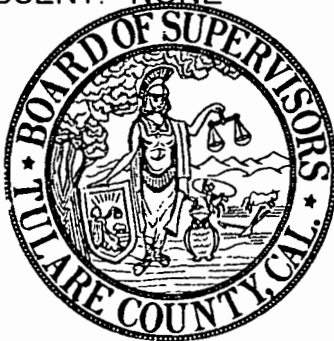


# BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF A GENERAL PLAN )  
 AMENDMENT (GPA 14-004) FOR THE ) Resolution No. 2018-0481  
 THREE RIVERS COMMUNITY PLAN 2018 ) Ordinance Nos. 3536 and 3537  
 UPDATE AND ASSOCIATED ZONING )  
 ORDINANCE AMENDMENTS. )

UPON MOTION OF SUPERVISOR CROCKER, SECONDED BY SUPERVISOR VANDER POEL, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JUNE 26, 2018, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS CROCKER, VANDER POEL, SHUKLIAN, WORTHLEY,  
 AND ENNIS  
 NOES: NONE  
 ABSTAIN: NONE  
 ABSENT: NONE



ATTEST: MICHAEL C. SPATA  
 COUNTY ADMINISTRATIVE OFFICER/  
 CLERK, BOARD OF SUPERVISORS

BY: Mary Ravello  
 Deputy Clerk

\* \* \* \* \*

That the Board of Supervisors:

1. Held a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Certified and adopted the Final EIR under the California Environmental Quality Act (CEQA), including Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program (MMRP), Errata, and Responses to Comments for the Three Rivers Community Plan 2018 Update (GPA 14-004) as being in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, including CEQA findings, and adopted the Mitigation Monitoring and Reporting Programs.
3. Adopted the Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to the General Plan Planning Framework Element, Open Space (Environmental Resources Management) Element, Land Use Element, Circulation

Element (Part I) and the Community Plans (Part III);

4. Waived the final reading and adopted Amendments to Section 18.9 of Tulare County Ordinance No. 352, the Zoning Ordinance, and Map Amendments to rezone properties consistent with the Three Rivers Community Plan 2018 Update as follows:
  - A. Zone Ordinance Amendment (PZC 17-047) to Section 18.9 to adopt a Mixed-Use Combining Zone within the Three Rivers Urban Development Boundary (UDB).
  - B. Zone Ordinance Amendment (PZC 17-048) as set forth in Zoning District Ordinance Map consistent with the Three Rivers Community Plan 2018 Update.
5. Adopted the findings of approval set forth in Planning Commission Resolution No. 9457 (Final EIR), Planning Commission Resolution No. 9458 (Three Rivers Community Plan 2018 Update), Planning Commission Resolution No. 9459 (Section 18.9 Mixed-Use), and Planning Commission Resolution No. 9460 (Zoning District Ordinance Maps).
6. Authorized the Chairman to sign any and all necessary zoning changes under Ordinance 352, and specifically changes to Sections 18.9 to add the Community of Three Rivers to include the Mixed-Use Combining Zone.
7. Directed the Clerk of the Board to publish once in the Visalia Times-Delta newspaper the summary of the ordinance amendments and amended zoning map with the names of the Board of Supervisors voting for and against the amendment and to post a certified copy of the full ordinance amending the Tulare County Zoning Ordinance with the names of the Board of Supervisors voting for and against the amendment, within fifteen (15) days as required by Section 25124 et. seq.
8. Directed the Environmental Assessment Officer, or designee, of the Tulare Resource Management Agency to file the Notice of Determination with the Tulare County Clerk.
9. Approved more detailed findings contained in Exhibit "A" incorporated by reference herein.
10. Authorized the Director of the Resource Management Agency, or designee, to make appropriate technical revisions to the General Plan Amendment, Community Plans, and associated project documents.

## **EXHIBIT “A” Detailed Findings**

### **Three Rivers 2018 Update (General Plan Amendment 14-004)**

WHEREAS, on May 30, 2018 the Planning Commission held a public hearing on the Three Rivers Community Plan 2018 Update, which included an application for the Three Rivers Community Plan 2018 Update, and includes PZC 17-047 Mixed-Use Combining Zone (Section 18.9) and PZC 17-048 Zoning District Ordinance Map (Rezoning Plan), collectively referred to as the Three Rivers Community Plan 2018 Update (GPA 14-004); and

WHEREAS, upon conclusion of the public hearing, the Planning Commission recommended the Board of Supervisors certify and adopt the Final Environmental Impact Report, including the Findings of Fact (FOF) and Mitigation Monitoring and Reporting Program (MMRP), as being in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, including CEQA findings, and adopt the Mitigation Monitoring and Reporting Program and approve the Three Rivers Community Plan 2018 Update; and

WHEREAS, the Board of Supervisors held a public hearing on June 26, 2018 to consider the proposed Three Rivers Community Plan 2018 Update; and

WHEREAS, the Board of Supervisors finds the public hearing for the Three Rivers Community Plan 2018 Update was properly noticed in accordance with state law and the Tulare County Ordinance Code.

WHEREAS, the Board of Supervisors finds the Three Rivers Community Plan 2018 Update is compatible, integrated and internally consistent with the existing policies of and with the Tulare County General Plan.

WHEREAS, the Board of Supervisors accepts and incorporates by reference herein, the findings of facts and recommendations adopted by the Planning Commission as follows:

1. Planning Commission Resolution No. 9457, in the matter of the Certification and Adoption of the Certification and Adoption of the FEIR under California Environmental Quality Act (CEQA), including the Findings of Fact and the Mitigation Monitoring and Reporting Program (MMRP) for the Three Rivers Community Plan 2018 Update (PC Package Attachment 1 – CEQA Resolution).
2. Planning Commission Resolution No. 9458, to adopt the Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to the General Plan Planning Framework Element, Open Space (Environmental Resources Management) Element, Land Use Element, Circulation Element (Part I) and the

Community Plans Element (Part III) (PC Package Attachment 2–GPA Resolution).

3. Planning Commission Resolution No. 9459, in the matter of an Amendment to Section 18.9 of Ordinance No. 352, the Zoning Ordinance, and establish the Mixed Use Combining Zone within the Community of Three Rivers Urban Development Boundary (PC Package Attachment 3 – Section 18.9 Resolution).
4. Planning Commission Resolution No. 9460, in the matter of an Amendment to Ordinance No. 352, the Zoning Ordinance, as set forth in the Zoning District Ordinance Map and Three Rivers Rezoning Plan, consistent with the Three Rivers Community Plan 2018 Update. (PC Package Attachment 4–Rezoning Plan Resolution).

NOW, THEREFORE, BE IT RESOLVED as follows:

- A. The Board of Supervisors certifies that: (1) the Final EIR has been completed in compliance with CEQA; (2) the Final EIR was presented to the Board of Supervisors, and that the Board of Supervisors reviewed and considered the information contained in the Final EIR prior to approving the project; and, (3) the Final EIR reflects Tulare County's independent judgment and analysis.
- B. The Board of Supervisors adopts the Findings of Fact and the Mitigation Monitoring and Reporting Program (MMRP) for the Three Rivers Community Plan 2018 Update included in PC Package Attachment 1 of the Board Report for this agenda item, dated June 26, 2018.

NOW BE IT FURTHER RESOLVED as follows:

- C. The Board of Supervisors adopts the entirety of all of the above findings and actions as one General Plan Amendment No. GPA 14-004.
- D. The Board of Supervisors hereby waives the final reading of Change of Ordinance 352 and adopts amendments to the Tulare County Zoning Ordinance 352 pertaining to Section 18.9 - Mixed-Use Combining Zone and Zoning District Map Changes.
- E. The Board of Supervisors authorizes the Chairman to sign any and all necessary zoning changes under Ordinance 352, and specifically changes to Sections 18.9 to add the community of Three Rivers to include Mixed Use Combining Zone.
- F. The Board of Supervisors directs the Clerk of the Board to publish once in the Visalia Times-Delta newspaper the summary of the ordinance amendments and amended zoning map with the names of the Board of Supervisors voting for and against the amendment and to post a certified copy of the full ordinance amending the Tulare County Zoning Ordinance with the names of the Board of Supervisors

voting for and against the amendment, within fifteen (15) days as required by Section 25124 et. seq.

- G. The Board of Supervisors directs the Environmental Assessment Officer, or designee, of the Tulare Resource Management Agency to file Notices of Determination with the Tulare County Clerk.
- H. The Board of Supervisors authorizes the Director of the Resource Management Agency, or designee, to make appropriate technical revisions to the General Plan Amendment, Three Rivers Community Plan 2018 Update, and associated project documents.
- I. Approved more detailed findings contained in Exhibit "A" incorporated by reference herein.

RMA

HAR  
06/26/2018

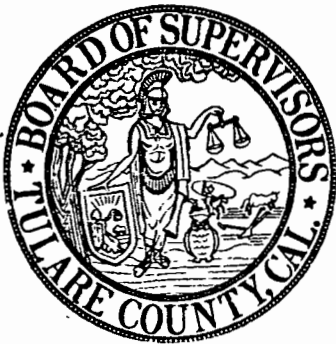
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# BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTION OF A )  
VOLUNTARY OAK WOODLAND ) Resolution No. 2018-0482  
MANAGEMENT PLAN )

UPON MOTION OF SUPERVISOR CROCKER, SECONDED BY SUPERVISOR VANDER POEL, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JUNE 26, 2018, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS CROCKER, VANDER POEL, SHUKLIAN, WORTHLEY,  
AND ENNIS  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE



ATTEST: MICHAEL C. SPATA  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: Mary Ronello  
Deputy Clerk

\*\*\*\*\*

That the Board of Supervisors:

Adopted the Three Rivers 2018 Voluntary Oak Woodland Management Plan. Planning Commission Resolution No. 9461 (Three Rivers 2018 Voluntary Oak Woodland Management Plan) with more detailed findings contained in attached Exhibit "A".

