

SHAVER LAKE COMMUNITY. PLAN

ADOPTION

FRESNO COUNTY PLANNING COMMISSION July 13, 1978	Resolution No. 7734
FRESNO COUNTY BOARD OF SUPERVISORS October 31, 1978	Resolution No. 78-2463

AMENDMENTS

SECTION	FRESNO COUNTY PLANNING COMMISSION		BOARD OF SUPERVISORS	
	RESOLUTION NUMBER	DATE	RESOLUTION NUMBER	DATE
Open Space	8047	6-6-79	79-2279	10-8-79
Circulation	8738	11-19-81	81-648	12-15-81
Land Use	8790	3-29-82	82-190	5-4-82
Circulation	8888	6-24-82	82-390	10-5-82
Land Use	8976	12-7-82	82-529	12-21-82
Text and Land Use	9174	10-20-83	83-715	12-20-83
Map	9761	4-24-86	86-202	5-27-86

609 SHAVER LAKE COMMUNITY PLAN

1.00 INTRODUCTION

The County of Fresno and each city in the County, are responsible for adopting General Plans setting forth long-term objectives and policies that must be adhered to in the development of the area.

Fresno County's General Plan includes objectives and policies applicable County-wide, and others that apply only to certain subareas of the County. This Community Plan deals specifically with the Shaver Lake Community. Based on historical trends and current conditions, the Plan provides for development in the community during the next 20 years.

1.01 PLAN BOUNDARIES

The Plan areas includes the lake itself and extends from the north end of Shaver Lake to about three miles south of the town of Shaver. The transportation policies extend beyond the Plan area.

609-01: LAND USE ELEMENT

The land use element of this Community Plan is consistent with the land use element of the Fresno County General Plan. This element is, therefore, subject to County-wide goals, objectives, and policies. Section 205 (Intensive Development Policies) of the Fresno County General Plan should be reviewed to accurately determine County urban development policy. Section 205-03 (Unincorporated Community Areas) is especially critical.

1.00 LAND USE DESIGNATIONS

a. Reserve

Shall mean land designated for limited agriculture with an indicated future urban use. Development of the indicated use, noted in parenthesis on the Plan map, should be contingent upon provision of public facilities and phasing.

b. Residential

Mountain Residential: Shall mean land designated for recreationally oriented residential development. Density of development is based on criteria which include degree of slope, soil depth and stability, wildfire potential, availability of water, and the need to preserve unique wildlife habitats.

c. Commercial

Mountain Commercial: Shall mean land designated for mixed retail, service, intensive commercial, and residential uses in mountain or foothill communities where existing land use patterns preclude the clustering of similar types of uses into unified commercial centers. It is applied primarily to specific sections of major thoroughfares where the combination of uses function as a small center business district.

Community Commercial: Shall mean land designated for development of unified retail centers which are located outside of or peripheral to the center core of the community.

Special Commercial: Shall mean land designated for commercial activities which do not fall within any other commercial designation and whose frequency of occurrence does not warrant the establishment of additional, specific use designations. A special permit will generally be required for special commercial uses. In the Shaver Lake Community, special commercial provides for the development of travel trailer or recreational vehicle parks.

d. Open Space

Shall mean land or water areas which are essentially unimproved and planned to remain open in character. These areas are to be utilized for one or more of the following:

Preservation of Natural Resources. Typical uses include wildlife habitat areas, natural or unique vegetation and scenic land and unique natural resources.

Managed Production of Resources. Typical uses include timber production and mineral extraction.

Parks and Recreation. Typical uses include public and private parks and other land or water suitable for recreation activities.

Hazardous Areas. Typical are lands subject to flooding and lands susceptible to geologic or soils problems, excessive seismic impact or high fire potential.

e. Public Facilities

Shall mean land designated for location of services and facilities which are necessary to the welfare of the community. Typical uses include liquid and solid waste disposal, parks, schools, and civic centers.

2.00 OBJECTIVES

2.01 County objectives for development in Shaver Lake reflect management concepts for all unincorporated communities in Fresno County. These objectives are included in General Plan Section 205-03. The primary objectives are:

- a. Restrict urban encroachment onto prime agricultural land;
- b. Concentrate urban development in existing communities;
- c. Preclude urban development that cannot be provided with appropriate urban services;
- d. Phase development in accordance with the adopted community plan;
- e. Accommodate urban population increases through infill of existing urban areas prior to development of planned expansion areas.

2.02 The following objectives are the basis for recommendations in the planning area:

- a. Use environmental constraints to determine the level and intensity of residential growth.
- b. Coordinate plans for residential growth with plans for the provision of public facilities.
- c. Provide for a range of residential facilities to meet varying needs of users of the mountain environment.
- d. Provide for a range of commercial uses to meet the needs of an expanding population base and minimize land use conflicts.
- e. Provide for the compatible integration of new development and redevelopment with existing residential and commercial uses.
- f. Develop the available surface water supply for conjunctive use with groundwater for both existing and future needs, while meeting quantity and quality requirements of the Fresno County Health Department and State Water Quality Control Board.
- g. Protect sensitive water resource areas of the Shaver Lake Community by limiting or prohibiting groundwater use.
- h. Provide for a fire break system which provides protection to the Shaver Lake Community.
- i. Devise measures which will prevent overcrowding of the Lake environs, such as providing for alternative recreational experiences and facilities in the area.
- j. Provide for a school site which is conveniently located and has adequate room for expansion.
- k. Encourage the multiple use of school facilities for social, cultural, and recreational purposes.
- l. Maintain a solid waste disposal system which is convenient, accessible, and economic to use and operate.

