

Three Rivers: Plan Analysis and Recommendations Including an
Environmental Justice Addendum

A Senior Project

presented to

The Faculty of the City and Regional Planning Department
California Polytechnic State University, San Luis Obispo

In Partial Fulfilment

of the Requirements for the Degree

Bachelor of Science in City and Regional Planning

by

Gerardo Arregui

June 2023

Project Advisor Professor Keith Woodcock

© 2023 Gerardo Arregui

Table of Contents

Preamble.....3

1.Introduction.....4

2.Community Plan Analysis.....9

3.Community Plan Recommended Format and Content.....11

4.Three Rivers Environmental Justice Addendum.....15

List of Figures

Figure 1.1: Three Rivers Reference Map.....4

Figure 1.2: Population Age Distribution.....5

Figure 1.3: Race and Ethnicity.....6

Figure 1.4: Educational Attainment.....6

Figure 1.5: Household Income.....7

Figure 4.1: Three Rivers Pollution.....17

Figure 4.2: Indicator Scores for Three Rivers.....18

Figure 4.3: Three Rivers Transportation Limitations.....21

PREAMBLE

Three Rivers Community Plan Update Recommendations

This document serves as a comprehensive analysis and recommendation for revisions of the Three Rivers' Community Plan. The Three Rivers Community Plan was developed in 2018 by the Tulare County Resource Management Agency over the span of 19 years and many community meetings with Three Rivers residents. The Three Rivers Community Plan acts as a policy document to provide policies and programs to help guide the decision-making process and achieve community aspirations in Three Rivers.

Organization

The documentation for the Three Rivers Community Plan Update Recommendation is as follows:

1. Introductory information of the Three Rivers Community
2. Analysis of the Three Rivers Community Plan
3. Recommended Format and Content of the Three Rivers Community Plan
4. Environmental Justice Chapter for the Three Rivers Community Plan

Outcomes

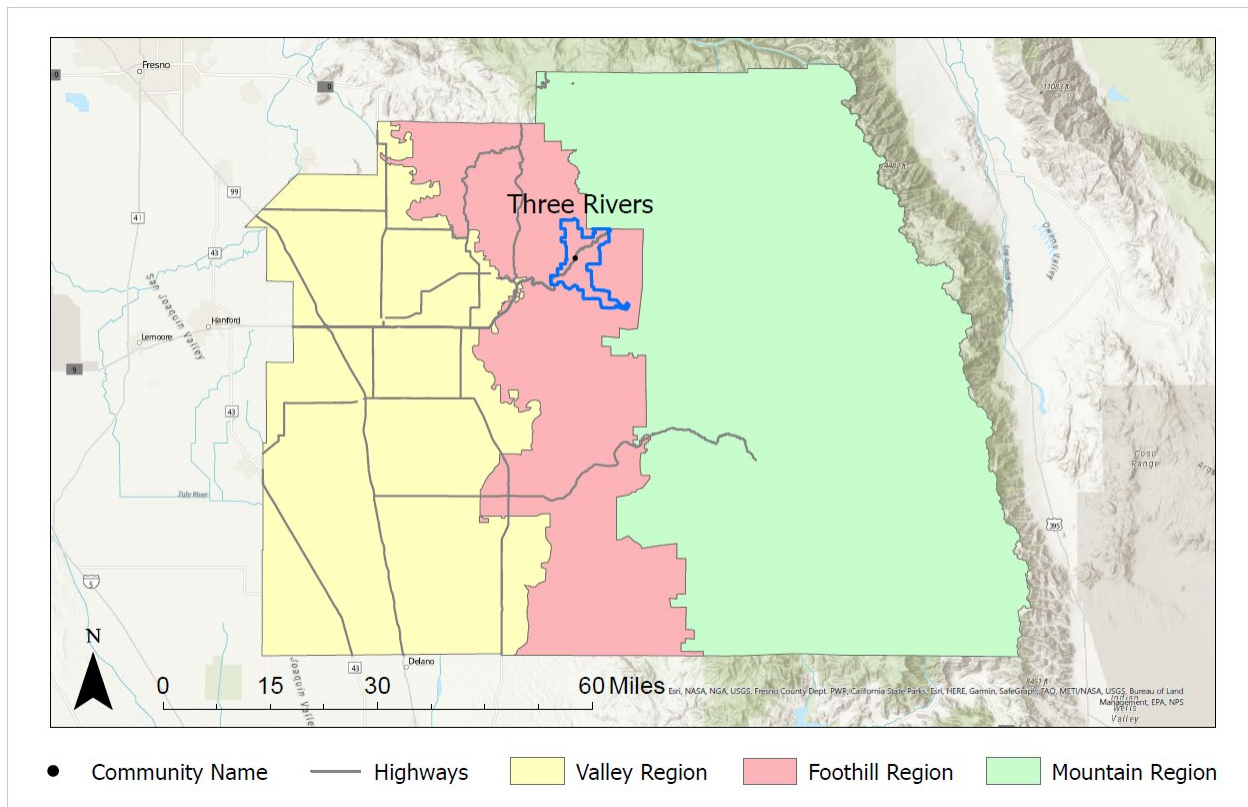
This document examines the existing Three Rivers Community Plan in order to find shortcomings, missing information and to recommend appropriate format and content for future iterations. The final section of this document has been designed to be a model for the Environmental Justice section for the Three River's future community plan update because the current plan is silent on this topic.

