



Part II-Chapter 4. Mountain Framework Plan

The Mountain Framework Plan is divided into the following sections:

- Mountain Framework Plan Policies (Section 4.1)
- Work Plan/Implementation Measure (Section 4.2)

This Chapter sets out area plan policies for the Sierra Nevada region. 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 County's mountain areas.

Key Terms:

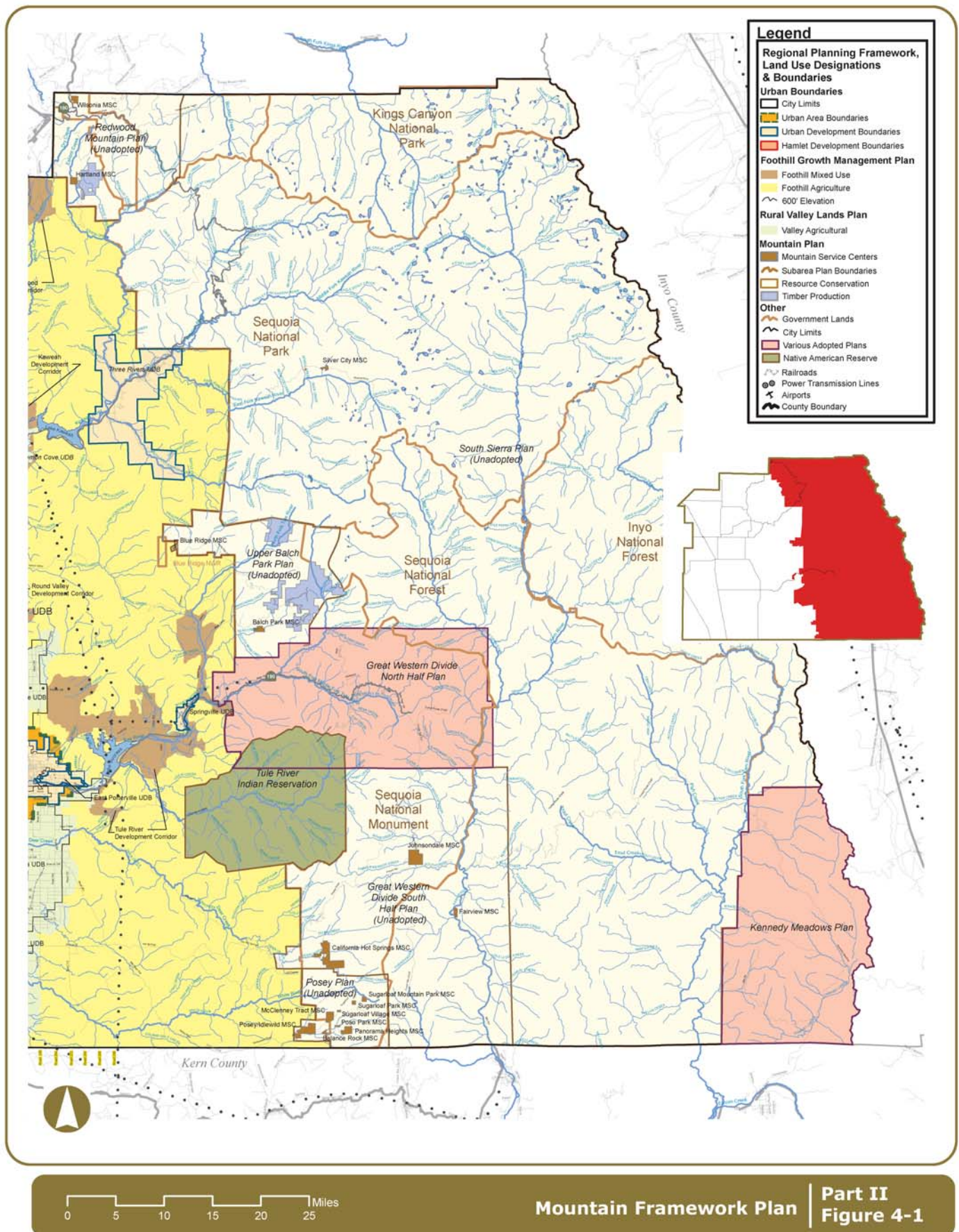
Mountain Service Areas. Private in-holdings and remote properties located outside of mountain service centers primarily located in unadopted areas of the Mountain Framework Plan.

Mountain Service Centers. Areas designated for development in existing communities or in areas adjacent to existing communities located in the Mountain Framework Plan. The Mountain Framework Plan identifies existing communities in the unadopted sub-areas as "Mountain Service Centers". These areas are designated as mixed use until such time as a sub-area plan is adopted. Upon update and adoption of existing and future sub-area plans, existing communities will be designated as Mountain Service Centers and traditional land use designations may be applied (see Figures 4-2 thru 4-17).

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.

Mountain Framework Plan

The Mountain Framework Plan chapter provides policy guidance in the unincorporated mountain area on the eastern side of the County (Part II-Figure 4-1: Mountain Framework Plan). This area includes all land located east of the foothills, which generally coincides with the westerly boundary of federal lands. This includes lands under the jurisdiction of the National Park Service (Sequoia National Park), the U.S. Forest Service {USFS} (Giant Sequoia National Monument), and the Bureau of Land Management (BLM). The County has never adopted an overall plan for the mountain area. The private lands in this region amount to about 40,000 acres identified in the following seven separate geographical locations or "sub-areas":



- Kennedy Meadows (1986)
- Great Western Divide - North ½ (1990)
- Great Western Divide - South ½ (unadopted)
- Redwood Mountain (unadopted)
- Posey (unadopted)
- Upper Balch Park (unadopted)
- South Sierra (unadopted)

Of the seven sub-areas identified above, only the Kennedy Meadows and Great Western Divide (North ½) Sub-areas have adopted plans. These two plans use unique land use designations that provide for the future growth of each sub-area. These two plans collectively cover about 50 percent of the privately held land in the mountain area.

4.1 Mountain Framework Plan Policies

M-1

To provide for a balanced and orderly land use pattern within the County's mountain area and within individual places consistent with the mountain-forest setting and environment of the region.

M-1.1 Sub-area Plans

The County shall prepare, adopt, and maintain land use plans for the following sub-areas within the Mountain Framework Plan:

- Kennedy Meadows
- Great Western Divide - North ½
- Great Western Divide - South ½
- Redwood Mountain
- Posey
- Upper Balch Park
- South Sierra

The County shall develop and adopt a land use plan for each sub-area specifying desired densities and land use designations (as defined in the Land Use Element in Part I of the General Plan-Chapter 4), defining suitable areas for a full range of urban and suburban development, and recognizing the short and long term ability for the County to provide necessary services to each community. These sub-area plans should be reviewed and updated as necessary every five years.

M-1.2 Plan Guidance

Given the environmental sensitivities and lack of infrastructure in the mountains, the County shall allow, as necessary, only limited residential, commercial, and industrial growth in this area. New residential development in the area shall:

1. Not be located on a ridgeline or otherwise disrupt the visual setting of the area,
2. Be located on or near existing roadways, but not visible from the roadway where lot configurations allow, and

3. Be clustered whenever possible to minimize the footprint of development.

M-1.3 Mountain Area Zoning

Until such time as a sub-area plan is adopted for each of the areas, the County shall rezone all lands to reflect existing land uses that are consistent with the policies of this Mountain Framework Plan chapter.

M-1.4 Citizens Advisory Group

The County shall establish a citizen's advisory committee, comprised of representatives from affected areas, appointed by the Board of Supervisors, to review and comment on each draft sub-area plan in the Mountain Framework Plan.

M-1.5 Mountain Service Area Designations

Until such time as a Mountain Framework Plan sub-area plan is adopted, the County shall maintain in-holdings and remote properties outside of Mountain Service Centers as Resource Conservation uses.

M-1.6 Establishing Mountain Service Areas

The County shall ensure that the land use plan for each Mountain Framework Plan sub-area establishes areas for resource conservation on properties which exhibit one or more of the following criteria:

1. The land is subject to an agricultural preserve contract,
2. The land exhibits characteristics which makes it unsuitable for intense development, including but not limited to steep slopes (generally 30% or greater), soils poorly suited to intense road, riparian, and wetland habitats and/other development construction,
3. The land is isolated and surrounded by federal lands, and/or
4. The land is forested private land with an approved Timber Harvesting Plan.

M-1.7 Mountain Service Centers

The County shall designate areas identified in sub-area plans for development as mountain service centers. Mountain service centers shall be located in existing developed communities or in areas adjacent to existing communities provided they meet the following criteria:

1. The general area has a concentration of developed smaller parcels already existing,
2. Topography consists of natural slopes that average less than 30%,
3. Dependable domestic water supply is available or can be made available,
4. Soils are suitable for individual sewage disposal system or served sewer system, and
5. The area has existing developed publicly-maintained roads.

M-1.8 Existing Mountain Service Centers

The County designates the following communities as mountain service centers: Balance Rock, Balch Park, Blue Ridge, California Hot Springs/Pine Flat, Fairview, Hartland, Johnsondale, McClenney Tract, Panorama Heights, Posey/Idlewild, Poso Park, Silver City, Sugarloaf Mountain Park, Sugarloaf Park, Sugarloaf Village, and Wilsonia.

M-1.9 Agricultural Preserves

The County has designated lands within mountain service centers that are within agricultural preserves or Williamson Act Contracts as Resource Conservation in order to maintain

consistency with the requirements of the Williamson Act or preserve. When a preserve is disestablished, it could be considered for a non-agricultural designation appropriate for the area.

M-1.10 Mix of Uses

The County shall include, within a designated mountain service area, a mix of land uses that reflect the individual housing, business, open space, recreation and other types of public and private development needs of new or updated sub-area plans.

M-1.11 Resource Conservation Criteria

The County shall require that lands identified in mountain sub-areas be designated as Resource Conservation when the one or more of the following factors are present:

1. The land is subject to an agricultural preserve contract, Timber Production Zone (TPZ), or has an approved Timber Harvesting Plan,
2. The land exhibits physical characteristics which makes it unsuitable for intense development such as steep slopes (generally 30% or greater slope) and soils are poorly suited for intense road and other development construction,
3. The land is isolated and surrounded by federal lands,
4. There is lack of access, and/or
5. Services cannot be reasonably provided to the area.