3.00 DETERMINANTS OF CHANGE

3.01 GROWTH INDICATORS

a. Population

Comparative census data prior to 1974 are not available for the Plan area. Data obtained from the 1974 Special Census indicate that the total permanent population was 426. This had grown to 770 by 1980. The seasonal population is made up largely of secondhome owners.

Several population components are related to recreational use. The estimated peak overnight capacity is 4,396 persons. In addition, the total number of day-use visitors to the Lake and surrounding area has been estimated at 25,000 persons on a peak summer holiday.

The projections shown below for the Plan area assume an average annual growth rate of 5 percent and a slight increase in permanent occupancy from 18 percent in 1975 to 25 percent in 1985 and 2000.

PLAN AREA POPULATION--SHAVER LAKE COMMUNITY

Year	Total Population	Permanent Population	Seasonal Population	Type	Source
1974		426		Count	Special U.S. Census 1974
1975	2,745	495	2,250	Estimate	Fresno Co. Plan. Dept.
1980		770		Count	State Dept. of Finance
1985	4,500	1,125	3,375	Projection	Fresno Co. Plan. Dept.*
2000	9,300	2,325	6,975	Projection	Fresno Co. Plan. Dept.*

*Subject to periodic change pending revised data from the State Department of Finance.

Reliable 20-year population projections are difficult to make because comparative census data is lacking and permanent residency is small. The population potential of Shaver Lake, assuming full development of all available privately owned land exclusive of Southern California Edison (SCE) land and land zoned for timberland preserves, is about 13,500. The ultimate development potential depends on the availability of adequate water supplies and topographical constraints.

b. Land Availability

Much of the area surrounding the Community Plan area is publicly owned land, SCE property, or land zoned for timberland preserves. It is not presently available for development, but is used either for multiple-use open space purposes or reserved for future public facilities such as a highway or sewage treatment plant. Privately owned undeveloped land is concentrated east, south, and west of the area shown on the Community Plan map.

c. Special Districts

In addition to the mutual water companies and property owners associations, there are three major entities in the Shaver Lake Area. The Sierra Cedars Community Services District was formed to provide domestic water and snow removal for the Sierra Cedars subdivisions. In 1972, Waterworks District 41 was formed to provide domestic water and sewage facilities for the Timberwine subdivisions.

In 1978, County Service Area 31 was formed and includes most all of the developed and developing properties in the Shaver Lake area. This is a multi-purpose entity which can provide a range of public services to serve area residents. As other properties are developed, they would probably be annexed to this entity for services. Presently, County Services Area 31 provides fire protection, ambulance service, and recreation facilities.

d. Location

The scenic setting of Shaver Lake provides a focus for the development of vacation homes and recreational uses, and the relatively flat terrain of the area provides buildable sites for such development. As accessibility increases with the improvement of State Highway 168, increases in recreational use and residency can be expected.

The economy of the Shaver Lake Community is almost entirely dependent upon tourist traffic and recreational activity. Increases in disposable income, the amount of leisure time, and population growth will all tend to increase the amount of recreational use of the Shaver Lake area and cause a corresponding increase in the demand for recreation and tourist-oriented services. An increase in the permanent population will generate more service-related activities, which will encourage additional economic growth.

e. Recreation Potential

Land surrounding Shaver Lake is owned by SCE or managed by the U.S. Forest Service. The recreation potential of this land is high and could attract many more visitors and seasonal residents as new campsites and other recreation facilities are developed. Recreation at the Lake itself will be enhanced by a reduction in the fluctuation of the water level under provisions of SCE's relicensing agreement with the Federal Power Commission.

3.02 LIMITS TO DEVELOPMENT

a. Land Ownership

Except for the residential reserve area adjacent to the community center, land currently owned by the U.S. Forest Service, Southern California Edison, or Associated Southern Investments is not considered available for development except as necessary to provide housing, recreation, transportation, administration and related activities. This land is located north and east of the presently developed neighborhoods of Shaver Lake Heights, Rock Haven, and Shaver Lake Point. There is also substantial National Forest acreage southeast of Sierra Cedars, limiting development in that direction.

b. Topography

Although the Shaver Community is located on a narrow strip of relatively flat land, it is surrounded by steep terrain which presents definite development limitations. Jose Basin, Mount Stevenson, and Musick Mountain lie to the west and northwest. Tamarack Ridge and Blue Canyon are to the east and southeast, and the bluffs overlooking Peterson Road are to the south and southwest. Development of steeply sloped areas results in higher building costs and often causes erosion. Meadows, with their sensitive ecosystems and potential for flooding, also present development limitations.

c. Timberland and Timberland Preserves

Timber resources, primarily conifers, prevail on developable lands west and south of the Plan area. Less extensive stands of timber also occur to the southeast. The value of retaining such land for timber production relative to its value for other kinds of development will ultimately determine the rate of conversion of such land to other uses.

The County has established procedures to set aside valuable timber producing land in Timberland Preserve Zones. Such procedures are identified in Section 306-08 of the County General Plan. Several parcels of land southwest of the Plan area are subject to Timberland Preserve zoning.

Since this zoning applies to parcels for a minimum of ten years from its initial adoption, is automatically renewed annually, and discourages conversion of timberland to nontimber uses, such areas represent a barrier to types of development contemplated for other private lands.

d. Public Facility Limitations

Fire Protection

The relatively dense forest and steep canyons thick with brush and chaparral create serious wildfire hazards. Wildfire fighting, a responsibility of the U.S. Forest Service, is a difficult task in mountainous terrain. It becomes even more difficult when complicated by the presence of urban development.

The Shaver Lake Volunteer Fire Department provides a relatively low level of structural fire protection due to funding and water supply limitations. Most tracts have inadequately sized water mains which further hamper fire fighting and contribute to a poor fire insurance rating.

