

Mountain Area Plan Update

Public Meeting #2

November 14th, 2022



CAL POLY
City & Regional Planning
COLLEGE OF ARCHITECTURE
& ENVIRONMENTAL DESIGN

Good evening, everyone! My name is (and I'm)

Thank you for coming to this public outreach meeting. We appreciate your time and the opportunity to collaborate with all of you.

This is the second of multiple public meetings and we look forward to listening to and incorporating your ideas.

You are all valuable sources of information and your thoughts and aspirations regarding the future of your area will greatly influence the final plan.



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& ENVIRONMENTAL DESIGN

This project is a partnership with the County of Tulare and students from Cal Poly San Luis Obispo. We are fourth-year undergraduate students in the City and Regional Planning program at Cal Poly, San Luis Obispo, on the central coast of California. I would also like to introduce our professor and faculty supervisor, Dr. Cornelius Nuworsoo, as well as the other members of our project team.

Agenda

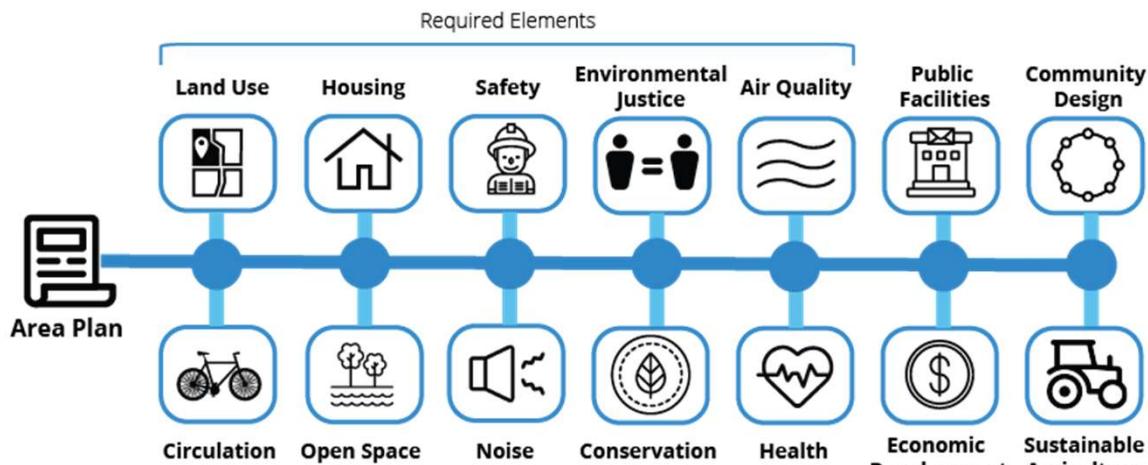
1. Welcome and Introduction (10 Minutes)
2. Background and Growth (5 Minutes)
3. Conditions and Emerging Directions
 - Land Use, Circulation, Housing, Public Facilities
 - **Breakout Groups** - Preference Exercise (15 Minutes)
 - Air Quality, Open Space, Conservation, Noise, Sustainable Agriculture
 - **Breakout Groups** - Preference Exercise (15 Minutes)
 - Economic Development, Community Design, Health, Safety, Environmental Justice
 - **Breakout Groups** - Preference Exercise (15 Minutes)
4. Summary from Breakout Groups (10 Minutes)
5. Next Steps and Questions (5-10 Minutes)
6. Thank you!

Today's agenda includes a brief introduction, background information on demographic trends, and a presentation of the existing conditions of each community plan element in groups of four or five.

A preference exercise will follow each group of presentations during which we will ask for your feedback and priorities regarding the future of your area.

Finally, we will do a summary of the breakouts and end with a discussion of next steps.

Plan Elements (Topics)



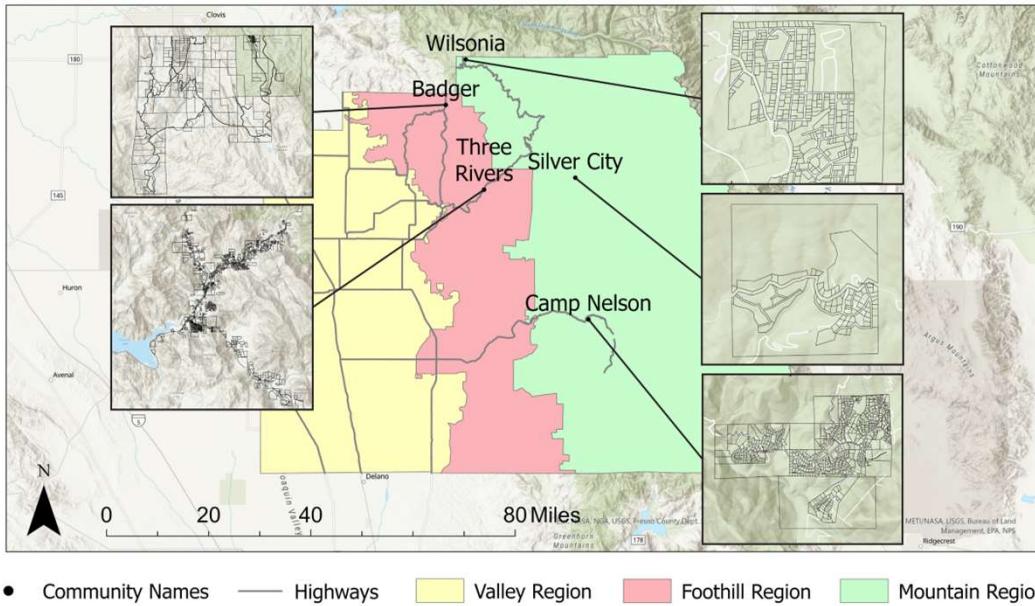
California State law requires every city, community, area, and county to prepare a plan to guide future development. The Law also prescribes the topics (called "elements") that these future development plans must cover.

Depending on circumstances, there are 7 to 9 **required elements**. These are: Land Use and Circulation; Housing and Open Space; Safety and Noise; Environmental Justice and Conservation; as well as Air Quality.

In addition, the plan will also include 5 **additional elements** to address the unique needs of the study area. These elements include Health, Public facilities, Economic Development, Community Design, and Sustainable Agriculture.

This project is to develop such a plan for your area.

Settlements in the Planning Area



The Study Area

The Tulare County General Plan divides settlements into the three regions shown on this map as The Valley Region in yellow, the Foothill Region in pink, and the Mountain Region in light green. This is to recognize the differences in certain planning issues between the regions. For instance, topography affects the sizes of settlements and accessibility.

This project is focusing on the 5 communities highlighted on the map. Badger and Three Rivers are technically in the Foothill Region but essentially serve as gateways to the mountain area. Among the settlements in the mountain area, this project is looking at Wilsonia, Silver City, and Camp Nelson.

History of the Mountain Area



Sequoia National Park



Silver City



Wilsonia



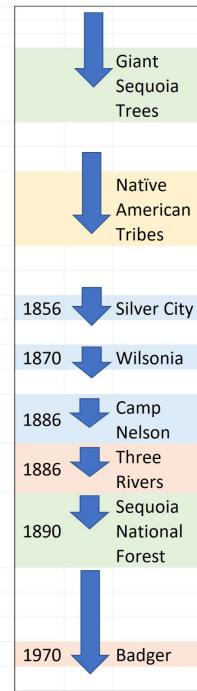
Camp Nelson



Three Rivers



Badger



Let us recap a brief historical outline of the mountain area

The mountain area depicts diversity in its inhabitants and history. Historically, 5 Native American tribes called the mountain area home.

Then in 1856, Hale Tharp settled at **Silver City**, which about a decade later became a mini gold rush site.

Soon thereafter, a settlement sprung up in **Wilsonia** in the 1870's. The land was later subdivided in 1918, starting the village life it became known for.

In 1886, John Nelson started a settlement now known as **Camp Nelson** as a last stop for cattlemen, hunters, fishermen, and other outdoorsmen heading to the forest of giant Sequoia trees. In the same year of 1886, utopian socialists began the settlement now known as **Three Rivers**.

Settlement activity in the area gave impetus to the establishment of **The Sequoia National Park** in 1890 to protect the giant Sequoia trees.

Badger appeared in the national news in the 1970s when the cult by name, Synanon, operated a residential compound on nearby Dry Creek Road. The cult moved on and converted its compound into vacation rentals in 2002.



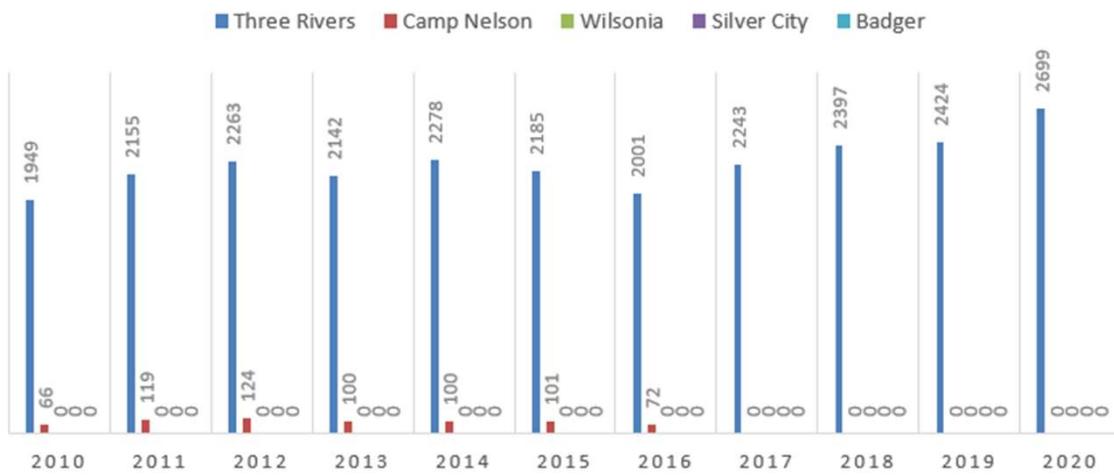
Social and Economic Profile

Social and Economic Profile

The next few slides show demographic trends that include population, age, gender, race, ethnicity, education, income, and home values.

Population Trends in the Study Area

POPULATION OF THE STUDY AREA, 2010-2020



Population Growth

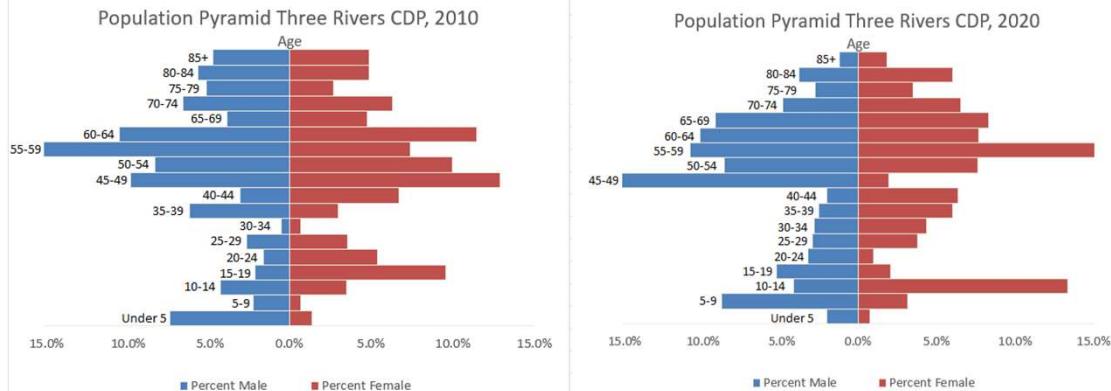
Among the 5 communities in the study area, only 2: Three Rivers and Camp Nelson have recorded permanent populations between 2010 and 2020. The communities of Silver City, Badger, and Wilsonia have not had recorded population of residents in the past 20 years.

The American Community Survey reported a population of 2,699 people for Three Rivers in 2020, which was an increase of 750 persons from 2010, demonstrating an approximate average growth rate of 3% a year.

Camp Nelson's population as of 2020 is **zero**. In 2010 the population was 66 people which fluctuated until 2017 when it dropped off completely.

Given the lack of resident populations some settlements, the remaining demographic slides focus on the latest data on Three Rivers.