The Resource Conservation designation is also intended to apply to areas that would not be used for development purposes and should be reserved for extensive agricultural uses, watershed protection, and other open space and resource conservation purposes.

M-1.12 Resource Conservation Uses

The County shall allow a variety of open space and resource management uses, with the approval of a Special Use Permit, on lands designated Resource Conservation, including growing and harvesting of timber, livestock grazing, game preserves, and recreational uses such as outdoor educational activities, public and private hunting and fishing clubs, guest ranches, camp grounds, and summer camps. Other special uses include: mineral exploration and mining, commercial energy resource development, public utility transmission stations, and other similar uses.

M-1.13 Mountain Residential Areas

The County shall ensure that mountain residential areas that are identified in the sub-area plan as unique and environmentally-sensitive are preserved and protected by limiting the potential land use and land division opportunities.

M-1.14 Minimum Parcel Sizes

The County shall evaluate proposals for projects with minimum parcel sizes smaller than the allowed minimum based on a detailed evaluation of the property, such as the availability of water, on-site soil types, and other physical site-specific characteristics which may have a bearing on the project.

M-1.15 Commercial Services

The County shall encourage retail and recreation-oriented commercial uses that provide for low intensity service related uses that serve the needs of both local residents and visitors in the mountain area.

M-1.16 Outlying Commercial Uses

The County shall review developments for general and recreation commercial uses planned outside of a mountain service center only if the physical characteristics of the site do not prohibit development, the site has direct access to a publicly maintained road adequate to serve the proposed development, the property can be developed without adversely impacting surrounding environmental features, and the property can be developed without conflict of use with existing development or adjacent parcels.

M-1.17 Commercial Design Review

The County shall require for all proposals, including expansions of minor retail uses and more intense commercial uses, site plan/design review. More intense commercial uses will also be required to obtain the approval of a Special Use Permit.

M-1.18 Low Intensity Recreation Uses

The County shall designate areas suitable for low intensity recreation commercial uses such as campgrounds, cross country skiing facilities, hiking or pack stations, etc. in the sub-area plans away from major publicly maintained roads provided the site or characteristics of the use justify a location away from a publicly maintained road.

M-1.19 United States Forest Service Support

The County shall continue to support federal agencies in the management of USFS lands for multiple uses (for example, wildlife habitat, watershed management, timber harvesting, range land, wilderness recreational pursuits).

M-1.20 Adjacent Federal Use Compatibility

The County shall ensure that the use of private lands adjacent to and within Sequoia National Park, Sequoia National Forest, BLM, State Home Forest, and Tule River Indian Reservation are compatible with existing and planned land uses designated by said agencies.

M-1.21 Federal Process Streamlining

The County shall support efforts to streamline and shorten the federal land exchange procedures in the mountains to ensure mutually beneficial consolidations are more attractive.

M-1.22 Federal Real Estate Consolidation

The County shall support federal agency real estate consolidation efforts in the mountains provided the following results are accomplished:

1. Efficient and productive management of public lands,
2. County is consulted and negative effects adequately mitigated,
3. County revenues, including a long term 25% payment, are enhanced or where no harvesting takes place, a per acre payment will be made to the County,
4. Areas slated for disposal or exchanges are included in the County General Plan and classified as to probable use, and
5. Land for land exchanges enhances the County.

M-1.23 Federal and State Purchase Payment

The County shall support the California State Association of Counties continued efforts to ensure the federal and State agencies meet their statutory obligation to annually pay local agencies full in-lieu fees for State and federal purchased properties in the mountains.

M-1.24 Acquire Federal and State Lands

The County shall support legislation and land management policies to enable the County to acquire State and federal lands in the mountains for public purpose.

M-1.25 Low Density Areas

Privately-owned land adjacent to areas identified as mountain service centers may be designated for low density residential uses. Factors to be analyzed when determining the location of low density uses includes the following:

1. The property is not subject to agricultural preserve,
2. The property is contiguous to existing urban development, and
3. Urban service and infrastructure sufficient to serve a special development project that is either available or can be made available.

M-1.26 Recreation-Oriented Uses

The County shall ensure that general and recreation-oriented commercial uses are located in mountain service centers. General and recreational commercial uses (for example, private guest ranches, camp grounds, RV parks) may be established outside mountain service centers if the property under consideration exhibits the following characteristics:

1. The physical characteristic of the site do not prohibit development of the site,
2. The property has direct access to a publicly maintained road adequate to serve the development,
3. The property can be developed without adversely impacting surrounding environmental features, and
4. The property can be developed without conflicts of use with existing development or adjacent parcels (per use permit findings).

M-1.27 Commercial Strips

The County shall discourage development of commercial strips along major roads. Grouping of commercial uses into compact well organized and accessible centers shall be encouraged within mountain service centers.

M-1.28 Mountain Service Areas Compatibility

The County shall ensure that new commercial uses are compatible with adjacent areas through adequate design features, established County site plan/design review, and Special Use Permit procedures, as needed.

M-1.29 Privately-Owned Forest Lands

The County shall protect and maintain the County's privately-owned forest land by encouraging the State to implement existing policies or adopt new policies which accomplish the following:

1. Provide new and innovative incentives that will encourage good management practices and timberland retention, and
2. Require continued reforestation on private timberlands.

M-1.30 Existing MSC Land Use Designation

Until such time as a sub-area plan is adopted, the land use designation for existing MSCs shall be mixed use which promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities and services, and employment opportunities.

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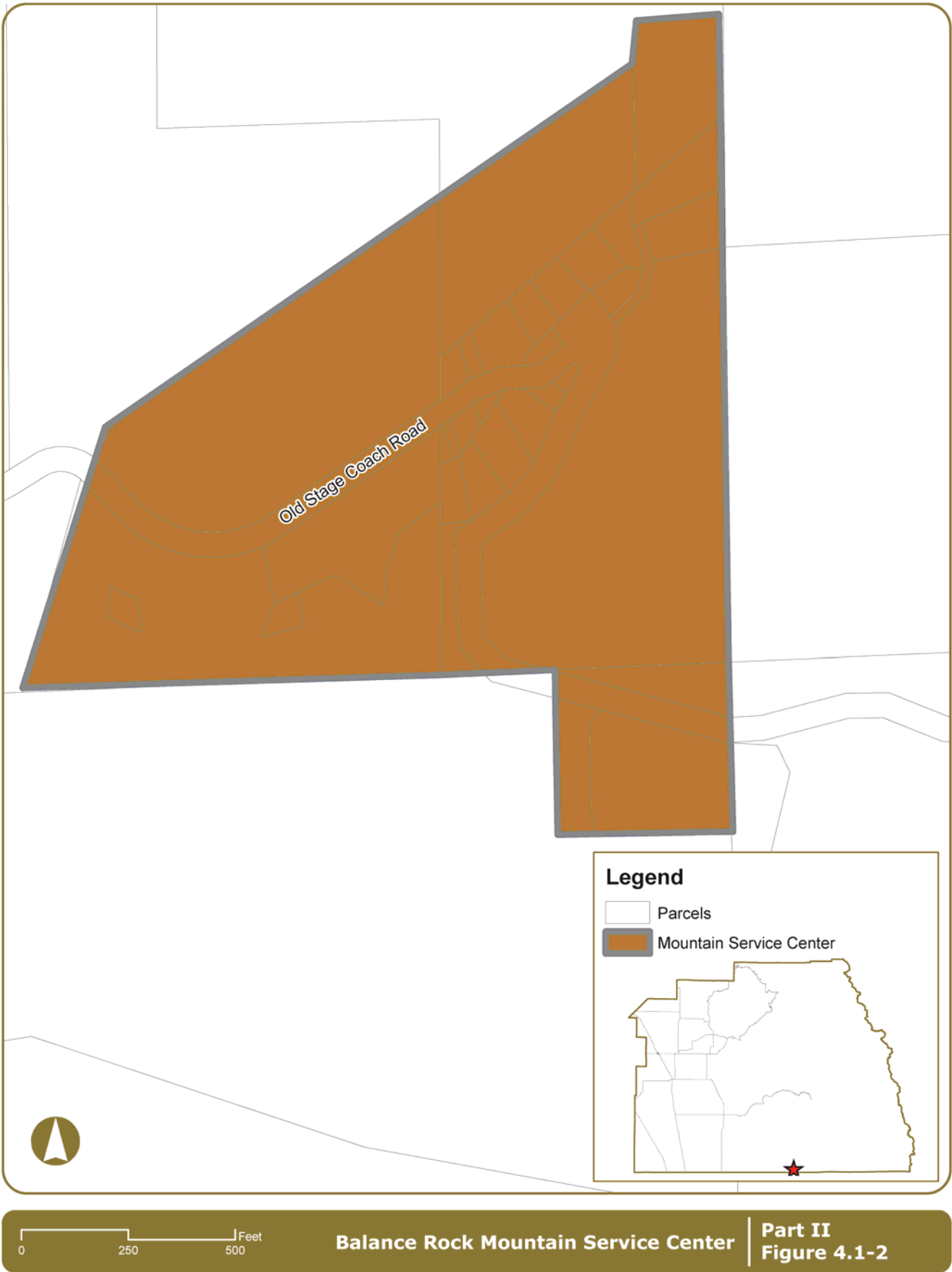
4.2 Work Plan/Implementation Measures