1. INTRODUCTION

Setting

The Three Rivers community is in Tulare County about 25 miles east of Visalia California (Tulare County Office Location) and about 15 miles west of the Sequoia National Park. See figure 1.1 below. Three Rivers is in the foothill region between the California valley and mountain regions. Three Rivers is a unique community because it is referenced as a gateway community to the Sequoia National Park and Kings Canyon National Park. Much of Three Rivers' land area is not developed due to large slopes and rocky soil types. Only a small percentage of land within Three Rivers is built out, primarily along State Route 198 and the Kaweah River. With a population of about 2,000 residents, Three Rivers is a small vibrant town that is within an environmentally rich region of California that residents are proud to live in.

Figure 1.1: Three Rivers Reference Map

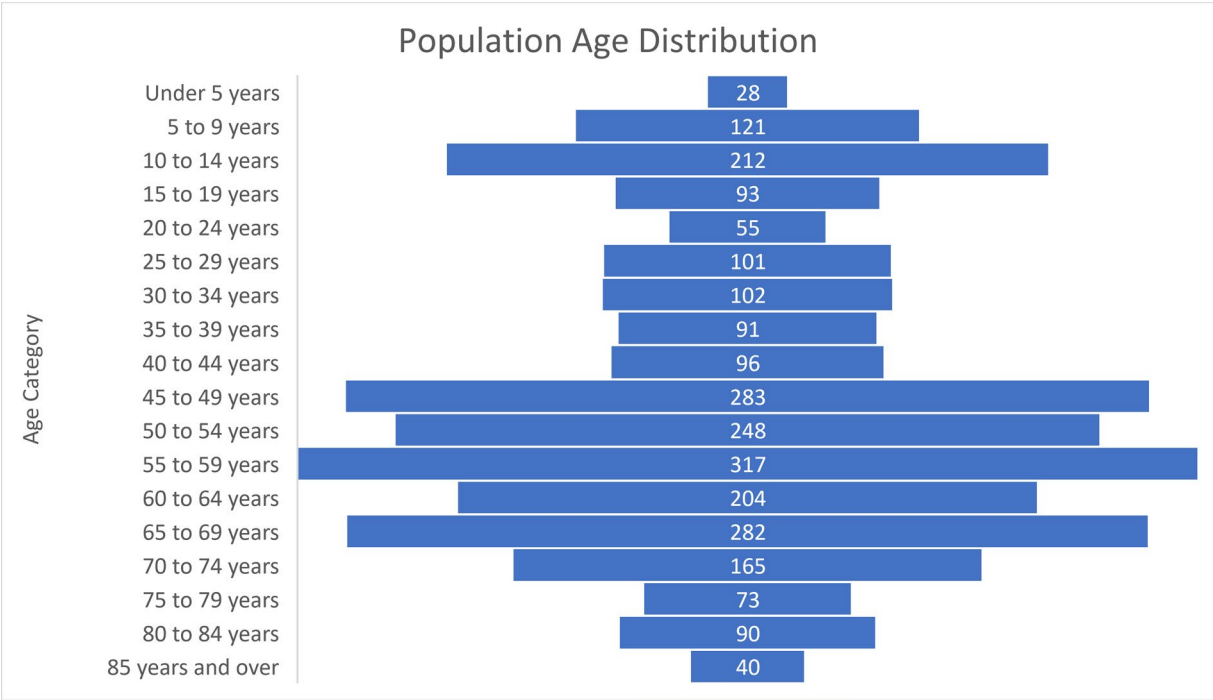


Source: ArcGIS Pro

Population and Age

In 2020, Three Rivers had a population of 2,053 residents, a reduction from 2,182 residents in 2010, which constitutes a 6 percent decrease in residents over the span of 10 years, an average of 0.6 percent decrease per (US Census 2020). Three Rivers is home to many older individuals as 87 percent of the population is over the age of 40. With 46 percent of individuals being between the ages of 40 and 59, it appears that based on its Population Age Distribution, Three Rivers will see a large increase in Senior Citizen population within the near future. With only 13 percent of residents being under 40, Three Rivers has a small children population signifying there is a small number of families. See Figure 1.2 below.

Figure 1.2: Population Age Distribution

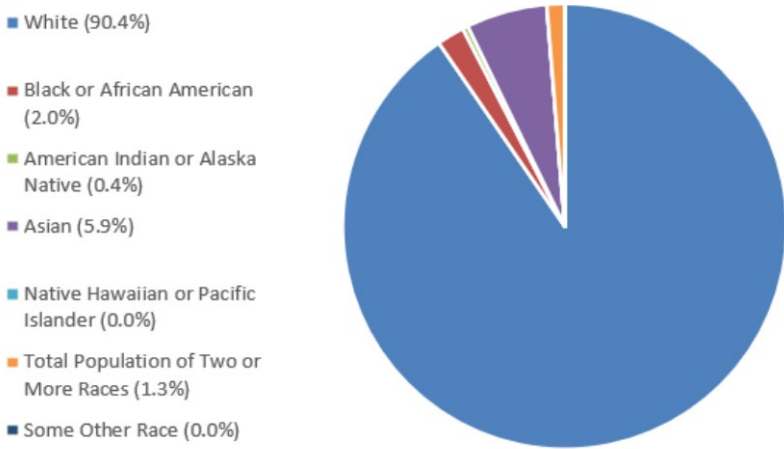


Source: American Community Survey

Race and Ethnicity

Three Rivers is a predominantly White community as over 90 percent of residents are White – non-Hispanic. The Asian population the next largest group of individuals, at six percent. Blacks, Native Americans, and Pacific Islanders combined account for 2.5 percent of the residents. The remaining 1.5 percent of the residents belonged to two or more racial identities. Of the entire population, 7.5 percent of residents identify as Hispanic. See Figure 1.3 below.