Population Distribution by Age and Gender



Population by Age

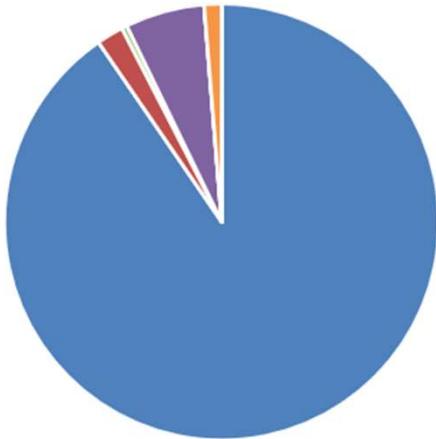
These charts break down Three Rivers' population into five-year age brackets in 2010 and 2020 respectively between males in blue and females in red.

The population is typically made up of persons in their middle ages and senior years. The relatively low population of the youth reflects a relatively low number of families with children

Racial Identities of Three Rivers Residents

Racial Identities of Three Rivers Residents, 2020

- White (90.4%)
- Black or African American (2.0%)
- American Indian or Alaska Native (0.4%)
- Asian (5.9%)
- Native Hawaiian or Pacific Islander (0.0%)
- Total Population of Two or More Races (1.3%)
- Some Other Race (0.0%)



Racial Composition

In 2020, the predominant racial identity in Three Rivers was White, accounting for about 90% of its residents.

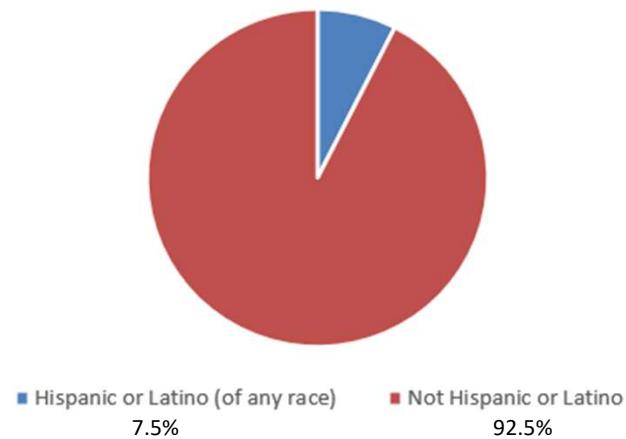
The Asian-identifying population made up the next largest group of individuals, at 6% of residents.

Together, Blacks, Native Americans, and Pacific Islanders account for only 2.5% of the residents.

The remaining 1.5% of the residents belonged to two or more racial identities

Population of Hispanic-Identifying Individuals in the Three Rivers

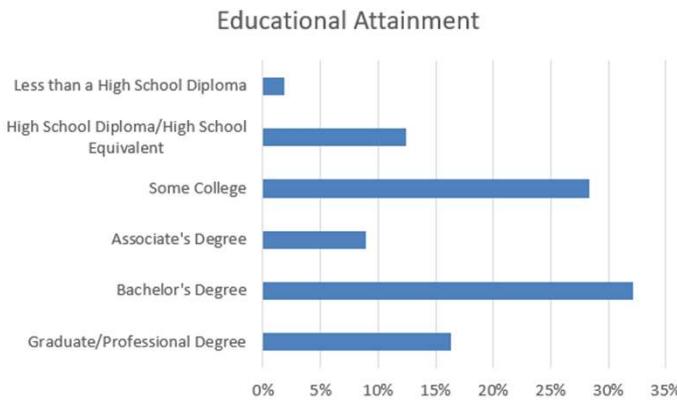
Proportion of Hispanic-Identifying Individuals in
Three Rivers, 2020



Ethnicity

In terms of ethnicity, Three Rivers' Hispanic-Identifying population accounts for about 7.5% of its residents.

Educational Attainment in Three Rivers



Educational Attainment

Among the adult population aged 18 year or more

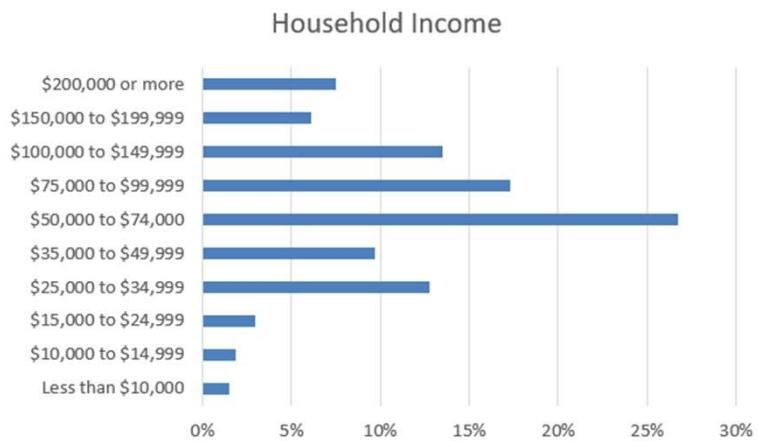
Over 98% of the population in Three Rivers has a high school diploma; This leaves the adult population with less than a high school diploma at around 2%,

Also, about 85% of the population has been to college for at least some time.

Nearly half of the adult population has a college degree.

Together, these facts signify a relatively well-educated community

Household Incomes in Three Rivers



Household Incomes

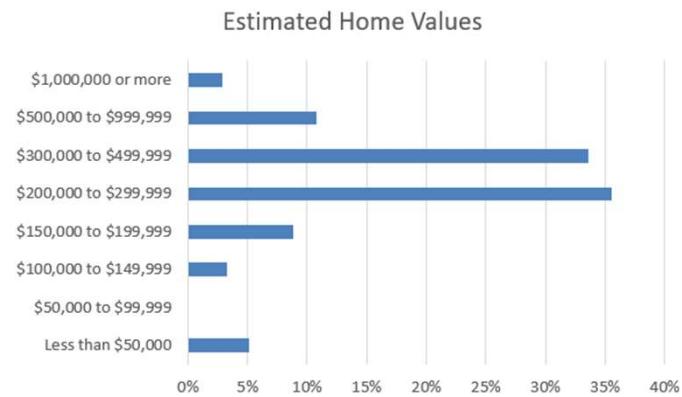
About 90% of household in Three Rivers earn \$25,000 or more topping out above \$200,000 a year.

The largest income group earns between \$50,000 and \$74,000 annually.

The concentration of incomes in the upper brackets results in a median income of approximately \$72,000.

The distribution of incomes reflects a relatively affluent community.

Estimated Home Value in Three Rivers



Home Values

Most homes in Three Rivers are valued at between \$200,000 and \$500,000. While this is lower than urban areas in California, it is relatively high compared to other parts of the country.



Land Use, Circulation, Housing, Public Facilities

Now we will discuss findings to date from research, inventory, and public input as they relate to the topics the law requires us to cover in area plans.

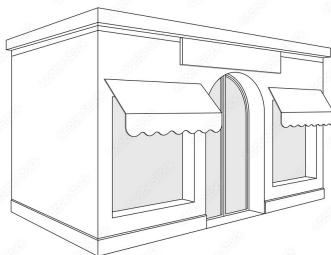
The first set of slides cover the land use, circulation, housing, and public facilities elements.

Land Use



Land Use

Land Use Element



Type of land use



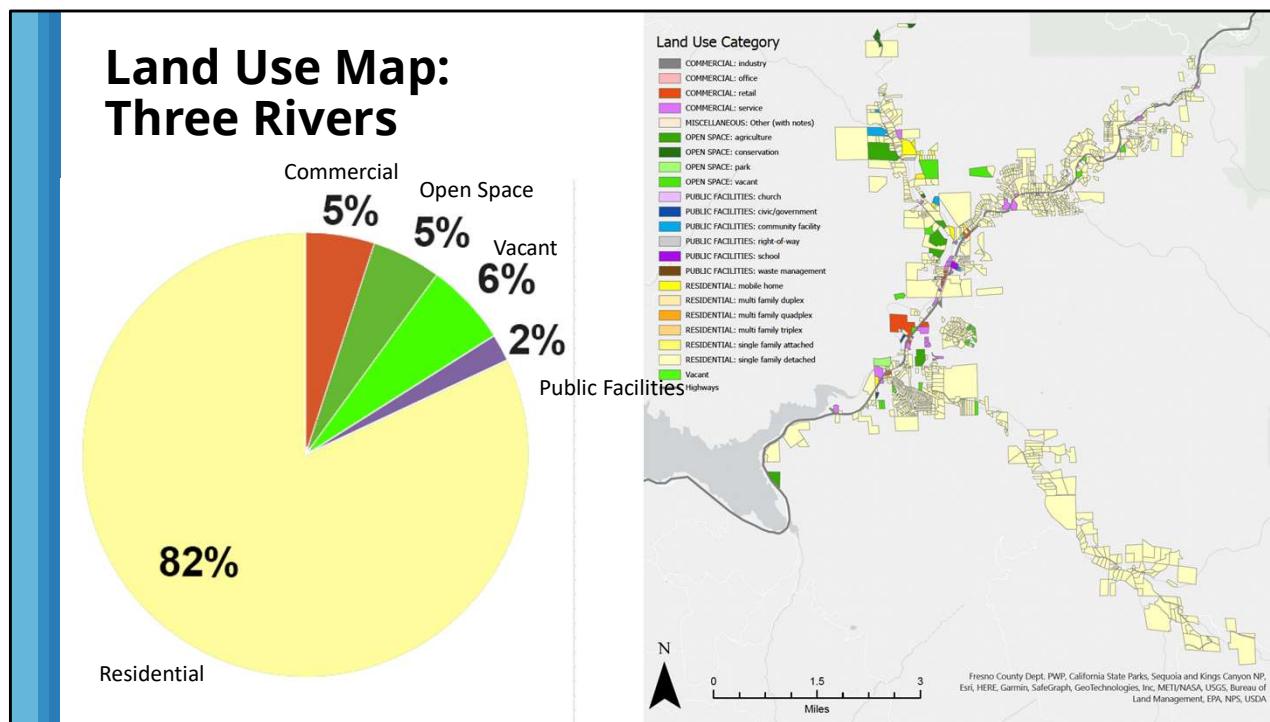
Location of land use



Density & Intensity of land use

Land Use

Land use essentially determines "What activity goes where" in a community. There are five basic types of land use: residential, commercial, industrial, open space, and public-institutional uses. This element provides guidelines on the intensity of development and how to ensure that neighboring land uses are compatible with and complement each other. For example, it would recommend placing parks next to schools and those two uses near housing.



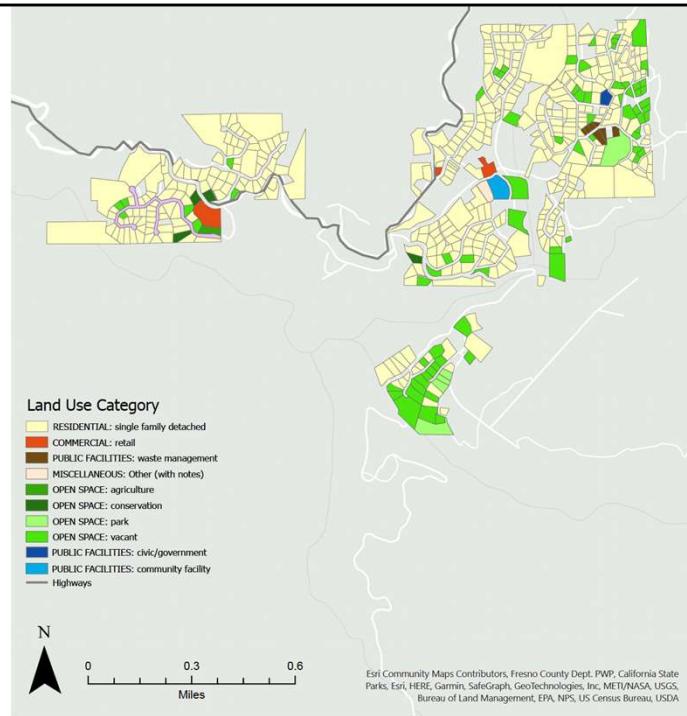
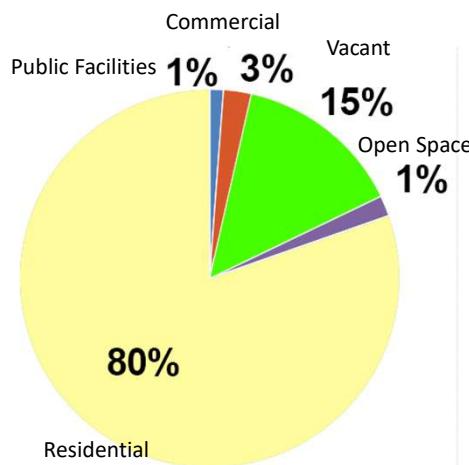
Three Rivers Today

Located in the foothills of the Sierra Nevada at the edge of the San Joaquin Valley, Three Rivers sits at an elevation of about 1000 feet above sea level. Its name comes from its location near the junction of the North, Middle, and South Forks of the Kaweah River.