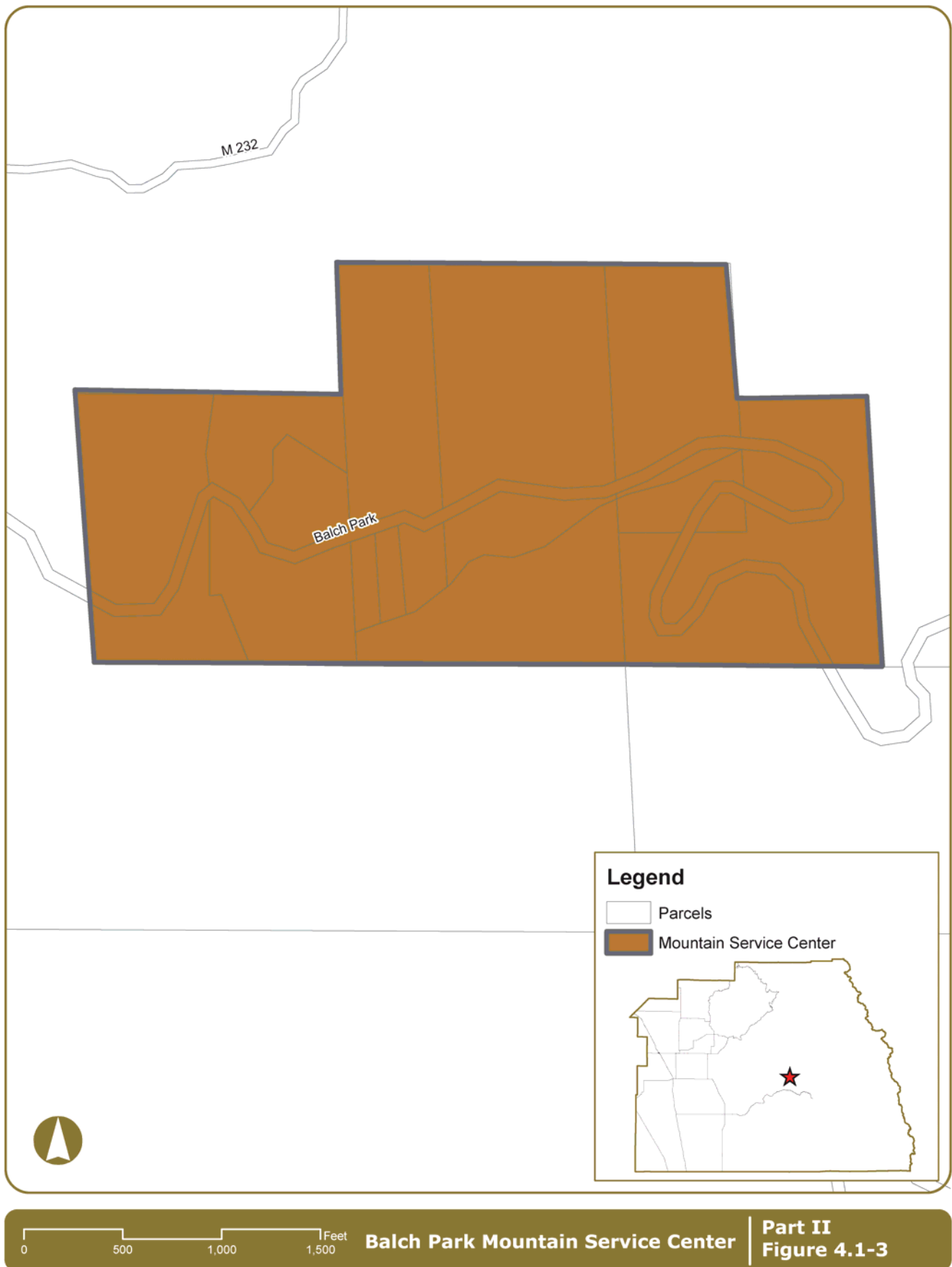
The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Chapter.

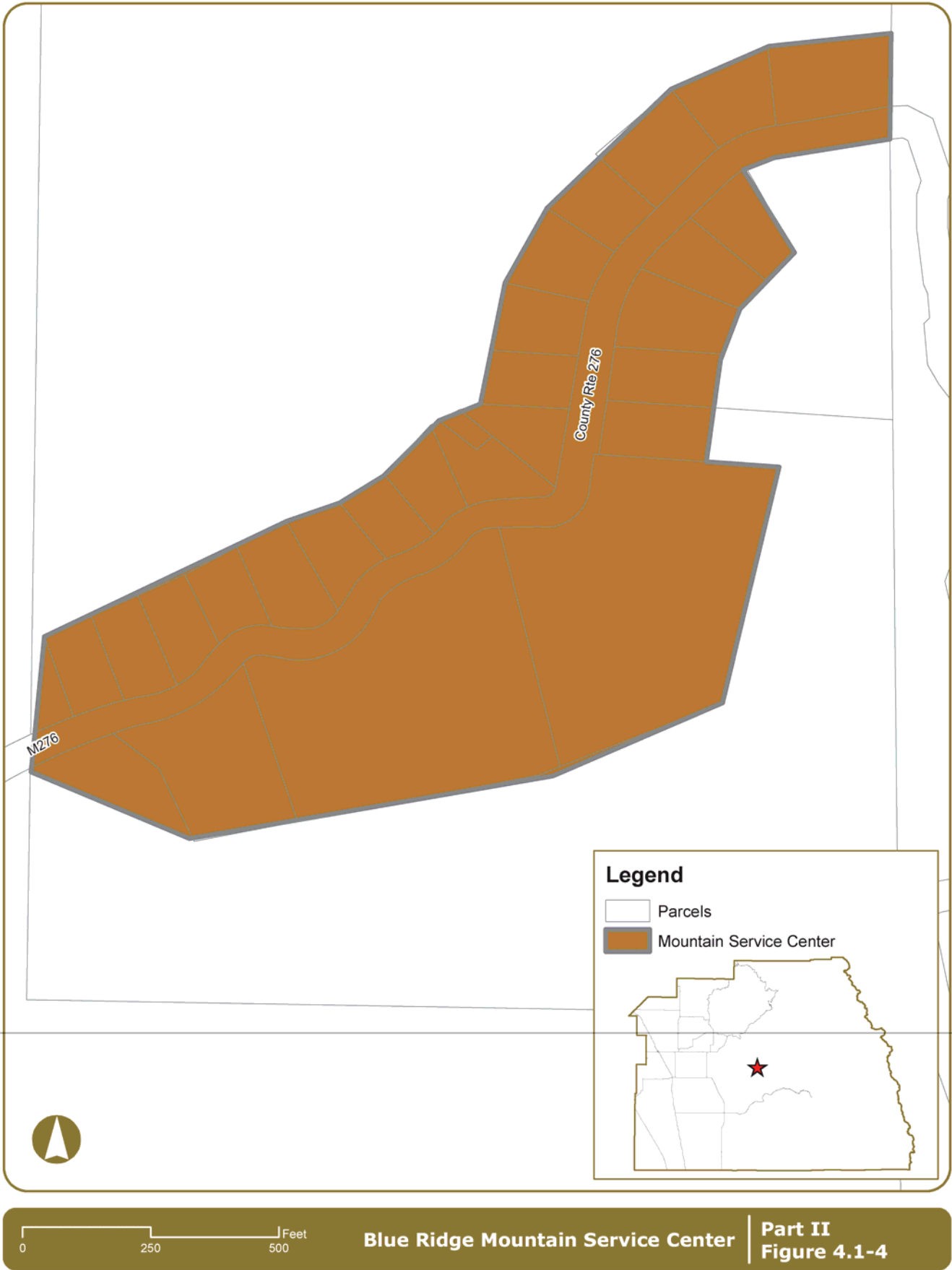
| Implementation | Implements what Policy | Who is Responsible | 2012-2015 | 2015-2020 | 2020-2030 | On-Going |
|--|------------------------|--------------------|-----------|-----------|-----------|----------|
| 1. The County shall prepare, adopt, and maintain sub-area plans within the Mountain Framework Plan. These plans shall be reviewed and updated as necessary every five years to ensure that appropriate land is designated and available for single and multiple family residential, commercial, recreation, and open space uses to meet the needs of existing and future residents and tourists. | M-1.1 | RMA | | | | ■ |
| 2. The County shall establish appropriate zoning within the Mountain Framework Plan that accurately reflects characteristics unique to the mountains. | M-1.3 | RMA | | ■ | | |
| 3. The County shall establish and maintain large minimum parcel zoning similar to the County's Foothill Agricultural Zone to protect those areas that exhibit characteristics suitable for grazing activities. | M-1.3 | RMA | | ■ | | |
| 4. The County shall adopt fencing standards consistent with those the State Department of Fish and Game recommends to permit deer movement: "Fences that have a high ground wire distance, 18" to 24" off the ground, or low top wire distance, 36" to 42", utilizing barbed-less wire on top or bottom wires (chain link fencing is extremely detrimental to deer movement)". | M-1.3 | RMA | | ■ | | |
| 5. The County shall require electric generators to be equipped with appropriate muffling devices and shall be housed or enclosed in a sound attenuating structure. | M-1.3 | RMA | ■ | | | |