Figure 1.3: Race and Ethnicity

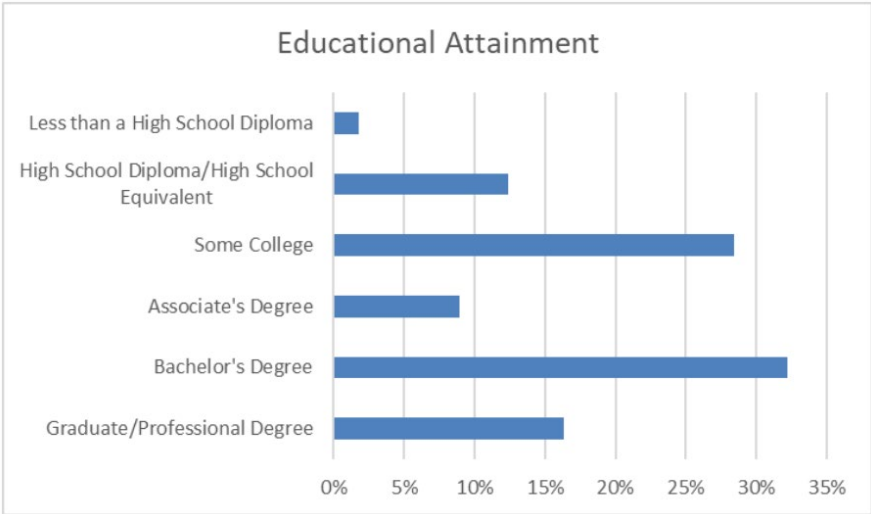


Source: American Community Survey

Educational Attainment

Three Rivers is a well-educated community as shown in Figure 1.6. Over 98 percent of Three Rivers residents have a high school diploma, leaving only two percent of the population who do not have a high school diploma. About 85 percent of Three Rivers residents have been to college and about 50 percent have earned a college level degree, percentages which exceed state figures. See Figure 1.4 below.

Figure 1.4: Educational Attainment

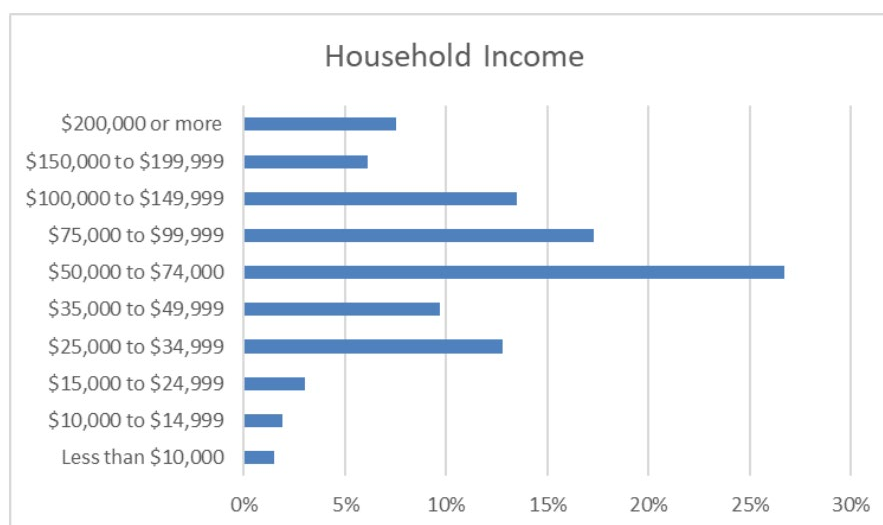


Source: American Community Survey

Household Income

About 27 percent of Three Rivers households make between \$50,000 and \$74,000 annually, making it the largest income range in the community. Nearly 30 percent of Three Rivers households make over \$100,000 annually. The median income in Three Rivers is approximately \$72,000. About 90 percent of households in Three Rivers earn \$25,000 or more, topping out above \$200,000 a year. See Figure 1.5 below.

Figure 1.5: Household Income



Source: American Community Survey

References

- U.S. Census Bureau. (2020). *Race, 2020 DEC Redistricting Data (Public Law 94-171)*. Retrieved from <https://data.census.gov/table?q=Three+Rivers+CDP;+California&tid=ACSDP5Y2021.DP05>
- U.S. Census Bureau. (2021). *Demographic and Housing Estimate, 2021 American Community Survey 5-year Estimates Subject Tables*. Retrieved from <https://data.census.gov/table?q=Three+Rivers+CDP;+California&tid=ACSDP5Y2021.DP05>
- U.S. Census Bureau. (2021). *Educational Attainment, 2021 American Community Survey 5-year Estimates Subject Tables*. (2021). Retrieved from <https://data.census.gov/table?q=Three+Rivers+CDP;+California&t=Educational+Attainment&tid=ACSST5Y2021.S1501>
- U.S. Census Bureau. (2021). *Income in the Past 12 Months, 2021 American Community Survey 5-year Estimates Subject Tables*. Retrieved from <https://data.census.gov/table?q=Three+Rivers+CDP;+California&t=Income+and+Poverty&tid=ACSST5Y2021.S1901>

2. COMMUNITY PLAN ANALYSIS

Organization Analysis

The Three Rivers Community Plan was developed over the span of a 19-year period between 1998 and 2017, with most of the work for the plan completed between 2014 and 2017. Progress in completing the Community Plan was slow due to the County halting progress due to focused efforts on other projects. With so many spurts of efforts to complete the general plan, there were several years of stagnant progress throughout the entirety of the plan development. It appears that these halts in the progress can be associated with the many organizational inconsistencies found in the Three River's Community Plan.