EXHIBIT "A" Detailed Findings

IN THE MATTER OF ADOPTION OF A VOLUNTARY  
OAK WOODLAND MANAGEMENT PLAN

Resolution of the Board of Supervisors adopting the Three Rivers 2018 Voluntary Oak Woodland Management Plan as recommended by Planning Commission Resolution No. 9461.

WHEREAS, a Public Hearing was held regarding the Three Rivers Community Plan 2018 Update at 9:30 a.m. or shortly thereafter, and

WHEREAS, the Board of Supervisors acknowledges that the California State Board of Forestry has taken action to support woodland protection through local efforts, and

WHEREAS, Tulare County recognizes the importance of private property rights and endorses the concept that landowners be provided the maximum right of self-determination, and

WHEREAS, the economic viability of agricultural enterprises operating with these oak woodlands must be protected, and

WHEREAS, Tulare County recognizes responsible stewardship by landowners is necessary to sustain oak woodland resources, and

WHEREAS, all landowners with 40 acres or more, located in oak woodland habitat within the Three Rivers UDB, should be notified of the availability of the Three Rivers Oak Woodland Management Guidelines adopted by the Board of Supervisors available online at the County of Tulare Website, and

WHEREAS, all landowners who wish to harvest oaks are hereby encouraged to develop their own management plan for properties in the Three Rivers UDB. Landowners are encouraged to contact private and public sources identified in the Three Rivers Oak Woodland Management Plan for expert assistance and to use the Three Rivers Oak Woodland Management Plan, and

WHEREAS, The Board of Supervisors should annually evaluate and substantiate the progress of educational programs on hardwood management and the effectiveness of the Three Rivers Oak Woodland Management Plan in sustaining oak woodland habitat in the Three Rivers UDB.

WHEREAS, the Board of Supervisors does hereby encourage that the University of California Cooperative Extension and Tulare County, to coordinate with local government agencies and/or private organizations to offer workshops on oak woodland management and conservation to landowners, realtors, developers, and community organizations.

NOW, THEREFORE, BE IT RESOLVED as follows:

- A. The Board of Supervisors hereby approves the Voluntary Oak Woodland Management Plan for the Three Rivers Urban Development Boundary in compliance with the California Environment Quality Act (CEQA) and State CEQA Guidelines and consistent with the Three Rivers Community Plan 2018 Update.

RMA

HAR  
06/26/2018

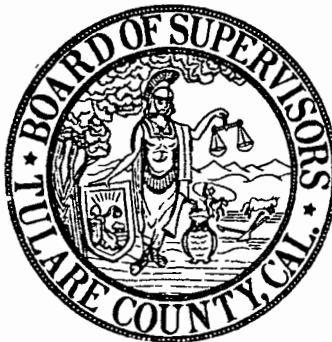


**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF THE PREPARATION )  
OF AN OAK WOODLAND ORDINANCE ) Resolution No. 2018-0483  
WITHIN THE THREE RIVERS URBAN )  
DEVELOPMENT BOUNDARY )

UPON MOTION OF SUPERVISOR ENNIS, SECONDED BY SUPERVISOR CROCKER, THE FOLLOWING WAS DENIED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JUNE 26, 2018, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS CROCKER, VANDER POEL, SHUKLIAN, WORTHLEY,  
AND ENNIS  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE



ATTEST: MICHAEL C. SPATA  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: Mary Rehillo  
Deputy Clerk

\*\*\*\*\*

That the Board of Supervisors:

Denied Planning Commission recommendation to the Board of Supervisors to commence the initiation, development and adoption of an Oak Woodland Ordinance in Three Rivers. Planning Commission Resolution No. 9462 with more detailed findings contained in attached Exhibit "A".

EXHIBIT "A" Detailed Findings

IN THE MATTER OF THE PREPARATION OF AN OAK WOODLAND ORDINANCE  
WITHIN THE THREE RIVERS URBAN DEVELOPMENT BOUNDARY

Resolution of the Board of Supervisors to deny the initiation, development, and adoption of an Oak Woodland Management Ordinance within the Three Rivers Urban Development Boundary.

WHEREAS, a Public Hearing was held regarding the Three Rivers Community Plan 2018 Update at 9:30 a.m. or shortly thereafter, and

WHEREAS, the Board of Supervisors acknowledges that the California State Board of Forestry has taken action to support woodland protection through local efforts, and

WHEREAS, Tulare County recognizes the importance of private property rights and endorses the concept that landowners be provided the maximum right of self-determination, and

WHEREAS, the economic viability of agricultural enterprises operating with these oak woodlands must be protected, and

WHEREAS, Tulare County recognizes responsible stewardship by landowners is necessary to sustain oak woodland resources, and

WHEREAS, the Three Rivers Community Plan Implementation Program contains a provision to consider the development of an Oak Woodland Management Ordinance by 2020.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. The Board of Supervisors directs staff to not commence the initiation, development, and adoption of an Oak Woodland Management Ordinance within the Three Rivers Urban Development Boundary.

**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF ALLOCATION OF )  
TRANSIENT OCCUPANCY TAX COLLECTED ) Resolution No. 2018-0484  
WITHIN THE THREE RIVERS URBAN )  
DEVELOPMENT BOUNDARY )

UPON MOTION OF SUPERVISOR ENNIS, SECONDED BY SUPERVISOR CROCKER, THE FOLLOWING WAS DENIED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JUNE 26, 2018, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS CROCKER, VANDER POEL, SHUKLIAN, WORTHLEY,  
AND ENNIS  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE



ATTEST: MICHAEL C. SPATA  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: Mary Rocello  
Deputy Clerk

\*\*\*\*\*

That the Board of Supervisors:

Denied Planning Commission recommendation to the Board of Supervisors a minimum 5% of the total Transient Occupancy Tax (TOT) collected in the Three Rivers UDB to be allocated to the Three Rivers Community Service District (CSD) for investment and management of projects and improvements prioritized by the Community. Planning Commission Resolution No 9463 with more detailed findings contained in attached Exhibit "A".

Exhibit "A" Detailed Findings

IN THE MATTER OF ALLOCATION OF  
TRANSIENT OCCUPANCY TAX COLLECTED  
WITHIN THE THREE RIVERS URBAN  
DEVELOPMENT BOUNDARY

Resolution of the Tulare County Board of Supervisors regarding the Planning Commission recommendation to allocate a minimum of five percent (5%) of the Transient Occupancy Tax ("TOT") collected within the Three Rivers Urban Development Boundary ("UDB") to the Three Rivers Community Service District ("CSD") for investment and management of projects and improvements prioritize by the Community.

WHEREAS, a Public Hearing was held regarding the Three Rivers Community Plan 2018 Update at 9:30 a.m. or shortly thereafter, and

WHEREAS, Tulare County Ordinance Code Part I. Government and Administration Chapter 3. County officers and departments Article 11 Transient Occupancy Tax current through Ord. No. 3468, passed January 6, 2015 shall be known as the Transient Occupancy Tax Law of the County of Tulare, and

WHEREAS, this Article is adopted pursuant to the authority set forth in sections 7280-7283.51 of the Revenue and Taxation Code of the State of California, and

WHEREAS, the Three Rivers Community Service District (CSD) requested the Planning Commission add, as a condition of approval for the Three Rivers Community Plan 2018 Update, that the Three Rivers CSD will be appropriated five percent of all TOT funds that are generated and collected within the UDB to be dedicated to develop community driven projects, apply for grants as a gateway community, and attract private investment and developers.

WHEREAS, the Planning Commission discussed and deliberated this request during the public hearing for the Three Rivers 2018 Community Plan Update.

WHEREAS, The Tulare County Board of Supervisors, acknowledges the recommendation from the Three Rivers Community Services District (CSD), community residents and the Planning Commission to support the allocation of a minimum of five percent (5%) of the total Transient Occupancy Tax (TOT) collected within the Three Rivers Urban Development Boundary (UDB).

NOW, THEREFORE, BE IT RESOLVED as follows:

A. The Board of Supervisors does hereby not support the proposal that a minimum of five percent (5%) of all TOT collected within the Three Rivers UDB will be allocated to the Three Rivers CSD for investment and management of projects and improvements prioritized by the Community, as recommended by the Tulare County Planning Commission (Resolution # 9463) at their May 30, 2018 meeting



**Resource Management  
Agency  
COUNTY OF TULARE  
AGENDA ITEM**

**BOARD OF SUPERVISORS**

KUYLER CROCKER  
District One

PETE VANDER POEL  
District Two

AMY SHUKLIAN  
District Three

J. STEVEN WORTHLEY  
District Four

MIKE ENNIS  
District Five

**AGENDA DATE:** June 26, 2018

Public Hearing Required	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Published Notice Required	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Advertised Published Notice	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
County Counsel Sign-Off	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

CONTACT PERSON: Celeste Perez    PHONE: (559) 624-7010

**SUBJECT:** Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to County Zoning Ordinance No. 352.

**REQUEST(S):**  
That the Board of Supervisors:  
On June 26, 2018

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Certify and adopt the Final EIR under the California Environmental Quality Act (CEQA), including Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program (MMRP), Errata, and Responses to Comments for the Three Rivers Community Plan 2018 Update (GPA 14-004) as being in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, including CEQA findings, and adopts the Mitigation Monitoring and Reporting Program.
3. Adopt the Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to the General Plan Planning Framework Element, Open Space (Environmental Resources Management) Element, Land Use Element, Circulation Element (Part I) and the Community Plans (Part III)
4. Waive the final reading and adopt Amendments to Section 18.9 of Tulare County Ordinance No. 352, the Zoning Ordinance, and Map Amendments to rezone properties consistent with the Three Rivers Community Plan 2018 Update as follows:
  - a. Zone Ordinance Amendment (PZC 17-047) to Section 18.9 to adopt a

**SUBJECT:** Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to County Zoning Ordinance No. 352.

**DATE:** June 26, 2018

Mixed-Use Combining Zone within the Three Rivers Urban Development Boundary (UDB).