This map and chart show the type and distribution of land uses in Three Rivers based on a land-use inventory conducted in October of 2022. The census designated place covers an area of 44.5 square miles.

- The predominant Land Use in Three Rivers is Single Family Detached housing showing in yellow and occupying 82 percent of the acreage.
- Service and retail commercial uses are dispersed along Sierra Drive, with a concentration of retail uses, showing in red, along the southern stretch and services showing in purple.
- Open space and vacant parcels show in green.

Land Use Map: Camp Nelson



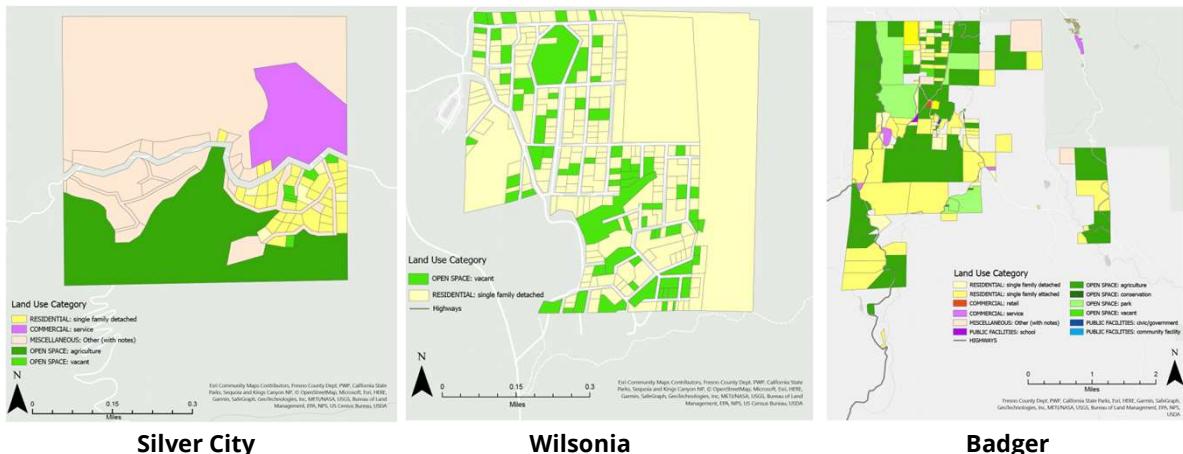
Camp Nelson Today

This map and chart show the type and distribution of land uses in Camp Nelson, which is named after the first homesteader to settle the area. It is 1.2 square miles in size.

At an elevation of approximately 4900 feet, the predominant land use in Camp Nelson is Residential single family detached on 80 percent of the acreage, followed by vacant parcels.

The settlement has very little commercial use showing in red.

Land Use Maps: Mountain Area



These maps show land uses in Silver City, Wilsonia, and Badger.

Silver City sits at an elevation slightly higher than 6700 feet. It has grazing land, a service commercial area, and lodging. Approximately 40 of its subdivided lots have cabins for seasonal use. Additionally, it has a sizable commercial area consisting of a store, restaurant, and several rental cabins called the Silver City Mountain Resort in the area showing in purple.

Wilsonia sits at an elevation slightly above 6600 feet and is surrounded by the General Grant Grove section of Kings Canyon National Park. It has two key land use types which are single family residential interspersed with vacant parcels.

Badger sits at an elevation slightly above 3000 feet. Its land uses are primarily agricultural and large-lot, single family residential. There is very little commercial use in Badger.

Without permanent resident populations, the housing in these settlements function primarily as vacation rentals.

Land Use: Community Feedback

STRENGTHS:

- Conservation/Open Space
- Recreation Opportunities
- Event Venues



BARRIERS:

- Lacks Town Center
- Lacks Gas-Stations
- No Adopted Management Plan



Community Feedback:

During the last community meeting on October 24th, we received valuable feedback about the strengths and barriers of the area and wishes for its future growth.

The strengths pertaining to land use include the abundance of open space and opportunities for recreation, a rodeo space, and venues for social events.

Barriers in the area include the lack of a town center, a limited number of gas-stations, and no adopted land use management plan.

Land Use: Community Feedback

WISHES:



Growth



Tourist Facilities



Town Center

Some of the wishes expressed at the public meeting were desires for:

- More growth in areas most suitable for new development, such as Lemon Cove
- Tourist Facilities such as campgrounds, wildlife centers, possible ski resorts, and even an airport
- A town center or downtown for community gathering in Three Rivers.

Land Use: Emerging Directions



Build Affordable Housing in Lemon Cove



Development of Tourist Facilities



Create Town Center

Emerging Directions:

Based on existing conditions and input received, the planning team has identified the following as emerging directions for the future of the area:

- Foster New growth where it is most necessary and appropriate, while minimizing the potential adverse impacts of urban growth.
- The Development of tourist facilities such as campgrounds, trails, and wildlife centers
- The creation of a town center or civic center that serves the mountain and foothill area
- Establish additional gas and service stations at strategic locations in the area
- Adopt an official land use and resource management plan for the area

Circulation



Circulation

Circulation Element



Generals Highway



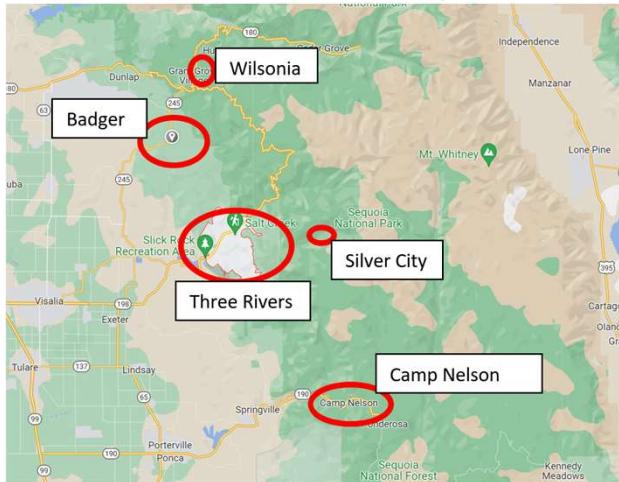
Bike Lanes



Generals Highway

Circulation involves managing all modes of transportation to create the most efficient, healthy, and safe transportation networks throughout the area. It addresses infrastructure and facility needs to enable fire access, convenience in parking, emissions control, traffic control, safe routes to schools, and movement of commercial goods.

Circulation: Study Area Today



Connectivity to Settlements in Study Area



The circulation network of Three Rivers

Roadway Access Today

The map on the left shows the relative locations of settlements in the study area together with major access roads,

Camp Nelson is normally accessible by California State Route 190 via Porterville and Springville.

Three Rivers is normally accessible by State Route 198 via Visalia.

Silver City is normally accessible by State Route 198 via Three Rivers and Mineral King Road

Badger is accessible via State Route 245

And Wilsonia is accessible by either State Route 198 or State Route 180

The map on the right zooms onto Three Rivers showing its automobile circulation system with Local Streets (in white), Collector Roads (in red), and the State Highway (in yellow).

Circulation: Mountain Area Today



TCat Route 30 Stops in Three Rivers

Public Transit

No fixed-route public transit service reaches Wilsonia, Silver City, Badger, or Camp Nelson.

This map shows Tulare County Transit route 30 which connects Three Rivers with Visalia along Highway 198. Route 30 has five transit stop locations represented by the dark circles on Sierra Drive within Three Rivers. The service runs 3 times on a weekday and once on weekends.

Circulation: Mountain Area Today



Sierra Drive (CA 198) through Three Rivers

Sidewalks and Bike lanes

In the entire study area, none of the parcels have sidewalks.

Additionally, in the entire study area, none of the roadways have bike lanes.

Circulation: Community Feedback

STRENGTHS:

- Easy commutes to other areas
- Easy access to natural areas
- Responsiveness of State agencies

BARRIERS:

- Lack of sidewalks and bike lanes
- Seasonal traffic
- Lack of snow plowing on some roads

Community Feedback

Public input on circulation indicates that respondents appreciate:

- Easy commutes to other areas including the Central Valley
- Easy access to natural areas including Sequoia National Park and National Forest
- Responsiveness of state services including Caltrans and CalFire

Respondents indicate that the area lacks:

- Sidewalks and bike lanes
- Appropriate management of seasonal traffic to and from natural areas including Sequoia National Park
- Snow plowing on some smaller roadways

Circulation: Community Feedback

WISHES:

Bike lanes



Bike Lanes

Speed Reductions



Speed Bumps

Pedestrian Crosswalks and Beacons



Crosswalk Beacons

Wishes

Respondents wish for:

- The addition of bike lanes along state highways
- Reduction of speeds along state highways along segments that become seasonally congested, and
- Pedestrian crosswalks and beacons across state highways in seasonally congested segments

Circulation: Emerging Directions



Firetruck



Bike lanes



A crosswalk with a sign and lights



Generals Highway after a fire

Emerging Directions

Taking into consideration existing conditions and public feedback, the emerging directions for circulation are to build upon existing transportation infrastructure to accommodate all modes of transportation and to satisfy a range of needs. These include primarily bike lanes, crosswalks, and sidewalks. These also include retrofitting existing infrastructure to allow for efficient fire response and evacuation as well as improving the general flow of traffic during periods of heavy use.

Housing



Housing

Housing Element

Type



Single-Family Detached



Single Family Attached



Multi Family Dwelling

Housing

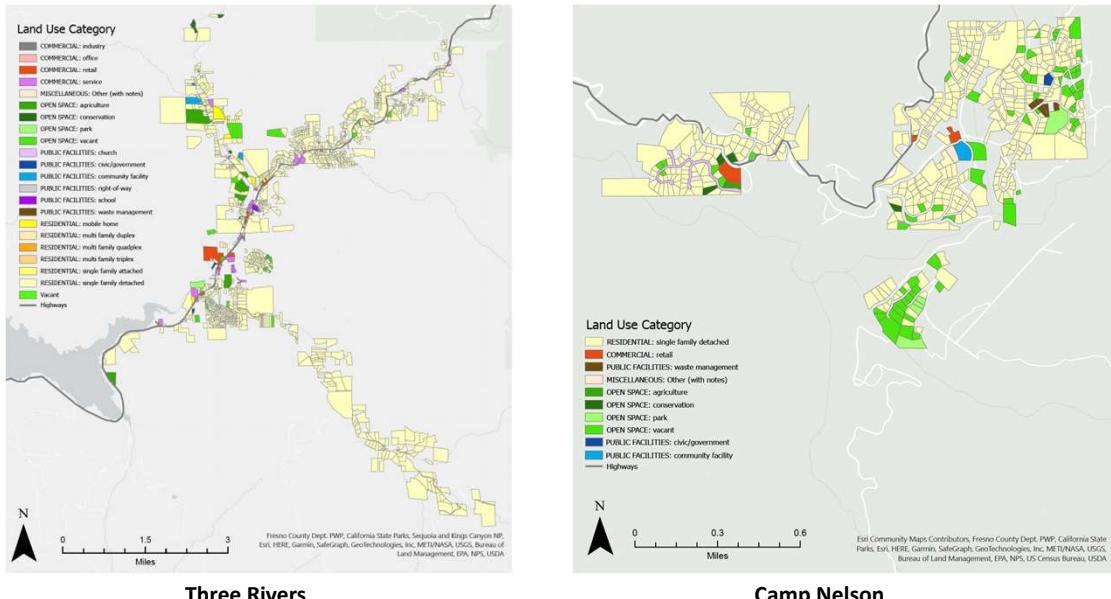
The housing element is a comprehensive assessment of current and projected housing needs for all economic segments of a community.