Water Availability

The Community depends almost entirely on groundwater for its domestic water supply and is served by several independent mutual water systems, a Community Services District, and a public water district. The County Service Area also has the legal authority to purvey water. Shaver has continuously faced water shortages in recent years, causing the imposition of restrictions on water use. The susceptibility of the water table to extreme fluctuations makes the determination of adequate water supplies for development a difficult undertaking.

The County has purchased surface water which may eventually be stored in Shaver Lake and made available for domestic use. Surface water could greatly reduce the existing dependence on groundwater and, therefore, eliminate a major development limitation. The County is presently considering a sewerage and Water Master Plan which will define the extent, policies and procedures for developing and using this water source.

Sewer Capacity

Liquid wastes are disposed of primarily by individual disposal systems. However, a community sewage system is currently operating within Waterworks District 41. A current project may soon add most of the presently developed Shaver Lake Village area to this system. Most of the remaining areas will be able to function on private septic tank systems. Any additional development will, however, require additions to the treatment facilities. The Master Plan will define the extent, policies, and procedures for developing and using this sewer system.

e. Soil

Soil type and depth directly affect development potential, especially where individual septic systems are relied upon for liquid waste disposal. Several lots in Shaver Lake Heights have been classified as unbuildable by the Health Department, however the new sewerage system will provide service to most of these areas.

Rocky areas have limited the potential for development due to expenses involved in preparing the ground surface for structural foundations and roadbeds.

f. Natural Habitat

Several rare and endangered wildlife species are known to inhabit or migrate through areas adjacent to Shaver Lake. These include the California Condor, Southern Bald Eagle, American Osprey, Spotted Owl, Pine Marten, Fisher, and the North Kings Migratory Deer Herd. Rare and endangered plant species are also found. The presence of rare or endangered vegetation or wildlife may limit or affect the location and nature of development.

4.00 RESIDENTIAL LAND USE

Areas designated Mountain Residential are intended to provide adequate space for a range of residential uses and densities while providing necessary consideration for scenic and natural resource conservation and environmental protection (see Zoning Compatibility Matrix for zone classifications compatible with Mountain Residential).

4.01 STANDARDS AND CRITERIA

- a. Residential densities for development of areas designated Residential Reserve shall be determined by provisions of the Slope Density Index (Section 609-01:4.01e).

- b. Mountain Residential is primarily intended for single family development. Multi-family uses within Mountain Residential shall be allowed only within Planned Developments and shall be subject to the criteria in Section 609-01:4.01k.
- c. Residential densities on undeveloped or vacant lands not subject to a specific plan shall be governed by design considerations which insure compatibility and harmony with existing and planned uses on adjacent properties.
- d. Property development standards for the mountain areas shall be reviewed, including those for off-street parking, road width, height requirements, setbacks, and lot coverage.
- e. Residential density for parcels generally ten acres and larger should be based on the following slope-density index:

SLOPE-DENSITY INDEX

Slope (Percentage)	Maximum Permitted Density Per Gross Acre	Minimum Percentage of Gross Area to be set aside as Open Space
0-14	3.5 dwelling units/acre	15
15-29	1 dwelling unit/acre	25
30 or steeper	1 dwelling unit/10 acres	50

Other residential density criteria shall include the following:

1. A property's density entitlement shall be determined by the amount of land in three slope categories: 0-14 percent, 15-29 percent, and 30 percent or steeper, computed by generally accepted methods from contour maps with intervals suitable to the site. The total density entitlement may be concentrated on the more favorable land of a property. Discontiguous properties, however, may not be combined to effect a higher yield on one property to the complete disuse of the other.
2. Limitations imposed by the natural environment such as water availability, the presence of unique plant or wildlife habitats, water courses, and archaeological sites shall be considered in project design and could act to limit the maximum density entitlement.
3. Providing that the development is in harmony with the environment, a maximum of ten units per net acre shall be the highest building intensity permitted as a result of clustering.
4. Open space to be set aside shall mean unimproved land free of buildings, streets, driveways, or parking areas. The common open space shall be readily accessible to property owners throughout the development and retained in its natural state.

5. Open space areas to be set aside shall be held in undivided interest by property owners with development rights dedicated to the County of Fresno. The land shall be included as outlots or easements of the subdivision and may be placed in available scenic easement programs.
 6. If the intensity of development is less than full entitlement, the amount of open space required to be set aside may be proportionally decreased to a minimum of five percent of the property's gross area (For example, if a developer chooses to develop property in the 0-14 percent slope category at one-half his permitted density entitlement, he need only set aside a minimum of 7.5 percent of the gross area as open space).
 7. The property owners of a development shall provide for perpetual maintenance of all common land and recreational facilities through means acceptable to the County.
- f. In order to provide a more complete range of housing opportunity, the Mountain Residential designation allows development of mobile homes either on individual lots under the provision of Section 205-10:3.00 of the Fresno County General Plan or in the T-P (trailer park) zone district.
 - g. The planned development approach to construction with considerations for environmental design and open space provision is the preferred method for residential development.
 - h. Large lot developments (lots which are two acres or larger) dependent on individual water and sewerage systems are an acceptable development alternative provided the physical characteristics of the site do not preclude development, minimum water quantity requirements are met (see Section 609-01:6.01), the installation of individual sewerage systems will not create environmental degradation, and the properties are adequately restricted from further division into lots less than two acres in size or intensification of use without a corresponding plan amendment and connection to community sewer and water systems.
 - i. New urban density residential development shall connect to a community water system in accordance with provisions of the Fresno County Ordinance Code, Water Quality Control Board standards, and the Sewerage and Water Master Plan. The following criteria shall apply:
 1. As a first priority, new connections should be made to facilities of a public agency.
 2. If the public agency cannot accommodate the proposal, community water may be provided by an existing private water company.
 - j. New urban density residential development shall provide for a community sewer system in accordance with provisions of the Fresno County Ordinance Code, Water Quality Control Board standards, and the Sewerage and Water Master Plan. The following criteria shall apply:
 1. As a first priority, new development should connect to facilities of a public agency.