- b. Zone Ordinance Amendment (PZC 17-048) as set forth in Zoning District Ordinance Map consistent with the Three Rivers Community Plan 2018 Update.
5. Adopt the findings of approval set forth in Planning Commission Resolution No. 9457 (Final EIR), Planning Commission Resolution No. 9458 (Three Rivers Community Plan 2018 Update), Planning Commission Resolution No. 9459 (Section 18.9 Mixed Use), Planning Commission Resolution No. 9460 (Zoning District Ordinance Map).
6. Authorize the Chairman to sign any and all necessary zoning changes under Ordinance 352, and specifically changes to Sections 18.9 to add the Community of Three Rivers to include the Mixed-Use Combining Zone.
7. Direct the Clerk of the Board to publish once in the Visalia Times-Delta newspaper the summary of the ordinance amendments and amended zoning map with the names of the Board of Supervisors voting for and against the amendment and to post a certified copy of the full ordinance amending the Tulare County Zoning Ordinance with the names of the Board of Supervisors voting for and against the amendment, within fifteen (15) days as required by Section 25124 et. seq.
8. Direct the Environmental Assessment Officer, or designee, of the Tulare Resource Management Agency to file the Notice of Determination with the Tulare County Clerk.
9. Approve more detailed findings contained in Exhibit "A" incorporated by reference herein.
10. Authorize the Director of the Resource Management Agency, or designee, to make appropriate technical revisions to the General Plan Amendment, Community Plans, and associated project documents.

Adopt by Separate Resolutions:

- A. Adopt the Three Rivers 2018 Voluntary Oak Woodland Management Plan. Planning Commission Resolution No. 9461 (Three Rivers 2018 Voluntary Oak Woodland Management Plan) with more detailed findings contained in attached Exhibit "A".

Additional Planning Commission Recommendations:

- B. Adopt Planning Commission recommendation to the Board of Supervisors to commence the initiation, development and adoption of an Oak Woodland Ordinance in Three Rivers. Planning Commission Resolution No. 9462 with more detailed findings contained in attached Exhibit "A".
- C. Adopt Planning Commission recommendation to the Board of Supervisors a

**SUBJECT:** Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to County Zoning Ordinance No. 352.

**DATE:** June 26, 2018

minimum 5% of the total Transient Occupancy Tax (TOT) collected in the Three Rivers UDB to be allocated to the Three Rivers Community Service District (CSD) for investment and management of projects and improvements prioritized by the Community. Planning Commission Resolution No 9463 with more detailed findings contained in attached Exhibit "A".

**SUMMARY:**

Community Plans are the blueprint for guiding growth and development in a community. They reflect the community's desire for their neighborhoods and designate land for the range of uses needed in a community, including housing, jobs, transportation and amenities. The existing 1980 Three Rivers Community Plan needs a comprehensive update to achieve consistency with the Tulare County General Plan 2030 Update (August 2012).

The Tulare County Board of Supervisors, on January 28, 2014, approved a General Plan Initiation (GPI) to update the Three Rivers Community Plan (Resolution Number 2014-0066).

The Final Environmental Impact Report ("FEIR") and Three Rivers Community Plan 2018 Update can be found online on the Three Rivers Community Plan page of the Tulare County Resource Management Agency website at:

<http://tularecounty.ca.gov/rma/index.cfm/planning-building/community-plans/updated-community-plans/three-rivers-community-plan/>

□ **Community Outreach (2014-2018):**

➤ **Community Outreach (2014-2018):**

Subsequent to the GPI in 2014, there has been extensive public outreach, with over thirty public meetings and/or workshops held in Three Rivers regarding the Three Rivers Community Plan 2018 Update. The first community meeting focused entirely on the Three Rivers Community Plan Update project was held at the Three Rivers Arts Building. The notice for the Three Rivers Community Plan 2018 Update and Rezoning was published, and the Draft EIR was circulated through the State Clearinghouse for a 45-day review period that started on December 29, 2017 to February 12, 2018, and a revised notice was published to extend the review period additional 30-days from February 12, 2018 to March 14, 2018. The Notice of Public Hearing and Completion of Environmental Documents (Final EIR) was published on May 18, 2018, twelve (12) days before the scheduled Planning Commission public hearing held on May 30, 2018. The Planning Commission with a vote 7-0 recommended certification and approval of the FEIR on May 30, 2018, by PC Resolution No. 9458.

➤ **Voluntary Oak Woodland Management Plan**

The purpose of the Voluntary Oak Woodland Management Plan is to develop a set of Voluntary Oak Protection Guidelines for Oak Conservation Planning and the use of oak woodland habitats in the Three Rivers Urban Development Boundary. The Plan also provides information and guidance to landowners, the County, and

**SUBJECT:** Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to County Zoning Ordinance No. 352.

**DATE:** June 26, 2018

developers regarding activities that have the potential to adversely impact oaks and oak woodland habitats and recommendations to compensate these impacts. In addition, the plan has been prepared to meet the minimum elements as identified in the Wildlife Conservation Board, "The Oak Woodland Conservation Act of 2001; Program Application and Guidelines"; (SB 1334); and Public Resources Code (PRC) §§ 21083.4 and 4793(e).

The goals of the Voluntary Oak Woodland Management Plan are as follows:

- Advance and encourage the Stewardship and Conservation of Oak Woodlands by informing landowners of their value and voluntary incentives to protect them.
- Advance and encourage Sustainable Community Development and ranching practices that maintain wildlife habitat, clean water and air, and provide a high quality of life.
- Advance and encourage Planning that is consistent with Oak Woodland Conservation.
- Provide a program or mechanism to provide Public Education and Outreach regarding Oak Woodlands through the availability of information and published materials.
- Advance and encourage the Oak Woodland and Scenic Community Character Long Term Viability, Sustainability, and Adaptability.
- Qualify for Funding from Wildlife Conservation Board or other grants.
- Develop and maintain a relationship with the Oak Woodland Management Plan to the Three Rivers Plan and the Draft Environmental Impact Report (DEIR).

**Addition Planning Commission Requests:**

**A. Oak Woodland Ordinance (Planning Commission Recommendation)**

During the on May 30, 2018 Planning Commission meeting, public testimony was received regarding the proposed "*Three Rivers Voluntary Oak Woodland Management Plan*" including support for the preparation of an Oak Woodland Management Ordinance within the Three Rivers Urban Development Boundary. After consideration of public comments, the Planning Commission recommends to the Tulare County Board of Supervisors that the Board commence the initiation, development, and adoption of an Oak Woodland Management Ordinance within the Three Rivers Urban Development Boundary. The Three Rivers Community Plan Implementation Program contains a provision to consider the development of an Oak Woodland Management Ordinance by 2020, Measure #10 as identified in Attachment A-8.

If it is the Board's direction to move forward at this time, RMA staff will prepare an Agenda Item and return to your Board in the near future with estimated costs and a request for funding.



**SUBJECT:** Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to County Zoning Ordinance No. 352.

**DATE:** June 26, 2018

**B. Allocation of Transient Occupancy Tax (Planning Commission Recommendation)**

During the meeting of the Planning Commission on May 30, 2018, public testimony was received and recorded in regards to the Three Rivers 2018 Community Plan Update and Cindy Howell, General Manager of the Three Rivers CSD requested the Planning Commission add, as a condition of approval, *that the Three Rivers CSD will be appropriated five percent of all TOT funds that are generated and collected within the UDB to be dedicated to develop community driven projects, apply for grants as a gateway community, and attract private investment and developers.* After consideration of public comments, the Planning Commission fully discussed and deliberated the request which resulted in a recommendation to the Tulare County Board of Supervisors to allocate a minimum of five percent (5%) of the Transient Occupancy Tax collected within the Three Rivers Urban Development Boundary to the Three Rivers Community Service District for investment and management of projects and improvements prioritized by the Community.

If it is the Board's direction to move forward at this time, RMA staff will work in collaboration with the Tax Collector's Office to prepare an Agenda Item and return to your Board in the near future.

**FISCAL IMPACT/FINANCING:**

There is no additional net County cost for the Three Rivers Community Plan 2018 Update was funded through FY 2016/17 and FY 2017/18 adopted budgets.

If the Board choose to move forward on either of the additional Planning Commission requests regarding an Oak Woodland Ordinance and the Allocation of 5% of TOT collected, Staff will return in the near future with cost estimates and the appropriate funding requests.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's five-year strategic plan includes the "Economic Well Being Initiative - to promote economic development opportunities, effective growth management and a quality standard of living." The requested zone change amendment helps encourage growth consistent with the County General Plan.

