

Part II-Chapter 3. Foothill Growth Management Plan

The Foothill Growth Management Plan is divided into the following sections:

- Foothill Growth Management Plan Policies (Section 3.1)
- Existing Foothill Area Communities (Section 3.2)
- Development (Section 3.3)
- Recreation/Open Space (Section 3.4)
- Foothill Agriculture (Section 3.5)
- Scenic Corridors (Section 3.6)
- Historical and Archeological Sites (Section 3.7)
- Environmental Protection (Section 3.8)
- Water and Sewer Facilities (Section 3.9)
- Public Services (Section 3.10)
- Work Plan/Implementation Measure (Section 3.11)
- Development Standards (Section 3.12)

This chapter sets out area plan policies for the Foothill Growth Management Plan. While many of the goals and policies of Part I of the General Plan are applicable to all regions, the policies contained in this chapter are specific to the foothills.

Foothill Growth Management Plan

The Foothill Growth Management Plan (FGMP) was originally adopted in 1981 and includes a comprehensive statement of the development policies and standards that prescribe land use and circulation patterns for the foothills of Tulare County, generally above the 600-foot elevation line (Part II-Figure 3-1: Foothill Growth Management Plan). The FGMP covers approximately 675,641 acres of land bounded on the east by the federally-owned parks in the Sierra Nevada Mountains and on the west by privately-owned lands on the San Joaquin Valley floor. The plan's policies set out guidelines for community identity, new development, recreation/open space, agriculture, environmental protection, scenic corridors protection, history/archaeology, infrastructure facilities, and public services. The communities of Springville and Three Rivers, each with their own community plans, lie within the FGMP boundaries. The FGMP identifies lands outside the communities of Three Rivers and Springville. These lands include the following:

- **Development Corridors.** Areas in the foothills where development may occur provided it meets or demonstrates that it will meet the development standards of the FGMP. Lands identified as development corridors are designated on the Land Use Diagram as Foothill Mixed Use or are

located within a Planned Community Area pursuant to Policy FGMP-1.13: Identity of Foothill Places.

- **Extensive Agriculture.** Areas in the foothills where development may not occur due to access constraints, emergency response time, slope, and other biological or archeological factors that prohibit safe development. Lands identified as extensive agriculture are designated Foothill Agriculture on the Land Use Diagram.
- **Foothill Extensions.** Areas that would be considered a part of the valley where extensions of the foothills (buttes, mountains, foothill extensions) warrant identifying the land as part of the FGMP. Lands identified as Foothill Extensions are designated Foothill Agriculture on the Land Use Diagram.
- **Planned Community Area (PCA).** This designation establishes areas suitable for comprehensive planning for long term community development on large tracts of land, typically under unified ownership or development control, and allows for master planning where a community plan typically does not currently exist. Planned communities have a balance of land uses that support economic growth and promote an exceptional quality of life. Planned communities accommodate mixed use developments that include residential; commercial; administrative; industrial; and other activity. Density bonuses for residential of 25% to 35% shall be granted to mixed use areas to encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming. Master Development Plans and Area Development Plans are required to assist in the consideration of Mixed Use development proposals. Furthermore, such communities must ensure provision of open space, infrastructure and public services needed to support growth. No PCA shall be established unless it includes a minimum of 200 continuous acres of land.
- **Valley Agriculture Extensions.** Areas that would be considered a part of the FGMP where extensions of the valley (small inlet-valleys, hollows, or other flat shallow inclusions into the foothills) warrant identifying the land as part of the valley. Lands identified as Valley Agriculture Extensions are designated Valley Agriculture on the Land Use Diagram.

Background

The objectives of the FGMP are to:

1. Rationally direct urban/suburban growth into specific areas of the foothills in order to protect the fragile environment and preserve important agricultural land;
2. Maintain the agricultural viability of the foothills by identifying areas to be maintained or encouraged for intensive and extensive agricultural uses; and
3. Accommodate urban/rural growth in the areas serviceable by the State and/or County agencies in a manner which is cost efficient, safe, and consistent with the environmental constraints.

The Plan

To achieve the above objectives, a four level planning strategy was developed. This methodology is a strategy whereby analysis continues to focus on multiple areas (and level of detail) of the foothills.

The Corridor Areas

The **First Level** involves the designation of lands that are potentially suitable for development. These areas are designated as development corridors. Inclusion of properties in a development corridor is generally dependent upon meeting all of the following requirements:

1. The property has reasonable access to a publicly maintained road or highway (for example, within one mile),
2. The property is within a reasonable “response time” (15 minute attack time) of a Tulare County fire station,
3. The property has a slope less than 30 percent, and
4. The property does not contain any unique physical, biological, archaeological or land use factors, which, if included in a development corridor, would be inconsistent with certain policies of the FGMP. For the purpose of this plan, Rocky Hill is considered unique. The consideration of unique for future projects will be evaluated on a case by case basis as documented through the environmental review process.

The original corridor lines were established in 1977 by the Foothill Growth Management Study. Present corridor lines include less area than the 1977 lines, because many of the properties did not meet the level one criteria. In the future, should the service area of a County fire station expand or a County road be extended, properties that are presently outside of a designated development corridor may be appropriate for inclusion where it can be demonstrated that the four criteria either are or can be met. In total, four development corridors were identified in 1977: 1) Badger/Elderwood (Figure 3-2); 2) Kaweah River (Figure 3-3); 3) Tule River (Figure 3-4); and 4) Round Valley (Figure 3-5).

Also contained in the 1977 FGMP Study **First Level** analysis, was the identification of those areas that had land use and topographic characteristics similar to valley floor agriculture, yet extended into the foothills. These areas are termed “valley agricultural extensions”. This plan addresses these agricultural areas differently than typical foothill lands in that agricultural zones to be applied to these lands are similar to those applied to adjacent valley floor agriculture, as determined by the Rural Valley Lands Plan (RVLP). Should a valley agriculture extension be proposed for rezoning to a non-agricultural zone, the RVLP point system will be used to evaluate the agricultural value of the property. If the property receives a non-agricultural evaluation and is within the development corridor, it shall be re-designated Foothill Mixed Use and zoned to the Planned Development-Foothill Combining-Special Mobile Home Zone (PD-F-M) Zone. If the parcel is outside a development corridor, zones other than the PD-F-M may be utilized. Foothill lands which extend onto the valley floor are labeled “foothill extensions” and are treated in a manner similar to foothill lands and may be considered for inclusion in a development corridor if they meet FGMP first level criteria.

The **Second Level** of analysis is an assessment of factors of special concern. These factors generally fall into five basic categories: physical (soil, water, topography), biological (wildlife habitat, Rare and Endangered Species), aesthetic (vistas), cultural (land use, archaeological/historical sites), and governmental (zoning, governmental jurisdiction, agricultural preserves). The objective of this process is to determine which areas should be maintained for open space and agricultural uses, and which areas should be considered for uses other than open space or agriculture. For example, physical factors which would preclude development include areas that have slopes greater than 30 percent, lands inside a 100-year floodplain, soils with rock outcrops, soils that exhibit a very slow percolation rate or soils with very rapid percolation rate and a corresponding shallow water table where well and septic are proposed.

Reference maps which depict the information gathered in the First and Second Level analysis are utilized in the **Third Level** analysis. These reference maps identify the location of each development corridor and the locations of agriculture and open space land uses. Land use and circulation patterns are shown for the remaining lands within the development corridor. Development on these lands is to be in accordance with the PD-F-M Zone or the PC Zone of the Tulare County Zoning Ordinance. The FGMP policies, in conjunction with the PD-F-M Zone or the PC Zone, will be used to determine the location and intensity of various permitted development types and uses in the development corridors.

Accordingly, a developer proposing a project in the foothills will be required to provide the County with detailed information regarding the proposed project in context to the Third Level reference maps as well as a detail assessment of the project regarding the factors of the Second Level analysis. Utilizing the information, the County can determine compliance of the project. For example, FGMP policies preclude some land uses from locating in the PD-F-M Zone. In addition, for example, it is the policy of the FGMP to strengthen the community identities of Springville, Lemon Cove, and Three Rivers; therefore, most retail commercial has been directed to these existing and new planned communities rather than areas outside these communities.

The circulation system for each corridor is also provided on the reference maps. For Planned Communities, the circulation system will be delineated within the Master Development Plan. This circulation system identifies roads and highways which have scenic significance and proposed primary road systems which are necessary to serve future development lands. The primary road system for properties contained in the development corridors: 1) connects various properties slated for potential development both to each other and to a publicly maintained road system; 2) ensures adequate access to each property both for the benefit of the property owner and public service vehicles; and 3) is designed to consider existing natural and physical features in order to minimize the environmental hazards associated with road building activities.