The Three Rivers Community Plan features dense information about the Three Rivers community profile. The Three Rivers Community Plan appears to have some logical flow issues throughout leading to information being in irrelevant and confusing locations. The Community Plan is organized in sections, not clearly identified in the navigation bar in the County's website, which include:

- Executive Summary
- Background Report
- Plan Update
- Policy plan
- Existing Land Use
- Opportunities and Constraints
- County Economic Development
- Vacation Rentals
- Land Use and Zoning District Update
- Circulation
- Complete Streets
- Plan Performance

The following is a discussion of various logical flow issues, irrelevant information, and missing information within the Three Rivers Community Plan.

Sustainability

The Sustainability subsection of the Three Rivers Community Plan is in the Plan Update section between the community outreach subsection and the urban development boundary subsection of the community plan. This section mainly references Tulare County's Climate Action Plan (CAP) and Multi-Jurisdictional Local Hazard Mitigation Plan policies and how they meet government code for climate adaptation and resiliency. Not only is the location of this information confusing, but the information appears to be irrelevant because there is no specific information about sustainability in Three Rivers. This section also contains a policy framework which is not referenced in the relevant general plan policies for Three Rivers.

Urban Development Boundary

The urban development boundary section of the plan is located after the sustainability section which does not follow a logical flow because this introductory information ought not be presented in the middle of the plan. A better fit for this information would be in the introduction of the plan where all other foundational information about Three Rivers is located.

Opportunities and Constraints

The opportunities and constraints section is located near the end of the Three Rivers Community Plan. This location appears to be confusing as it is located several sections after the policy plan and community plan update section. The purpose of the opportunities and constraints is to create a general framework of positive and negative aspects of a community towards development through community outreach and research. Though this section mentions that the community members guided the process for determining opportunities and constraints, the placement of nearly 100 pages after the community outreach section creates an organizational inconsistency.

Policy Plan

The policy plan section of the community plan references the various goals, objectives, policies, and implementation measures that will govern development decisions in Three Rivers. Because the community plan has not been organized by each general plan topic with their own policies, specific policies for each element topic are overlooked in the policy plan. Having clear chapters for each general plan topic is ideal because it would allow the community plan to flow from background information to community outreach findings to the policy formation of that specific element. This would also create a policy framework that does not omit or overlook any general plan element topic. An explanation of recommended chapter development is discussed in Section 3 of this document.

Circulation Element

The circulation element is one of the final sections in the community plan which does not constitute a logical location for this section as it is located after the policy program. The circulation element section is the only general plan element that has its own section in this community plan and that has the term: element. A separate section for complete streets is located after the circulation element. This complete street section follows a completely different format than other sections in the community plan as it has its own goals and objectives that are not in the policy program for Three Rivers or implemented within the overall Tulare County policy overview section. This creates inconsistencies in section development and creates an inadequate policy program because it omits the complete street goals and policies related to circulation.

Environmental Justice

The community plan does not cover environmental justice issues within any section of the Three Rivers plan. The policy section also does not have goals or policies related to environmental justice within Three Rivers. The plans lack any review or analysis of potential environmental justice issues within Three Rivers.

Limitations of the Three Rivers Community Plan

Three Rivers is an unincorporated community within Tulare County. This means that before the community plan, the County's general plan was the only document that governed the land within Three Rivers. The development of the Three Rivers Community Plan by the County was to focus on land use and circulation. This explains why the community plan has a specific chapter for circulation however it is unclear why there is not one for land use. The main limitation regarding the plan is that it is limited in scope by design. As also explained by the 19-year period taken to develop the community plan, the County only focused on land use and circulation due to funding higher property projects. By only focusing on land use and circulation, this means that the County-wide general plan for every other element will govern this community. To have a community plan that governs the community in its entirety, it must incorporate all elements of a general plan within the community plan. This requires more extensive analysis of the community through each element's lens.

3. COMMUNITY PLAN RECOMMENDED FORMAT AND CONTENT

The Three Rivers Community Plan has many organizational inconsistencies with chapter development and location which creates difficulty in navigating and understanding the plan. The following discusses the recommended format and content for a more cohesive community plan.

1. Executive Summary:

This focus of this section of the plan is to introduce the Three Rivers community and summarize each element chapter by explaining its relevance to the community. It is best that the complete policy plan be included at the end of the executive summary.

2. Introduction to Three Rivers:

The introductory chapter of the of the plan is recommended to include a more thorough community introduction. It is recommended that this section include location, climate, and demographic information. The introduction is a suitable location to input information on the purpose of the Three Rivers community plan so readers can understand the purpose of a community plan. It is recommended that this subsection include that the need for community plan is required to plan for a community with unique characteristics which the County general plan cannot capture. The introduction will end with short descriptions of the elements included in the community plan.

3. Community Planning Process:

This section of the plan needs to provide information on the overall planning process methods used to create the community plan. Information to be included: research methods and content as stated per the Office of Planning and Research for creating each element chapter. There also needs to be a section on the community outreach conducted throughout this planning process by explaining why community involvement is important and how was it was conducted to help phase the development of the plan based on community involvement outcomes. A method for phasing the plan development is to gather community information, prepare material for community involvement, perform community outreach and analyze feedback results. It is best that this process be conducted several times to help with the phasing of the community plan with community goals in mind. Community involvement materials of each meeting and summarizing data are to be included in the Appendix to provide transparency of the results.

4. Conditions and Factors of Growth

This section includes information on the conditions and factors that influence population and economic growth in the community of Three Rivers. This section should also include the growth projections for 2040 for population, jobs and housing units. This section should also go over opportunities in Three Rivers,

such as vacant lots and underdeveloped properties, and constraints such as growth within the community planning area, fire hazards areas, steep slope areas, flood zones, soil types and faults. Opportunities and constraints can be best described with maps that provide a visual representation of these qualities in the Three Rivers community. This section will help to develop the extent of potential growth scenarios for the future of Three Rivers based on community values. It will also help with creating policies with quantitative characteristics.