**ADMINISTRATIVE SIGN-OFF:**

RESOURCE MANAGEMENT AGENCY

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Michael Washam  
Associate Director

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Reed Schenke, P.E.  
Director

cc: County Administrative Office  
County Counsel  
County Administrative Office (2)

**SUBJECT:** Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to County Zoning Ordinance No. 352.

**DATE:** June 26, 2018

Attachment(s) Exhibit "A" Detailing Findings

### **Ordinance Amendments and Amended Zoning Maps**

***Attachment No. 1 – Section 18.9 "MU" Mixed Use Combining Zone***

Exhibit "A" – "Mixed Use" Summary Ordinance (PZC 17-047)

Exhibit "B" – Section 18.9 "MU" Mixed Use Combining Zone

***Attachment No. 2 – Ordinance Maps***

Exhibit "A" – Zoning Summary Ordinance

Exhibit "B" – Zoning Ordinance District Maps

Exhibit "C" – Proposed Zoning Map (PZC 17-048)

### **Planning Commission Package**

***Attachment No. 1 – PC Resolution No. 9457 – Three Rivers Final EIR / CEQA***

Exhibit "A" – FEIR, including Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program (MMRP), Errata, and Responses to Comments

***Attachment No. 2 – PC Resolution No. 9458 – Three Rivers Community Plan (GPA 14-001)***

Exhibit "A" – 2018 Three Rivers Community Plan Update

***Attachment No. 3 – PC Resolution No. 9459 – Section 18.9 Mixed-Use (PZC 17-047)***

Exhibit "A" – Section 18.9 – Mixed Use Summary Ordinance

Exhibit "B" – Section 18.9 Mixed Use Full Ordinance

***Attachment No. 4 – PC Resolution No. 9460 – Zoning District Maps (PZC 17-048)***

Exhibit "A" – Summary Ordinance

Exhibit "B" – Zoning Ordinance Maps

Exhibit "C" – Proposed Zoning Map

Exhibit "D" – List of Affected Properties/Maps

***Attachment No. 5 – PC Resolution No. 9461 – Three Rivers 2018 Voluntary Oak Woodland Management Plan***

Exhibit "A" – Three Rivers 2018 Voluntary Oak Woodland Plan

***Attachment No. 6 – PC Resolution No. 9462 - Planning Commission Recommendation to BOS – Oak Woodland Ordinance***

***Attachment No. 7 – PC Resolution No. 9463 - Planning Commission Recommendation to BOS – Transit Occupancy Tax (TOT)***

***Attachment No. 8 – Staff Report***

***Attachment No. 9 – General Plan Initiation***

***Attachment No. 10 – Public Hearing Notice***

***Attachment No. 11 – Response to Comments CPU – Specific Addendum***

THREE RIVERS COMMUNITY PLAN GPA 14-004

General Plan Amendment

GPA 14-004 Three Rivers Community Plan  
and Complete Streets Plan

Change of Zone

PZC 17-047 Mixed-Use Overlay Combining Zone

PZC 17-048 Zoning District Ordinance Map

Voluntary Oak Woodland Management Plan



Presentation to the Board of Supervisors

June 26, 2018

# Status of Community Plans

## Tulare County Unincorporated Communities

- Earlimart\*
- Alpaugh \*
- Pixley \*
- Tipton \*
- Ducor \*
- Terra-Bella \*
- THREE RIVERS \*\*
- Cutler-Orosi \*\*
- Ivanhoe \*\*
- Richgrove \*
- Strathmore \*
- West Exeter
- London \*
- Matheny \*
- Kennedy Meadows\*
- Badger
- Camp Nelson
- Allensworth\*
- Delft Colony \*
- East Tulare Villa \*
- Lindcove \*
- Monson \*
- Seville \*
- Traver \*
- Teviston \*
- Tonyville \*
- Waukena \*
- West Goshen\*
- Yettam \*
- Plainview
- Tooleville \*
- Posey
- Sugarloaf
- Hot Springs
- Springville
- Goshen \*
- Poplar Cotton Center \*\*
- East Orosi \*
- Sultana \*
- Delano
- Kingsburg
- Jovista \*
- Hypericum \*
- Okieville
- Lemon Cove
- East Porterville \*
- Patterson Tract
- Blue Ridge
- Balch Park
- 50 other "Legacy" Communities
- 30 Completed / Updated

\*\* 4 In Progress

# Project Summary

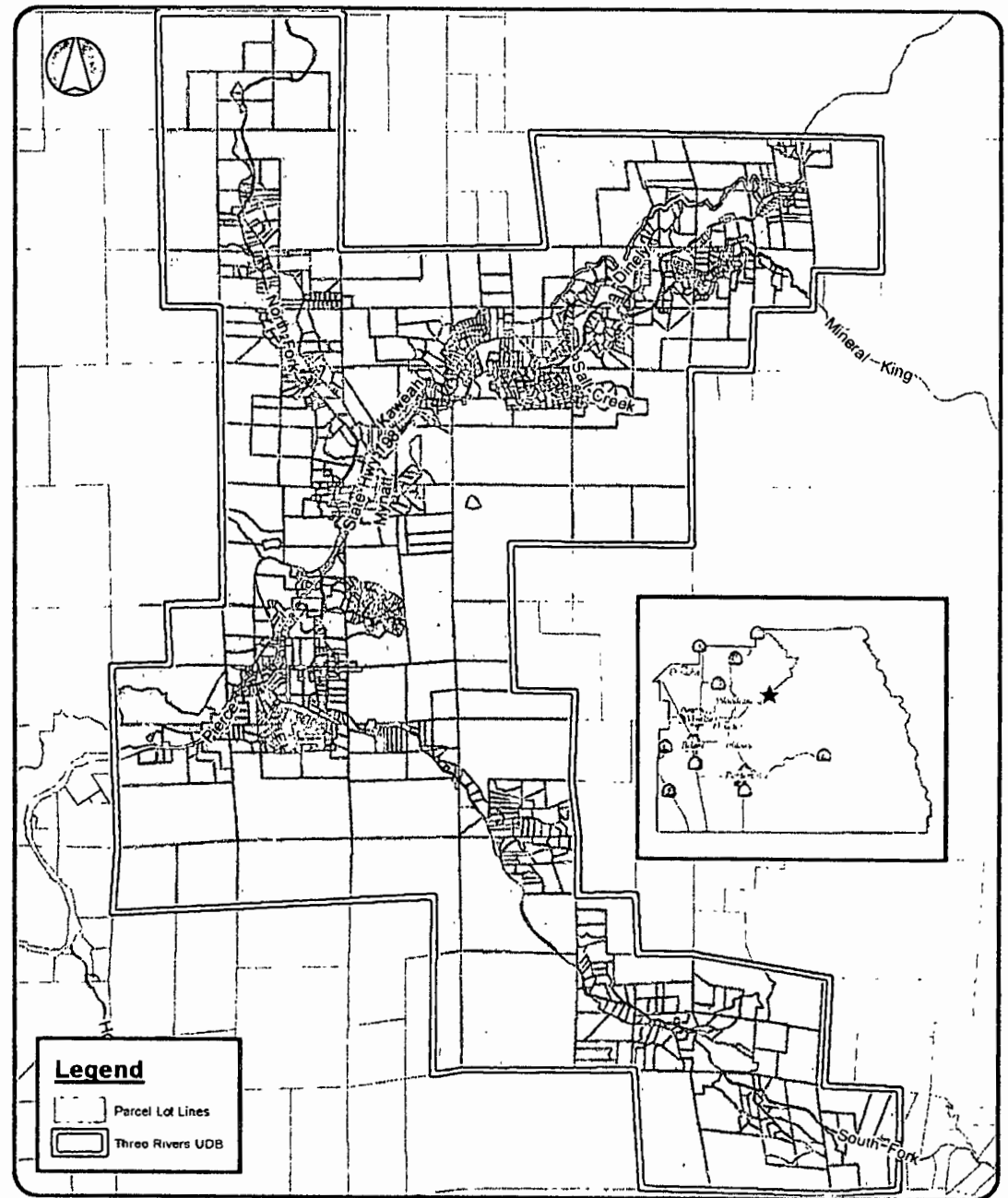
8

1. BOS Adopted 1<sup>st</sup> Three Rivers Community Plan in 1980
2. BOS Adopted General Plan Initiation on January 28, 2014, (Resolution Number 2014-0066).
3. Over 75 hours of staff outreach was dedicated to approximately 30 public meetings between January 2014 and May 2018. Significant Community Input.
4. Primary Plan components:
  - Community Plan Update and Complete Streets Plan
  - Zoning Ordinance Amendments Community Rezoning Plan and Mixed Use Combining Zone)
  - Voluntary Oak Woodland Management Plan

# Three Rivers Urban Development Boundary

4

- Approximately 21, 000 acres.
- No major changes; minor re-alignments to geo-rectify UDB with Section Lines, Parcel Lines, or Zoning Districts.



Three Rivers Urban Development Boundary | Figure 3

# Community Vision Statements

5

The Community Plan will provide appropriate direction to help guide balanced public and private decisions affecting the community including provisions for the overall direction, density, type of growth, and protection of the natural environment that is consistent with the Tulare County General Plan, and the needs and desires of the Three Rivers Community to maintain its rural character:

- Create a Town Center or centers.
- Establish standards for signage that balance practical business considerations.
- Develop noise standards reflective of a Foothill and Canyon Community Environment.
- Establish standards for fences.

# Community Vision Statements *Continued II*

6

- Apply Rural Compatibility Standards through the County Project Review Committee process.
- Establish Lighting Standards for Dark Sky conservation.
- Protect and preserve oak, sycamore and cottonwood woodlands.
- Preserve Visual Resources, including viewsheds and ridgelines.
- Preserve Historical, Cultural and Archaeological Resources.
- Provide Land Uses consistent with community character.
- Ensure adequate land use supplies for residential, commercial, industrial, and public uses to accommodate future growth and ensure the community's economic viability.
- Manage growth.



# Community Vision Statements *Continued III*

7

- Ensure compatibility between land use types and intensities.
- Encourage a diversity of housing options.
- Ensure that future development is compatible with existing development and the natural environment.
- Establish rural compatibility standards.
- Establish vegetation standards.
- Establish Setback standards for residential development.
- Establish Streetscape guidelines.
- Develop a Traffic Circulation Plan.
- Development of a Community Park.
- Preserve the Kaweah River, in its natural course through the community.