2. In the event the public agency cannot accommodate the proposal, the developer shall provide an acceptable alternative system.
- k. Multi-family residential development shall be allowed within areas designated Mountain Commercial subject to compatible integration with commercial and other uses. The following criteria shall apply:
1. Multi-family units should be located on lots compatible with surrounding uses and of sufficient size to allow adequate setbacks, space between buildings, parking space, and internal circulation.
 2. Multi-family uses should be located on a major street, close to public open space, and within convenient distance of shopping and community facilities.
 3. Multi-family densities should not exceed ten units per net acre or increment thereof.
 4. Residential and commercial uses within the same structure should be subject to minimum development standards of the commercial use with considerations made for parking and public facility needs of the residential use.

5.00 COMMERCIAL LAND USE

The central business district is located along both sides of Tollhouse Road north and south of Dinkey Creek Road. A community commercial site is planned at the southeast corner of Tollhouse and Ockenden Village Road and a special commercial designation has been given to approximately 160 acres of land located near the eastern portion of the Plan area.

5.01 STANDARDS AND CRITERIA

- a. New commercial development shall generally be required to connect to a community water system in accordance with provisions of the Fresno County Ordinance Code, and Water Quality Control Board standards, and the Sewerage and Water Master Plan. The following criteria shall apply:
1. As a first priority, connections should be made to facilities of a public agency.
 2. If the public agency cannot accommodate the proposal, community water may be provided by an existing private water company.
 3. Private water systems shall be allowed only when it can be shown that the proposed use and lot size is compatible with underground water availability and water is not available from community systems.
- b. New commercial development shall provide for connection to a community sewer system in accordance with provisions of the Fresno County Ordinance Code, Water Quality Control Board standards, and the Sewerage and Water Master Plan. The following criteria shall apply:
1. As a first priority, new commercial development should connect to facilities of a public agency.

2. If the public agency cannot accommodate the proposal, the developer shall provide an acceptable alternative system.
- c. Areas designated Mountain Commercial are intended to provide a range of retail commercial uses including personal services, convenience, general, office, specialty, food and drink, and travel accommodations (see Zoning Compatibility Matrix for zone classifications compatible with Mountain Commercial). The following criteria shall apply:
1. Retail commercial uses should be located along the Highway 168 strip in areas of adequate lot width and depth to allow parking and proper traffic circulation. Building orientation and suitable buffering between commercial and residential uses should also be considered.
 2. Small parcels adjacent to existing residential uses along Highway 168 shall be set aside for commercial uses with minimum land use conflicts and adequate parking. Personal service, convenience, and office uses are well-suited to such parcels on the west side of Highway 168.
- d. Areas intended for intensive commercial development are also designated Mountain Commercial. Intensive commercial should be limited to those uses which are related to forest/timber products or to general community support facilities, including: service stations, building materials, plumbing and electrical supplies, equipment rental, cabinet or carpenter shops, retail lumber yards, storage, and other compatible uses. The following criteria shall apply:
1. New development along the Highway 168 strip should be located only in areas of sufficient width and depth to mitigate potential land use conflicts. Further, such strip development should be conditioned on review of proper location, adequate setbacks and parking, and traffic and noise generation considerations.
 2. Concentrations of new development should be located away from the Highway 168 strip. The area along Dinkey Creek Road east of Highway 168 has adequate parcel size and topography to permit heavy commercial development. This area is shown as Mountain Commercial Reserve and will require a development plan prior to rezoning to the proper district.
- e. The County will require existing storage and lumber yards along the commercial strip to provide permanent or landscape screening to lessen the visual impact to surrounding land uses as a condition of alteration or improvement to current facilities.
- f. Multi-family and commercial/residential uses within the same structure shall be permitted within the Mountain Commercial designation (see Section 609-01:4.01k).
- g. Community Commercial uses shall be limited to locations where parcel size and access will permit the development of a unified retail center intended to serve an expanding community as well as the highway traveler.

- h. Areas designated Special Commercial shall provide sites for recreational vehicle use and associated open space and recreation. Such development shall be located in areas with adequate access which is buffered from existing or planned residential development by features of the natural terrain or by extensive tree growth (see Zoning Compatibility Matrix for zone classifications compatible with Special Commercial).
- i. A Specific Plan for the Highway 168 commercial strip should be prepared by Fresno County in cooperation with the Shaver Community to include lands designated Mountain Commercial and adjacent lands affected by development along the strip. The Specific Plan should consider, at minimum, land use, parking, design, circulation, public rest stops, and recreational trail development components.
- j. Commercial development should develop in such a manner as to enhance rather than degrade the area's scenic and open space values. The following criteria shall apply:
 1. Colors and materials should reflect the rustic mountain character of the area.
 2. The relationship of structure location, size and height, sign material and lighting, and landscaped buffers should be considered.
 3. Vehicular and pedestrian access, driveways, walkways, snow removal, view corridors, and drainage should be arranged to accommodate not only the needs of the individual site, but also the surrounding property.

6.00 PUBLIC SERVICES AND FACILITIES

County Service Area 31, a multi-purpose agency (hereinafter referred to as the public agency), has been formed to provide a majority of the fire protection, ambulance, and recreational services in the Plan area. Other public and private agencies provide community water, community sewer, snow removal, and parking services. It is intended that either County Service Area 31, or some other public entity will eventually provide all public services within the Plan area.