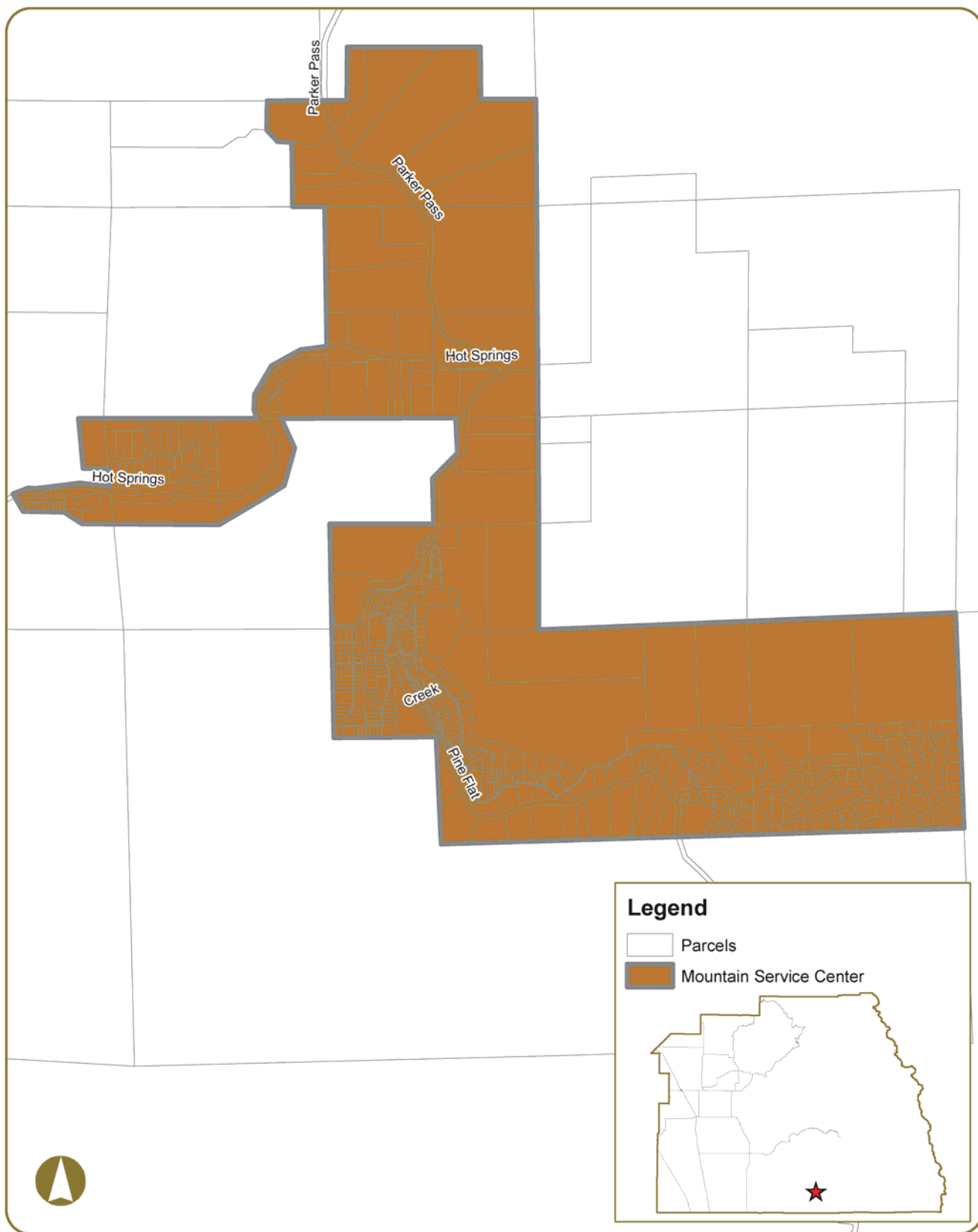
Tulare County General Plan

| Implementation | Implements what Policy | Who is Responsible | 2012-2015 | 2015-2020 | 2020-2030 | On-Going |
|---|------------------------|--------------------|-----------|-----------|-----------|----------|
| 6. The County shall establish appropriate conditions of approval in conjunction with those uses which are significant noise generators that establish standards for setbacks, hours of operation, landscaping, and other types of buffers. | M-1.3 | RMA | ■ | | | |
| 7. The County shall amend the site plan review procedures as set forth in the Tulare County Zoning Ordinance to include "mountain area design review", which will be used to evaluate the architectural and aesthetic qualities of commercial, multiple family, and other high intensity land uses in the mountain environment. Design review considerations shall include but not necessarily be limited to the following: a. Architectural, b. Exterior finishes (for example, materials), c. Landscaping, and d. Aesthetic compatibility in the environment. | M-1.3 M-1.17 | RMA | | ■ | | |
| 8. The County shall monitor the adequacy of the existing snow removal practices and, if appropriate, modify such practices to provide additional services to areas in need. | M-1.4 | RMA | ■ | | | |