# Community Plan Priority Program and Future Feasibility Studies Implementation Community Plan – Table 2

9

Community Plan Priority Program and Future Feasibility Studies Implementation	Community Plan Proposed Policies and Programs	Implementation Mechanism
(1) Town Center Specific Plan in Three Rivers.	<p>Policy 1.6.1 (Designating a Town Center) Policy 1.1.13 (LU-7.4 Streetscape Continuity in Town Centers) Policy 1.5.1 (UDB and Future Development)</p> <p>Policy 1.6.2 (Specific Plan Development)</p> <p>Policy 1.6.3 (Commercial Clusters)</p> <p>Policy 1.6.4 (Mixed-Use Development-Town Center)</p> <p>Policy 1.6.5 (Community Centers and Neighborhoods)</p> <p>Policy 2.1.2 (Community Commercial Shopping Area)</p> <p>Policy 3.1.3 (Land Designation for Multi-Family &amp; Senior Housing) Policy 3.1.4 (Cluster Development) Policy 3.1.5 (Mixed Use Development)</p> <p>Policy 9.1.6 (LU-1.1 Smart Growth and Healthy Communities)</p> <p>Complete Streets Plan and Complete Streets Candidate Map. Candidate Project SR 198 Eggers Drive to Old</p>	<p>Town Center Specific Plan Design/Development Tools</p> <p>Development Regulations (Zoning Ordinance)</p> <p>Design Guidelines Zoning Ordinance Section 18.9</p> <p>Development Review</p> <p>County Project Review Committee</p> <p>Complete Streets Plan and Complete Streets Candidate Map. Candidate Project SR 198 Eggers Drive to Old Three Rivers Road. Prepare 30% design. Concept Plans (Attachment A-8).</p>

# *Three Rivers Community Plan Key Attributes*

10

- Voluntary Oak Woodland Management Plan.
- Mixed Use Overlay Zone District and Complete Streets Plan to facilitate the Town Center Concept.
- Incorporation of Foothill Growth Management Development Standards into the Community Plan.
- Development Standards and Plan Guidelines checklist.
- Development on Slopes and Steep Slope Guidelines.
- Dark Sky Strategy Guidelines.
- Designated Scenic Routes and Highway Guidelines.
- Emergency Access and Evacuation Planning Routes.
- Updated SR 198 Visual Assessment.
- Designation of a Class II Bike Project on SR 198 and a Class III Bike Project on North Fork Drive.
- Performance Plan.
- Future Feasibility Studies and Implementation.

# Proposed Land Use Plan

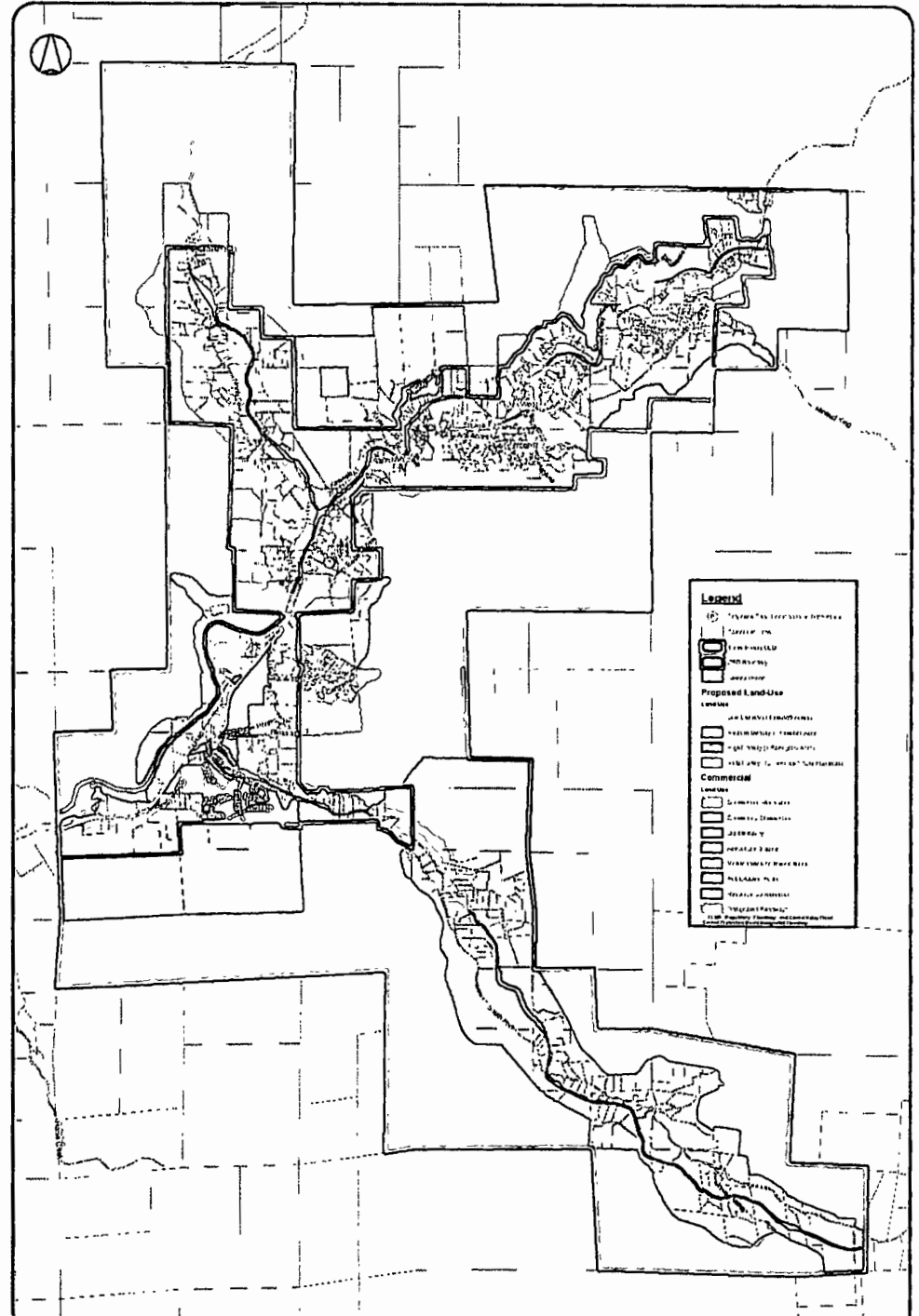
**Table 49 - Available Land Within Existing UDB**

Land Use Type	Acres in UDB	Developed Acres in UDB	Available Acres in UDB
<b>Agriculture</b>	10,300	1,400	8,900
<b>Commercial</b>	480	300	180
<b>Industrial</b>	30	9	21
<b>Residential</b>	8,500	3,500	5,000
<b>Total *</b>	19,310	5,209	14,101

\* Total does not include the 350 acres of existing rights-of-way, Kaweah River, Kaweah River Floodway, Road, Public Designations.

**Table 50 - Proposed Land Use**

Land Use	Acres
<b>Agriculture/Grazing</b>	7,329
<b>Resource Conservation</b>	3,083
<b>Commercial Recreation</b>	536
<b>Community Commercial</b>	92
<b>Elementary School</b>	8
<b>High Density Residential</b>	265
<b>Kaweah River</b>	355
<b>Kaweah River Floodway</b>	554
<b>Light Industry</b>	31
<b>Low Density</b>	3,843
<b>Med Density Residential</b>	4,225
<b>MH on Individual Lots</b>	6
<b>Multi-Family</b>	84
<b>Road, ROW &amp; Unclassified</b>	357
<b>Total</b>	20,768