6.01 WATER RESOURCES STANDARDS AND CRITERIA

- a. The public agency should provide community water in order to ensure adequate supplies and to comply with water quality standards. The agency should have at least the following general responsibilities relative to water: Construct and maintain water supply facilities; receive and distribute surface water for conjunctive use with groundwater; investigate new water sources; provide long-term monitoring of public water supply and quality; conduct hydrologic studies to determine overdraft within the agency boundaries; and facilitate integration of existing private water companies with the agency system.
- b. Existing water companies may continue to serve existing residential and commercial uses and vacant residential lots. Private water company operation will continue to be subject to water quantity monitoring and subsequent requirements of local, State, and Federal agencies. The following criteria shall apply:

1. Private water companies should be encouraged to increase storage capacity to meet peak demand for domestic purposes and fire flow requirements.
 2. Private water companies should examine the feasibility of connecting to the surface water system when it becomes available.
 3. By-law amendments that allow interconnections and mutual aid among private water companies should be supported.
- c. Water availability shall be a primary criterion for determining the nature, scope, and intensity of future development.
- d. Sensitive water resource areas, including wet meadows, ponds, stream channels, naturally occurring springs, and recharge areas shall be preserved for their environmental and aesthetic values. The following criteria shall apply:
1. Groundwater wells shall not be located adjacent to sensitive water resource areas such as meadows if the potential for severe dewatering exists.
 2. Any wells drilled must have their ultimate yield tempered by limitations of any subwatersheds they are in.
- e. Water requirements of the Fresno County Improvement Standards should be revised to reduce the total annual water requirements as delineated in the Sewerage and Water Master Plan since the recreation development characteristic to this area does not require its total need year-round. The water supply still, however, would need to be adequate to supply full occupancy during the summer months when water usage is at its height.

6.02 LIQUID WASTE DISPOSAL STANDARDS AND CRITERIA

- a. The public agency should provide community sewage disposal facilities and services in order to meet water quality standards and abate existing liquid waste disposal problems. The agency should have at least the following general responsibilities related to liquid waste disposal: construct and maintain sewer collection and treatment facilities; identify areas of potential concern for septic system suitability; monitor new technology in liquid waste disposal and explore acceptable alternatives to septic tanks in existing development; encourage development of new standards to accommodate changes in technology; and encourage areas currently served by septic tanks to connect to the community sewer system.
- b. The availability of connection to a public sewage system will solve most of the existing residential and commercial septic system problems. The remaining septic tank systems should be monitored to ensure compliance with Environmental Health System and Water Quality Control Board standards.
- c. Lots lacking suitable soil types and depths for septic systems that are unbuildable, should be identified and recorded.

6.03 FIRE PROTECTION STANDARDS AND CRITERIA

- a. Site and street design shall be compatible with the topography to accommodate emergency evacuation routes as well as adequate access for fire and other emergency equipment.
- b. Multiple points of ingress and egress should be provided to the development for the safe movement of people and equipment during emergencies.
- c. Community fuel breaks separating neighborhoods or clusters of development from native vegetation are recommended. All vegetation need not be removed, but thinned out or landscaped so as to reduce the volume of fuel.
- d. The placement of buildings on lots shall be such that there can be adequate clearance of hazardous flammable vegetative cover within the limits of the owner's lot.
- e. The public agency should provide year-round structural fire protection. The agency should have at least the following general responsibilities related to fire protection: acquire and maintain fire fighting equipment; develop a fire prevention program which coordinates the efforts of the U.S. Forest Service, the California Division of Forestry, and community residents; develop and maintain the U.S. Forest Service's recommended regional fuel break system within the agency boundaries; enforce burning regulations; develop an emergency evacuation plan to consider routes, information systems, and critical facilities; review new development proposals for their impact on agency services; inspect community fuel break systems and encourage an adequate level of maintenance; supervise the training of fire department personnel; and enter into formal mutual aid agreements with other fire fighting agencies.
- f. Fire protection needs shall be considered in the development of the community water system including minimum diameter distribution lines, fire hydrant spacing, minimum fire flow requirements, and storage facilities.
- g. Those portions of the U.S. Forest Service's recommended regional fuel break system within the Plan area should be completed. Emphasis should be placed on working with private landowners in overcoming potential legal complications of maintaining the fuel break on private property. Private property owners should be encouraged to construct fuel breaks in accordance with the U.S. Forest Service's recommended regional plan.

6.04 RECREATION FACILITIES STANDARDS AND CRITERIA

- a. Schools should be made available for community recreational activities.
- b. The public agency should continue the responsibility for operating the community building, as well as assist in providing recreation programs in cooperation with school districts, Southern California Edison, and the Forest Service.

- c. The County shall encourage the development of private recreational facilities as part of the subdivision process. This will include, but not be limited to, open space, community recreation facilities, and trail system development.
- d. The County, Southern California Edison, and the Forest Service should cooperate in the development of recreation trails for hiking, bicycling, horseback riding, and fishing as an alternative to the future expansion of additional campground and day-use facilities on the east side of the lake.
- e. Day-use facilities should be provided along the lakeshore directly south of Shaver Lake Point.
- f. The County should coordinate and participate in the development and maintenance of a multi-use recreational trail system that provides access between recreational areas and commercial or residential concentrations (see Section 609-01:5.01i). The following guidelines shall be used in route selection:
 - 1. Routes should be separated from motor vehicle traffic wherever possible.
 - 2. Routes should have aesthetic or scenic value.
 - 3. Routes should form a loop or provide connections with other routes.
 - 4. Routes should be integrated with existing or proposed routes of County-wide recreational significance.
 - 5. Multiple access points should be provided to trails.
- g. The County boat ramp should be extended to improve access during periods of reduced water levels.
- h. Monitoring of lake activity should be undertaken to determine if the recreational value of the lake is being adversely affected by the amount of lake-related activity. If this occurs, consideration should be given to limiting lake activity.