5. Element Sections

It is important that each general plan element has its own chapter within the community plan which describes the specific details of the Three Rivers regarding that topic. These chapters include:

- Land Use
- Housing
- Circulation
- Air Quality
- Safety
- Environmental Justice
- Economic Development
- Conservation
- Open Space
- Noise
- Health
- Public Facilities
- Sustainable Agriculture
- Community Design

Individual Chapter Organization

Of importance is that each of the plan element chapters follow a consistent format and include information recommended by the office of Planning and Research General Plan Guidelines.

Introduction:

The introduction of the element and how it relates to the community of Three Rivers.

State Regulations

Identify the regulations behind the development of a particular element chapter of the community plan. These regulations are summarized by the Office of Planning and Research in their General Plan Guidelines publications. Each element will have a different parameter of what content is required because of the unique aspect of each element topic.

Existing Conditions

Information regarding the existing conditions of the element chapter will be in the existing conditions section. This section will explain all the information required by state regulations. Maps, graphs, and tables are typically used to convey much of the information about existing conditions. These figures will help to give a visual representation of the information that is being discussed.

Community Outreach

Summarized information from community outreach for each element will be in their respective chapters. The Community Planning Process chapter of the plan will have showcased general community goals and aspirations from community feedback. This section will go into the discussion of specific goals, aspirations, and concerns community members have regarding the specific element. This information will be vital to forming the community vision for each element which will collectively help form the vision for the future of their community.

Policy Plan

Goals, objectives, policies, and implementation programs will be in each general plan element section to form the policy plan. The combination of each section's policies will create the overall policy plan that will govern the community. The community outreach conducted will directly impact the development of the policies for each element and the overall policy plan. It is important to note that the policy plan within a community plan is designed to meet the unique needs of this community. The County-wide policy plan within the General Plan still governs the community. However, when the policies of the community plan are more restrictive or specific, the community plan policy will apply.

6. **Preferred Development Alternative**

This section of the community plan will tie together all the information gathered from research and community outreach of each general plan chapter topic to create a more concrete image of what Three Rivers residents want the future of their community to accommodate which includes future land use patterns, housing type and density, and employment opportunities and locations. Community research along with the consensus of the community will form the Three River's Preferred Development Alternative.

Research

The research conducted on Three Rivers will analyze growth trends for population, housing, and employment. The research will consist of an analysis of how Three Rivers is projected to grow. Several growth scenarios will be produced, one for historical growth, moderate growth and progressive growth. Based on community outreach, the preferred growth scenario will be developed through.

Community Outreach

The community outreach helps determine the future of Three Rivers' appearance. Community outreach allows for Three Rivers community members to provide insight, not available through research, that allows planners to understand Three Rivers from the user perspective. The preferred growth scenario, through community outreach, will allow for residents to determine the

implications for each element of the general plan, each of which is discussed individually.

Proposal

The proposal will be derived from the combination of research and community outreach conducted. Growth areas shall be determined based on research such as strength and opportunity maps to avoid fire hazards zones, steep slope areas, flood zones, and faults. These growth areas will propose to have the desired type of development, whether that be housing, commercial, open space, or public facilities based on the conclusions from community outreach. The community will specify at what density is new development desired. Such areas will be mapped and modeled for a clear picture of the desired future of the community.

Circulation improvements will also be mapped with renderings of proposed changes to the existing circulation network. Streetview renderings of growth areas shall be included to further illustrate potential future community changes. A thorough description of how the preferred growth scenario will impact each aspect of the community will be conducted.

7. Appendix

The appendix is the final section of the community plan which serves as a location for supplementary materials for reference. These supplementary items can include community outreach materials and the other development alternatives discussed during community outreach.

Community Outreach

While conducting community outreach, there will be materials used to stimulate discussions. These materials can include maps, posters, voting sheets, and other materials. The appendix will serve as a location to reference these materials.

Development Alternatives

During community outreach, other development alternatives will be discussed with community members. These other development alternatives include different proposed land uses types, densities, number of developments and locations. These alternatives are not what the Three Rivers residents want for the future of their community. These unpreferred development alternatives will be in this section for reference along with voting material showing the community's dislike of that development alternative. This information is vital for full disclosure and transparency regarding why other development alternatives were not chosen.

4. THREE RIVERS ENVIRONMENTAL JUSTICE ADDENDUM

The Three Rivers Community Plan currently does not address any environmental justice information. Therefore, this section is designed to be a model of how Tulare County may go about addressing Environmental Justice within the future community plan update. This element follows the recommended chapter format discussed above in Section 3 of this document.

Introduction

The environmental justice element prioritizes the “fair treatment of cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies” California Government Code Section 65040.12 (e). The environmental justice section of the Three Rivers Community Plan requires the involvement of a wide array of stakeholders including disadvantaged communities to ensure that policy development and implementation results in fair environmental decisions.

The goal of environmental justice is to improve the quality of life of communities disproportionately impacted from environmental issues. This is done by ensuring that future development does not disproportionately pollute a particular community.

This section of the plan provides an analysis of Three Rivers’ existing conditions, state regulations governing the development of an Environmental Justice element, and a review of the community involvement to understand community concerns and values regarding environmental justice. This element will result in the proper development of goals and policies to guide Three River’s into becoming an environmentally just and equitable community.