The **Fourth Level** of analysis provides standards for development in the foothills. In the foothills, topography can change abruptly, water availability and safe and efficient disposal of liquid waste are always a concern, and the danger of fire increases during the dry season. Because of these factors, each development proposal will be required to undergo an preliminary (Project Review Committee (PRC)) review process to determine if: 1) sufficient water is available for domestic and fire fighting purposes, 2) soil conditions are appropriate for liquid waste disposal, 3) the property is free of geological hazards, and 4) the development proposal is consistent with the General Plan and the policies of the FGMP. Once the project has received preliminary review and the required conditions and consistency determinations have been made, the final step of the review procedure is to meet the development standards outlined in Section 3.12 of this Chapter or for planned communities, those standards established through the project approval process. These standards pertain to erosion protection, grading and landscaping requirements, setbacks, etc. It is at this step that the developer will be working in close cooperation with the Project Review Committee to arrive at a project plan that meets the goals and policies of the FGMP.

The preliminary review process is a critical component to the implementation of the FGMP. It is through this process that problems associated with the project will be solved by alternative project designs and/or mitigation measures. It is anticipated that the project resulting from the site plan review process will address environmental and design problems and therefore, a better development product. This process will reduce the amount of time spent at the Planning Commission both by staff and decision-makers.

The Non-Corridor Areas

Non-corridor areas of the foothills represent lands which do not have development potential at this time because of factors such as physical features, lack of access, or service response times. Non-corridor areas are used primarily for livestock grazing, open space, wildlife habitat, watershed protection and intensive agricultural uses. It is the intent of the FGMP to employ a zoning designation which will ensure that these properties be maintained in agricultural operations and open space uses.

Regarding existing non-agricultural uses outside established development corridors, it shall be the policy of the FGMP to recognize such uses as existing, nonconforming uses, as defined in Part I, Chapter 2-Planning Framework, Policy PF-1.10: Non-Conforming Uses. (Formally General Plan Amendment 74-1B).

Valley Agricultural and Foothill Extensions

Contained within the study area of the FGMP are lands that are more closely associated with the San Joaquin Valley floor than the foothills. These lands are relatively level, have a Class I, II, III soil, contain an intensive agricultural use, and are located adjacent to the valley floor, as defined by the RVLP. In most cases, they are simply an extension of the valley floor. Rather than treat these lands differently than properties on the valley floor, the FGMP specifies that they be treated as if they are a part of the RVLP. For example, there are properties that contain citrus groves which are adjacent to valley agriculture, but are located within the FGMP area. It is the intent of the FGMP that these lands be identified as valley agricultural extensions and be zoned consistently with the agricultural zones found on the adjacent valley floor. In the case of a parcel containing orange groves, the appropriate zoning would probably be AE-20 or AE-40 (Exclusive Agriculture, minimum parcel size 20 or 40 acres).

Conversely, there are lands with typical foothill characteristics which extend out onto the valley floor. These lands are identified as foothill extensions, proposed uses on these lands will be processed as Foothill Agriculture under the FGMP.

Plan Discussion

The establishment of development corridor lines sets aside land outside these lines, but within the foothills, for foothill agriculture. The FGMP reserves approximately 80 percent of the region for such activities, and within these areas traditional agricultural land use activities will be encouraged and strengthened by the FGMP. Land use controls will be of a variety which makes it possible for foothill agriculture activities to function and prosper without undue interference. County land use regulations which do not allow for agriculture activities to function and prosper without undue interference will be considered inconsistent with the purposes of the FGMP.

The development corridor concept is consistent with the primary objectives of the FGMP. It is recognized that some currently viable agricultural lands within development corridors will eventually be lost to non-agricultural uses. However, it is also recognized that planned growth is necessary and desirable, and that in the context of Tulare County, land located in the development corridors is less significant to agriculture than land that might otherwise be lost without such a plan. The FGMP recognizes that there is a continuing demand for rural residential development as well as other more dense forms of development in the foothills. The FGMP attempts to direct that growth in such a manner that the total County region benefits. The objectives of the FGMP may also be met by locating development corridors within planned communities that provide for the comprehensive planning and development of large tracts of land which direct growth into specific area of the foothills and thereby preserve important agricultural land and fragile resources.

Within each development corridor there are lands which are under an agricultural preserve contract or are presently located in a non-agricultural zone on the County Zoning Map. Lands in agricultural preserves must be zoned to an exclusive agricultural zone in order to maintain consistency with the requirements of the Williamson Act. When a preserve within a development corridor is disestablished, it should be zoned to the PD-F-M Zone, unless within a PCA.

After adoption of the FGMP in 1981, non-agriculturally zoned land within development corridors were zoned to the PD-F-M Zone unless the property was duly developed. If development existed, the zoning on the property remained unchanged unless the County found that retention of the zoning was adverse to the public health, safety and welfare, or harmful to the environment.

The FGMP concept will retain and strengthen community identity in Springville, Lemon Cove, and Three Rivers though Lemon Cove is not within the FGMP boundary, it is adjacent to the FGMP area and may benefit from the FGMP policies. It is readily apparent that development should and will occur as logical infilling within the Urban Development Boundaries (UDB) of these three communities.

State Highways 190, 198 and 245 serve as the major arterials for the Tule River, Kaweah River and Badger/Elderwood Development Corridors, respectively. For the circulation of traffic in these development corridors to flow effectively it is critical that the State Highways continue to serve as arterial routes free of future unnecessary intersections and traffic overloads. In order to assure that the overall circulation of the foothills operates efficiently, the FGMP ensures that the collector routes of each corridor intersects with the arterials and that the minor roads intersect with the collectors. This hierarchy of roads allows the traveler to drive from a smaller and shorter thoroughfare with slower speed limits and narrower pavement standards to a larger thoroughfare with faster speed limits, greater pavement widths and destination points of greater distances.

Summary

The reference map for each development corridor, along with the policies, development standards, and site plan review process, constitute the FGMP. These three elements should be viewed as a package – each functioning in concert with the others. A complete picture of the FGMP can only be gained after thorough reading of the policies which direct and shape development inside and outside the development corridors. The preliminary review process and development standards will control development on a site-specific basis. The implementation measures will give the County the tools needed to guide development in a manner consistent with the FGMP.

This section sets out policies for unincorporated lands outside Urban Development Boundaries (UDBs) within the County's foothills, as defined on Part II-Figure 3-1:Foothill Growth Management Plan.

3.1 Foothill Growth Management Plan Policies

FGMP-1

To maintain the natural beauty of the foothills while allowing focused growth in identified growth areas.



For descriptions of land use designations applicable to the FGMP, see Chapter 4-Land Use, Table LU-4.1: Land Use Designations, and the descriptions following the table.

FGMP-1.1 Identity of Foothill Places

The County shall assure the existing values and identity of unincorporated areas in the foothills are properly addressed as development proceeds.

FGMP-1.2 Grading

The County shall ensure that new development is designed in a manner that minimizes grading, vegetation disturbance, and intrusion onto natural watercourses, canyons and prominent landmarks, or rare and endangered species sites.

FGMP-1.3 Preparation of Community Plans, Master Development Plans, Specific Plans, Area Development Plans, and Hamlet Plans

When circumstances warrant, Community Plans, Master Development Plans, Specific Plans, Area Development Plans, and Hamlet Plans, shall be undertaken for identifiable community areas

FGMP-1.4 Establish Citizens Advisory Committee

A citizen’s advisory committee representative of residents of the affected area shall be utilized in any Community Plans, Master Development Plans, Specific Plans, Area Development Plans, and Hamlet Plans undertaken which impacts an established community where the project boundary is coterminous with an existing HDB, UDB, or PCA.

FGMP-1.5 Preserving Visual Resources

The County shall encourage new development be designed in a manner that preserves the visual quality of the foothill setting by encouraging the use of curvilinear streets, vegetation reestablishment on cuts and fills, cluster development, and housing site locations that blend into the landscape rather than becoming a focal point.

FGMP-1.6 Neighborhood Commercial Centers

The County shall allow neighborhood commercial centers in designated areas of a development corridor and shall only include uses that provide neighborhood-related services (for example, grocery store, laundromat, real estate office, etc.). Criteria for location and design of this type of commercial use are as follows:

1. The architectural and landscaping design of the neighborhood center shall be compatible with surrounding residential uses,
2. The major tenant of the complex shall be a grocery store,
3. The maximum size of the commercial center shall be 10 acres,
4. The commercial center may be included as a part of a planned residential development,
5. The center shall meet the policies and development standards of the FGMP,

6. The center shall not have direct access from State Highway 190 and 198,
7. The general areas where neighborhood commercial centers should be located because of distance from existing shopping areas and future supporting populations are the Globe Drive/Pleasant Valley, Upper Balch Park Road, and Frazier Valley areas, and
8. Uses proposed for a neighborhood commercial center shall be consistent with uses outlined in the Planned Development-Foothill Zone.
9. Within a planned community area, neighborhood commercial centers shall be subject to the requirements of the adopted PC Zone.