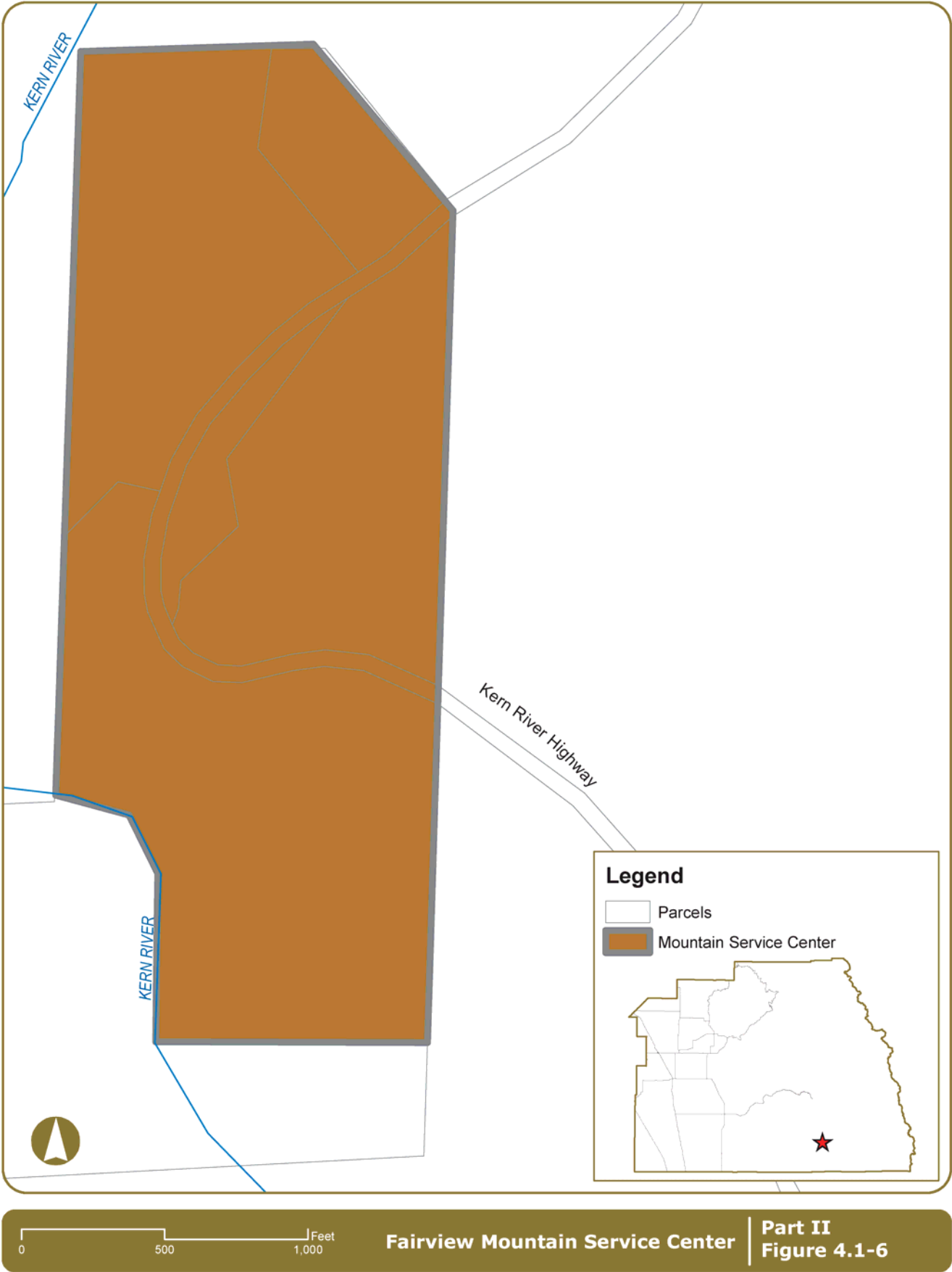


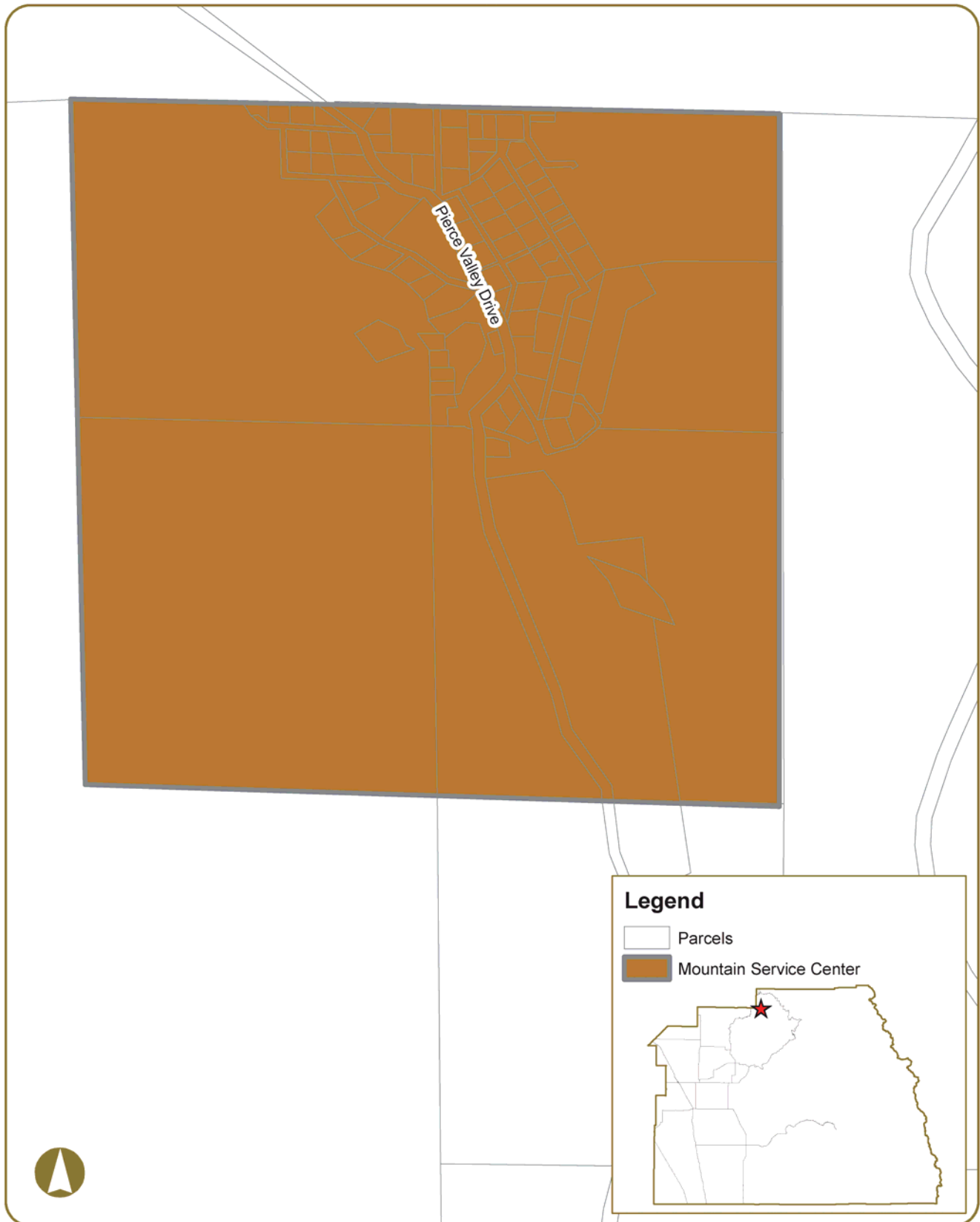


0 750 1,500 Feet

California Hot Springs/Pine Flat Mountain Service Center

Part II
Figure 4.1-5

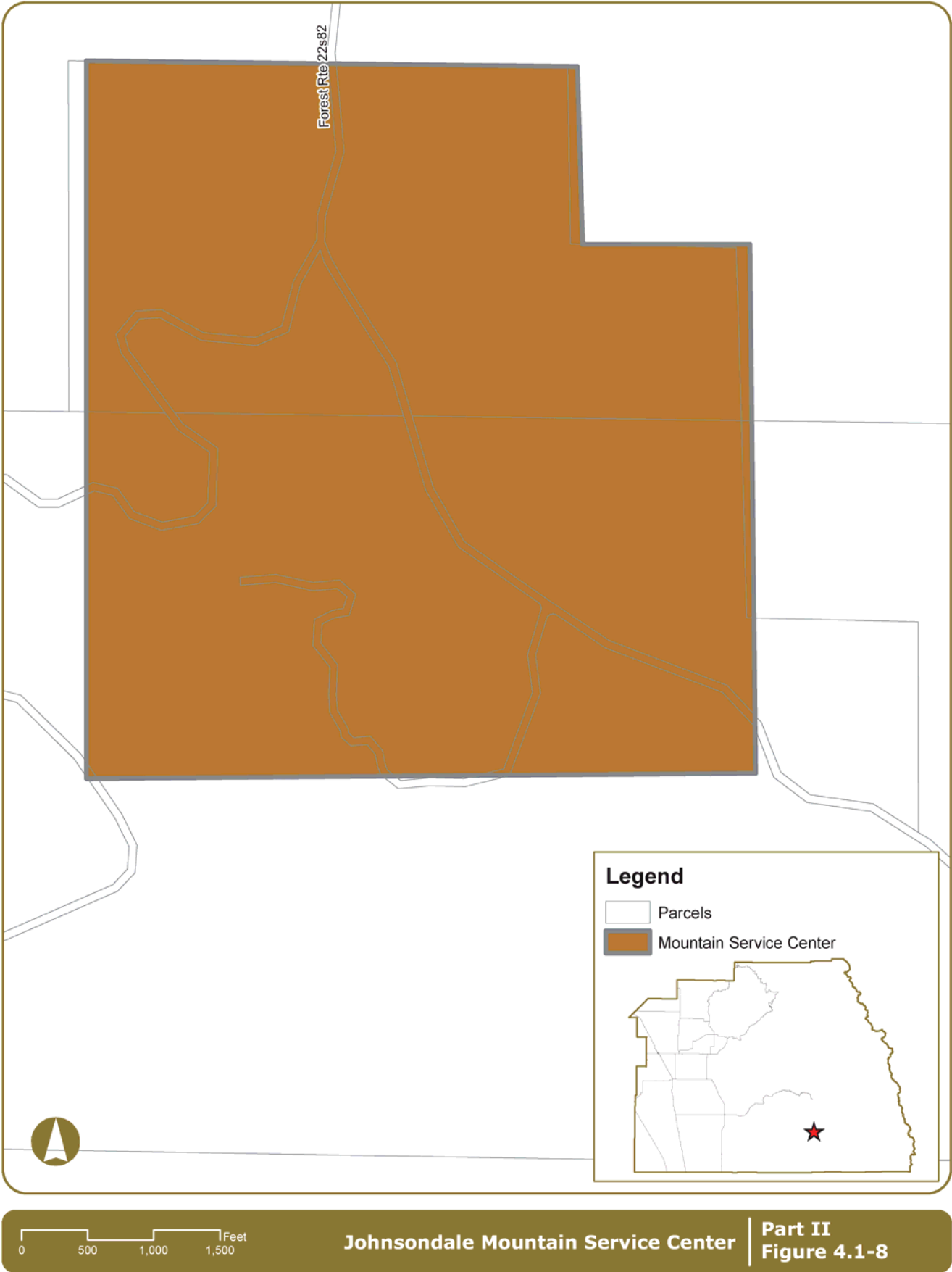