It addresses...

- The variety and types of housing;
- Condition of the housing stock; and
- Its' affordability for various income groups.

To emphasize the importance of housing as a fundamental human need, State law mandates the preparation and update of the housing element every five to eight years depending on circumstances.

Housing Today: Mountain Area



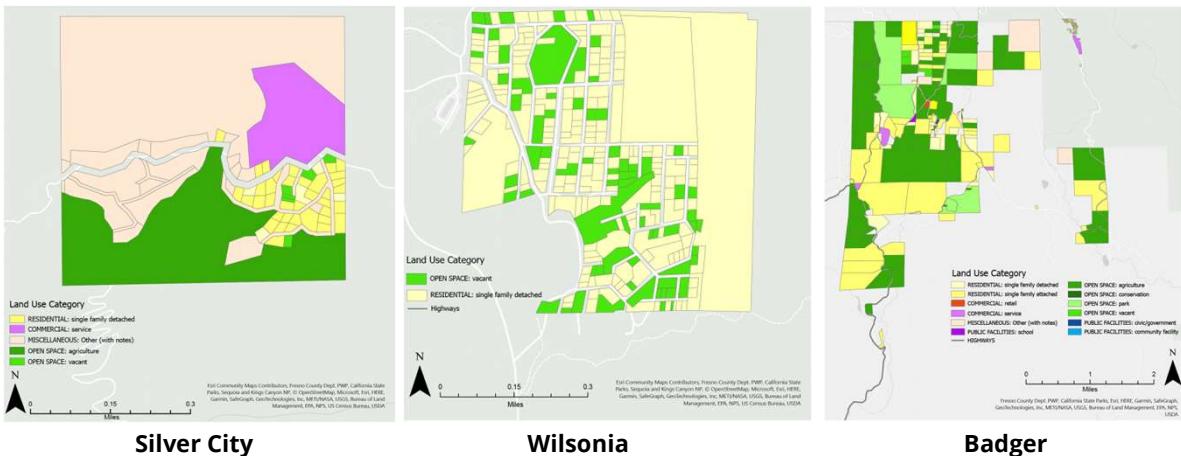
Housing Stock Today

Settlements in the Mountain Area serve predominantly residential and visitor lodging functions. The land use inventory of October 2022 revealed that 80 percent or more of acreages in built-up areas are for residential use, which shows in yellow on the maps.

The American Community Survey of the US Bureau of Census estimates that **Three Rivers** should have an inventory of 1625 housing units in 2020 and a residential population of 2700 people. The 2020 Decennial census, however, revealed 1302 housing units with a residential population of 2050 people. This reflects some out-migration of residents and a potential conversion of about 323 housing units to vacation rentals for transient populations or tourists.

Camp Nelson also had 314 housing units in 2020 with no permanent resident population.

Housing Today: Mountain Area



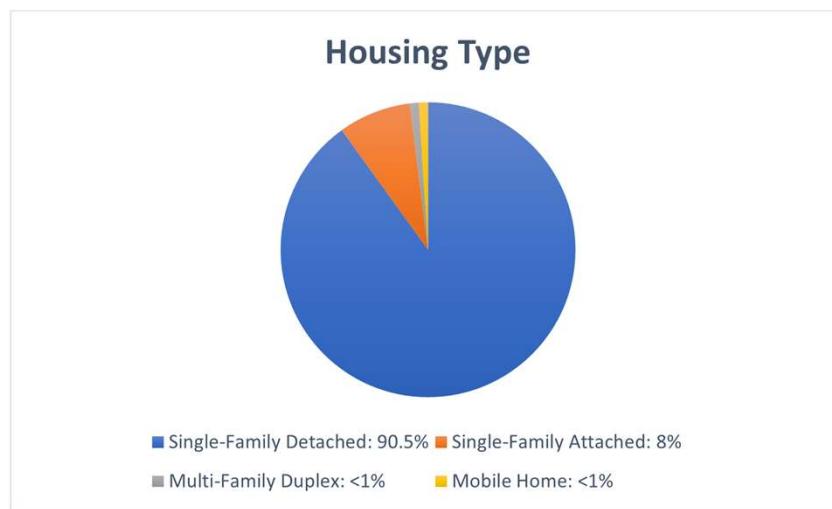
Silver City, Wilsonia, and Badger have housing or lodging facilities without permanent resident populations.

Silver City had 45 housing units in 2020 that were primarily rental cabins for seasonal use in the off-winter months.

Wilsonia had 320 housing units in 2020 also used primarily for vacation rentals.

Badger has turned into a ghost town and the US Census does not keep demographic data on the settlement. Without a permanent resident population, housing in Badger would function primarily as vacation rentals if they are in use.

Three Rivers Today: Housing Types

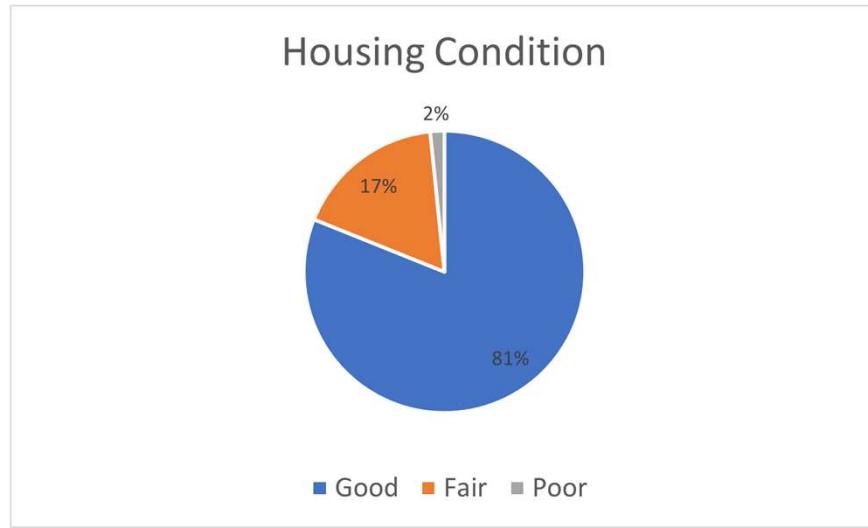


This chart shows the distribution of housing types in Three Rivers Today

The land use inventory revealed that...

- Single-family detached homes make up 90% of all housing in the mountain area;
- Single-family attached homes make up 8% of all housing; and
- Multi-family duplex homes and mobile homes combined make up about 2% of all housing

Three Rivers Today: Housing Conditions



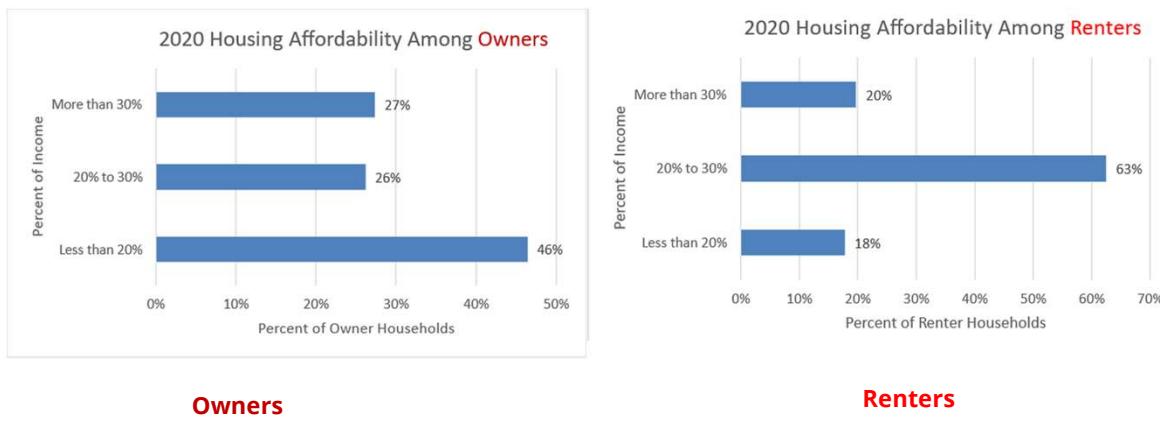
This chart shows the distribution of housing conditions in Three Rivers Today

The field inventory revealed that...

- 4 out of every 5 housing units in the area were in good condition
- Nearly 1 out of 5 of all housing units was in fair condition
- A very small 2% of all housing was in poor condition

This indicates that the condition of most housing in the area is good and that homes are generally well-maintained.

Three Rivers Today: Income Spent on Housing



Housing Expenditure

These charts show housing affordability among households in Three Rivers. Housing costs that exceed 30% of a household's income are considered unaffordable.

The chart on the left shows that a little over a quarter of homeowners spent more than 30% of their household incomes on housing, which makes their housing unaffordable. It is interesting to note also that nearly half of owners spent lower than 20 percent of incomes on housing.

The chart on right shows that 1 out of 5 households renting spent more than 30% of their incomes on housing, which makes their housing unaffordable. It is also interesting to note that more than 3 out of 5 renter households spent between 20% and 30 percent of incomes on housing.

Housing: Community Feedback

STRENGTHS:



Housing in Good Condition

BARRIERS:



Unaffordable & Limited Stock

Community Feedback

STRENGTHS:

Community members stated that most housing was in good condition and was well-maintained.

BARRIERS:

Community members asserted that existing housing is unaffordable and in limited supply. This is partially due to the increase in Airbnb and vacation rentals in the area, which increased demand on available housing units and consequently increased the cost of housing. Overall, it has decreased the affordability of housing for the resident population.

Housing: Community Feedback

WISHES:



Pass an Airbnb / vacation rental ordinance



Make existing housing more affordable

WISHES

Feedback from the last public meeting indicated that respondents would like the passage of an ordinance on Airbnb and vacation rentals; respondents also wished for more affordable housing.

Housing: Emerging Directions



Create more mobile homes / accessory dwelling units



Make housing more affordable

Emerging Directions

Taking into consideration existing conditions and community feedback, the emerging directions for housing are to bring in more affordable housing into the community, to accommodate all income levels and satisfy a range of needs. This can include mobile homes and accessory dwelling units. And it must be done in a way that maintains the character and history of the area.

Public Facilities



Public Facilities

Public Facilities Element



→ Library



Solid Waste Management ←



→ Fire and EMS



School ←



→ Water Supply and Service



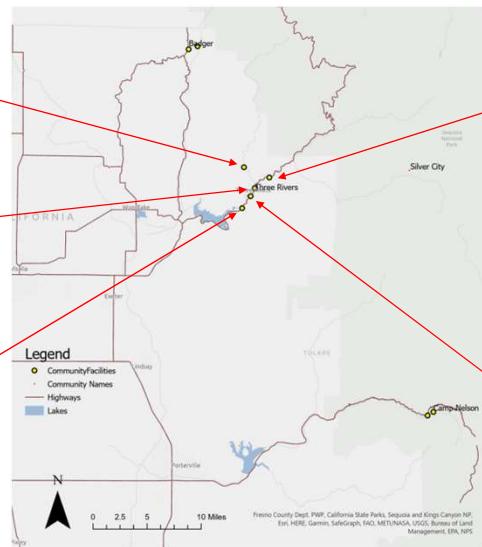
Police ←

Public Facilities and Services

The Public Facilities and Services Element addresses the provision of convenient and efficient services in response to such basic human needs as education, safety (in terms of police and fire protection), water and sewage, electricity, sanitation, shelter, recreation, and worship.

The adequacy of these infrastructure and services contributes to the quality of life of residents and visitors.

Public Facilities: Mountain Area Today



Public Facilities in the Mountain Area Today

This map identifies the locations of public facilities and services that serve Three Rivers.

Key facilities include an elementary school, the United States Postal Office, the Three Rivers Memorial Building, and Harrison Hall,

Public Facilities: Mountain Area Today

Police:



Fire & EMS Service:



Police Service:

The Tulare County Sheriff's Department's main office, located 30 miles west of Three Rivers, provides Police protection services in the study area.