FGMP-1.7 Commercial Recreation

The County shall encourage commercial recreation uses near unique natural features, thus enabling the visiting public to enjoy the recreational and visual amenities the area has to offer. Criteria for the location and approval of commercial recreation are as follows:

1. The use shall have access from a State Highway,
2. The use shall meet the policies and development standards of the FGMP,
3. The use shall not detract from the visual amenities of the foothills. Landscaping, sufficient setback distances, and well designed buildings and signs are tools that shall be used to protect the visual environment, and
4. Proposed commercial recreation shall be consistent with uses outlined in the Planned Development-Foothill Zone.

FGMP-1.8 Mobile Homes

The County shall encourage mobile home projects to locate and be designed in a manner that is compatible with existing development patterns and does not detract from the visual amenities of the foothill environment.

FGMP-1.9 Light Industrial Uses

The County shall allow light industrial uses in a development corridor subject to a special use permit, planned development, or other equivalent plan. A decision on these uses shall be based on, but not limited to, criteria such as land use conflicts, water requirements, design/location and liquid waste disposal.

FGMP-1.10 Development in Success Valley

The County shall limit residential development densities within the development corridor areas of Success Valley in order to avoid conflicts with intensive agricultural uses in the Valley.

FGMP-1.11 Hillside Development

The County shall require that hillside development be designed so as to preserve the skyline and maintain an unobstructed scenic panorama of the foothills [.

FGMP-1.12 Legally Conforming Commercial Uses

The County shall designate existing, legally conforming commercial uses not located in the communities of Springville and Three Rivers with an appropriate land use designation, providing the use is consistent with other policies in this FGMP.

FGMP-1.13 Land Use and Zoning

Planned development within the foothills may be located within development corridors on lands designated Foothill Mixed Use (FMU) and zoned Planned Development-Foothill Combining-Special Mobile Home Zone (PD-F-M), or within development corridors delineated on a Master Development Plan, established in compliance with the FGMP first and second level planning criteria, where an area has been designated as a Planned Community Area (PCA) in the FGMP and zoned Planned Community (PC) pursuant to requirements of the Tulare County Planned Community (PC) Zoning Ordinance. PCA land uses shall included equivalent General Plan land use designation allowed within UDBs.

FGMP-1.14 Planned Community Areas

For Planned Community Areas within the foothills, the Planned Community (PC) Zone shall be used. Development corridors shall be delineated through the Master Development Plan (MDP) process. The MDP shall clearly demonstrate how “First and Second Level” FGMP planning criteria are or can be met. Lands that fail to meet these criteria for development will be protected for open space uses.

FGMP-1.15 Development Corridor Linkages

For Planned Community Areas and Development Corridors within the foothills, road linkages may be used to provide for continuity of otherwise discontinues development corridors, provided that new road construction is consistent with all other requirements of the General Plan *[New Policy]*.

FGMP-1.16 Applicable Development Standards

Unless it can be demonstrated that an alterative standard will result in attainment of a superior environment, when preparing Specific Plans, Master Development Plans, or Area Development Plans and standards therein for areas within the foothills, at a minimum, the development standards within the FGMP Section 3.12 shall apply.

3.2 Existing Foothill Area Communities

FGMP-2

To strengthen and ensure the existing community values and identity in Springville, Three Rivers, Lemon Cove and the Badger Development Corridor, as development proceeds .

FGMP-2.1 Community Commercial Development

The County shall encourage new commercial development to first consider the communities of Springville, Three Rivers, and Lemon Cove, which are suitable for commercial development. For Planned Community Areas within the foothills, commercial areas will be designated within the development corridors through the Master Development Plan.

FGMP-2.2 Badger Development Corridor

The County shall maintain appropriate zoning within the Badger Development Corridor in order to promote residential densities compatible with established land use patterns.

FGMP-2.3 Badger Density

The County shall limit the maximum residential density of areas within the Badger Development Corridor to one (1) dwelling unit per five (5) acres.

3.3 Development

FGMP-3

To ensure that new development be designed in a manner which minimizes impact to foothill areas including grading, vegetation disturbance, and intrusion onto natural watercourses, canyons, and prominent landmarks, or rare and endangered species sites

FGMP-3.1 Innovative Residential Design

The County shall encourage innovatively-designed residential development in the foothills, such as planned unit or cluster development that conserves and preserves surrounding open space from unnecessary disturbances.

FGMP-3.2 Excavation Operations

The County shall allow rock, sand, and gravel excavation operations in the foothills upon approval of a Surface Mining Permit. A decision on said use shall be based on, but not limited to, criteria such as irreversible environmental impacts, reclamation measures and procedures that mitigate the environmental impacts as identified in the ERM Section 8.2: Mineral Resources-Surface Mining and Section 8.3: Mineral Resources-Other.

FGMP-3.3 Development Compliance

The County shall ensure that development proposals conform to all standards related to the Foothill Mix Use designation and the FGMP Development Standards.

3.4 Recreation/Open Space

FGMP-4

To provide recreational and open space opportunities both for local residents and for the visiting public

FGMP-4.1 Identification of Environmentally Sensitive Areas

The County shall identify and protect those environmentally sensitive areas in the foothill development corridors which should be maintained as open space, such as areas characterized by floodplains, steep slopes (30 percent or greater), unstable geology, unique archaeological/historical sites, habitat of special status species, and scenic vistas.

FGMP-4.2 Private Recreational Uses

The County shall encourage private recreational uses in the foothills to help meet future demand for recreational activities, provided they meet the development standards of this FGMP and other County policies.

FGMP-4.3 Common Open Space Areas

The County shall not require common open space areas in the foothills to maintain access for the general public except as provided by the developer or owners of the property or where otherwise required by the General Plan.

3.5 Foothill Agriculture

FGMP-5 To maintain and preserve extensive and intensive agricultural uses in the foothill area.

FGMP-5.1 Protect Agricultural Lands

The County shall maintain and preserve extensive and intensive agricultural uses in the foothills, whenever possible.

3.6 Scenic Corridors

FGMP-6 To provide local protection of scenic highways and routes within the foothills.

FGMP-6.1 Preservation of Scenic Highways

The County shall ensure that the visual qualities of State Highways 190 and 198 and County scenic routes are maintained and protected against obtrusive development improvements.

FGMP-6.2 Identification of Scenic Highways

The County shall continue to seek and identify County routes, which due to their scenic and rural characteristics, should receive a County “scenic routes” designation.

FGMP-6.3 Development Along Scenic Highways

The County shall require that development along all scenic highways and routes meet the development standards of the FGMP.

FGMP-6.4 Development Within Scenic Corridors

The County shall require that projects located within a scenic corridor be designed in a manner, which does not detract from the visual amenities of that thoroughfare. The County shall support through the use of its authority and police powers, the design of infrastructure that minimizes visual impacts to surrounding areas by locating roadways in areas that minimize the visual impact on rural and natural places whenever feasible.

FGMP-6.5 Cluster Development

The County shall encourage projects proposed on lands within a scenic corridor with a non-agricultural or non-open space land use designation, to use a cluster development concept. Appropriate land uses for the open space areas shall include, but will not be limited to, public or private open space, wildlife habitat or agriculture.

3.7 Historical and Archeological Sites

FGMP-7 To protect Historical/Archaeological sites located in the Foothill Area.

FGMP-7.1 Information on Historical Sites

The County may require the developer to provide information at time of application submittal regarding any historical site and/or building that occupies the project area that is worthy of historical preservation.

FGMP-7.2 Information on Archaeological Sensitive Areas

The County may require the developer to provide information at time of application submittal regarding possible archeological sites if a project is located in proximity to archeological sensitive areas such as hilltops, buttes, watercourses, etc.

FGMP-7.3 Protection of Historical or Archaeological Sites

The County shall protect significant historical or archaeological sites, such as the one located on Rocky Hill, from development through maintenance of the site in open space. This policy shall not preclude development on adjacent property even though such property may be under the same ownership as the site to be protected.

3.8 Environmental Protection

FGMP-8 To protect the natural features of the foothills by directing development to selected areas.

FGMP-8.1 Riparian Area Development

The County shall discourage the location of development and improvements that are in close proximity to watercourse areas and riparian habitat, and prevent actual encroachment into those habitats.