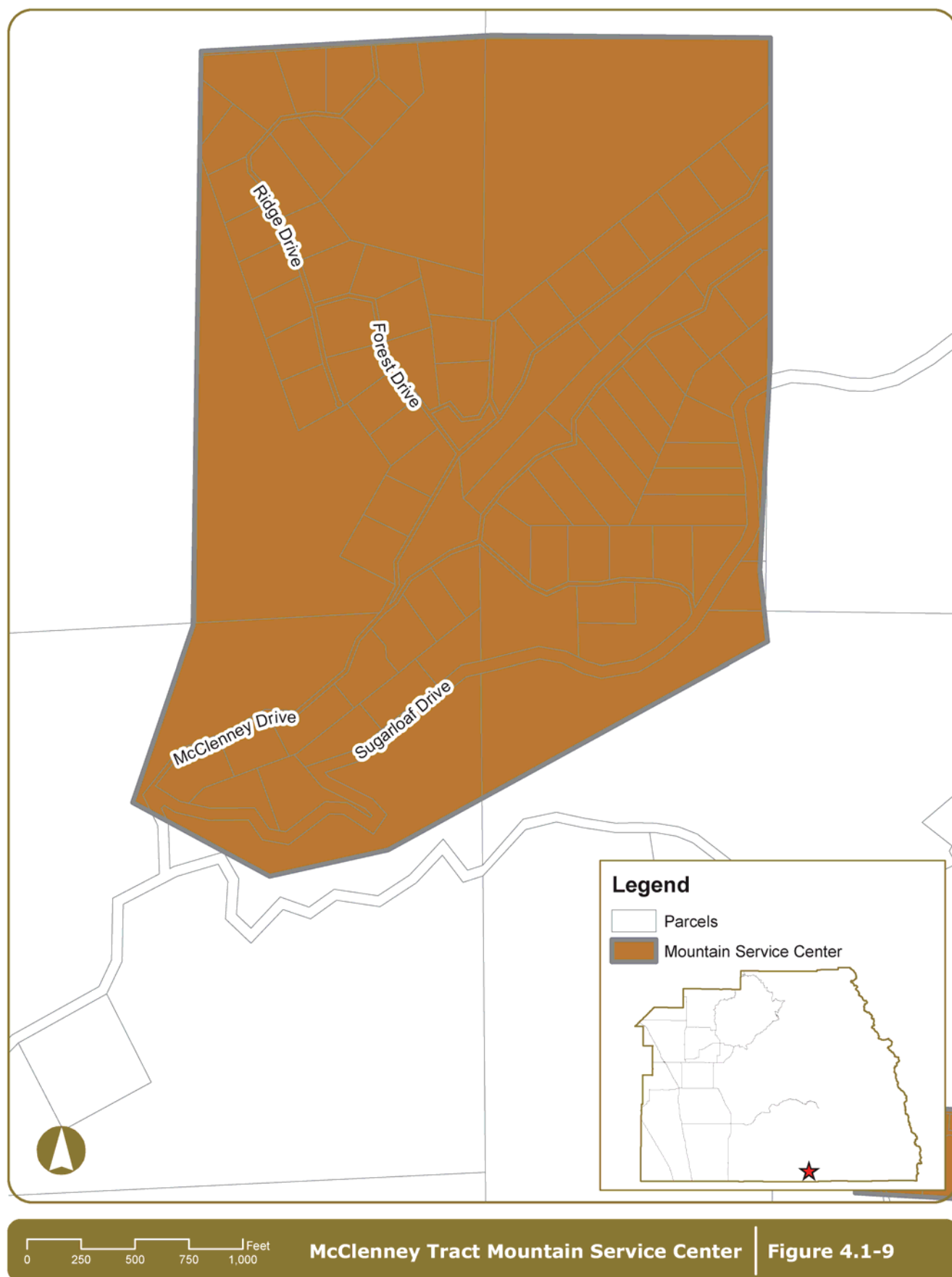


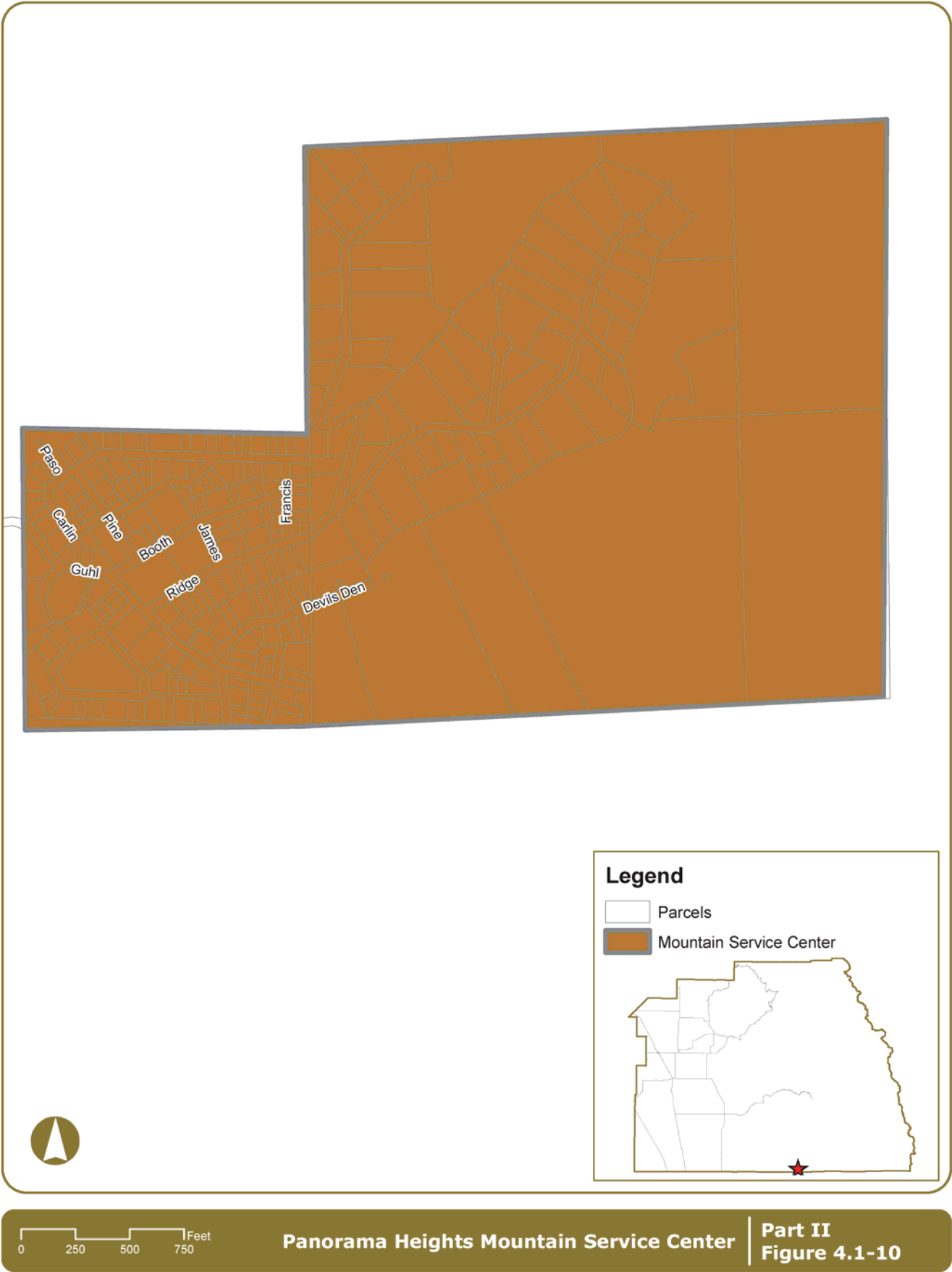
0 500 1,000 Feet

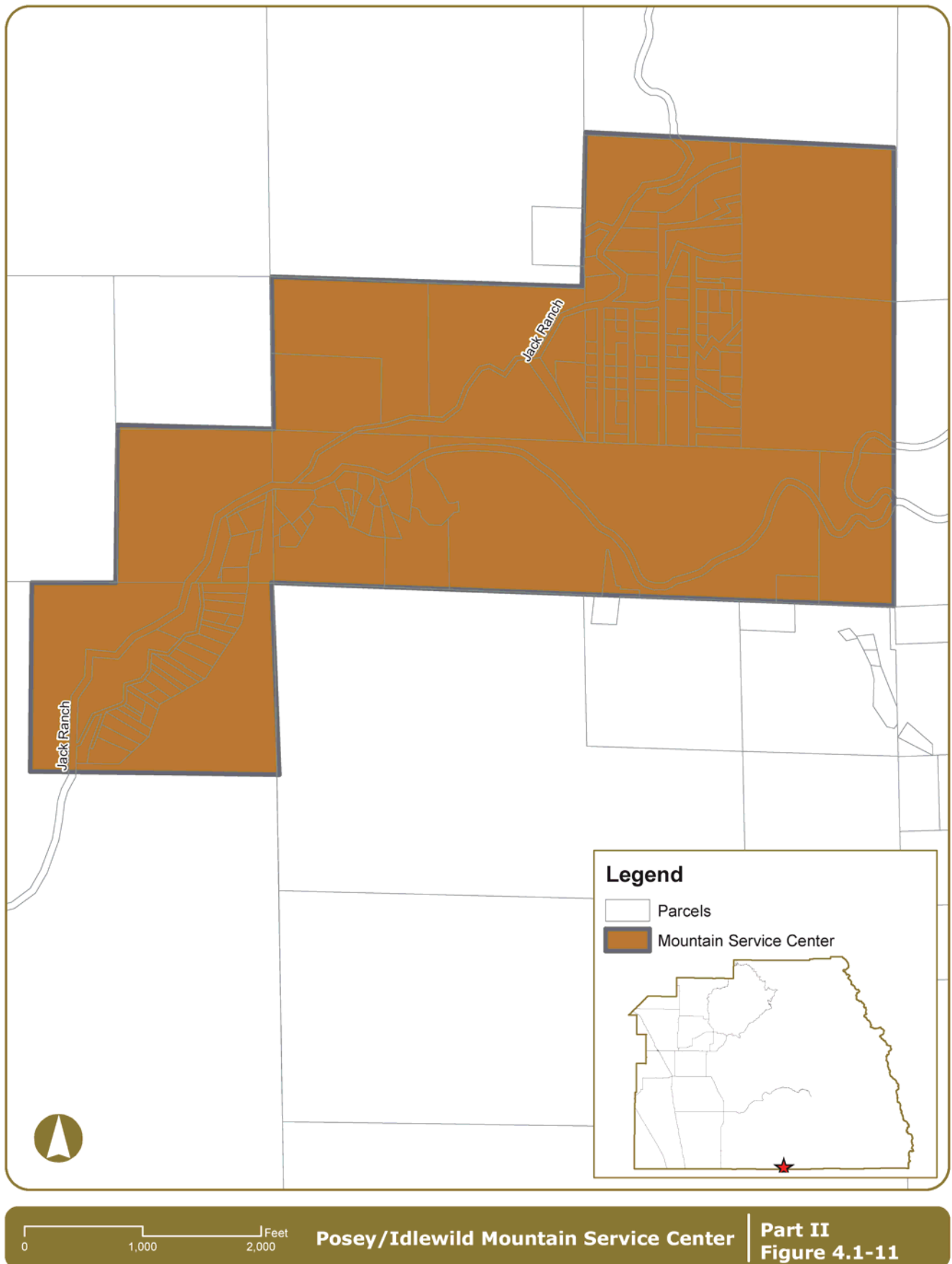
Hartland Mountain Service Center

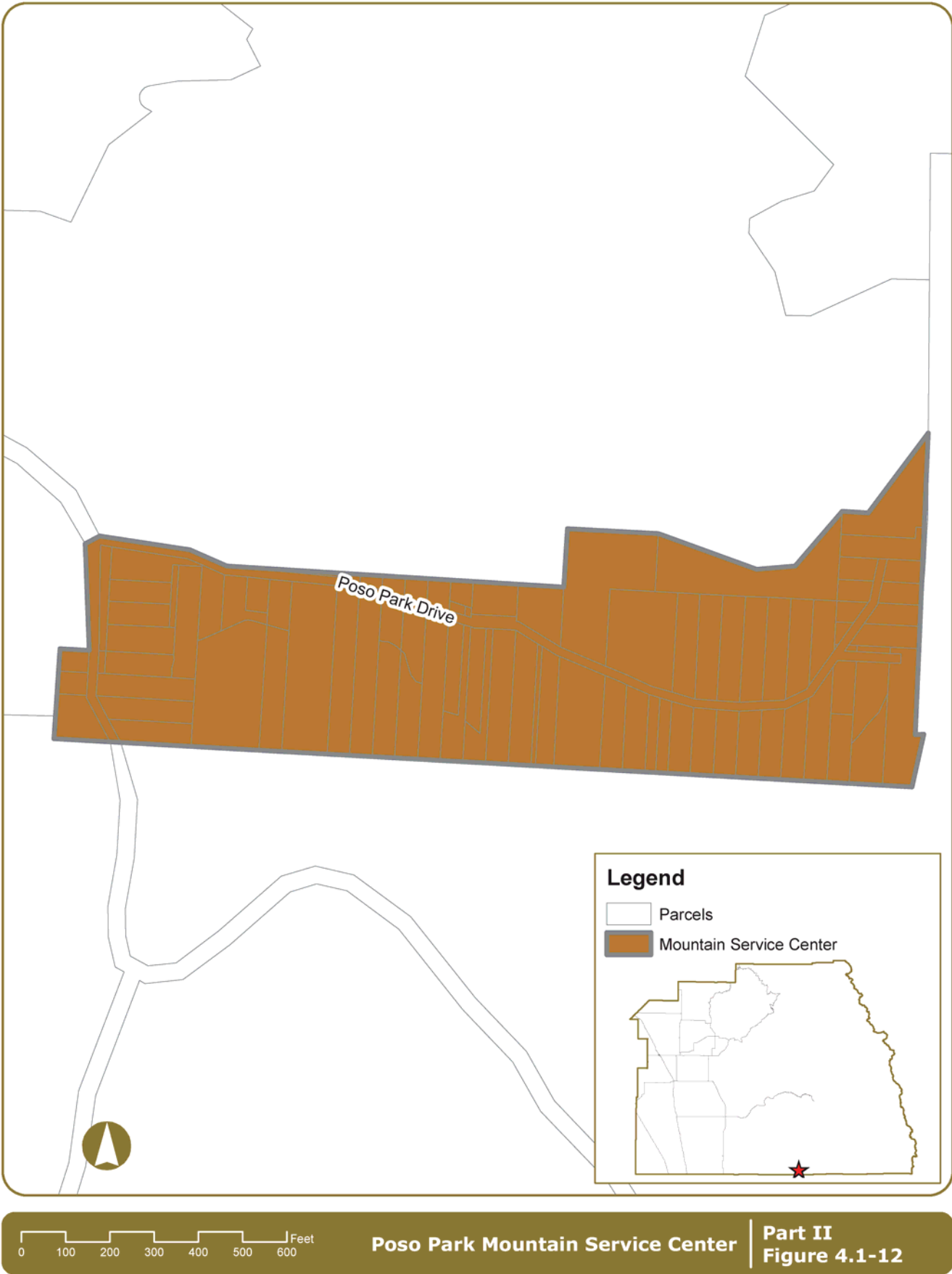