State Regulations

The California Governor’s Office of Planning and Research (OPR) created the General Plan Guidelines as a resource for jurisdictions to utilize when undergoing general plan adoption or revision. OPR has created a guide for every general plan element to assist jurisdictions in understanding the state regulation regarding the formulation of these plans.

The environmental Justice element is the newest element created by Senate Bill 1000 which was passed in 2016 which requires cities and counties to incorporate environmental justice policies into their general plans as a separate element or integrated into another general plan element if they meet two criterions.

Criterion 1

If a jurisdiction is adopting or updates 2 or more elements of the general plan after January 1, 2018. (Government Code Section 65302 subd. (h)(2)).

Criterion 2

If a jurisdiction has a disadvantaged community within the planning boundaries as stated in Government Code Section 65302. Based on the statutory language in the government code, a disadvantaged community is “an area identified by the California Environmental Protection Agency Pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.” (Gov. Code, § 65302, subd. (h)(4)(A)). A community can be considered disproportionately burdened by environmental pollution if a community is above the 75 percentiles of a particular pollutant.

For jurisdictions that do not meet these requirements, they are not required to adopt an Environmental Justice Element. Nonetheless, the Office of Planning and Research still recommends that an optional Environmental Justice Element be adopted to promote an environmentally just and equitable community that protects human health.

Existing Conditions

The environmental pollutant conditions within Three Rivers were analyzed using the California Office of Environmental Health Hazard Assessment’s CalEnviroScreen 4.0 Map assessment tool. This tool was designed to be used by government agencies to quantify a census tract’s environmental pollution. This tool uses a set of 21 environmental, health, and socioeconomic indicators. This data is retrieved from other government sources to produce an overall pollution percentile score and individual pollutant percentile for every census tract in California.

Figure 4.1 shows the CalEnviroScreen Map for the census tract that encompasses Three Rivers which has a pollution score of 41 which means that 41 percent of communities have less pollution than Three Rivers. Census tracts in the darker regions indicate there are more pollution burdens in those locations. Though the Three Rivers pollution burden is relatively low compared to the other communities, there are individual pollution indicators which exceed the 75th percentile threshold.

The sensitive population indicators measure the amount of vulnerable people within a community who can be more severely affected by pollution because of health or age which include:

- Asthma
- Cardiovascular Disease
- Low Birth Weights

The socioeconomic factor indicators are factors that make healthy living difficult which include:

- Education
- Housing Burden
- Linguistic Isolation
- Poverty
- Unemployment

The sensitive population and socioeconomic factor indicators both make up the Population Characteristics.

Figure 4.2 shows the breakdown of each CalEnviroScreen 4.0 indicators categorized into pollution burden indicators, and population characteristics indicators. Scores above 70 indicates that specific indicator is burdening the community of Three Rivers. These are noted in red in Figure 4.2 below.

Figure 4.2: Indicator Scores for Three Rivers

| Indicator | Score |
|-----------------------------------|-----------|
| CalEnviroScreen | 41 |
| Pollution Burden | 42 |
| Ozone | 94 |
| PM2.5 | 19 |
| Diesel Particulate Matter | 2 |
| Drinking Water Contaminants | 97 |
| Children's Lead Risk from Housing | 21 |
| Pesticide Use | 64 |
| Toxic Releases from Facilities | 15 |
| Traffic Impacts | 1 |
| Cleanup Sites | 58 |
| Groundwater Threats | 0 |
| Impaired Waters | 33 |
| Solid Waste Sites | 80 |
| Population Characteristics | 40 |
| Asthma | 19 |
| Cardiovascular Disease | 40 |
| Low Birth Weight | 85 |
| Education | 22 |
| Housing Burden | 35 |
| Linguistic Isolation | 18 |
| Poverty | 34 |
| Unemployment | 73 |

Source: California Office of Environmental Health and Hazard Assessment

Pollution Burden Indicators

The Three Rivers Census Tract scored high for three pollution burdens indicators on the CalEnviroScreen 4.0 tool which include ozone, drinking water contaminants and solid waste. These indicators can determine what environmental factors contribute to creating to disproportionate environmental impacts to a community.

Air quality in Tulare County and Three Rivers is monitored by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The CalEnviroScreen 4.0 tool indicated that ozone in Three Rivers is within the 94th percentile in the state, meaning 94% of other census tracts in California have lower levels of ozone. Ozone is the highest pollutant indicator for the Three Rivers Census Tract. Tulare County is not in attainment for ozone, it is to be expected that the Three Rivers Census tract has a pollution burden for ozone (SJVAPCD, 2022). Ozone is produced from trucks, cars, planes, trains, factories, farms, construction, and dry cleaners (OEHHA, 2022).

Water in Three Rivers is provided by personal wells and private water companies. The CalEnviroScreen 4.0 tool indicated that drinking water contaminants in Three Rivers is within the 97th percentile in the state, meaning that 97% of other census tracts in California have lower levels of water contaminants. Drinking water contaminants is the second highest pollutant indicator in the Three Rivers Census Tract. Communities in rural areas are more likely to be exposed to contaminated drinking water compared to communities in urban areas. Water contaminant sources include factories, sewage, and runoff from farms which cause chemical and bacterial water contamination (OEHHA, 2022).

Solid waste is managed in Three Rivers by Mid Valley Disposal, a private solid waste collection service in the California Central Valley. The land fill for this collection service is not within the Three Rivers area, however, there are several other solid waste sites located within the Three Rivers Census Tract. The CalEnviroScreen 4.0 indicated that the solid waste sites pollution indicator is within the 80th percentile, meaning that 80 percent of other census tracts in California have lower levels of solid waste sites. Solid waste facilities may produce odors, chemicals, and harm the environment (OEHHA, 2022). Though there are no solid waste sites or facilities directly in Three Rivers, they can have an impact to the community due to traveling on State Route 198, Three Rivers' main road, with contaminated material.