FGMP-8.2 Development Drainage Patterns

The County shall assure that drainage patterns of foothill developments are designed to prevent contamination and sedimentation due to soil erosion.

FGMP-8.3 Development in the Floodplain

The County shall prohibit development of residences or permanent structures within the 100-year floodway.

FGMP-8.4 Development of Wastewater Systems

The County shall ensure that new wastewater systems meet the standards of the Regional Water Quality Control Board and Tulare County Health & Human Services.

FGMP-8.5 Protection of Lakes

The County shall protect Lake Kaweah and Lake Success from contamination due to runoff from development, underground seepage of waste effluent, or intrusion of incompatible land uses by utilizing appropriate design and engineering concepts and adequately separating the project from the lake environment.

FGMP-8.6 Development in the Frazier Valley Watershed

The County shall ensure that projects proposed in the Frazier Valley watershed portion of the Tule River Development Corridor do not aggravate the downstream flooding problem by generating additional runoff from the project site.

FGMP-8.7 Minimize Soil Disturbances

The County shall encourage cluster-type development, narrower road widths, and minimized cut and fill projects to minimize soil disturbances. New roads in the foothills should, whenever possible, conform to the natural contours of the existing foothill landscape.

FGMP-8.8 Erosion Mitigation Measures

The County shall require erosion mitigation measures in new developments to prevent soil loss.

FGMP-8.9 Removal of Natural Vegetation

The County shall restrict the removal of natural vegetation, except for wildland fire prevention purposes.

FGMP-8.10 Development in Hazard Areas

The County shall prohibit development in areas that are considered to be geologically hazardous (slides, earthquake faults, etc.).

FGMP-8.11 Development on Slopes

The County shall not allow development on slopes 30 percent or greater, unless the applicant can sufficiently mitigate the inherent problems associated with developing on steep slopes.



For additional policies relating to the treatment of slopes, see Chapter 4-Land Use, Policy LU-1.7: Development on Slopes and Chapter 8-Environmental Resources Management, Policy 7.3: Protection of Soils on Slopes.

FGMP-8.12 Vegetation Removal

The County shall prohibit unnecessary removal of native trees on development sites prior to approval of development plans to control erosion, preserve wildlife habitat, and maintain the natural character of developing areas.

FGMP-8.13 Use of Native Landscaping

The County shall encourage developers to use landscaping plant materials that are compatible with the surrounding native foothill vegetation.

FGMP-8.14 Identification of Wildlife

Where special status species have been identified, the County shall protect their habitat against encroachment by development.

FGMP-8.15 Development in Chaparral

The County shall restrict development in chaparral since these areas present extreme wildland fire potential.

FGMP-8.16 Proximity to Transportation

The County shall encourage the concentration of development along major travel routes to allow for future public transportation services and minimize travel distances to frequently used facilities.

FGMP-8.17 Reduce Vehicle Emissions

The County shall discourage the scattering of development throughout the foothills to reduce vehicular emissions by decreasing home to destination distances.

FGMP-8.18 Maintenance of Scenic Vistas

The County shall ensure that hilltop development is designed to preserve the skyline and maintain an unobstructed scenic panorama of the foothills for residents and visitors to enjoy.

FGMP-8.19 Preservation of Unique Features

The County shall encourage maintenance and protection of unique open space areas such as riparian woodlands, oak woodlands, interesting rock formations, and scenic vistas.

3.9 Water and Sewer Facilities

FGMP-9

To ensure that water and sewer facilities are constructed in a manner that protects the public health and safety and that the disposal of wastewater is done in a manner that does not degrade ground and/or surface waters.

FGMP-9.1 Infrastructure Capacity

In reference to water needs (domestic and fire fighting) and wastewater generation, the County shall not allow new development to exceed the maximum physical holding capacity (based on water availability and soils) of the parcel in question.

FGMP-9.2 Provision of Adequate Infrastructure

The County shall require evidence, prior to project approval, which (1) describes a safe and reliable method of wastewater treatment and disposal; and (2) substantiates an adequate water supply for domestic and fire protection purposes.

FGMP-9.3 Maintenance of Infrastructure

The County shall delegate the maintenance and operation of water and/or wastewater treatment facilities to a responsible entity, which shall be established prior to approval of the final subdivision map.

FGMP-9.4 Soil Conditions and Development Density

Based on existing soil conditions, types of land uses, effluent yield per land use, and the density of the proposed project, the County shall work with the Regional Water Quality Control Board and the Tulare County Health and Human Services Agency to review the adequacy of wastewater disposal areas.

FGMP-9.5 Alternate Sewage Disposal

The County may allow unconventional methods of disposing of sewage effluent, provided the system meets the performance standards of the Water Quality Control Board and the Tulare County Health and Human Services Agency. Such systems may include, but are not limited to common leach field, soil absorption mounds, aerobic septic tanks, or evapotranspiration systems.

3.10 Public Services

FGMP-10

To accommodate development in the foothills that is serviceable by the various public agencies in a manner that does not become an economic burden on the County

FGMP-10.1 Compliance with Planning Policies

To provide for the integration of efficient road systems, existing community values, infrastructural improvements, and open space patterns, the County shall encourage

development projects within a definable geographic area of a development corridor to comply with a common development or specific plan designed for that area.

FGMP-10.2 Provision of Safety Services

The County shall ensure that development is located in areas of the foothills that can be adequately served by existing Tulare County fire stations and the Sheriff's Department unless new facilities are proposed or required for the development.

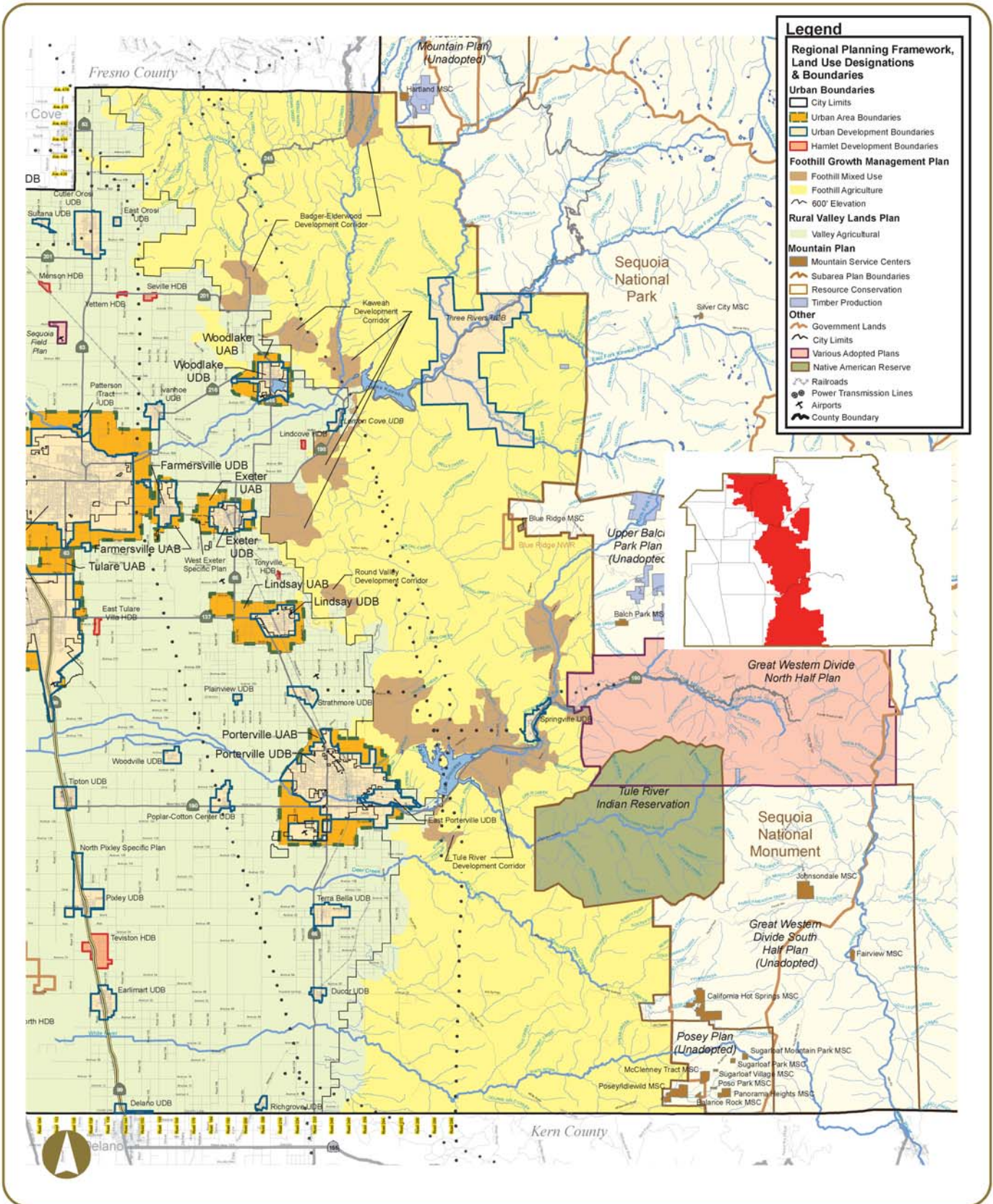
FGMP-10.3 Fire and Crime Protection Plan

The County shall require that fire and crime protection plan considerations, including financing, be incorporated into all proposed developments to ensure adequate emergency services are available and able to serve new development.