Part II
Figure 4.1-7

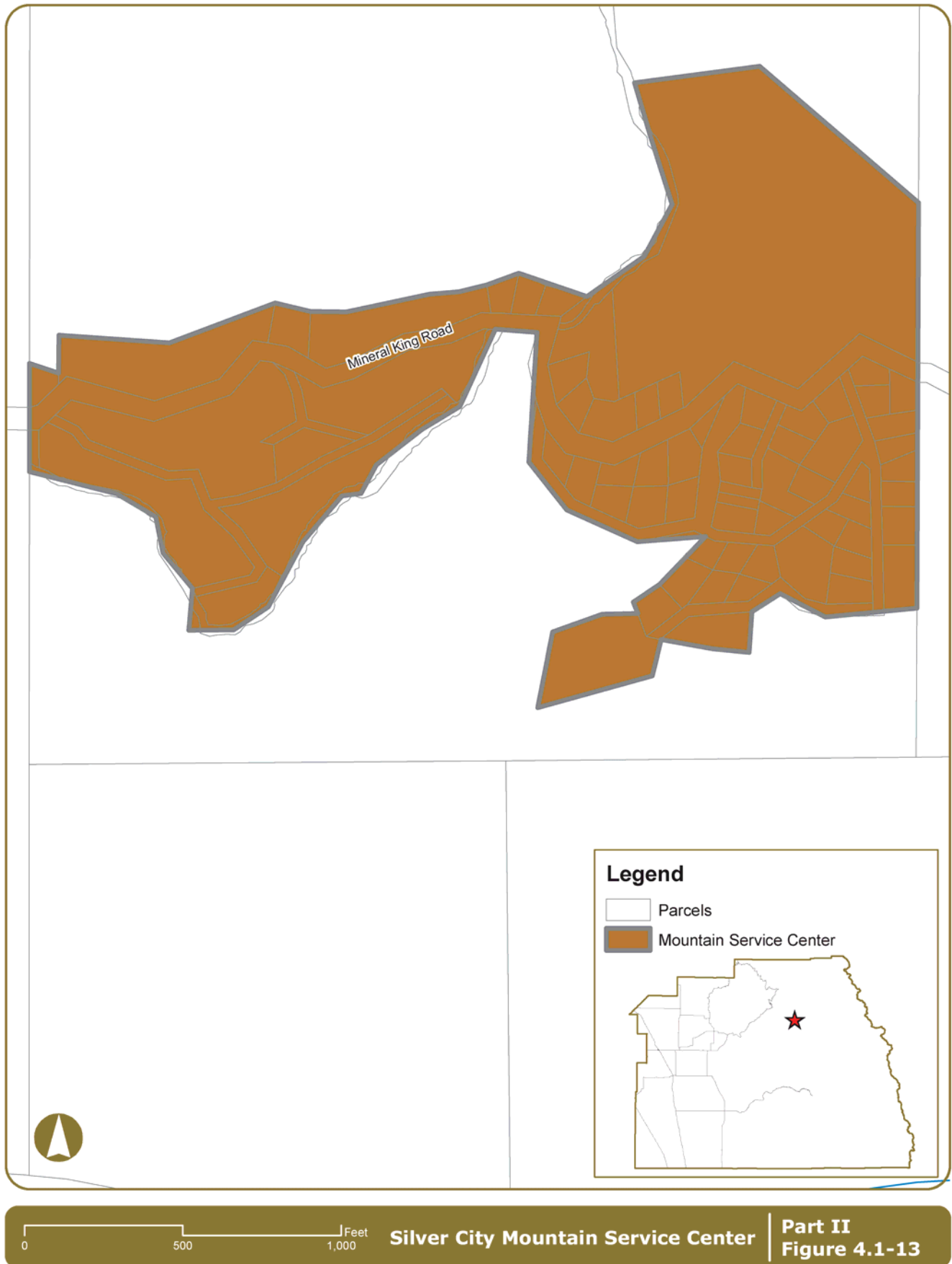


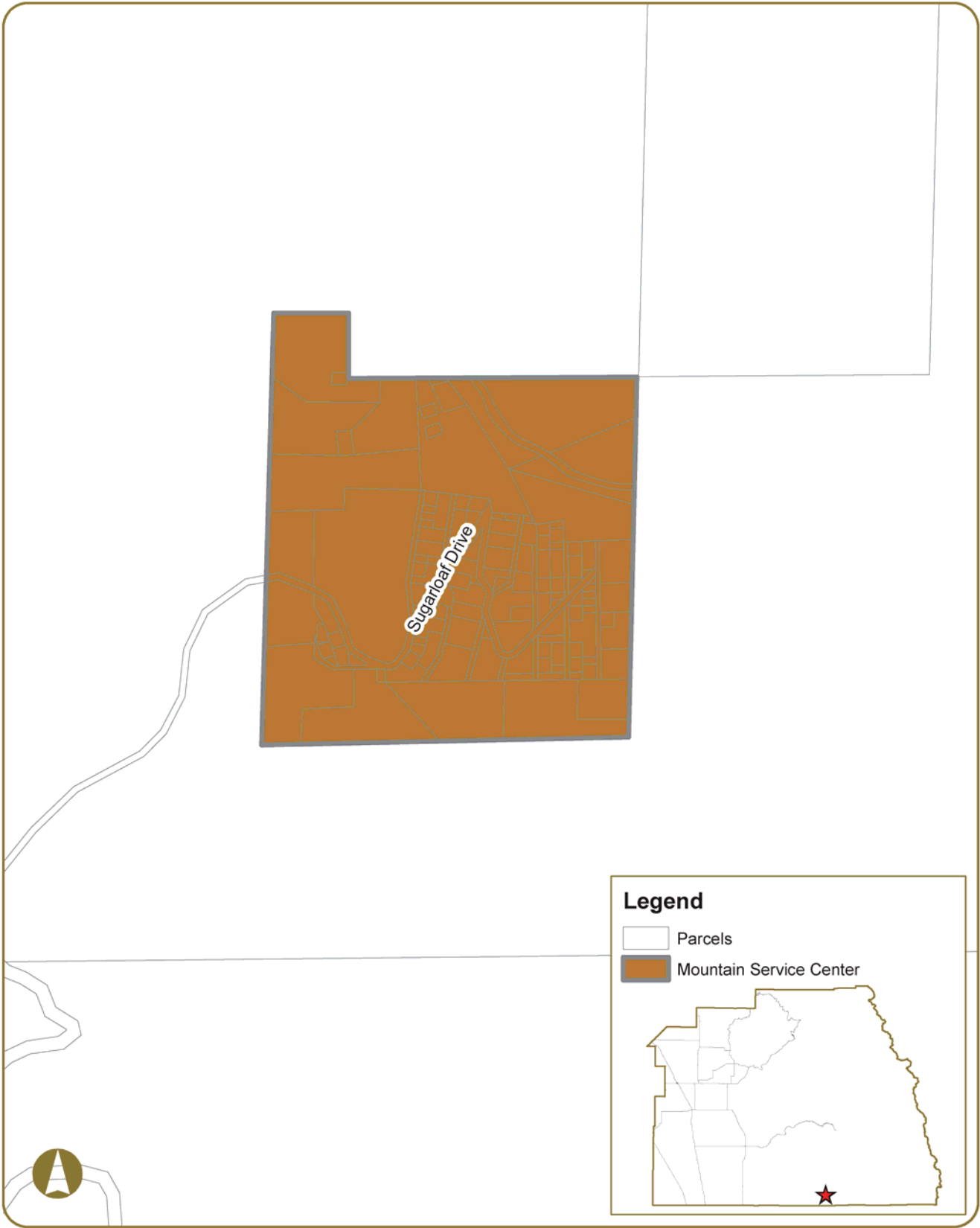




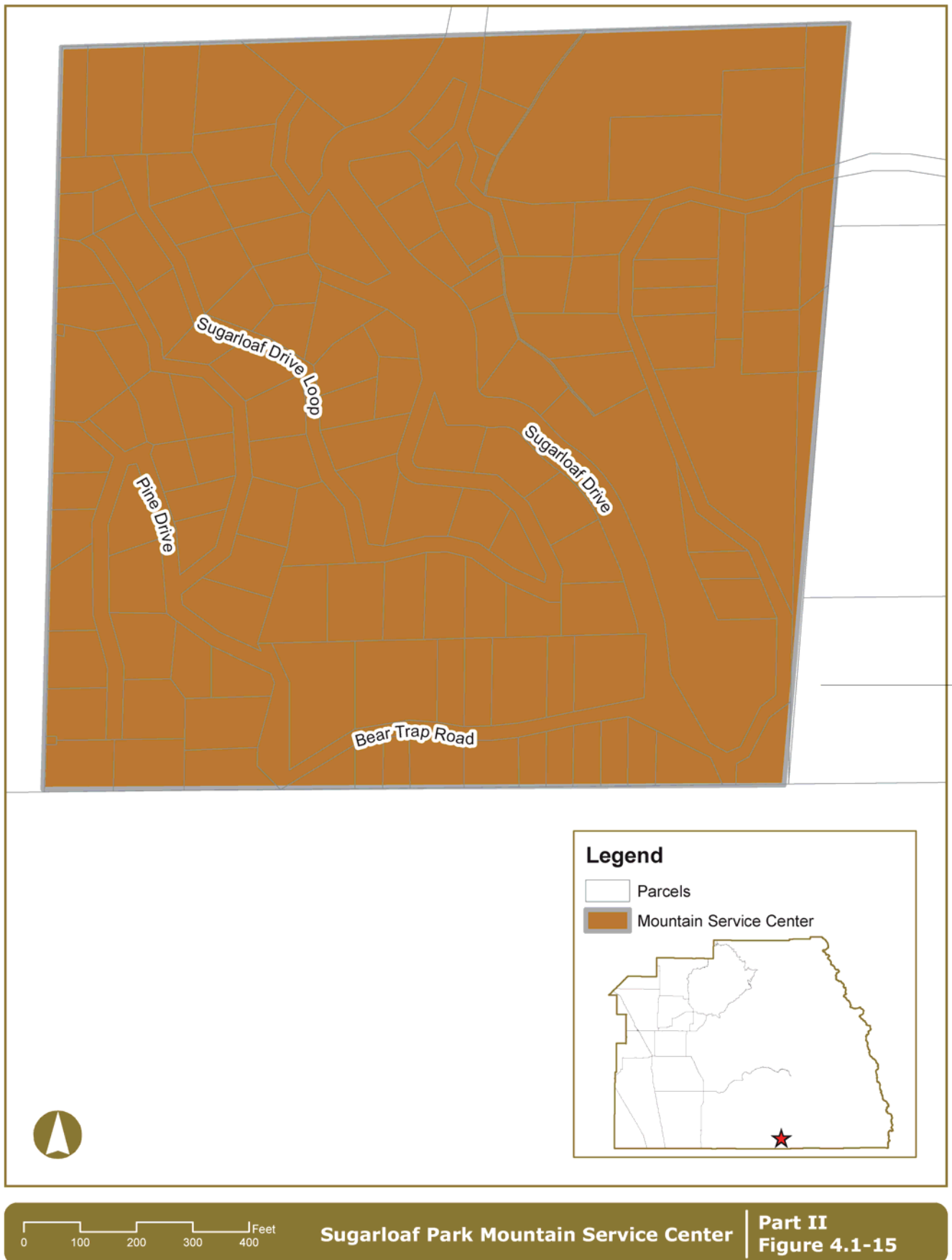


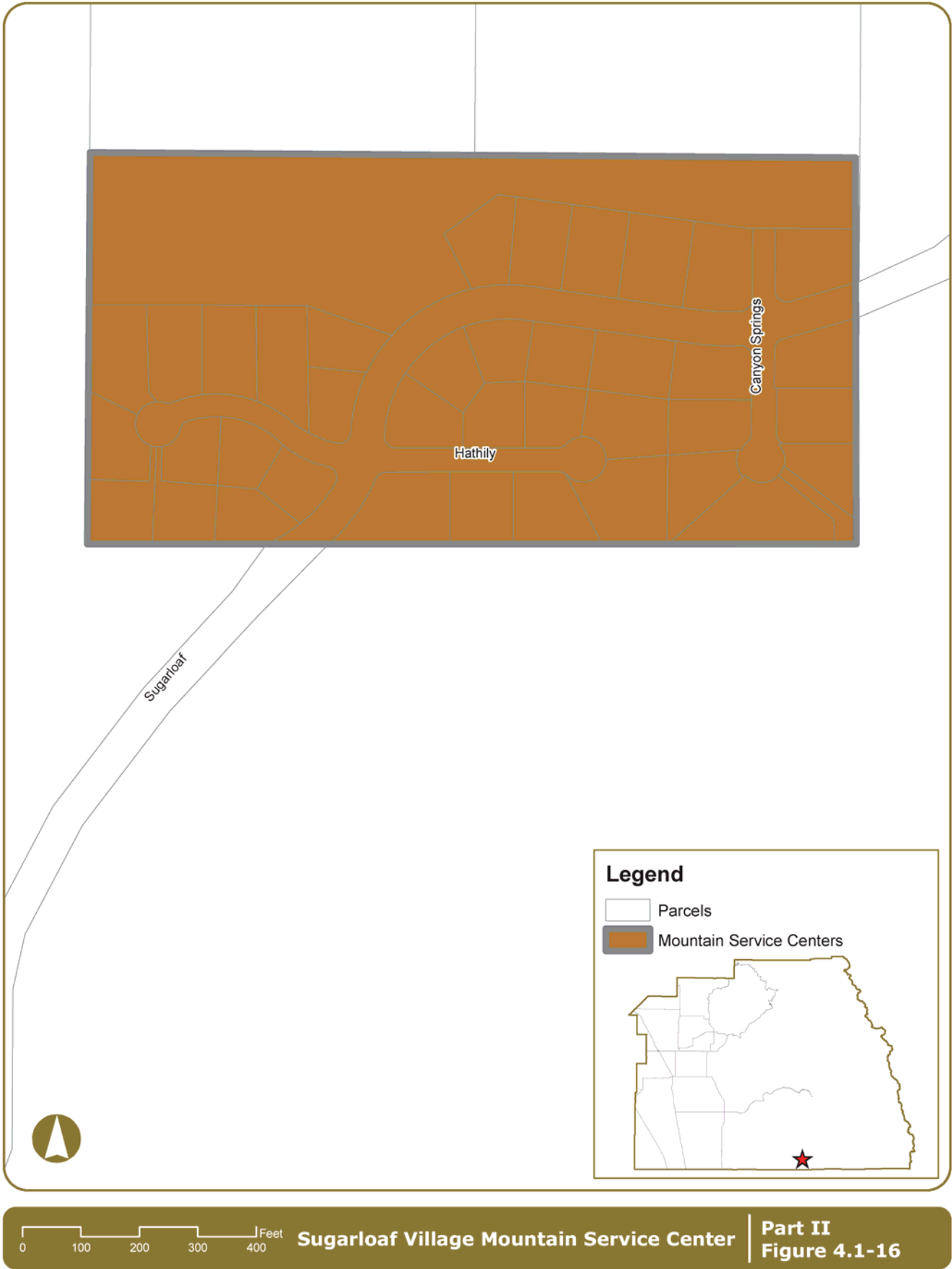