6.05 EDUCATION FACILITIES STANDARDS AND CRITERIA

- a. Elementary school attendance areas should be based on the location of schools and population nodes, and provide a focal point for the development of a sense of community.
- b. School districts should provide covered shelters at major bus stops.
- c. School grounds and facilities should be made available for community recreational, social, and cultural activities.

6.06 POLICE PROTECTION STANDARDS AND CRITERIA

- a. Police protection should be improved by increasing manpower where needed. The following criteria shall apply:
 1. Twenty-four hour protection should be instituted as recreational use and population increases demand.
 2. The use of reserve deputies for lake patrol during the recreational season should be continued.
- b. The community should work with the Sheriff's Department in establishing a burglary prevention program.

6.07 SOLID WASTE DISPOSAL STANDARDS AND CRITERIA

- a. The Shaver Lake Transfer Station shall continue to be the primary collection site with capacity expanded as demand warrants.
- b. The Transfer Station should remain open during the winter months and the hours of operation expanded during the snow-free season consistent with demand.
- c. The feasibility of expanding solid waste collection service to provide dumpsters in strategic locations, including the Highway 168 commercial strip should be considered. Dumpsters should be appropriately screened and adequately maintained in order to minimize adverse effects on adjacent uses.
- d. Local citizens, operating through the schools, community organizations, and public agencies should establish recycling programs.

6.08 HEALTH FACILITY STANDARDS AND CRITERIA

- a. The public agency provides ambulance service and has the responsibility of maintaining ambulance equipment; expanding equipment and personnel as demand warrants; and increasing the efficiency of ambulance reaction time and transport.
- b. The County Health Department should study the feasibility of establishing a mobile health clinic for the Shaver Lake area in the short-term and a permanent clinic as demand warrants.

7.00 LAND USE POLICIES FOR OPEN SPACE LAND USE

All Open Space lands depicted on the Plan map are owned by either Southern California Edison Company or the U.S. Forest Service.

7.01 STANDARDS AND CRITERIA

- a. Designated Open Space areas shall be subject to the locational criteria identified below and the Open Space policies in Section 205-05 of the General Plan.

- b. Most of the areas designated for Open Space are currently managed for open space purposes by Southern California Edison or its holding company, Associated Southern Investments. These lands are used for open space purposes such as timber production, watershed protection, water storage, wildlife protection and recreation or reserved for future public facilities such as a highway right-of-way. In keeping with their open space management program, Southern California Edison properties should be conserved for wildlife habitat, watershed management, timber harvesting, recreational pursuits and similar activities of a nonintensive nature.
- c. Due to its accessibility from State Highway 168, the undeveloped lakeshore area located between Shaver Lake Point and Dorabelle Campground has historically received heavy day use as a recreational area during the summer months. In keeping with its past use, this area should be used for camping, picnicking, fishing, rest stops and similar uses oriented towards the needs of the recreational user.
- d. The U.S. Forest Service also manages undeveloped areas designated for Open Space. In order to preserve the natural qualities of the area, the Forest Service is conducting timber, grazing, wildlife and watershed management programs. These programs are intended to meet the multiple use goals of Forest Service lands, whereby the land's character is maintained while providing productive use for society as a whole. In keeping with their open space management policies, Forest Service properties should be conserved for wildlife habitat, watershed management, timber harvesting, recreational pursuits and similar activities of a nonintensive nature.
- e. Throughout all designated Open Space areas, intensive recreational activities and recreational related commercial uses shall not be permitted in areas of significant vegetation or wildlife habitat. Commercial uses that are not directly associated with a recreational use shall not be permitted in Open Space areas.

609-02 TRANSPORTATION ELEMENT

The Transportation Element of this Community Plan is consistent with the Transportation Element of the Fresno County General Plan. It is subject to County-wide goals, objectives, and policies. Section 303 (Transportation Element) of the Fresno County General Plan should be consulted for further clarification of County-wide policy.

1.00 CIRCULATION SYSTEM (Streets and Highways)

The Shaver Lake Community circulation system is an integral part of the County-wide system. Many of the streets and highways extend beyond the community providing continuity with the rural circulation network.

1.01 COUNTY-WIDE CIRCULATION SYSTEM

The Fresno County circulation system is a plan for streets and highways designed to provide for the safe and efficient movement of people and goods and for safe access to properties.

Using the State freeways and highways and the County's system of highways as its basic framework, the County circulation system brings together the circulation plans of the cities and unincorporated communities into a unified, functionally integrated County-wide system. This system is correlated with the Land Use Element of the Fresno County General Plan. The County's circulation system is based on a functional system providing for six levels of service:

a. Freeways

Provide high speed through traffic on continuous routes with full access control. Freeways connect points within the County and link the County to other areas of the State.

b. Expressways

Provide for rapid through traffic on continuous routes which connect the cities and communities within the County with each other, with freeways and other expressways, and with communities in adjoining counties. Expressways provide a high degree of access control.

c. Super Arterials

Provide for mobility within the County and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, expressways, and other arterials. Access to abutting private property and intersecting local streets will generally be less restricted than on an expressway, but more restricted than on an arterial.

d. Arterials

Provide for mobility within the County and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, expressways, and other arterials. Access to abutting property and intersecting local streets will generally be restricted.

e. Collectors

Provide for internal traffic movement within communities and connect local roads to arterials and expressways. Direct access to abutting private property and intersecting local streets will generally be permitted.

f. Local Roads

Provide direct access to abutting property and connect with collectors, arterials, super arterials and expressways.

1.02 OBJECTIVES--COUNTY-WIDE

- a. Plan and provide a street and highway system which moves people and goods in an orderly, safe, and efficient manner.