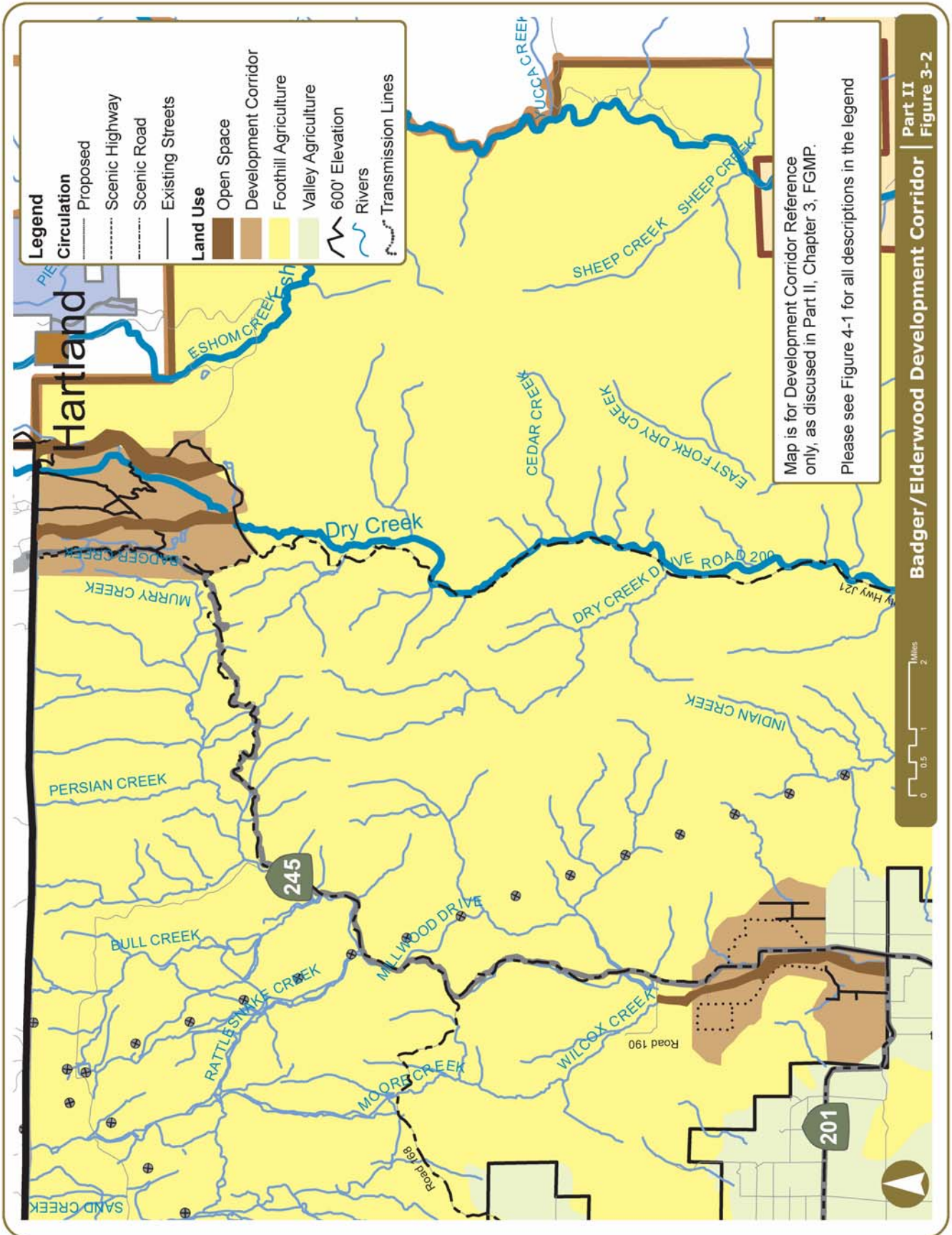
FGMP-10.4 Financing Plan

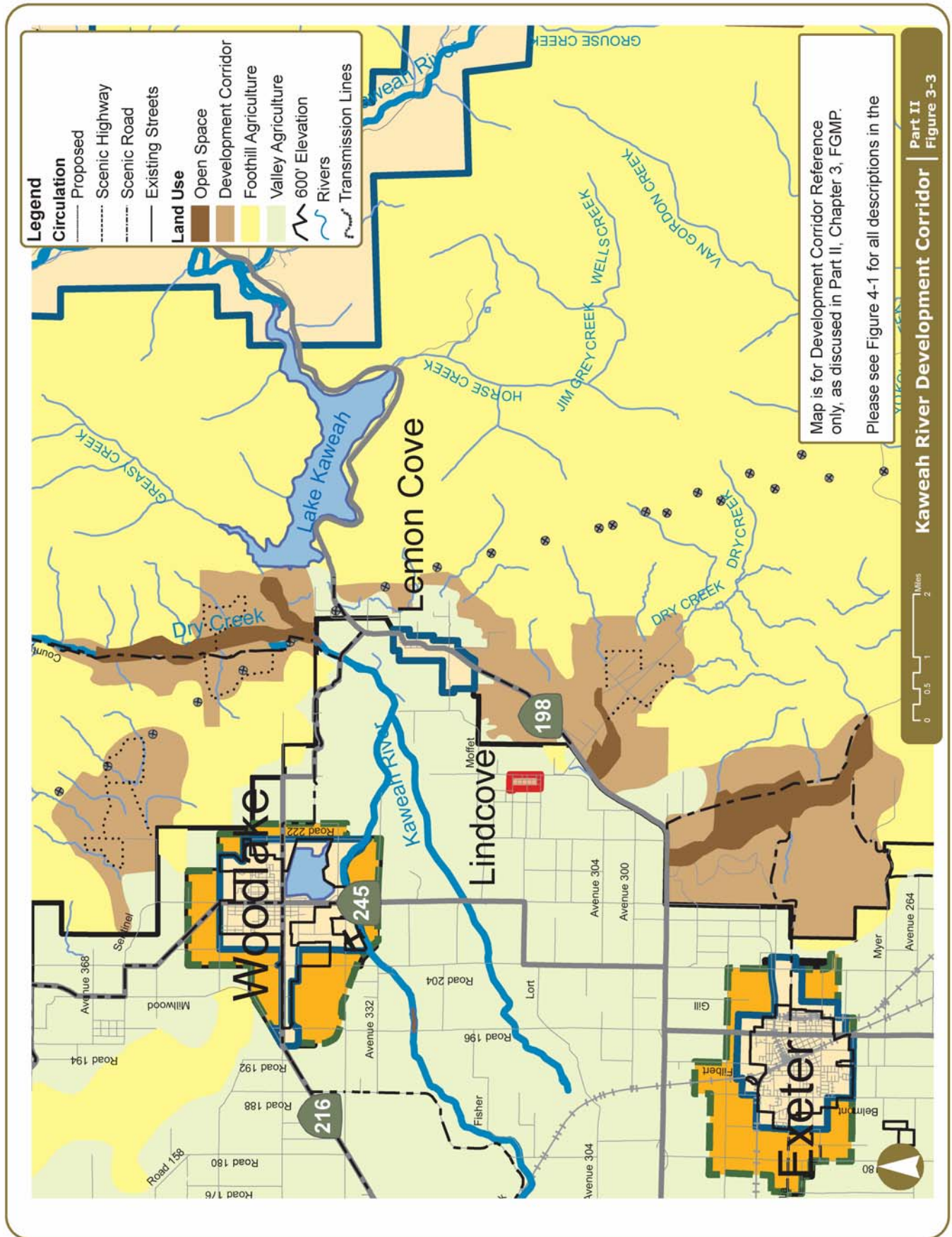
Where a specific plan is to be prepared for a sub-area of a development corridor, the County shall require a financing plan for the installation, operation, and ongoing maintenance of infrastructure resources to support growth in the specific plan area. The plan shall demonstrate no net cost to the County.

