1. Definitions

- (a) Residential PUD: A Residential Planned Unit Development is defined as a residential land development project comprehensively planned as an entity rather than as an aggregate of individual projects, which permits flexibility in building siting, mixtures of housing types, usable open space, and the preservation of significant natural features.
- (b) Mixed Use PUD: A mixed use PUD is defined as a land development project containing mixed uses (i.e., residential and commercial) comprehensively planned as an entity rather than as an aggregate of individual projects, which permits flexibility in building siting, usable open space, and the preservation of significant natural features.

2. Use of PUD's Within the Three Rivers Planning Area

- (a) Planned Unit Developments (PUD) within Low Density Residential Designations: Residential PUD's are appropriate within the low density residential designation as shown on the Land Use Plan Map. The number of proposed dwelling units shall not exceed an overall density of one (1) family per five (5) acres unless the project qualifies for a density bonus. The project site must contain at least twenty (20) acres. Mixed PUD's are not permitted in this designation.
- (b) Planned Unit Developments (PUD) within the Medium Density, High Density, Multiple-Family Designation: Both residential and mixed use PUD's are appropriate within the Medium Density Residential, High Density Residential, and Multiple-Family Residential areas shown on the Land Use Plan map, providing that the number of proposed dwelling units does not exceed the respective density standards for each area (1 acre per family for Medium Density Residential designated areas, 1/2 acre per family for High Density Residential designated areas, and a maximum of 12 families per acre for the Multiple-Family designated areas). In addition, Community Commercial development is permissible in conjunction with mixed use PUD's so long as each proposal meets the following criteria on a case by case basis:

- (1) Project Site Area: Five (5) acre minimum.

(2) Access: Direct access to an arterial or collector street.

(3) Need: The applicants can demonstrate a need for additional community commercial development to serve the immediate area.

(c) Planned Unit Developments (PUD) within the Community Commercial Designation: Residential PUD's are prohibited; however, mixed use PUD's are permissible if the criteria set forth under 2(b) can be met.

(d) Planned Unit Developments (PUD) within the Commercial/Recreation Designation: Only mixed use PUD's are permissible within the commercial/recreation designation provided that the project incorporates commercial/recreation development. Also, each proposal must meet the following criteria on a case by case basis:

(1) Project Site Area: Five (5) acre minimum

(2) Access: Direct access to State Highway 198

3. Density Bonuses for Planned Unit Developments (PUD):

Normally, for projects approved under the planned unit development process, lot areas for residential dwellings are reduced and the increase in residential densities is offset by compensating open space. The overall permitted densities under the General Plan and Zoning Ordinance are usually not increased; thus, the process essentially equates to a density transfer within the PUD site.

However, in order to encourage design innovations which serve to further the goals and objectives of this plan, the Planning Commission may approve density bonuses which exceed the densities as shown on the Land Use Plan for planned unit developments incorporating exceptional or unique design and improvement characteristics. Such density bonuses shall not exceed 100 percent of the permitted density shown on the land use plan. Examples of exceptional or unique design innovations under planned unit developments which may qualify projects for such density bonuses include the following:

(a) Construction of a community sewer collection and treatment plants.

(b) Reservation of more than 25 percent of the project site in usable open space (developed or undeveloped).

(c) Development and dedication of sites suitable for use as community or neighborhood parks.

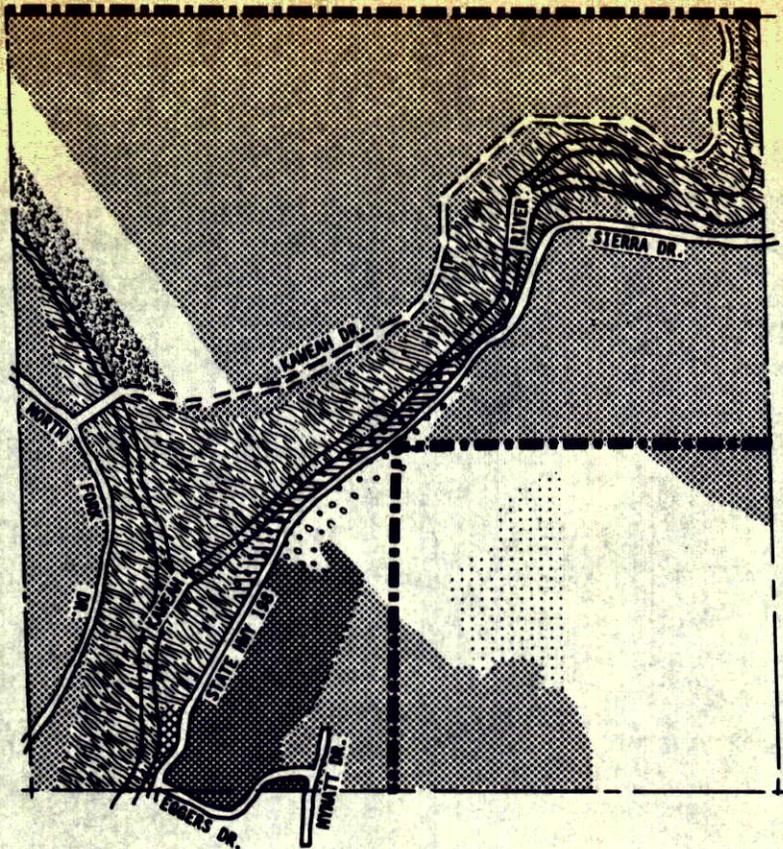
(d) Exceptional design proposals beyond the scope of applicable zoning and subdivision requirements including, but not limited to, the following elements:

- pedestrian walkways and/or bicycle paths
- provision of extensive landscaping
- provision for street and sidewalk lighting beyond that required by subdivision standards
- designs which serve to protect and preserve significant natural features in the community
- exceptional architectural building designs and site designs which preserve scenic views
- provision of public or private recreation facilities such as tennis courts, club houses, swimming pools, etc.

(e) Development of at least 25 percent of the total units in the PUD for persons and families of low or moderate income in accordance with Sections 65915 et seq of the Government Code of the State of California.

When calculating the density bonuses attributable to any proposed planned unit development, the Planning Commission may exclude any area of the site which it determines is not reasonably suitable for residential development or which the developer proposes for uses of a nonresidential nature (i.e., commercial, institutional, etc.). Only that land which is committed to residential use or contributes to its amenities should be included for purposes of calculating the density bonus. Thus, any land which cannot be devoted to residential use (i.e., within a floodplain) or is proposed for nonresidential development should be excluded from the density bonus calculation. However, any land devoted to parks, any common open space, recreation facilities, or community facilities (i.e., a sewage treatment plant) should be included.

It is further intended that the Planning Commission devise a procedure incorporating fixed standards under which density bonuses for unique design innovations may be granted. Ultimately, such standards should be incorporated as a part of the County Zoning Ordinance so that such planning principles may be made available to other communities in the County.



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**TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
AMENDMENTS 83-05 & 83-05A**

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. 8148 & 8175
CERTIFIED: *Eugene Smith* 6/12/85
SECRETARY DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 85-7381
CERTIFIED: *John Lowrey* 10/1/85
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)

OTHER

- COMMUNITY COMMERCIAL**
- COMMERCIAL RECREATION**
- AGRICULTURE/GRAZING**
- PARKS & RECREATION**
- KAMEAH RIVER DESIGNATED FLOODWAY**
- KAMEAH RIVER DESIGNATED FLOODWAY OVERLAY**
- COMMUNITY SERVICES DISTRICT**