The Sheriff's Department does not have a station in Three Rivers, so a deputy who lives in Three Rivers serves the population.

When service is requested after the Deputy's hours, the main office of the Tulare County Sheriff's Department sends dispatch. Response times from the valley floor are dependent on officer availability, call volume, and physical distance.

The County works with the Sheriff's Department to achieve and maintain a response time of:

- less than 10 minutes for the valley regions; and
- 15 minutes for the foothill and mountain regions

Fire and EMS Service:

Federal, state, and county agencies provide Fire protection services in the study area

Fire staffing and response times vary by location and population in the study area

- In the Three Rivers area, there are 6 firefighters per 500 people, with a 14-minute response time
- In the other 4 settlements, there is an 8 min travel distance with no specific response time.

There is no ambulance serving Three Rivers specifically; the closest one is near Visalia

Public Facilities: Mountain Area Today

Water Supply & Service:



Wastewater Management:



Water Supply & Service, and Wastewater Management

The primary water supplier and primary wastewater management entity is the Three Rivers Community Services District (CSD). Wells constitute the primary source of water.

The CSD provides frequent monitoring of rivers and wells, low-cost drinking water testing, free of charge septic system inspections, and responds to environmental complaints.

There is limited sewer services with septic systems as the dominant way of managing wastewater.

Public Facilities: Mountain Area Today

Community and Cultural Centers

Three Rivers Memorial Building



Harrison Hall and the Presbyterian Church



Community and Cultural Centers

The Three Rivers Memorial building, where the public meeting is taking place today, is a community center and is available to rent for various events

The Presbyterian Church Hall, in which the first public meeting took place, is another center for group meetings and other events.

Public Facilities: Mountain Area Today

Schools:



Library:



Schools

The Three Rivers Elementary School is the only school in the Mountain Area. This school offers kindergarten through 8th grade education and, according to 2017 data, had an enrollment of 140 students. The elementary school has limited resources.

Bus transportation takes high school students to the high school in Woodlake.

Library

The Three Rivers Branch Library is the only library in the study area. Located near the Three Rivers Union School District, the Library hours are 10AM to 1PM and 2PM to 5:30PM Monday thru Saturday; it is closed on Sundays.

Public Facilities: Community Feedback

STRENGTHS:



Public Restroom | History/Art Museum

BARRIERS:



Cell Service | Sewer Systems | Proximity to Schools

Community Feedback

Strengths and Barriers

Public feedback revealed that strengths of the community include the Three Rivers historical society museum, and the new public restroom within it, which helps with the large number of visitors to the area.

In contrast, residents expressed that Three Rivers lacked strong internet and cell service, educational facilities that serve all grades in the area, and a public sewer system instead of individual septic systems.

Public Facilities: Community Feedback

WISHES:

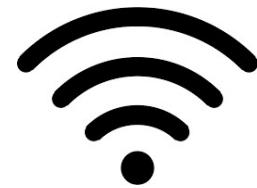


River Walk | Better Cell Service/Towers | Town Center with local businesses

Wishes

Respondents would like to see improvements in a number of public facilities such as schools, cell towers and service, fire and police protection services, and a better sewer system. Respondents would also like to have better river access through a riverwalk behind the restaurants, as well as a civic town center with local businesses.

Public Facilities: Emerging Directions



Improvement in water and waste management services | Better Cell Service & more Cell Towers | Implementing more community areas

Emerging Directions

Based on existing conditions and community input, the emerging directions for public facilities in the Mountain Area include improving water and waste management services, establishing community areas (such as the river walk and a town center), and improving cell towers and service.

Breakout Session 1

15 Minutes

We will now begin the first set of preference exercises based on the four elements that were just presented.

Posters located around the room contain questions about each of the elements, and you are invited to answer based on your individual preferences.

You will receive fewer dots than the answer choices available for various questions. You are free to assign multiple dots to answer choices for which you have strong preferences.

Alternatively, you can express your preferences for multiple answer choices per question.

Members of the Cal Poly team are stationed at each of the posters. You are welcome to ask them any questions you may have about the elements or questions being asked.

We will regroup in 15 minutes



Air Quality, Open Space, Conservation, Noise, Sustainable Agriculture

Now let's look at the next 5 topics in an area plan: air quality, open space, conservation, noise, and sustainable agriculture

Air Quality



Air quality Element.

Air Quality Element



Dust from unpaved roads



Auto emissions

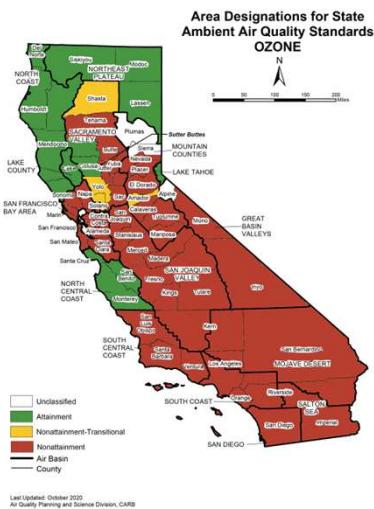


Wildfires

Air Quality

The Air Quality Element recognizes and monitors how air quality can impact public health. It identifies sources of pollution and seeks to reduce them. The element must be consistent with policies and programs of the San Joaquin Air Pollution Control Board to monitor and maintain good air quality in the San Joaquin Valley.

Air Quality: Mountain Area Today



Ozone (O₃) Attainment Status for San Joaquin Valley Air Basin

Federal: Non-attainment
State: Non-attainment/Severe

PM2.5 Attainment Status for San Joaquin Valley Air Basin

Federal: Non-attainment
State: Non-attainment

PM10 Attainment Status for San Joaquin Valley Air Basin

Federal: Attainment
State: Non-attainment

Mountain Area Today

Some of the biggest **threats** to healthy air quality in the County include pollutants like ozone (O₃), fine particulate matter (PM2.5), and coarse particulate matter (PM10).

Tulare County, not unlike most of California, is in non-attainment for ozone. This means that the level of ozone, commonly emitted by refueling gas, mowing the lawn and farming, exceeds the healthy amount designated by the State.

Tulare County also has unhealthy amounts of fine and coarse particulate matter.

Due to its location in the San Joaquin Valley, Three Rivers is vulnerable for accumulation of pollutants. It is therefore in nonattainment for state Ozone, PM10 and PM2.5 standards.

Wildfire is a major source of poor air quality.

Additional local air pollution sources include emissions from vehicles on State Route 198, agricultural-related activities as well as dust from unpaved roads.

Air Quality: Community Feedback

STRENGTHS:

- Escape from the valley floor
- Constantly improving

BARRIERS:

- Central Valley air quality worst in the Country
- Smoke
- Automobile emissions



Community Feedback -- Strengths and Barriers

Based on the feedback from respondents at the first meeting, a strength of the area is that the air quality is fresher than the lower-lying central valley.

However, wildfire smoke and automobile emissions continue to act as barriers to healthy air quality in the area.

Air Quality: Community Feedback

WISHES:

- Increasing fire stewardship practice to prevent smoke from fires



Wishes

Respondents wish for improvement in fire stewardship practices to reduce the impacts of wildfire smoke in the area.

Air Quality: Emerging Directions



Emerging Directions

In order to improve air quality in the Study Area policies need to maintain appropriate scale of development, reduce automobile emissions, and curb the impacts of wildfires.

Open Space



Open Space

Open Space Element

Open-space land is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use



Open Space

The Open Space element identifies measures for the long-range preservation and conservation of open-space lands.

Open-space land is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use such as open space for

- Natural Resources
- Managed production of resources, like agriculture
- Outdoor Recreation
- Public Health and Safety
- Military Support
- And Tribal Resources

Open Space: Study Area Today

Trailheads



Something Trailhead

Campgrounds



Sequoia RV Ranch Campground

Recreation Areas



Slick Rock Recreation Area

Open Space in the Study Area Today

The Study Area currently offers rich natural landscapes and views, multiple types of open space, and many recreational activities.

The proximity of Lake Kaweah and the Sequoia National Park creates the opportunity for visitors and tourists to come to the area.

Open Space: Community Feedback

STRENGTHS:

- Natural landscape and aesthetic
- Recreational opportunities



BARRIERS:

- Lack of access to rivers



Community Feedback

STRENGTHS:

Respondents at the first public meeting stated that they enjoy the natural landscape and aesthetic of the Study Area with its picturesque views and life away from urban areas. Respondents also stated that they enjoy the wide variety of outdoor recreational opportunities available in the area, including access to Sequoia National Park, hiking trails, bungee jumping, hang gliding, and more.

BARRIERS:

However, residents asserted that they lack access to rivers due to the private ownership of access points.

Open Space: Community Feedback

WISHES:



Golf Courses



Playgrounds



Sports Fields

For Wishes

Meeting respondents advocated for an additional golf course in the Study Area. Respondents also expressed the desire for additional recreational activities and businesses in the Study Area, especially with a high number of tourists visiting Sequoia National Park in search of an outdoor recreation-oriented vacation.

Open Space: Emerging Directions

- Preserve existing open space and recreational activities
- Expand recreational uses and businesses



Emerging Directions

Going forward, the goal for open space in the community aligns closely with the wishes of respondents, who wish to preserve the existing open space areas and expand recreational activities.

Conservation

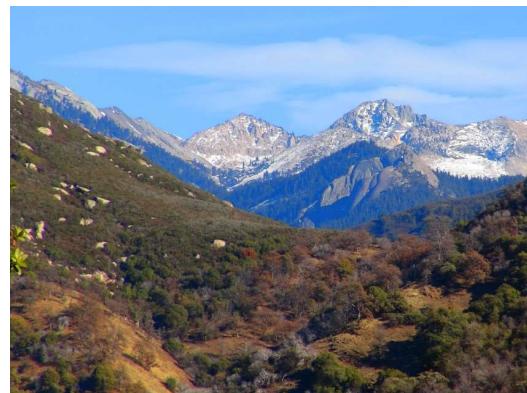


Conservation

Conservation Element



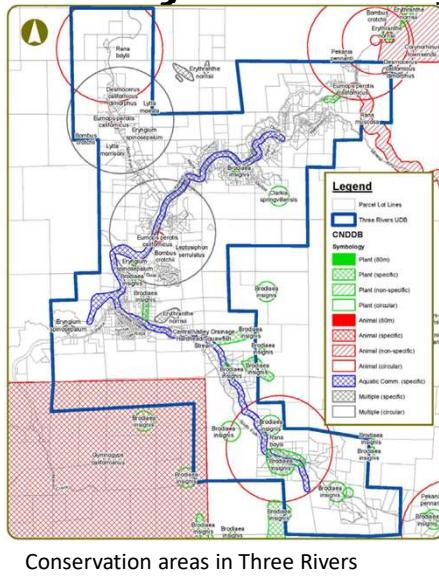
Sequoia Trees in the Sequoia National Park



Sierra Nevada Mountains in Sequoia National Park

Conservation involves maintaining a serene and attractive natural environment by managing uses that create excessive impacts on local resources and natural features. It emphasizes the protection and preservation of natural resources, including water, forests, soils, rivers, mineral resources, and wildlife.

Conservation: Study Area Today



The Study Area today

Land surrounding the study area is largely open space, which together with sparse development promote conservation.

The banks of the Kaweah River and its tributaries are habitats for threatened plants and animals.

wildfires pose threats to the conservation of the woodland areas within the area.

Conservation: Community Feedback

STRENGTHS:

- Wildlife (Flora/Fauna)
- Mature trees
- Unique topography
- Scenic corridors
- National Park
- Outdoor Recreation
- Existing Open Space
- Anti-development sentiment



Mt. Whitney in the Mountain Area

Community feedback - Strengths

Respondents at the first public meeting identified such strengths as the availability of:

- wildlife, mature trees, and the topography with scenic corridors.

Conservation areas in the study area include national parks, outdoor recreation spaces, and other open spaces.

Conservation: Community Feedback

BARRIERS:

- River water quality
- Lake Kaweah water levels
- Dried wells
- Algae Blooms
- Vacationers



Low Water Levels at Lake Kaweah

Community Feedback - Barriers

Respondents at the public meeting identified several negative impacts pertaining to conversation, including:

- poor river water quality
- low lake water levels
- dried up personal wells
- poisonous algae blooms that threaten wildlife in the Kaweah River, and
- large influxes of seasonal vacationers making it difficult to conserve already limited natural resources including water.