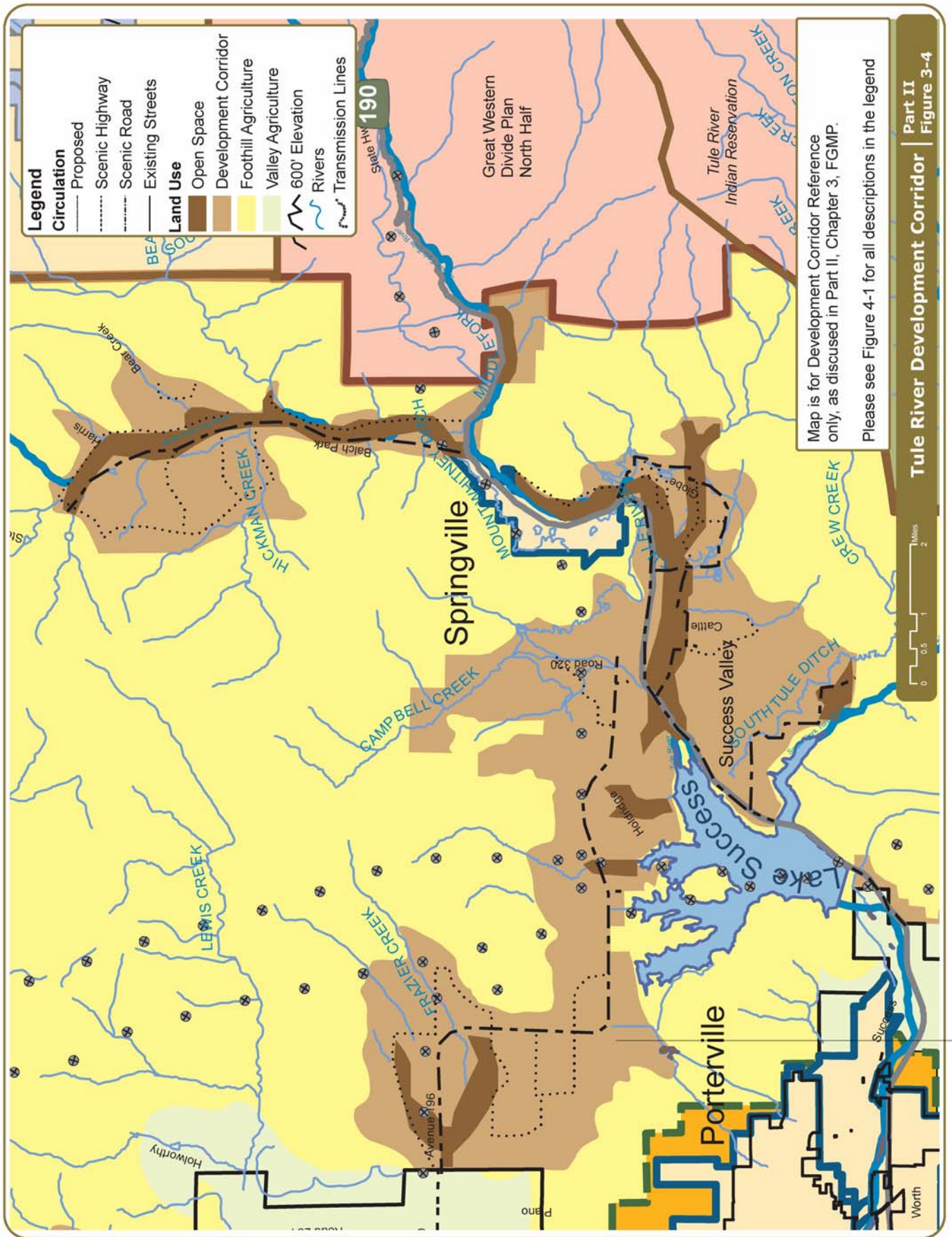
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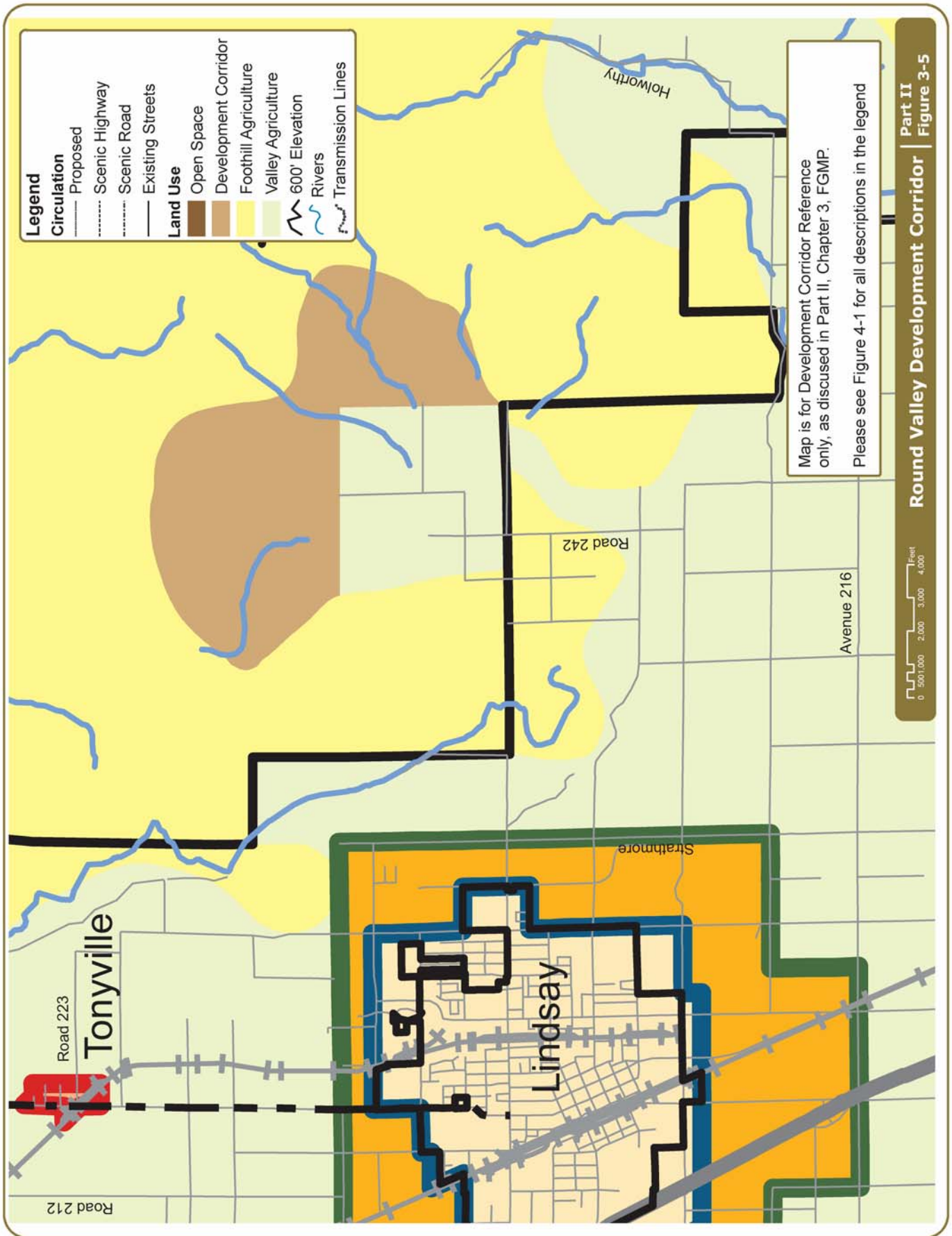


Foothill Growth Management Plan | Part II Figure 3-1









3.11 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Chapter.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall concentrate rural and urban development in the development corridors or within development corridors delineated on a Master Development Plan.	FGMP-1.1 FGMP-8.17	RMA				■
2. The County shall amend the Tulare County's Improvement Standards to reflect changes in foothill, street and grading standards.	FGMP-1.2	RMA				■
3. The County shall require a grading and slope stabilization plan for that portion of the development exceeding slopes of greater than 15 percent.	FGMP-1.2 FGMP-8.7 FGMP-8.8	RMA				■
4. The County shall require information in the preliminary review process to delineate slopes 30 percent or greater on the development site. Review of the proposal by the Committee (PRC) will prescribe a project design that will maintain 30 percent slopes generally free of improvements, unless the problems associated with steep slopes are sufficiently mitigated.	FGMP-1.2 FGMP-8.11	RMA				■
5. The County shall appoint a committee of interested community residents when the Board of Supervisors determines a Community Plan, Master Development Plan, Specific Plan, Area Development Plan, or Hamlet Plan is necessary for an identifiable community area where the project boundary is coterminous with an existing HDB, UDB, or PCA.	FGMP-1.3 FGMP-1.4	RMA				■
6. The County shall use the Project Review Committee to ensure that the new development adjacent to scenic highways and roads meets the requirements set	FGMP-6.1 FGMP-6.3	RMA				■