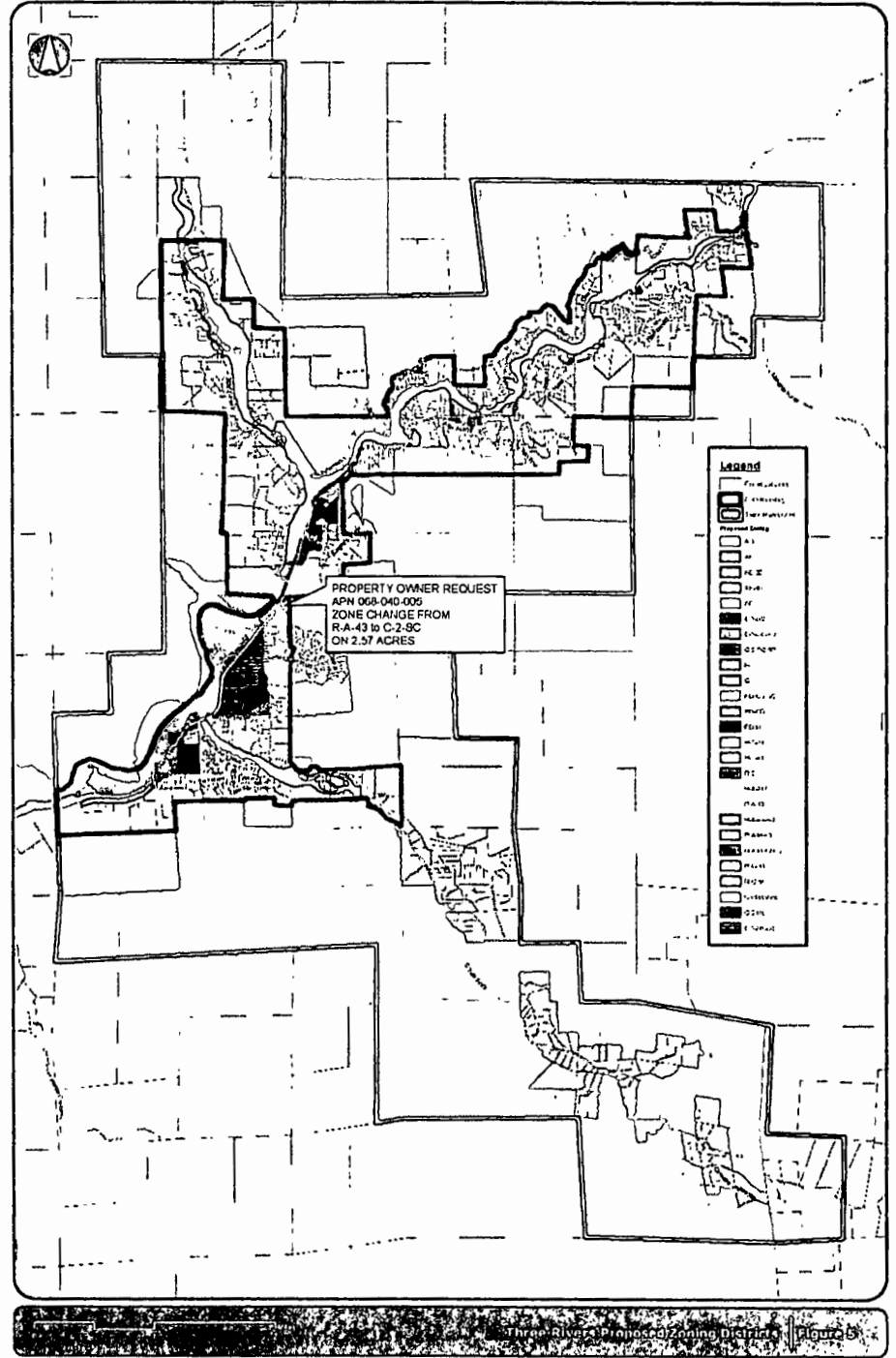


# Proposed Zoning Plan

12

Table 51 - Proposed Zoning Districts

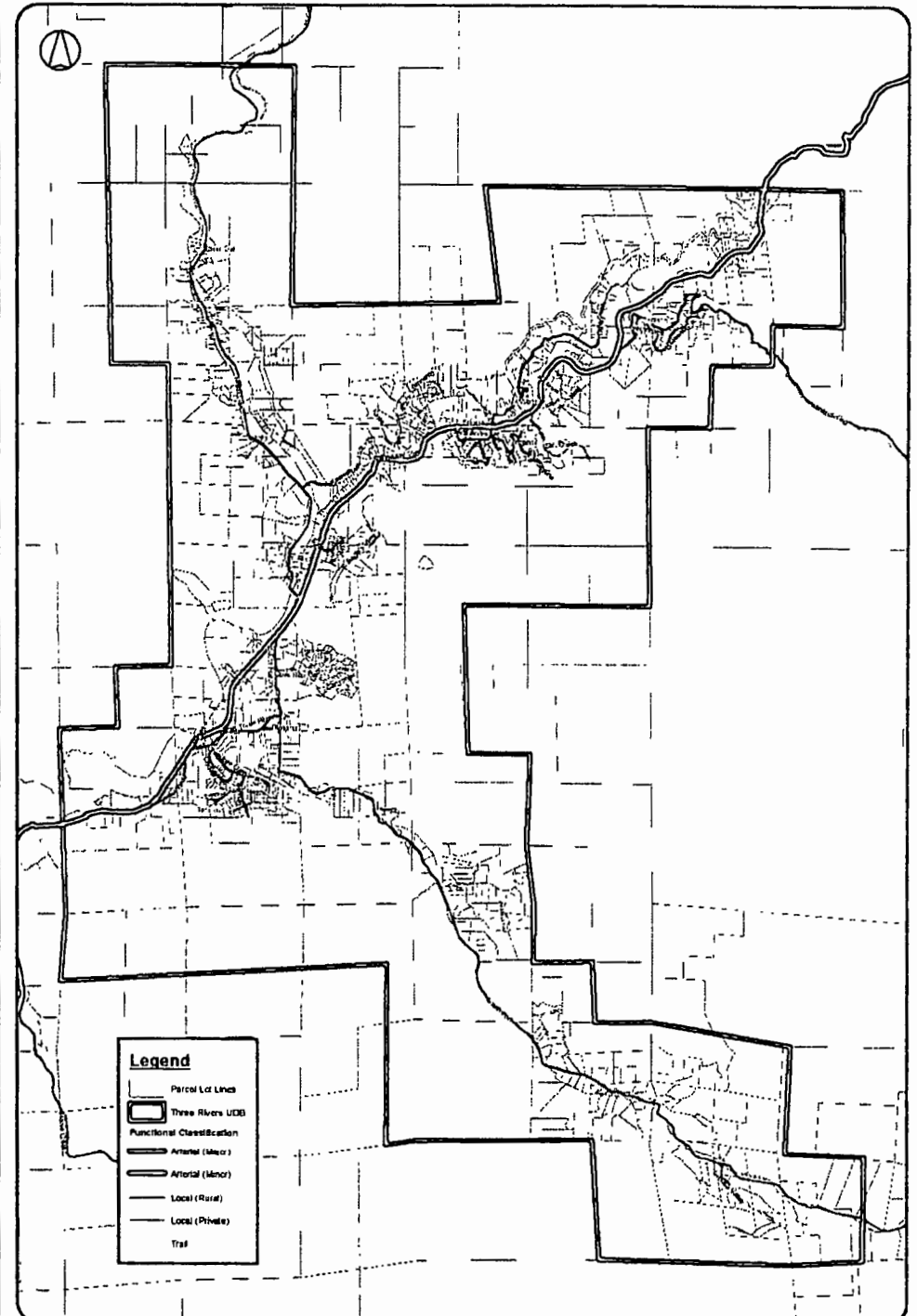
Zoning Districts	Acres
AE	2
AE-20	21
AE-80	11,689
AF	454
C-2-MU-SC	60
C-2-SC	73
C-2-SC-F-2	7
C-2-SC-SR	6
F-1	788
⊙	268
PD-C-2-SC	6
PD-CO	119
PD-M-1	31
R-1-20	224
R-1-43	29
R-3	80
R-A-217	2,696
R-A-43	2,988
R-A-43-F-2	6
R-A-M-43	160
R-A-M-43-F-2	2
R-O-43	101
R-O-44	651
Road, ROW & Unclassified	307
<b>Total</b>	<b>20,768</b>



# Proposed Transportation Plan

13

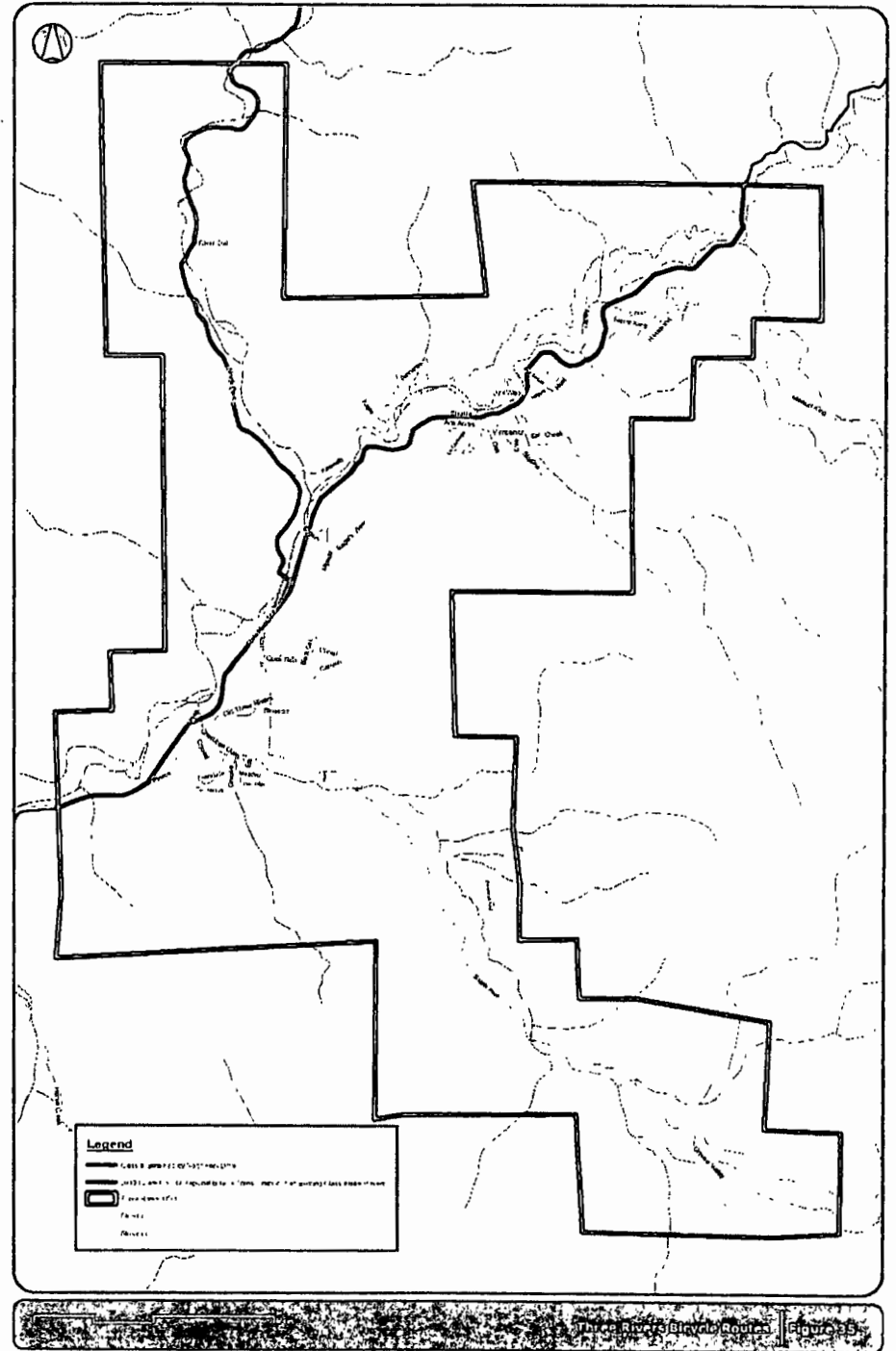
1. SR 198 (Sierra Drive)  
Major and Minor  
Arterial.
2. Primary Local Roads:
  - South Fork Drive
  - North Fork Drive
  - Mineral King Road