- b. Provide for a unified and coordinated County-wide street and highway system.
- c. Establish policies and standards for the regulation of access to streets and highways from abutting properties and from intersecting roads.
- d. Develop the County's system of streets and highways in a manner which is cost effective.
- e. Plan and develop a street and highway system which can accommodate alternative modes of travel.
- f. Maximize the compatibility of streets and highways with adjacent land uses and with the environment of the County.

1.03 OBJECTIVES--SHAYER LAKE

- a. Improve automobile access to the Shaver Lake Community.
- b. Reduce traffic congestion in the Shaver Village area.
- c. Improve local streets to aid snow removal and safe driving while maintaining the rustic character of the residential sections.
- d. Improve safety at Dinkey Creek Road and tract road intersections.
- e. Provide standards for adequate parking in the Shaver Village area.

1.04 STREET AND HIGHWAY CLASSIFICATIONS

The Community Plan map depicts those streets and highways which are classified as expressways, arterials, and collectors. All other streets in the planning area are local roads.

1.05 TRANSPORTATION POLICIES

- a. The following factors should be considered in any proposal to relocate Highway 168 on a new alignment between Pineridge and Shaver Lake:
 1. Considerations for growth within the Shaver Lake-Meadow Lakes Crescent.
 2. The impact of the proposed realignment on the natural environment and on existing residential areas.
 3. The improvement, maintenance, and snow removal responsibilities of the County should the present 168 roadway be abandoned by Caltrans.
 4. Projected resident and recreation traffic in that portion of the Sierra Nevada served by Highway 168.

- b. Adequate clearance and setbacks shall be required at intersections of local and major roads which in combination with other traffic control devices will reduce conflicts and traffic hazard potential.
- c. A comprehensive program to improve parking conditions along the Highway 168 strip should be supported (see Section 609-01:5.01i) to include:
 - 1. Expanded parking where needed for existing commercial uses.
 - 2. An improvement district to provide public parking at strategic locations when demand warrants.
- d. A public rest stop consisting of restrooms and off-street parking to accommodate visitor and recreation traffic (see Section 609-01:5.01i) should be located along Highway 168 in an area which has adequate access to prevent traffic conflicts with surrounding land uses. The parcel size should be adequate to allow setback, landscaping, and parking.
- e. County Service Area No. 31 should provide snow removal on a subscription basis within the Shaver Community. The district should have at least the responsibility for snow removal on commercial parking lots and County roads.

2.00 NONMOTORIZED TRANSPORTATION SYSTEM

Nonmotorized transportation modes are less frequently used in the Shaver Lake Area than elsewhere in the County due to terrain and climate conditions. They are, however, needed to meet the needs of bicyclists and pedestrians and to conserve energy.

The emphasis of the policies contained in this section is not so much the designation of specific routes, but the establishment of standards which will result in a network of paths serving all areas of the community. These paths are distinguished from the multi-purpose recreational trails established by the Fresno County Recreation Trails Plan.

2.01 DEFINITIONS

a. Bikeway

Any facility that provides primarily for bicycle travel. The facility can range from a simple signed or marked street to a separate right-of-way for the exclusive use by non-motorized transportation.

b. Pedestrian Way

Any facility which provides for pedestrian travel. The facility can range from the shoulder within a street right-of-way to a separate route with its own easement of right-of-way.

c. Class I Bikeway (Bike Path)

Provides for bicycle travel on a right-of-way completely separated from any street or highway with cross flows by motorists minimized.

d. Class II Bikeway (Bike Lane)

Provides a striped lane reserved for one-way bike travel within the paved area of a street or highway.

e. Class III Bikeway (Bike Route)

Provides a sharing facilities as a secondary use with either pedestrians on sidewalks or motor vehicles on streets, established by placing Bike Route signs along roadways.

2.02 GOALS AND OBJECTIVES

- a. Develop a communitywide transportation system which will accommodate nonmotorized modes of travel and facilitate the use of nonmotorized modes as a viable transportation alternative.
- b. Encourage nonmotorized travel in order to conserve energy, reduce traffic congestion, reduce air pollution, and promote health and recreation.
- c. Improve safety for current nonmotorized travel.
- d. Develop a system of bike and pedestrian ways in the Shaver Lake Community which will connect residential and commercial areas.

2.03 POLICIES

- a. The County will coordinate the multi-modal use of streets and highways to insure their maximum efficiency by:
 - 1. Developing a program to construct bikeways and pedestrian ways in accordance with the adopted bikeways plan and a needs priority system; and
 - 2. Providing for bikeway and pedestrian facilities when establishing the ultimate right-of-way plan and precise plan of streets and highways.
- b. Provisions will be added to County improvement standards which require the development of safe pedestrian facilities in the Sierra Nevada subregion. Such facilities need not be adjacent to roadways but can be included in areas set aside as common open space when placement next to a local roadway is not feasible.
- c. Adequate shoulder area for pedestrian and bicyclist use should be included within collector and arterial rights-of-way and provided as part of the constructed facility.
- d. The State should provide facilities for bicycling alongside State Highway 168. This would apply to a highway on a new alignment or include improvements to the existing alignment if a new alignment is not constructed.

2.04 STANDARDS

- a. Bikeways along expressway routes shall be Class I facilities on separate rights-of-way.
- b. Bikeways along designated super arterials, arterials and collectors may be Class I or Class II facilities. Class III facilities may be established on arterials and collectors having low motor vehicle traffic volumes.
- c. The County may deviate from the above standards if the following conditions warrant special treatment:
 1. Exceptionally high or low traffic volumes;
 2. Special safety requirements designed to reduce traffic hazards;
 3. Special standards imposed by the Federal or State governments under their guidelines for grant funding;
 4. Mountainous terrain where cuts and fills are required;
 5. Where adopted plans include bicycle or multi-purpose recreation trail facilities along a road.