Tulare County General Plan

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
forth in the development standards.						
7. The PRC shall review the consistency of the project with the location, type of design criteria of the County's policies for projects that only require PRC. Should the project not meet the County's policies, findings to that effect shall be forwarded to the appropriate decision-making body.	FGMP-1.5 FGMP-1.6 FGMP-1.7 FGMP-3.1 FGMP-6.5 FGMP-8.1 FGMP-8.12 FGMP-8.19 FGMP-9.1	RMA				■
8. Substantial improvement or expansion to commercial uses not located in Three Rivers, Springville, and Lemon Cove shall conform to the development standards contained in the FGMP.	FGMP-1.12 FGMP-1.16	RMA				■
9. The County shall ensure that the land use and circulation plan for a development corridor will limit retail commercial development designations outside Three Rivers, Springville, and Lemon Cove unless determined to be appropriate and acceptable as included in a Master Development Plan.	FGMP-2.1	RMA				■
10. The County shall maintain appropriate zoning within the Badger Development Corridor which requires a 5-acre minimum parcel size.	FGMP-2.2 FGMP-2.3	RMA				■
11. The County may initiate changes in the FGMP specifically for the Badger Development Corridor to accommodate uses of property and densities not presently reflected in this FGMP, so long as specific plans for development and densities have been prepared and are available for review at the time the Commission initiates consideration of the plan change	FGMP-2.2	RMA				■
12. The County shall assure that the Tulare County Zoning Ordinance maintains agricultural zones that will protect and enhance the viability of foothill agriculture	FGMP-5.1	RMA				■

3. Foothill Growth Management Plan

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
through the provisions of adequate minimum parcel sizes.						
13. The County shall ensure that the design of subdivisions is reviewed by the PRC to assure the visual impact to the foothills is minimal.	FGMP-1.11 FGMP-8.18	RMA				■
14. The County shall promote the use of cluster development, greater setback distances, landscaping, and innovative lot design to protect scenic corridors within the County. Provisions for the use of these tools shall be incorporated into the County's land development ordinances.	FGMP-6.3 FGMP-6.4 FGMP-6.5 FGMP-8.7	RMA				■
15. Unauthorized encroachment in environmentally or archeologically sensitive areas on a project site which are to remain in common open space shall be prohibited.	FGMP-4.3	RMA				■
16. The County shall explore the options for voluntary Williamson Contract cancellation on lands that are within a development corridor and under a Planned Development-Foothill Zone.	FGMP-10.1	RMA				■
17. The County shall ensure the Tulare County Zoning Ordinance maintains a zone that protects extensive agriculture. This zone shall ensure that the minimum parcel size is adequate to protect foothill grazing. The zone shall also be flexible enough to allow for intensive agricultural uses to be divided from larger extensive agricultural uses.	FGMP 5.1	RMA				■
18. The County shall identify and maintain extensive and intensive agricultural areas, as identified by the FGMP through the use of large lot exclusive agricultural zoning to reduce encroachment of non-agricultural uses.	FGMP-5.1	RMA				■
19. The County may require agricultural lands that are in a development corridor and the	FGMP-5.1	RMA				■

Tulare County General Plan

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
Planned Development-Foothill Zone to remain in agricultural use, if, under the site plan review process, an inadequate amount of water or improper soils for waste water disposal exists.						
20. The County shall ensure the Zoning Ordinance maintains the Planned Development-Foothill (PD-F-M) Zone which will be applied to properties in a development corridor that are suited for development.	FGMP-3.3	RMA				■
21. The County shall maintain the two areas within Success Valley of the Tule River development corridor on the Land Use/Circulation Plan to a classification (zone), which prohibits any residential densities greater than one unit per five acres.	FGMP-1.10	RMA				■
22. The developer shall provide the appropriate fees for review of a project area by the California Archaeological Inventory Information Center if the project site and affected areas are located in proximity to hilltops, buttes, watercourses, etc. which might have archeological value. A more thorough on-site investigation by a qualified archeologist should be undertaken if deemed necessary by the District Archeologist.	FGMP-7.1 FGMP-7.2	RMA				■
23. The County shall ensure environmentally sensitive and riparian areas within development corridors are designated as open space on the FGMP reference maps.	FGMP-8.1	RMA				■
24. Drainage plans shall be required for all projects within the "Foothill Mixed Use" areas of Frazier Valley. The Planning Commission shall not approve any project within Frazier Valley until the Resource Management Agency has reviewed said drainage plan and certified that the proposed	FGMP-8.6	RMA				■

3. Foothill Growth Management Plan

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
drainage facilities will prohibit any additional storm water discharge from the project that would aggravate downstream flooding problems.						
25. The developer will be required to phase road construction to correspond with the phases of the development proposal.	FGMP-8.7	RMA				■
26. The County shall review landscaping plans through the PRC process to ensure that areas to be landscaped are compatible with surrounding native vegetation.	FGMP-8.13	RMA				■
27. The Tulare County Health and Human Services Agency and the Fire Department shall determine the minimum water requirement for projects to ensure that the magnitude of the project does not exceed the amount of water available to the subject site.	FGMP-9.1	RMA				■
28. The County shall appoint a registered civil engineer or sanitarian along with a representative of the Tulare County Health Department to ensure that the magnitude of proposed projects do not exceed the physical holding capacity of the on-site soils to accept the estimated waste effluent.	FGMP-9.4	RMA				■
29. The County shall require submission of a drainage plan with development projects in conjunction with the site plan review.	FGMP-8.2	RMA				■
30. The County shall require a properly designed wastewater disposal system to prevent surface or groundwater contamination and a drainage plan which minimizes sedimentation and/or contamination of the lake environment by engineering measures capable of meeting the intent of this policy. Should there be some question regarding the reliability of the engineered systems, the Planning Commission shall	FGMP-8.5	RMA				■

Tulare County General Plan

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
condition the project to provide an adequate separation between the body of water and the development site.						
31. The County shall ensure that unconventional disposal methods will be reviewed by the Tulare County Health and Human Services Agency to ensure that the standards of the Water Quality Control Board are met.	FGMP-8.4 FGMP-9.5	RMA				■
32. The County shall work with landowners and developers to promote coordinated master plans for multiple purposes.	FGMP-10.1	RMA				■
33. The Planning Commission and the Board of Supervisors shall consider the financing plan during their review and consideration of the specific plan, Master Development Plan, or Area Development Plan. The financing plan shall be used as a basis for establishing programs and standards within the specific plan, Master Development Plan, or Area Development Plan which mitigate or avoid the adverse fiscal impact of development upon local public service agencies and County agencies.	FGMP-10.4	RMA				■

3.12 Development Standards

Unless it can be demonstrated that an alternative standard will result in attainment of a superior environment, when preparing Specific Plans, Master Development Plans, or Area Development Plans and standards therein for areas within the foothills, at a minimum, the development standards within the FGMP-Section 3.12 shall apply.

The following standards and conditions, as well as all applicable policies, standards, and conditions from the various agencies, shall be met by new development.

Residential Densities:

1. The residential density of a new development shall be initially limited by the amount of water available for domestic and fire fighting purposes based on water demand specifications provided by the Tulare County Health Department and the County Fire Department. A more specific residential density shall be determined in the site plan review process. The final allowable density shall correspond to how well the proposed project meets the goals and policies of the FGMP.
2. As a guideline, the maximum density for land with slopes between 15 percent and 29 percent shall be one (1) residential unit per two and one half (2 ½) acres unless it can be demonstrated that site-specific lot design and innovative waste water disposal can overcome the inherent problems of steep slopes and thin soils.
3. Development shall generally be precluded on slopes 30 percent or greater, unless the applicant can sufficiently mitigate the inherent problems associated with developing on steep slopes.
4. The residential density of any development within the Success Valley areas of the Tule River development corridor on the Land Use/Circulation Plan shall not exceed one (1) unit per five (5) acres.

Open Space Requirements:

5. Those portions of the site which are adjacent to a watercourse area, contain undeveloped slopes 30 percent or greater or encompass environmental, archaeological, or historically sensitive areas shall remain in common open space.