# Proposed Bicycle Plan

14

1. SR 198 (Sierra Drive) - Class II Bike Project
2. North Fork Drive - Class III Bike Project





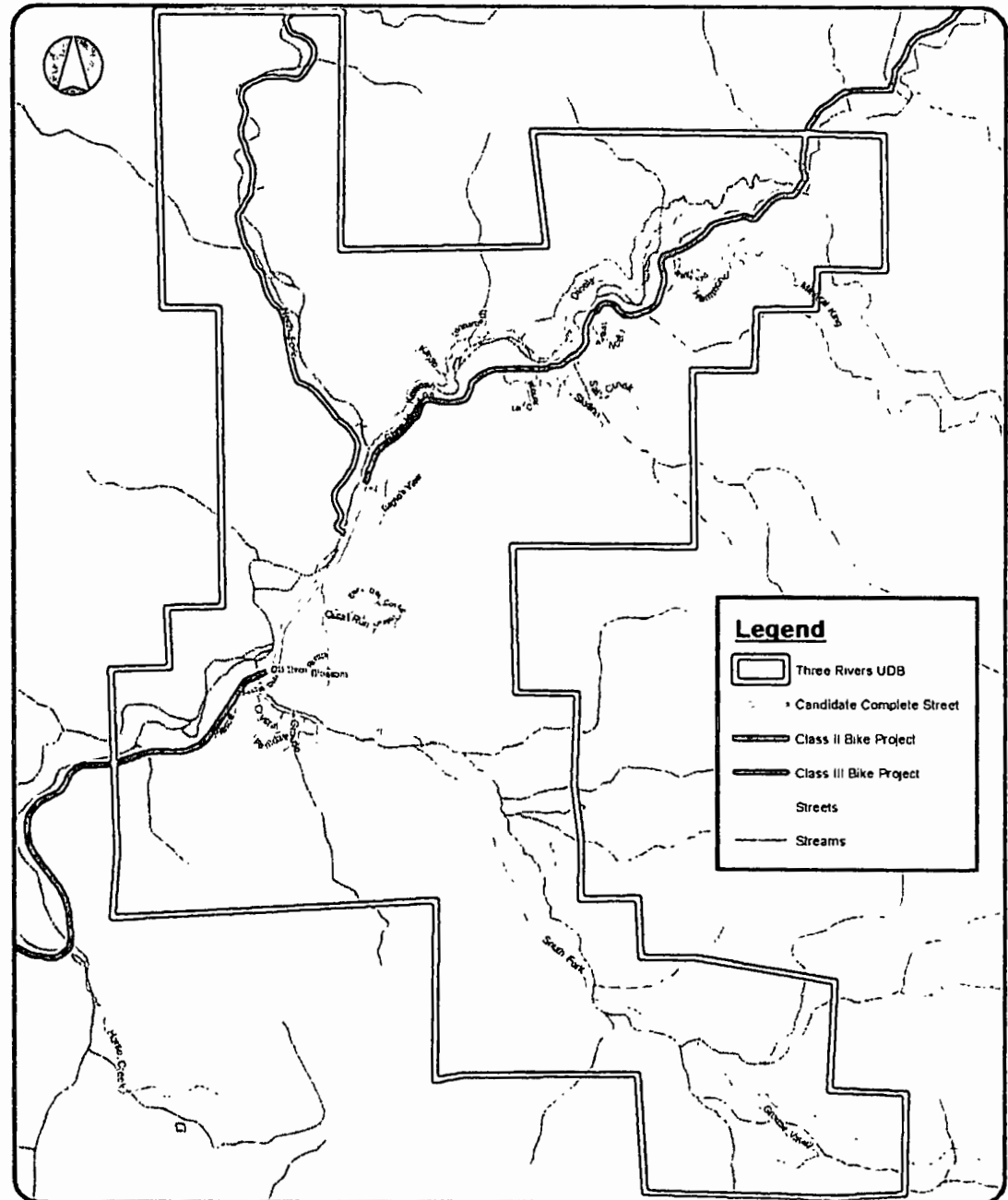
# Three Rivers Candidate Complete Streets

15

1. SR 198 (Sierra Drive) - Class II Bike Project
2. North Fork Drive - Class III Bike Project
3. SR 198 (Sierra Drive) - Candidate Complete Streets Project Old Three Rivers to Eggers.

## Complete Streets Objectives:

- Context sensitive Sidewalks and or Multi-Use Trails
- Support for Bikelanes on SR 198 and North Fork Drive
- Better road conditions
- Safe walking and biking areas
- Street lights at specified intersections
- Pedestrian crossings
- Safe (lower) vehicle speeds
- Improved drainage
- Local Dial -A-Ride Transit Service
- Increased transit stops
- Improved ingress and egress to business located near North Fork Drive and SR 198
- Town Center Concept incorporating context sensitive multi-modal improvements to create a walkable downtown incorporating Smart Growth and Healthy Communities attributes in a scale and compatibility commensurate to the existing character of the Three Rivers community.
- SR 198 State Scenic Highway Designation



Three Rivers Candidate Complete Streets | Figure 7

# *Three Rivers Studies*

16

1. Traffic and Noise
2. Biological Assessment
3. Cultural Resources Assessment
4. Water Quality
5. Water Supply Evaluation
6. Oak Woodland Assessment

# *Program EIR, Mitigation Monitoring Report, and Statement of Overriding Considerations*

1. Environmental Impact Report (EIR) was completed consistent with the California Environment Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14 Cal. Code Regulations, Section 15090, (State Clearinghouse # 2016051023).
2. Draft EIR was circulated through the State Clearinghouse for a 45-day review period that started on December 29, 2017, with an extended review period and closed on March 14, 2018. The Notice of Public Hearing and Completion of Environmental Documents (Final EIR) were published on May 18, 2018, eleven (11) days before the scheduled public hearing on May 30, 2018.

# Program Environmental Analysis MMRP (FEIR – SCH 2016051023)

18

3. Consistent with Public Resource Code section 21081 and Guidelines sections 15091 through 15093 (including Public Resources Code section 21061.1 and Guidelines section 15364 relating to the definition of "feasibility"), the FEIR makes various findings relating to the less than significant effects identified in the Project EIR. Based on substantial evidence in the EIR and pursuant to the discussion in each section of the EIR, and the Public Record of Proceedings, the mitigation measures included in the MMRP are required to reduce potential impacts related to Biological Resources, Cultural Resources, and Hazards and Hazardous Materials, and that Project-related impacts would be reduced to less than significant with the adoption of these measures.

# Program Environmental Analysis (FEIR – SCH 2017051023)

19

## 4. Statement of Overriding Consideration

- As the Project will have no significant and unavoidable effects, a Statement of Overriding Considerations is not necessary or required as part of this Final EIR.

# Program Environmental Analysis (FEIR – SCH 2014021057)

## 5. Comments Received

- Oral comments were received from or conversations occurred with the following individuals:
- *Comment Letter 7 Dunlap Band of Mono Indians*
- *Comments from Federal, State, or County Agencies:*
  - *Comment Letter 1 San Joaquin Valley Unified Air Pollution Control*
  - *Comment Letter 2 Office of Planning and Research/State Clearinghouse*
  - *Comment Letter 3 California Department of Fish and Wildlife (CDFW)*
  - *Comment Letter 4 United States Army Corps of Engineers (USACE)*
  - *Comment Letter 5 California Department of Transportation District 6*

# Program Environmental Analysis (FEIR – SCH 201605102)

21

## 5. Comments Received (continued)

### ➤ *Comments from Interested Parties:*

➤ *Comment Letter 6 Table Mountain Rancheria*

➤ *Comment Letter 8 Mignon Gregg*

➤ *Comment Letter 9 Armin Pfadisch and Suzanne Freeman*

➤ *Comment Letter 10 Donald Peter*

➤ *Comment Letter 11 Rod Simonian*

➤ *Comment Letter 12 Rod Simonian*

➤ *Comment Letter 13 Rusty Crain*

➤ *Comment Letters 14-17 Laurie Schwaller*

# Program Environmental Analysis

## (FEIR – SCH 201605102)

### 5. Comments Received (continued)

The following is a list of persons, organizations, and public agencies that submitted comments regarding the Draft EIR received after the close of the extended public review period.