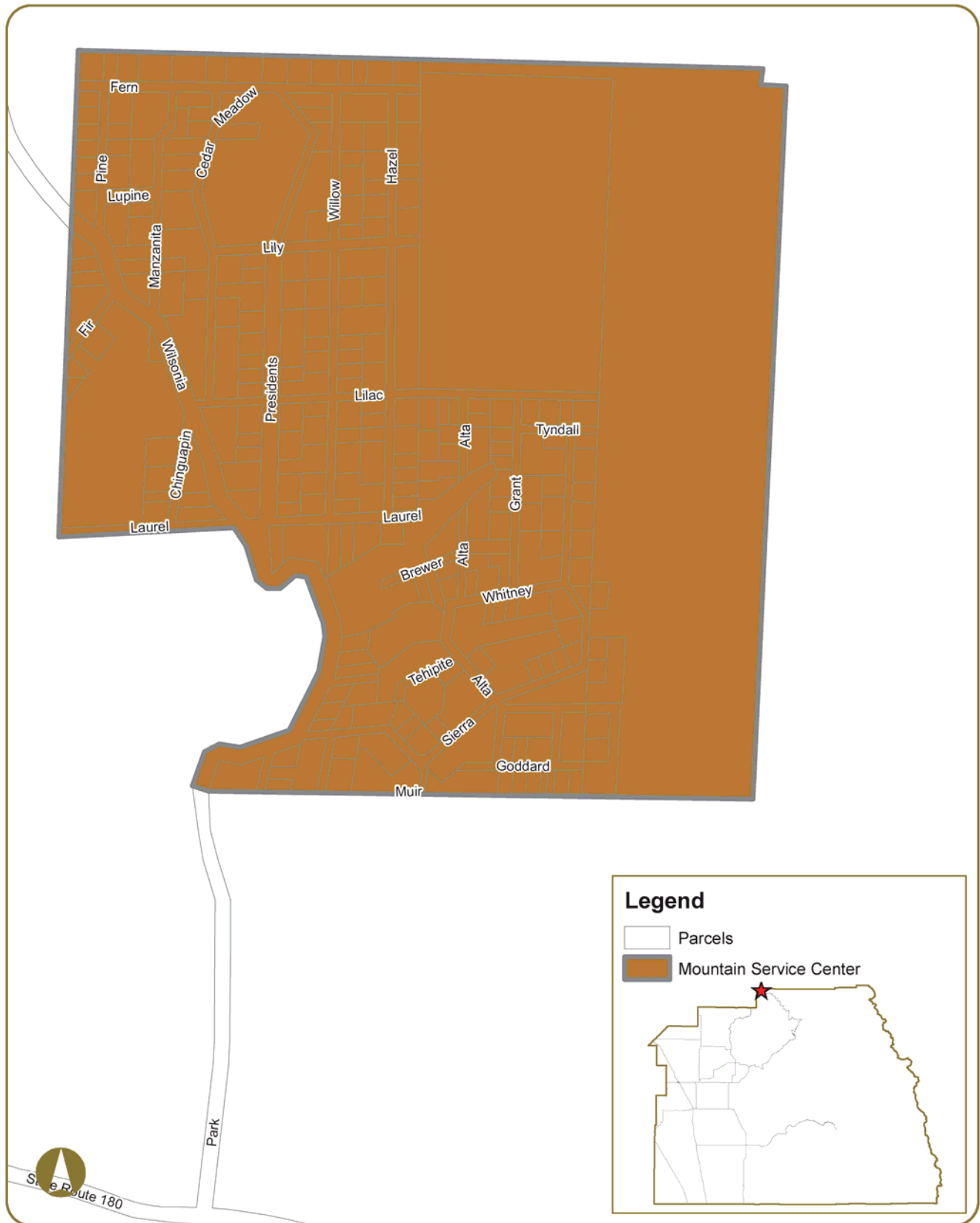




0 100 200 300 400 500 600 Feet **Sugarloaf Mountain Park Mountain Service Center** **Figure 4.1-14**







0 500 1,000 Feet

Wilsonia Mountain Service Center

Part II
Figure 4.1-17