Population Characteristics

The Three Rivers census tract scored high for two population characteristic indicators on CalEnviroScreen 4.0 which include low birth weight and unemployment. These indicators can determine what population factors contribute to being more sensitive and more likely to be exposed to pollution and result in a disproportionate environmental impact to a community.

The CalEnviroScreen 4.0 tool indicated that low birth rates in Three Rivers are within the 85th percentile in the state, meaning that 85% of other census tracts in California have lower levels of low birth weights. Low birth weights are caused from a variety of reasons including in areas that lack healthcare, healthy food, and are excessively pollution from traffic, industry, or agriculture (OEHHA, 2022). Three Rivers has a major state route running through it, which is one of the main factors that contributes to ozone, so SR 198 may be a large factor contributing to low birth rates.

Unemployment in Three Rivers was within the 73rd percentile, meaning that 73 percent of other census tracts have lower unemployment rates This unemployment percentile excluding retirees, military personal, those not looking for work, students, and children. High unemployment rates can be attributed to poor health which can make it difficult to find work. People who are unemployed often do not have health insurance which in the long term can lead to chronic illnesses (OEHHA, 2022). Three Rivers has limited job opportunities within its boundaries and most employed individuals commute to the valley floor for jobs within other major cities such as Visalia.

Built Environment Characteristics

One of the limitations of utilizing the CalEnviroScreen 4.0 tool is that this resource does not consider the built environment including access to community facilities, medical facilities, grocery stores, pedestrian infrastructure, and transit. The built environment can also cause environmental justice from having limited access to the amenities. This subsection will discuss the built environment in Three Rivers.

Community facilities are services provided by local government and other quasi-public organizations which seek to improve the quality of life within a community. Community facilities and services can include recreational centers, public parks, churches and other community gathering facilities. Three Rivers currently has four churches throughout the community including the St Clair's Catholic Mission, Community Presbyterian Church, Missionary Baptist Church, and First Baptist Church. With four churches existing near each other within this community suggests that there is a large religious population. These churches serve as good locations for community events and other private events. Other gathering spaces include Three River's Memorial Building which is used for public events. Though there are various community religious and event spaces, there is a lack of other community facilities such as parks and recreational centers. Parks and recreational centers serve as facilities where residents can take their families to enjoy themselves. There are currently no formally designated parks or recreational centers in Three Rivers. This can have health implications as there are no locations where Three Rivers residents can safely exercise or visit the outdoors.

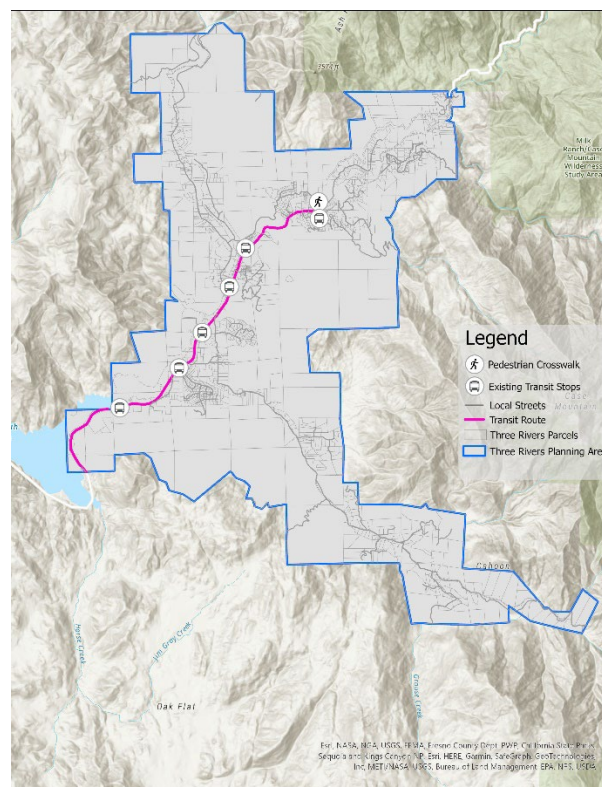
Medical facilities are services provided by private or public institutions with the intent on providing medical care to residents in a community. Medical facilities include hospitals, clinics, urgent care centers, and pharmacies. Currently in Three Rivers there is one urgent care center and one pharmacy that serves the community. One of the limitations

of this urgent care is that residents must travel to Visalia for more specialized and critical medical needs.

Access to healthy food is provided by the number of healthy food outlets within a community such as full-service grocery stores and farmers markets. Currently in Three Rivers, there is only one grocery store, Village Market, which serves a limited number of fresh fruits and vegetables. There are also several small stores which do not have fresh fruits and vegetables but have packaged foods which include the Three Rivers Market, Chevron, and the Kaweah General Store.

Circulation throughout a community is provided by the types of roads, pedestrians infrastructure and transit. The main roads in Three Rivers include State Route 198, North Fork Drive and South Fork Drive. Currently there are no public sidewalks in any street throughout Three Rivers and only one crosswalk located near the Three Rivers Memorial Building. There are also no bike lanes in Three Rivers. Transit in Three Rivers is provided by the TCaT route 30, a regional bus route, which only routes to Three Rivers twice a day. Figure 4.3 serves to showcase the limitations of transportation opportunities in Three Rivers. These findings suggest that Three Rivers does not accommodate for alternative modes of transportation and a vehicle is needed to travel around Three Rivers and to access other neighboring communities in feasible manner.