- *Comment Letters 18-22 Laurie Schwaller*
- *Comment Letters 23, 24, 26, 28, 29, 30 Laurie Schwaller*
- *Comment Letter 25 David Wood, Ph.D.*
- *Comment Letter 27 David Wood, Ph.D.*
- *Comment Letter 31 Maya Ricci*
- *Comment Letter 32 Rochelle Adelman*
- *Comment Letter 33 Betty Avolos*
- *Comment Letter 34 Elizabeth Holiday*
- *Comment Letter 35 Cindy Howell*



# Program Environmental Analysis

## (FEIR – SCH 201605102)

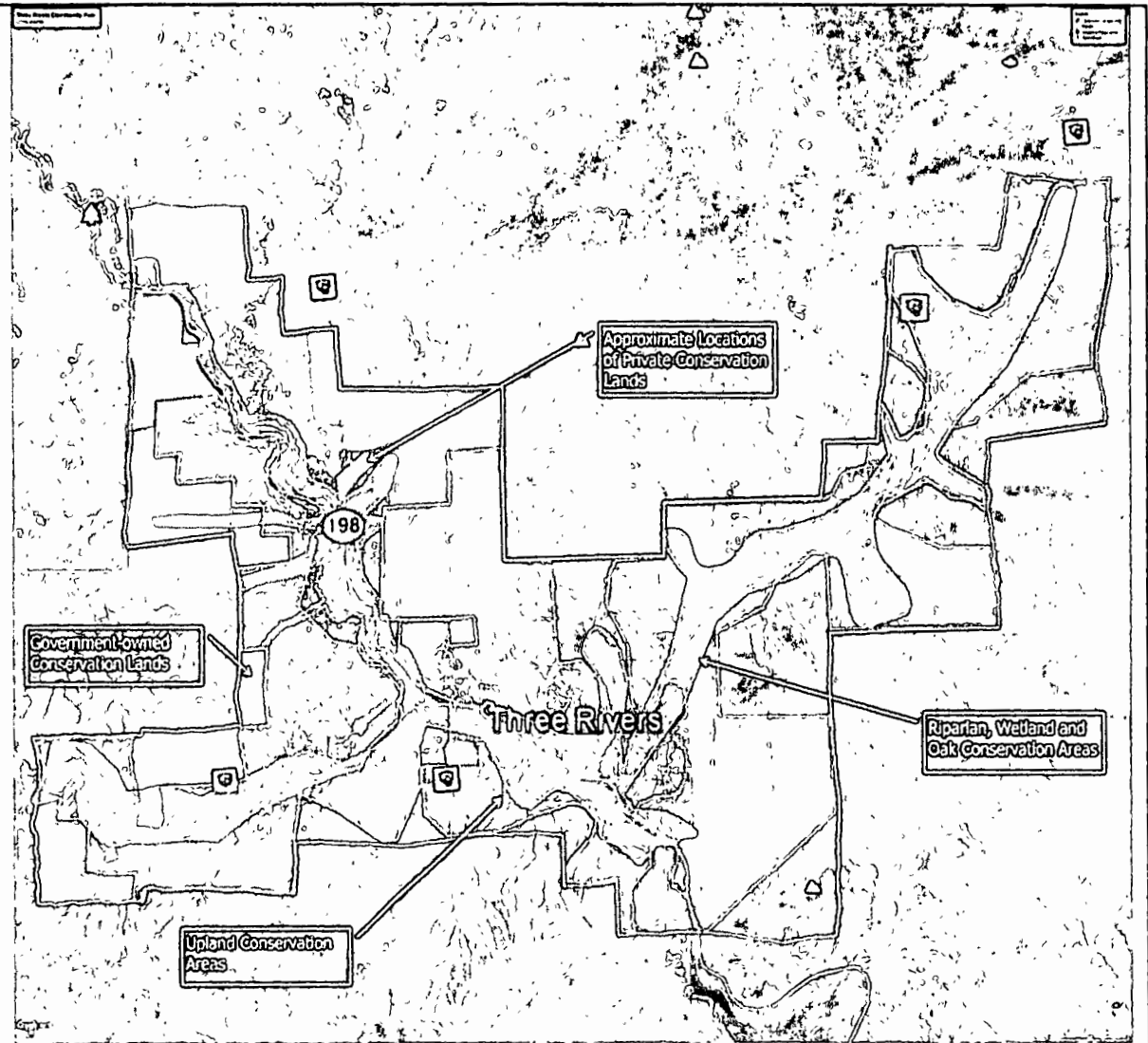
### 7. Response to Comments

- Consistent with Section 15132(b), (d) of the CEQA Guidelines, all comments received and County RMA responses to comments have been summarized in Table 10-1 County Responses to Comments Received (see Attachment 1). County consultants have provided responses in addition to County responses where necessary for further clarification (see Attachments E, M, and S).
- Consistent with Section 15088(b) of the CEQA Guidelines, RMA staff provided written proposed responses to those public agencies that provided comments (see Attachments B, C, D, F, and G).

# Voluntary Oak Woodland Management Plan

24

1. Wildlife Conservation Board Funding Eligibility (habitat protection, restoration)
2. CEQA Guidelines (PRC Section 21083)
3. Stewardship, Best Practices and Education.
4. Oak Woodland Assessment and Inventory.
5. Conservation Plan



# *Additional Planning Commission Recommendations*

## *May 30, 2018 Planning Commission Public Hearing Testimony*

25

During the Public Hearing, the Planning Commission made two (2) additional recommendations to the Board of Supervisors:

1. To commence the initiation, development and adoption of an Oak Woodland Management Ordinance within the Three Rivers Urban Development Boundary. The Three Rivers Community Plan Implementation Program contains a provision to consider the development of an Oak Woodland Management Ordinance by 2020, Measure #10 as identified in Attachment A-8.
2. Three Rivers CSD requested the Planning Commission add, as a condition of approval, that the Three Rivers CSD will be appropriated five percent of all TOT funds that are generated and collected within the UDB to be dedicated to develop community driven projects, apply for grants as a gateway community, and attract private investment and developers. The wording of the Planning Commission recommendation is for the Board of Supervisors to authorize a minimum 5% of the total Transient Occupancy Tax (TOT) collected in the Three Rivers UDB to be allocated to the Three Rivers Community Service District (CSD) for investment and management of projects and improvements prioritized by the Community.

Consideration of these two requests will be taken by separate actions after the certification of the Final EIR and adoption of the Three Rivers Community Plan. If it is the Board's direction to move forward regarding these items, RMA staff will prepare an Agenda Item and return to your Board in the near future.

# Recommendations

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Certify and adopt the Final EIR under the California Environmental Quality Act (CEQA), including Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program (MMRP), Errata, and Responses to Comments for the Three Rivers Community Plan 2018 Update (GPA 14-004) as being in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, including CEQA findings, and adopts the Mitigation Monitoring and Reporting Program.
3. Adopt the Three Rivers Community Plan 2018 Update (GPA 14-004), and Amendments to the General Plan Planning Framework Element, Open Space (Environmental Resources Management) Element, Land Use Element, Circulation Element (Part I) and the Community Plans (Part III)
4. Waive the final reading and adopt Amendments to Section 18.9 of Tulare County Ordinance No. 352, the Zoning Ordinance, and Map Amendments to rezone properties consistent with the Three Rivers Community Plan 2018 Update as follows:
  - a. Zone Ordinance Amendment (PZC 17-047) to Section 18.9 to adopt a Mixed-Use Combining Zone within the Three Rivers Urban Development Boundary (UDB).
  - b. Zone Ordinance Amendment (PZC 17-048) as set forth in Zoning District Ordinance Map consistent with the Three Rivers Community Plan 2018 Update (including requested change of zone from R-A-43 to C-2-SC on APN 068-040-005).

## Recommendations (continued)

27

5. Adopt the findings of approval set forth in Planning Commission Resolution No. 9457 (Final EIR), Planning Commission Resolution No. 9458 (Three Rivers Community Plan 2018 Update), Planning Commission Resolution No. 9459 (Section 18.9 Mixed Use), Planning Commission Resolution No. 9460 (Zoning District Ordinance Map).
6. Authorize the Chairman to sign any and all necessary zoning changes under Ordinance 352, and specifically changes to Sections 18.9 to add the Community of Three Rivers to include the Mixed-Use Combining Zone.
7. Direct the Clerk of the Board to publish once in the Visalia Times-Delta newspaper the summary of the ordinance amendments and amended zoning map with the names of the Board of Supervisors voting for and against the amendment and to post a certified copy of the full ordinance amending the Tulare County Zoning Ordinance with the names of the Board of Supervisors voting for and against the amendment, within fifteen (15) days as required by Section 25124 et. seq.
8. Direct the Environmental Assessment Officer, or designee, of the Tulare Resource Management Agency to file the Notice of Determination with the Tulare County Clerk.
9. Approve more detailed findings contained in Exhibit "A" incorporated by reference herein.
10. Authorize the Director of the Resource Management Agency, or designee, to make appropriate technical revisions to the General Plan Amendment, Community Plans, and associated project documents.

## Recommendations (continued)

28

### ADOPT BY SEPARATE RESOLUTIONS:

- A. Adopt the Three Rivers 2018 Voluntary Oak Woodland Management Plan. Planning Commission Resolution No. 9461 (Three Rivers 2018 Voluntary Oak Woodland Management Plan) with more detailed findings contained in attached Exhibit "A".

### *Additional Planning Commission Recommendations:*

- B. Planning Commission recommendation to the Board of Supervisors to commence the initiation, development and adoption of an Oak Woodland Ordinance in Three Rivers. Planning Commission Resolution No. 9462 with more detailed findings contained in attached Exhibit "A".
- C. Adopt Planning Commission Recommendations to the Board of Supervisors authorizing a minimum 5% of the total Transient Occupancy Tax (TOT) collected in the Three Rivers UDB to be allocated to the Three Rivers Community Service District (CSD) for investment and management of projects and improvements prioritized by the Community. Planning Commission Resolution No 9463 with more detailed findings contained in attached Exhibit "A".

**HARD COPIES OF THE ATTACHMENTS  
ARE AVAILABLE AT THE CLERK OF  
THE BOARD'S OFFICE**