Land Alteration Grading:

6. All graded slopes are to be contoured and blended to harmonize with the natural slopes on and around the site.
7. The maximum steepness of exposed cuts and fills shall meet the standards established in the Improvement Standards of Tulare County.
8. Graded slopes consisting primarily of soil shall be planted with vegetation to stabilize slopes and prevent erosion. Native plant materials or similar climactically adapted vegetation shall be used wherever possible.
9. Slope stabilization and erosion prevention shall be completed before the winter months after grading has been completed.
10. Lots shall be designed to fit the natural landscape in a manner that does not require extensive grading.
11. Where two cut or fill slopes intersect, the intersection shall be horizontally rounded and blended. (This standard does not pertain to slopes composed of rock.)

12. Where a cut or fill slope intersects the natural grade, the intersection shall be horizontally rounded and blended. (This standard does not pertain to slopes composed of rock.)
13. Fills shall not encroach on natural watercourses or constructed channels. Excavated materials shall not be stored in watercourses.
14. Grading and excavation shall be phased with the development.

Erosion Control:

15. Sediment shall be retained on site by measures such as sediment basins and sediment traps as outlined in the Drainage Plan.
16. Temporary mulching, seeding, or other suitable stabilization measures shall be used to protect exposed critical areas after the completion of grading.
17. Exposed slopes shall be planted with native plant materials or similar climactically adapted vegetation that protects exposed slopes from erosion.

Drainage:

18. For projects located in areas containing steep slopes or tightly packed soils, the Drainage Plan shall be designed to detain as much water as possible on site to prevent potential sedimentation and flooding.
19. The drainage plan required for all projects within the Frazier Valley watershed area shall be designed to retain all storm water runoff caused by the development on the project site.

Vegetation Removal:

20. Removal or grading around native trees (with a trunk of 6" or larger in diameter or 3' above ground surface) which may disturb the root system shall not be allowed during the construction process unless the Project Review Committee deems it necessary because of road alignments or infrastructure improvements. Any trees to be removed shall be indicated on the submitted site plan.
21. Removal of native trees in areas restricted to open space shall not be allowed unless the health, safety or welfare of residents associated with the development is endangered. Any trees proposed for removal must be indicated on the submitted site plan with accompanying information stating why the tree must be removed.

Land Improvements: Building Standards

22. The maximum building height measured at foundation ground level shall be 35 feet.
23. Properties located along a scenic highway or road shall have a minimum property width of 150 feet with side yard setbacks of 10 percent of the width of the property.
24. In newly developing areas, those properties that are located along a scenic highway shall have a minimum front yard building setback of 100 feet from the right-of-way line while scenic roads shall have a setback of 100 feet from the centerline of the road.
25. The minimum lot width and front yard setback requirement for property along a scenic highway or road and inside the Springville Urban Development Boundary may be waived by the Project Review Committee if it is deemed inappropriate because of existing development patterns.
26. Building improvements (homes, fences, etc.) and septic tank/leach line systems or other activities associated with construction (grading) shall not be permitted within 50 feet of intermittent watercourses or 100 feet of perennial watercourses.

Land Improvements: Well Systems

27. Each residential or planned unit development in the development corridor shall join or form an association or community organization, private or mutual water company, or establish an equivalent financing/maintenance mechanism acceptable to the County for purpose of monitoring and maintaining the water system. This section shall not apply to newly created parcels that are 10 acres or larger. The Planning Commission shall have the discretion to recommend a waiver of a common water system based on circumstances such as size or number of lots, topography, existing water systems, or other overriding conditions.
28. Each well system shall meet the requirements of, and have a permit with, the Tulare County Health Department.

Land Improvements: Community Waste Water System

29. Each residential or planned unit development which uses a waste water disposal system other than an individual system shall join or form an association or community organization, or establish an equivalent financing/maintenance mechanism acceptable to the County for purposes of monitoring and servicing the waste water disposal system.
30. The waste water disposal system shall be designed to meet the requirements of the Tulare County Health Department and the Regional Water Quality Control Board.
31. Application for waste discharge shall be made with a permit received from the Water Quality Control Board.

Land Improvements: Streets

32. All streets, walkways, and bike path improvements shall conform to the Tulare County Improvement Standards document unless otherwise modified by the standards contained in this document. Each residential or planned unit development shall provide for a financing and maintenance mechanism acceptable to the County for street maintenance and replacement.
33. The following table will serve as a guide for minimum street standards for public streets permitted within a residential subdivision or planned unit development. Street widths or right-of-way standards are subject to modification during the site plan review process based on factors such as topography, soils, location of watercourses, or development density. One way streets shall be considered for private maintenance only.
34. Privately maintained streets may be developed to lesser street and right-of-way standards depending upon the location and type of development. In these cases, minimum standards will be determined by the Planning Commission.

Type of Street	Street Characteristics	Pavement Width*	Unpaved Shoulder Width			Right-Of-Way Width
			Flat Width (0-5% slopes)	Rolling (6-20%)	Mountainous (20% and above)	Desirable **
One Way Street	Projected Average Daily Traffic (ADT) not to exceed 400; on-street parking prohibited; guest parking required	16'	8'	3'	2.5'	50'
One Way Street	Projected ADT not to exceed 400; on-street parking prohibited.	26'	8'	3'	2.5'	60'
Two-Way Access Road (adjacent development prohibited)	Projected ADT not to exceed 400; on-street parking prohibited.	28'	8'	3'	2.5'	60'
	ADT greater than 400	28'	8'	3'	2.5'	
Two-Way Residential Street	Projected ADT 400 or less, on-street parking prohibited; guest parking required.	28'	8'	4'	3'	60'
Two-Way residential street and minor roads	Projected ADT not to exceed 1,000; on-street parking permitted.	32'	As required by RMA.			60'

*Pavement width may be increased by the Project Review Committee when on-site parking is likely to occur based upon the characteristics of the development (lot size or configuration, the existence of natural or man-made amenities adjacent to the roadway which would serve as an attractive force etc.). In addition, increased pavement width may be required when curb and gutter or asphalt concrete dikes are utilized.

**Reduced right-of-way widths may be considered acceptable by the Project Review Committee in cases where utilities are underground, when small cut and fill slopes are required, and other similar circumstances where the full right-of-way width is not deemed necessary.

Land Improvements: Parking

35. For residential uses located in areas where on-street parking is permitted, off-street parking shall be provided on the basis of two (2) spaces per dwelling unit.
36. For residential uses located in areas where on-street parking is prohibited, off-street guest parking shall be provided on the basis of one (1) space per dwelling unit (driveways not included), in addition to the two (2) spaces per dwelling unit.
37. Off-street parking and loading facilities for commercial, industrial and other types of uses shall be determined by the Planning Commission.

Scenic Highway Corridor

38. No new off-premises outdoor advertising signs shall be allowed in scenic corridors.
39. All new utility improvement shall be located underground if the property lies in a scenic corridor.
40. Grading and cut and fill operations shall be kept to a minimum in scenic corridors. All exposed slopes are to be planted with native materials.
41. Existing vegetation and unique land forms (rock outcrops, etc.) shall be retained and protected from any unnecessary grading or other development related activities.
42. Individual businesses in scenic corridors with on-site signs pertaining to the identification of the permitted use shall be flat to the primary building façade.
43. In scenic corridors, on premise, free-standing signs identifying the use of the property shall require discretionary approval by the Planning Commission based on design, setbacks, size, architectural compatibility, traffic safety, and visibility.

Fire Protection

44. Each new residential subdivision or planned unit development occurring in a development corridor shall be reviewed by the County Fire Warden or his/her agent to insure fire protection measures and standards set forth in the Tulare County Subdivision Ordinance are met.
45. New development within established development corridors shall be located within a 15-minute attack time of a County fire station. However, this standard shall not apply to the Badger Development Corridor, where attack times may exceed 15 minutes. This limited exception is justified based upon established residential density limitations and unique fire protection service facilities and capabilities existing in the Badger area. [General Plan Amendment (GPA) 83-03, 5/17/83].
46. Water for fire protection shall be available in sufficient quantity and pressure to serve the project in question.
47. Fire retardant roofing materials shall be used in new foothill developments.
48. Fire resistive construction elements shall be incorporated into stilt or cantilevered construction buildings.
49. Street house numbers shall be clearly visible from the main traveled roadway.
50. Sufficient clearance of flammable vegetation around buildings shall be maintained.
51. Fuel breaks and greenbelts shall be used to protect both developing areas and adjacent wildlands.
52. Where possible, take maximum advantage of planned or existing parks, golf courses, tennis courts, or other recreational areas to provide for a buffer zone between development and the wildland.

53. Road systems, either public or private, shall provide for a safe evacuation of residents and adequate access for fire and other emergency equipment.
54. Bridges shall have a minimum load limit of 40,000 lbs. (20 tons).
55. A fire protection plan shall be submitted on all new developments.

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