Figure 4.3: Three Rivers Transportation Limitations



Source: ArcGIS

Policy Plan

The policy plan for environmental justice was developed with the information gathered about Three Rivers. This framework will guide the County to make environmentally just decisions regarding future proposed projects. These frameworks take into consideration data gathering such as a demographically diverse community, lack of healthy food access and lack of physical activity opportunities. The following is the recommended policy plan for environmental justice in Three Rivers.

Goal 1:

A Community that promotes environmentally just housing opportunities for residents of all income and demographic groups.

Objective 1.1:

Addition of affordable housing units within the low and very low-income categories.

Policy 1.1.1

The County shall mitigate constraints on future proposed affordable housing developments.

Program 1.1.1.1

Streamline permitting for affordable housing projects including multifamily and accessory dwelling projects.

Program 1.1.1.2

Provide incentives, concessions, or waivers to development standards for affordable housing projects.

Objective 1.2

Addition of 100 senior housing units by 2050.

Policy 1.2.1

The county shall mitigate location discrepancies for senior housing.

Program 1.2.1.2

Provide incentives, concessions, or waivers to development standards for senior housing projects proposed within healthy locations.

Objective 1.3

Maintain and improve existing housing stock.

Policy 1.3.1

The county shall analyze exiting housing stock to identify housing in poor condition.

Program 1.3.1.1

Inspect multifamily rental developments annually to ensure housing in is good condition.

Program 1.3.1.2

Develop a fine schedule for property owners that are not upkeeping their rental properties to a safe and healthy condition.

Goal 2.

A community that promotes physical activity opportunities through diverse methods.

Objective 2.1

Create a complete street network that is accessible to all residents.

Policy 2.1.1

The County shall analyze the existing circulation network and identify existing pedestrian infrastructure and areas of need.

Program 2.1.1.1

Prioritize development of sidewalks, transit, and bike lanes throughout the community

Program 2.1.1.2

Require new developments to provide infrastructure improvements to maintain a thorough network of complete streets.

Objective 2.2

Increase access to park space and recreational opportunities.

Policy 2.2.1

The county shall analyze existing park space and observe whether National recreation and Park Association Standards are being met.

Program 2.2.1.1

Provide a diverse range recreational opportunities to increase physical activities in parks for people of all ages and abilities.

Program 2.2.1.2

Seek partnerships between private and public landowners within the community to gain access to lands for public parks.

Objective 2.3

Increase commercial land uses within existing residential neighborhoods.

Policy 2.3.1

The county shall analyze existing land uses and identify communities which have limited access to commercial facilities.

Program 2.3.1.1

Streamline commercial developments proposed within existing residential neighborhoods.

Program 2.3.1.2

Increase pedestrian infrastructure between residential and commercial land uses to connect residents to businesses.

Goal 3

A community with access to healthy food outlets

Objective 3.1

Promote increased access to grocery stores.

Policy 3.1.1

The county shall examine the availability of grocery stores and other food outlets to determine the availability of fresh fruits and vegetables.

Program 3.1.1.1

Develop a program to incentivize existing grocery and convenience store owners to carry more fresh healthy fruits, vegetables, and meats.

Program 3.1.1.2

Develop a program to incentive restaurants and takeout businesses to increase meals in their menus.

Objective 3.2

Promote increased access to farmers markets.

Policy 3.2.1

The county shall analyze existing farmers markets in nearby communities to use as case studies.

Program 3.2.1.1

Seek partnerships with nearby communities, chambers of commerce and vendors.

Program 3.2.1.2

Conduct community outreach to determine appropriate programming of farmers market events.

References

- San Joaquin Valley Air Pollution Control District. *Ambient Air Quality Standards & Valley Attainment Status*. (n.d.). Retrieved from: <https://www.valleyair.org/aqinfo/attainment.htm>
- California Government Code*. Law section. (n.d.).
https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65040.12.
- California Government Code*. Law section. (n.d.).
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=5.
- Governor's Office of Planning and Research, State of California. (2020). General Plan Guidelines: Required Elements. https://www.opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf
- Kumar, S. (2004). Hopkins, Lewis D. Urban Development: the Logic of Making Plans. *Canadian Journal of Urban Research*, 13(2), S100+. https://link.gale.com/apps/doc/A129248121/AONE?u=calpolyw_csu&sid=bookmark-AONE&xid=7f12f508
- OEHHA. CalEnviroScreen 4.0. (2020). Retrieved From:
<https://experience.arcgis.com/experience/11d2f52282a54ceebcac7428e6184203/page/home/>
- OEHHA. CalEnviroScreen 4.0. Indicators (2021) Retrieved from
<https://oehha.ca.gov/calenviroscreen/indicators>
- OEHHA. CalEnviroScreen 4.0. Report (2021) Retrieved from
<https://oehha.ca.gov/media/downloads/calenviroscreen/report/calenviroscreen40reportf2021.pdf>
- OEHHA. CalEnviroScreen 4.0. Report (2021) Retrieved from
<https://oehha.ca.gov/calenviroscreen/indicator/solid-waste-sites-and-facilities>
- U.S. Census Bureau. (2021). Financial Characteristics, *2021 American Community Survey 5-year Estimates Subject Tables*. U.S. Census Bureau. (2021). Retrieved from
<https://data.census.gov/table?q=Three+Rivers+CDP;+California&t=Housing&tid=ACSST5Y2021.S2503>
- U.S. Census Bureau. (2021). Income in the Past 12 Months, *2021 American Community Survey 5-year Estimates Subject Tables*. U.S. Census Bureau. (2021). Retrieved from
<https://data.census.gov/table?q=Three+Rivers+CDP;+California&t=Income+and+Poverty&tid=ACSST5Y2021.S1901>