Conservation: Community Feedback

WISHES:

Allow for
Groundwater
Recharge



Well using ground water for consumption

Preserve
Existing
Conservation
Land



Giant sequoias

Wishes

In terms of conservation, Respondents wish to see:

- groundwater recharge for wells, and
- The preservation of existing riparian and woodland conservation areas.

Conservation: Emerging Directions



Sierra Nevada Mountains



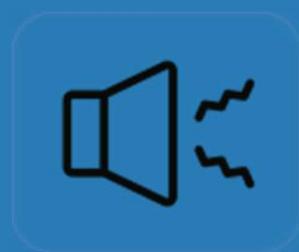
Mountain Cabin

Emerging Directions

Based on the existing conditions and community feedback, the emerging directions for conservation in the Study Area are to keep development minimal and to maintain existing conservation areas.

Respondents hope to maintain the natural character and beauty of the region in the future while still allowing for easy access to natural features.

Noise



Noise

Noise Element



Noise element:

The noise element identifies and appraises noise problems within a community and forms the basis for land use distribution.

The element identifies noise sources and levels, sensitive uses that are not compatible with significant noise, and general compatibility of various land uses to each other. Common sources of noise include:

- Highways and freeways
- Railroads
- Airports
- industrial plants
- Construction

Noise: Study Area Today



The Study Area Today:

Air traffic and railroad noise do not pose problems in the study area. The typical sources of excessive sounds are from state route 198 and construction activity.

Noise: Community Feedback

STRENGTHS:

- Lack of major noise sources makes the area appealing for residents and tourists



Barriers:

- Parties at wedding venues and Airbnb's create excessive noise at certain periods of time



Community feedback:

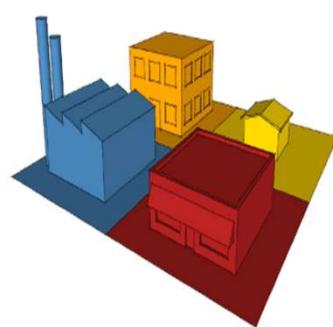
Given the limited sources of noise, respondents at the first public meeting identified the strength of the study area as ideal area to live or visit with its relatively quiet environment and its adjacency to nature.

Respondents identified such barriers as intermittent noise pollution from such events as weddings and parties in vacation rentals and Airbnb's. Additionally, seasonal traffic of visitors contributes to noise.

Noise: Community Feedback

WISHES:

- Sound Proofing



Wishes

Respondents would like to curb excessive sound with sound proofing of buildings for sensitive uses.

Noise: Emerging Directions



Emerging Directions:

Since state route 198 and parties are the primary generators of noise, mitigation measures would include additional sound proofing of buildings and the institution of noise ordinances with enforcement.

Sustainable Agriculture



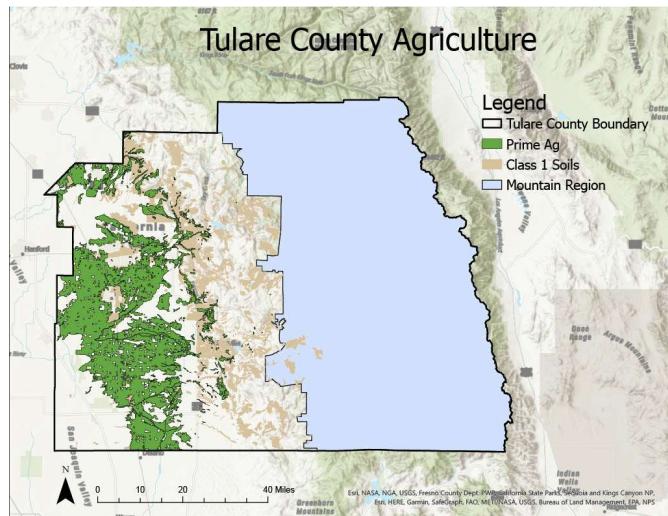
Sustainable Agriculture

Sustainable Agriculture Element



Sustainable agriculture integrates agriculture and sustainability principles to promote clean air and water, healthy soils, habitats, and ecosystems that provide for the community as a whole. This also emphasizes the retention of productive agricultural lands and sustaining the role of agriculture as a mainstay of the local economy. That helps preserve prime agricultural lands from urban sprawl.

Sustainable Agriculture: Mountain Area Today



Sustainable Agriculture Today

This map shows areas with class 1 soils and prime agricultural lands in Tulare County.

The map identifies prime agricultural lands primarily in the valley region and class 1 soils in the foothill region. It does not identify such agricultural resources in the mountain region.

There is, however, agricultural activity in the study area in the form of small-scale farming and animal husbandry.

Sustainable Agriculture: Community Feedback

STRENGTHS:

- Grazing Land
- Small gardens
- Small Vineyards or orchards



BARRIERS:

- Rocky soil
- Topography
- Access to water
- Temperature



Community feedback.

Respondents at the first public meeting identified the strengths, barriers, and wishes for sustainable agriculture.

The strengths are Grazing Land, Small gardens, Vineyards, and orchards.

The barriers are Granite outcrops, topography, access to water, and temperature.

Sustainable Agriculture: Community Feedback

WISHES:



Farmers Market



Youth Programs



Community Garden

Wishes.

Respondents wish for a farmers' market, agricultural education programs for the youth (Like future farmers of America), and community gardens.

Sustainable Agriculture: Emerging Directions



Small Scale Agriculture



Grazing

Emerging directions.

Looking forward, Sustainable Agriculture practices should continue with small-scale farming and grazing.



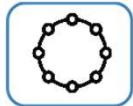
Breakout Session 2

15 Minutes

We will now begin the second set of preference exercises based on the five elements that were just presented.



Economic Development



Community Design



Health



Safety



Environmental Justice

Last but not least, will review findings on economic development, community design, health, safety, and environmental justice.

Economic Development



Economic Development

Economic Development Element



Retail & Service

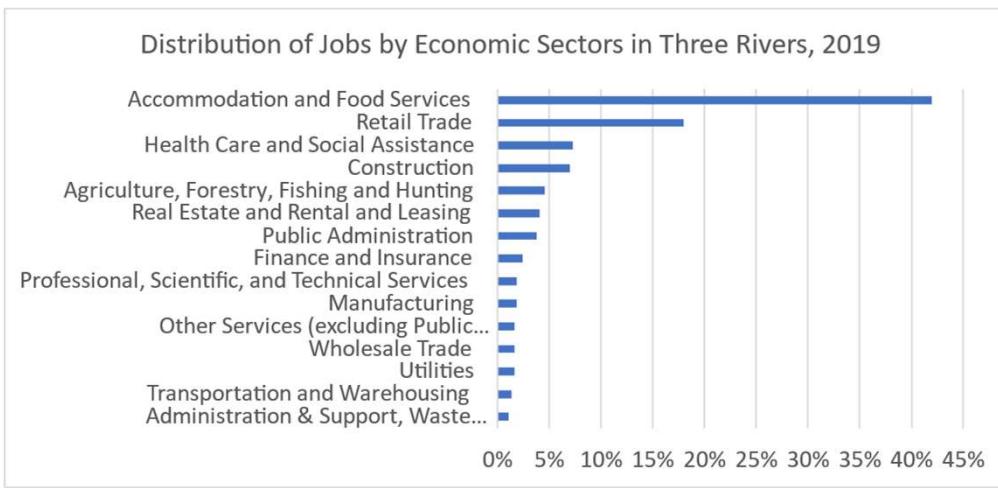


Recreational Activities

The Economic Development Element provides guidance on attracting and retaining businesses to maintain, expand, and enhance the local economy through support for diversity of establishments, expansion of jobs, and creation of vibrant commercial centers.

Economic development can enhance revenues for use in expanding and upgrading public facilities.

Economic Development: Study Area Today

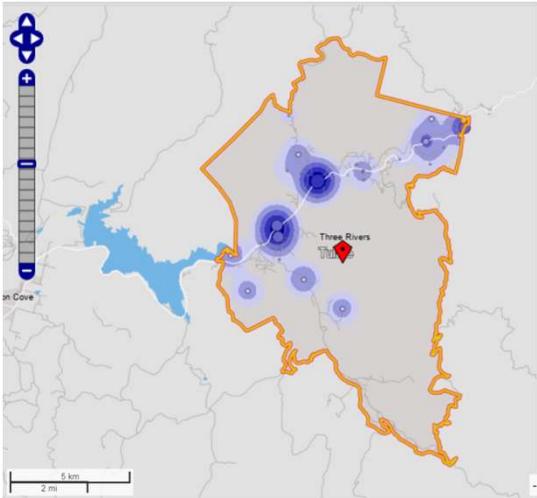


Three Rivers Today

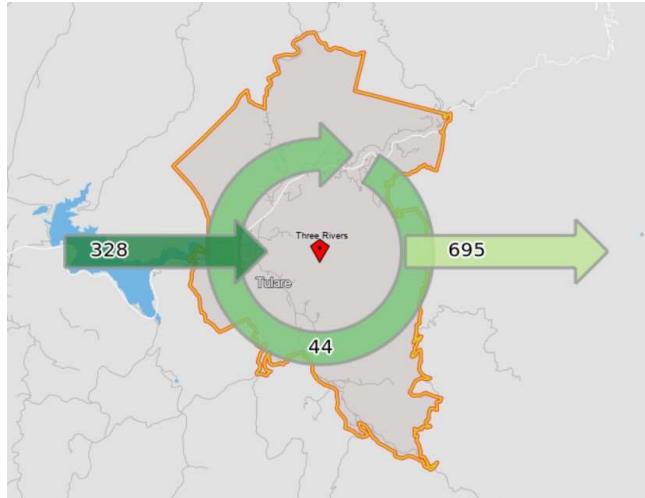
Among the five settlements in the study area, economic activities are most prevalent at Three Rivers.

This graph shows the distribution of jobs by economic sectors in Three Rivers. The strongest sectors are Accommodation and Food Services followed by Retail Trade. Together, they account for 3 out of every 5 jobs in Three Rivers.

Economic Development: Jobs & Workers - Three Rivers



Job Concentrations



Worker Inflow and Outflow

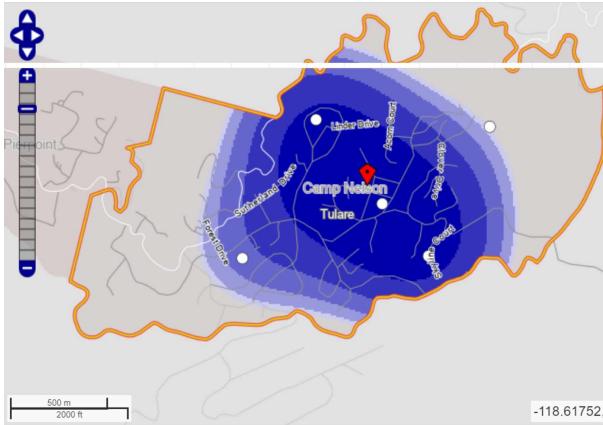
The graphic on the left shows that jobs expectedly concentrate at centers mainly along Sierra Drive in Three Rivers.

The graphic on the right reveals that of the 372 jobs in Three Rivers in 2019, residents held just 44 (or 12%) of the jobs while workers from elsewhere held the remaining 328 jobs.

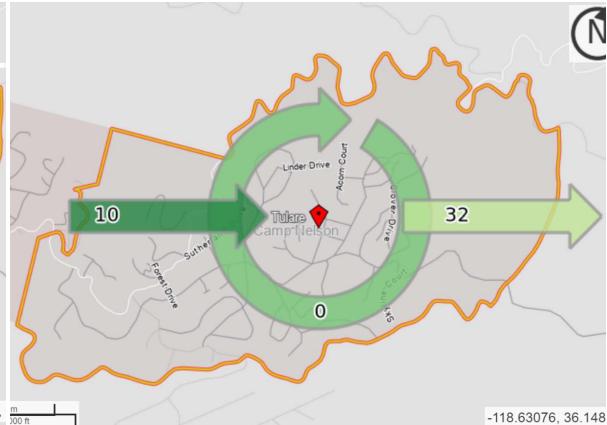
At the same time, 695 workers from among the residents of Three Rivers held jobs outside the community.

These facts depict Three Rivers as a predominantly bedroom and visitor-serving community .

Economic Development: Jobs & Workers - Camp Nelson



Job Concentrations



Worker Inflow and Outflow

The graphic on the left shows that the few jobs in Camp Nelson spread across the settlement.

The graphic on the right reveals that of the 10 jobs in Camp Nelson in 2019, workers from elsewhere held all of them.

At the same time, 32 workers supposedly went outside the community to work even though there were no permanent residents.

These facts depict Camp Nelson as a predominantly visitor-serving community.

Economic Development: Jobs & Workers - Wilsonia



Worker Inflow and Outflow

This graphic confirms the transient nature of Wilsonia.
The settlement had no jobs and nobody who lived and worked there in 2019
The data indicates 1 worker went outside the community to work even though there were no permanent residents.
These facts depict Wilsonia as a predominantly visitor-serving community.

The US Census Bureau has no economic data on either Silver City or Badger.

Economic Development: Community Feedback

STRENGTHS:

- Rental lodges
- Small business owners
- Destination center for the valley floor
- TOT generates \$2 million per year



BARRIERS:

- Lacks recreational businesses
- Lacks bigger businesses
- No grocery store
- Lacks civic center for local businesses
- Overlooked by Tulare County

Community Feedback:

Strengths

From the first public meeting, respondents stated that the presence and patronage of small businesses gave the area much of its character and sense of community. The economy has an advantage of being a destination center for the valley floor that contributes to large revenues from transient occupancy taxes.

Barriers

Responders raised concerns that there were limited locations for new businesses. While many were proud to live without large corporate chains, they still expressed a desire to strengthen the economy without the loss of the area's small-town character. They also voiced how meeting basic shopping needs can be a struggle in the area, since there are no large grocery stores or other large retail establishments.

Economic Development: Community Feedback

WISHES:

- More restaurants
- Fast food
- Ski Resort
- More hotels
- River rafting
- Airbnb balance
- Local employment



Wishes:

Respondents expressed interest in growing the local tourism economy by taking advantage of outdoor recreation in the immediate surroundings, such as mountain biking, hiking, skiing, and river rafting. The growth of this sector could serve as a base to attract new small businesses in retail and dining. Respondents also wanted to see more restaurants and hotels that would help increase local employment.

Economic Development: Emerging Directions

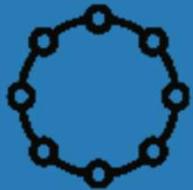
- More local restaurants
- New grocery store
- More recreational businesses
- More hotels



Emerging Directions:

Moving forward, increasing the number of restaurants, recreational businesses, hotels, and establishing a new grocery store can generate additional jobs and boost tourism. Increasing the number of hotels can also give visitors other options besides Airbnb's and reduce the pressure to convert homes to Airbnb's.

Community Design



Community Design

Community Design Element



Character



Sense of Place



Identity

Community design is intended to promote an area's unique character, enhance its sense of place, and showcase its cultural and social identity. It represents the various design characteristics of the study area that make it unique and identifiable from other communities.

Community Design: Study Area Today



Community Design Today

Settlements in the study area depict small town feel with historic character to buildings and serenity from the surrounding mountain views.

Community Design: Community Feedback

STRENGTHS:



BARRIERS:



Community Feedback

Strengths:

The strengths identified in the first public meeting pertaining to community design are the well-running local businesses in addition to the good event venues which contribute to a close-knit and friendly community.

Barriers:

In contrast, community members expressed various barriers. One is the safety risk associated with trying to cross state route 198. Another issue of concern is the influx of Airbnb's which drives many families and residents out and decreases the local sense of community.

Community Design: Community Feedback

WISHES:



Wishes:

Wishes pertaining to community design include additional places for the community to congregate, such as a riverwalk and a civic town center. Community members also expressed a desire for blighted buildings within to be fixed.

Community Design: Emerging Directions

- Riverwalk behind the restaurants
- Revitalized buildings that still maintain town character
- Civic town center in Three Rivers with local businesses for community congregation

Emerging Directions

Emerging directions for the Mountain Area include strengthening community togetherness through increased space for community congregation, such as the riverwalk behind restaurants and a civic town center with local businesses.

Additionally, revitalize blighted buildings while still maintaining the area's small-town character.

Health



Health

Health Element

Health involves **access to...**

- Medical services
- Recreation
- Healthy foods
- Parks and open space
- And more...



Health Element

The Health Element identifies measures of physical and mental wellness in the community which includes proximity to medical care, recreation facilities, healthy foods, and healthy air.

The element therefore addresses the availability and location of grocery stores, pharmacies, community exercise spaces, and so on to facilitate a good quality of life.

Health: Study Area Today



Medical Services in Three Rivers

Three Rivers has an urgent care facility and a pharmacy in the shopping center along the southern section of Sierra Drive

There is a relatively small grocery store in the same shopping center.

Recreational opportunities exist in the nearby National Forest but infrastructure is lacking for walking and biking.

Health: Community Feedback

STRENGTHS:

- Good air
- Recreation and open space



BARRIERS:

- Lack of medical services
- Lack of sidewalks



Community Feedback

Strengths:

Participants at the first public meeting expressed that they enjoy the clear air of the Area. Respondents also cited the availability of recreation opportunities and open spaces in the area.

Barriers:

Meeting participants identified the limited medical facilities in the Area, which necessitate travel outside of the area to fulfill medical needs. Respondents also cited the lack of sidewalks throughout the area as a health barrier. Without sidewalks, walking for transportation is dangerous and car use is further encouraged, reducing physical activity levels, community air quality, and increasing noise.

Health: Community Feedback

WISHES:

- Expansion of medical services
- Foster sense of community



Wishes:

The community expressed a desire for the expansion of medical services in the area and to foster a sense of community. Residents value the small-town feel of their community, and they wish to continue connecting with their neighbors.

Health: Emerging Directions

- New healthcare facilities
- Widen healthy food access
- Encourage physical activity
- Facilitate community interaction and socialization



Emerging Directions:

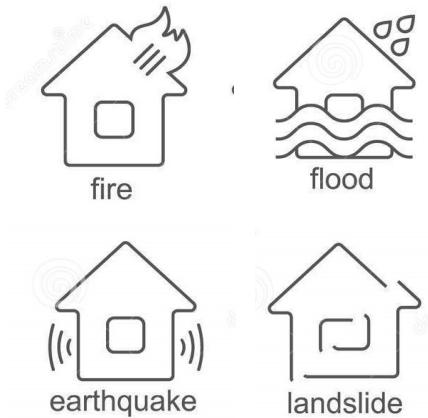
Going forward, the main goal for the health element is to expand health services in the study area, to develop infrastructure and expand recreational activities to encourage physical activity, and to facilitate community interaction.

Safety



Safety

Safety Element



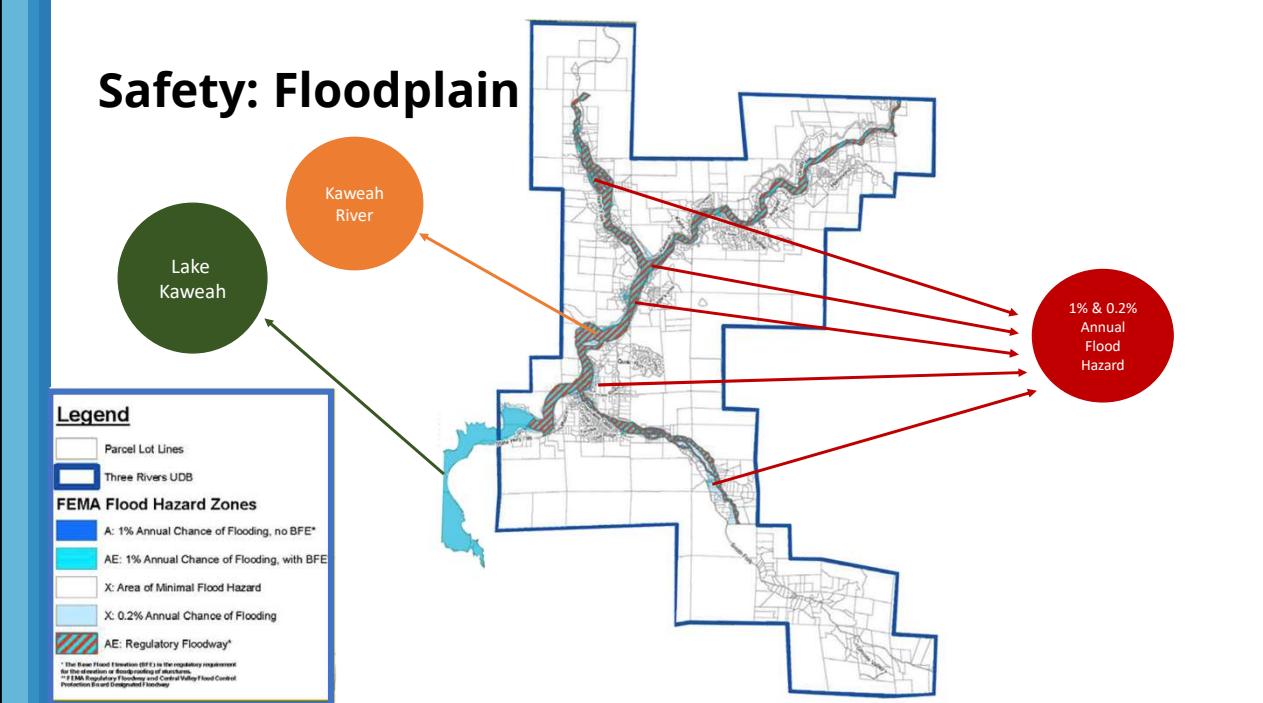
Address risks associated with disasters, including earthquakes, floods, fires, and landslides.



The Safety Element deals with protecting people from unreasonable risks associated with environmental disasters, including earthquakes, floods, fires, and landslides as well as keeping communities safe from internal threats, like crime.

Besides land use planning, a community can further address safety risks through the adoption of evacuation plans and appropriate building codes.

Safety: Floodplain



Flood Risk

This map shows areas subject to the risk of flooding in Three Rivers.

The map also shows Lake Kaweah (in the bottom left) and Kaweah River which runs through Three Rivers

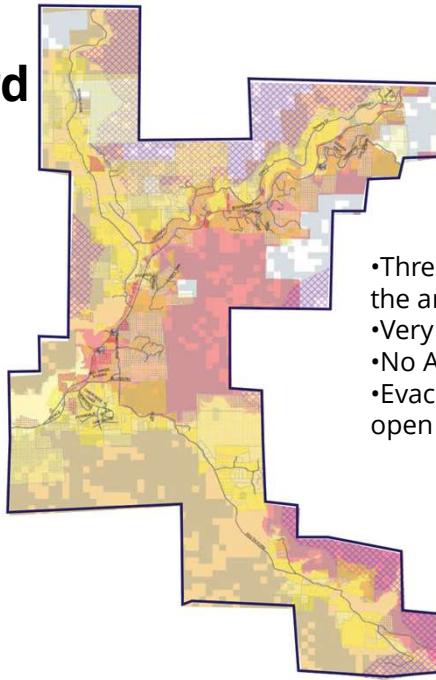
Lake Kaweah is engineered to provide flood damage reduction and water conservation and can store a total of 185,630 acre-feet of water.

Concern for severe flooding in Three Rivers relates to areas along the Kaweah River, which has a short drainage channel relative to its gradient causing enormous peak flows.

In addition, localized ponding and puddling occur during heavy rainfall events in the area.

Additional projects will be required in the future to further expand storm water drainage capacity and the elevation of building pads to eliminate the potential for loss of property should flooding occur.

Safety: Fire Hazard



- Three Fire Stations located in the area
- Very High Fire Severity Zone
- No Ambulance Center
- Evacuation Plan leads to open area

Fire Risk

This map shows fire hazard levels in Three Rivers. The majority of Three Rivers is subject to high fire severities.

Much of the commercial and residential parcels are located within or close to the high fire severity zones.

Thus, the county promotes and requires building construction and designs in a manner that minimizes the risk of fire.

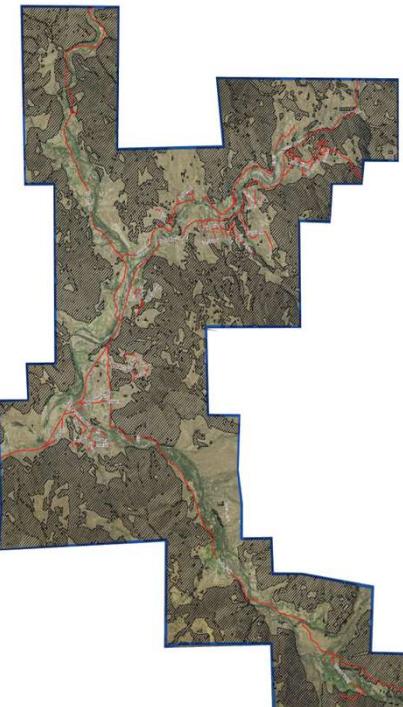
High winds, dry seasons, overgrowth and certain outdoor activities increase the risk of fires in the area.

Safety: Landslide

- Landslides are relatively low threat to three rivers
- Landslide threat caused by Sierra Nevada

Legend

- 30% Slope or Greater
- Three Rivers UDB
- Streets

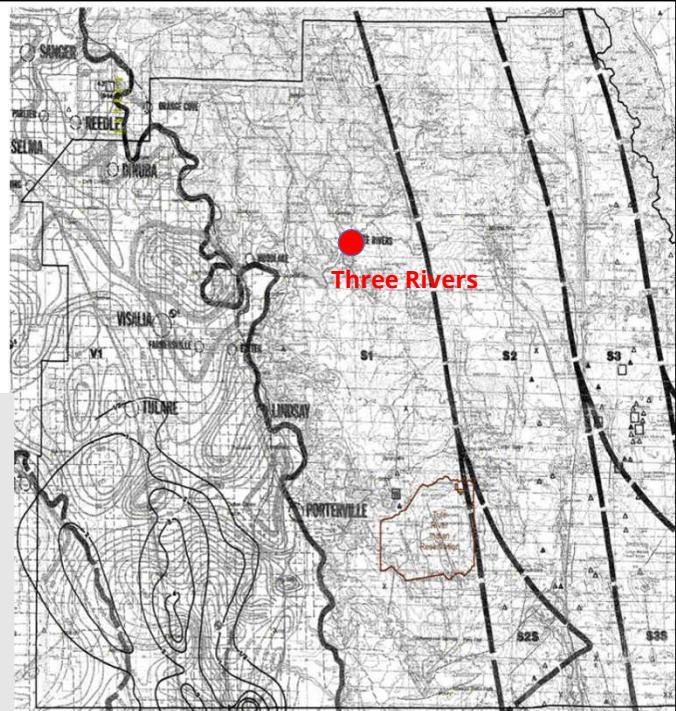
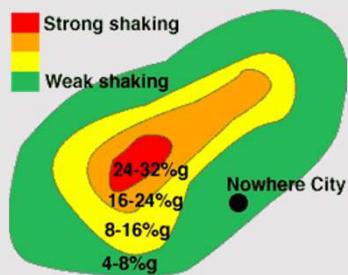


Landslide Risk

This map reveals that much of the lands within the boundaries of Three Rivers have 30% or greater slopes. These Landslide threat to the community of Three Rivers is primarily from the Sierra Nevada mountains and is relatively low but persists, given the community's location in the foothills and mountain areas.

Safety: Seismic Hazard

- Three Fire Stations located in the area
- Very High Fire Severity Zone
- No Ambulance Center
- Evacuation Plan leads to open area



Seismic Risk

This map identifies the three nearest faults to the east of the study area that are principal sources of potential seismic activity within Tulare County.

They are the San Andreas Fault, Owens Valley Fault Group, and Clovis Fault.

Just west of Tulare County lies the “Central California Active Area,” where many earthquakes have originated.

But three rivers falls in the green area on the legend meaning it is not a high-risk area; state law only recommends rather than mandate that such jurisdictions adopt programs to retrofit unreinforced masonry buildings.

Safety: Community Feedback

STRENGTHS:

- Safe
- Good communication with Sheriff's department



BARRIERS:

- Fire safety
- No fire evacuation plan
- Slow emergency response time
- No countywide community wildfire protection plan
- Poor lighting
- Tree and vegetation overgrowth
- Lacks cell towers and cell service

Community Feedback

From the first public meeting, participants stated that they feel safe in Three Rivers and that there is good communication with the Sheriff's department.

Participants expressed concern about the lack of evacuation plans and routes in the event of wildfires. They consider the poor quality of cell service in the area not only an inconvenience but also a safety concern in the event of an emergency where communication is key. Slow emergency response times were also a major concern for meeting participants.

Safety: Community Feedback

WISHES:



Ambulance
Center in
Three Rivers



Airbnb
Fire Safety
Rules



Less Airbnb's
to Decrease
Crime



Underground
Telephone
Wires

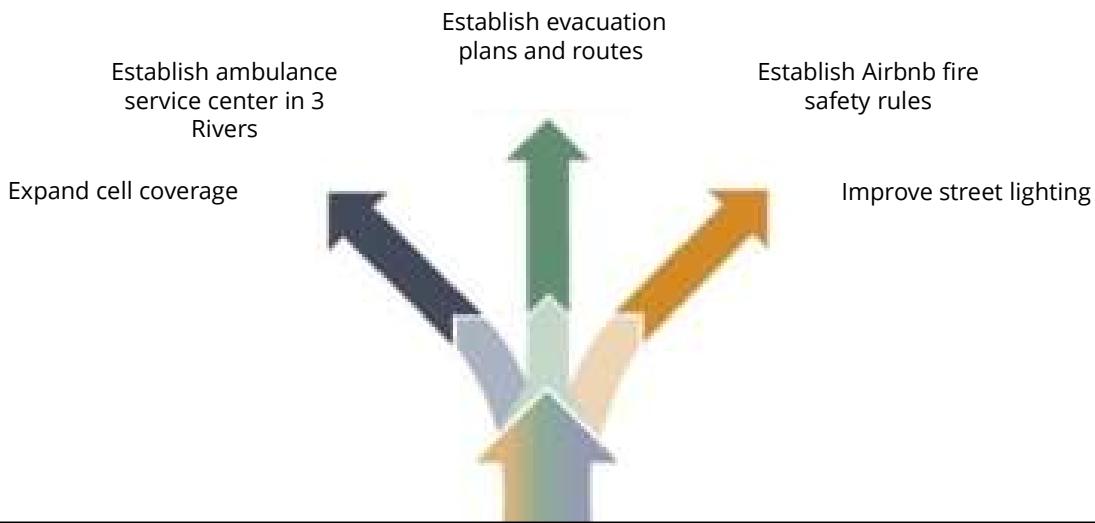


Better
Evacuation
Routes

Wishes:

Residents wished for better evacuation routes, an ambulance center in Three Rivers, and underground telephone wires. They would also like less Airbnb's to decrease crime in the area. Airbnb fire safety rules are also desired to protect against wildfires since Three Rivers is in a high fire severity zone.

Safety: Emerging Directions



Emerging Directions:

Taking the existing conditions into consideration, the study area would benefit from an ambulance service center in Three Rivers, evacuation plans and routes, Airbnb fire safety rules. In addition, improved street lighting and more robust cell coverage would also enhance safety in the area.

Environmental Justice



Environmental Justice

Environmental Justice Element

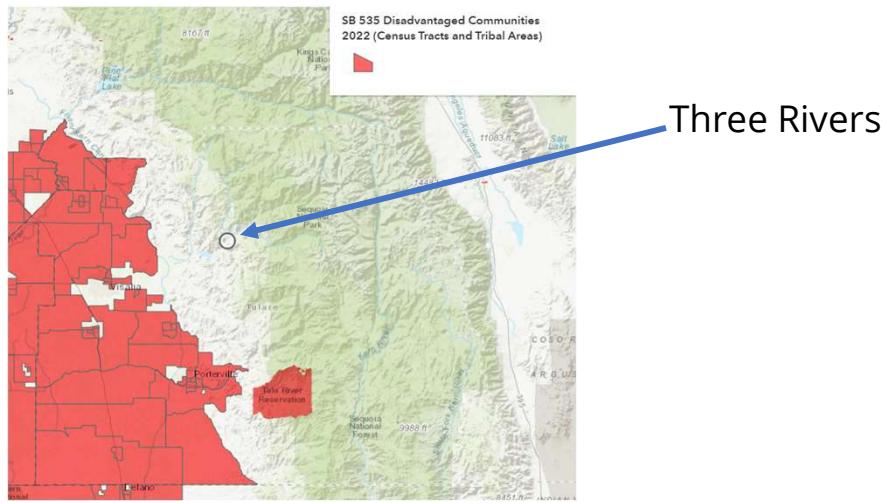


Environmental Justice Element

This element addresses “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.”

The Element requires the engagement of a wide cross section of stakeholders, with special attention on disadvantaged communities, in prescribing and implementing policies to ensure that land use and environmental decisions are fair.

Environmental Justice: Mountain Area Today



CalEPA SB 535 Disadvantaged Communities (2022 Update)

Mountain Area Today

The California Environmental Protection Agency (CalEPA) manages the CalEnviroScreen which is a map tool that uses census tract-specific information in order to identify disadvantaged communities. The CalEnviroScreen map on this slide indicates that Three Rivers and the other settlements in the Mountain Area are not disadvantaged. However, the CalEnviroScreen identified other significant burdens including ozone and drinking water contaminants for the study area.

Environmental Justice: Community Feedback

STRENGTHS:

- Community buildings



BARRIERS:

- Wildfire impacts



Community Feedback

The Mountain Area has many strengths in terms of accessibility to some public facilities, open space, and recreational space.

Meeting participants identified certain barriers for the area including impacts of wildfires, a limited number of emergency routes, and poor fire stewardship, which can negatively impact residents. The study area has also been facing rising housing prices which is more burdensome on those in the lower-income brackets than others.

Environmental Justice: Community Feedback

WISHES:



Community Feedback Wishes

General road improvements and such alternative as multi-use bike lanes could assist with creating safer emergency evacuation routes.

Environmental Justice: Emerging Directions



Emerging Directions

Evaluating overall community strengths and areas for improvement is a good way to improve environmental justice. Some topics of discussion include contaminated water, wildfires, septic tank issues, bear trash cans, improved access to trails and community facilities. In general, better community outreach and engagement opportunities would ensure environmental decisions are made fairly.



Breakout Session 3

15 Minutes

We will now begin the third and final set of preference exercises based on the five elements that were just presented.



Summary from Breakout Groups

It is time to review the results of your preferences as you expressed during the exercises.

Thank you all so much for sharing your findings, we will use this information to help develop a plan reflective of the aspirations and needs of the study area.



Have Questions?

Feel free to ask a team member!

Now let us open the floor for any general questions for the planning team or County officials.

Next Steps...

- Background Report
- Next Community Meeting



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We are going to take this feedback and combine it with our research and fieldwork to prepare a document on the existing conditions in the study area. This document will be submitted to the County in late December for review.

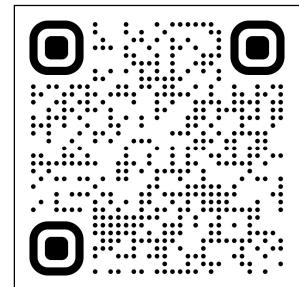
We will have a short winter break and when we resume in January, we are going to start developing alternative paths to the future. The next public meeting will be in late February. We will send out fliers prior to the meeting.

**Your participation is greatly appreciated.
Please continue to be a part of the process!**

For more information or to comment further, please visit:

Website: <https://threeriverscommunityplan.github.io/>

Email: tularemountainplan@gmail.com



Thank you so much for taking time out of your busy schedule to participate in this process. Your participation is greatly appreciated!

We recognize that not everyone who is interested in this project was able to attend this meeting. Please encourage your friends and family to participate in this planning process.

If you, your friends, or family have any questions please visit our website or email us at tularemountainplan@gmail.com

You can also find further information and updates on the project website and Facebook page.

Team Members will be sticking around to chat or answer any questions you may have.

Thank you again!