2.05 NONMOTORIZED TRANSPORTATION ROUTES

Selection of specific route locations will depend on implementation possibilities based on funding and a comparison of costs and benefits at the time of facility development.

- a. Regional Bikeway Route:

Along State Highway 168 from the Fresno-Clovis Metropolitan Area to Dinkey Creek Road.
- b. Community Bicycle and Pedestrian Routes:
 1. Along Tollhouse Road from Pineridge to Shaver Lake Point if Highway 168 is rerouted to a new alignment.
 2. Along Littlefield Road between Tollhouse Road and the adopted Freeway 168 alignment.
 3. Along Shaver Lake Forest Road between Littlefield Road and Tollhouse Road.
 4. Along Bretz Mill Road between Tollhouse Road and the adopted Freeway 168 alignment.
 5. Along Ockenden Village Road between Tollhouse Road and Dinkey Creek Road.
 6. Along Dinkey Creek Road between Tollhouse Road and Ockenden Village Road.

3.00 AIR TRANSPORTATION SYSTEM

There is no air transportation facility in the Shaver Lake area. Fresno Air Terminal, about 47 miles from Shaver Lake, provides commercial freight and passenger service, as well as a full-range of general aviation services.

4.00 RAIL TRANSPORTATION SYSTEM

The nearest rail freight service is located in Clovis, about 42 miles from Shaver Lake. AMTRAK passenger rail service is available in Fresno or Madera.

5.00 PUBLIC TRANSIT SYSTEM

There is no public transit service available to Shaver Lake. Intercity bus service is available in Fresno. Commuter van pool service to Fresno is provided by Caltrans from a location near Sierra High School.

The County supports the transit planning and implementation efforts of the Council of Fresno County Governments (COFCG) and the Fresno County Rural Transit Agency. The County will continue to support transit services in a manner consistent with the Regional Transportation Plan, as adopted by COFCG.

609-03: ENVIRONMENTAL RESOURCES ELEMENT

The Plan area lies within one of Fresno County's most scenic natural settings--the Sierra National Forest. Due to its unique character, Shaver has become increasingly popular in recent years as a recreational community.

Since much of the land is privately owned and, therefore, subject to development pressures, environmental management policies have been developed which provide an integrated approach to protecting the environment of the Shaver Community. These policies address conservation and open space, noise, scenic highways, and aesthetics issues.

1.00 OBJECTIVES

- a. Identify maximum acceptable noise levels compatible with various land use designations.
- b. Develop the policy framework necessary to achieve and maintain a healthful noise level harmonious with the environment.
- c. Identify a system of scenic roads which traverse land with outstanding or unique natural scenic quality or provide access to regionally significant scenic or recreational areas.
- d. Preserve the scenic quality of land adjacent to scenic roads.
- e. Protect rare or endangered plant and animal species.

- f. Manage vegetation and wildlife resources in a responsible and productive manner.
- g. Preserve significant archaeological or historical sites in the area.
- h. Enhance scenic quality by maintaining the natural mountain character.

2.00 NOISE POLICIES

- a. Noise level standards as established by the California Harbors and Navigation Code shall be enforced on Shaver Lake.
- b. Nonintensive commercial uses which have the potential for generating adverse noise shall provide appropriate noise attenuating barriers or buffering, controls on the hours of operation, and other noise attenuating methods as a condition of approval.

3.00 SCENIC HIGHWAYS POLICIES

Tollhouse Road from Pineridge to Dinkey Creek Road is designated a scenic drive.

4.00 CONSERVATION/OPEN SPACE POLICIES

- a. Rare and endangered plants and wildlife migration routes and archaeological sites should be inventoried and, where possible, preserved in their natural state.
- b. The North Kings Deer Herd fawn production areas and migration corridors should be protected.
- c. Protection of sites determined to be of archaeological significance and subject to potential destruction should be identified and safeguarded through the implementation of an open space easement agreement between the County and the subject property owner.
- d. Prime timberlands should be identified and preserved when possible to allow for harvesting on a sustained yield basis.
- e. Site planning principles that minimize the disturbance of vegetation within the Shaver area should be incorporated into existing County development standards.

5.00 AESTHETICS POLICIES

- a. Aesthetic standards should be developed in order to maintain the mountain character and to minimize adverse impacts on the natural setting.
- b. New residential and commercial development shall reflect the mountain character of the area.
- c. Outstanding scenic views and panoramas should be preserved wherever possible.

1.00 ZONING COMPATIBILITY

The State requires that consistency exist between the general plan, which represents long-range public policy, and the zoning ordinance, a set of specific legal regulations. The Zoning Compatibility Matrix is a method of defining consistency by comparing each zone district with land use designations set forth in the Fresno County General Plan. The Matrix illustrates the suitability of the specific zoning districts with the policies specified in the text of the General Plan.

The following Matrix applies three degrees of compatibility to land use designation and zoning:

- a. Compatible: Zones which specifically implement the policies in the General Plan.
- b. Conditionally Compatible: Zones which may be compatible with the policies of the General Plan, depending on certain circumstances which may apply.
- c. Not Compatible: Zones which are inconsistent with the General Plan policies for a particular land use designation.

1.01 ZONING COMPATIBILITY MATRIX

LAND USE DESIGNATIONS

ZONE DISTRICTS	Mountain Residential	Mountain Commercial	Community Commercial	Special Commercial	Open Space	Reserve
AE-5	0					
R-R	0					
R-E	0			0	0	
R-1-E	0		0			
R-1-EH	0		0			
R-1-A	0		0			
R-1-AH	0		0			
R-1-B	0		0			
R-1 C	0		0			
R-1	0		0			
R-2	0	0	0			
R-2-A	0	0	0			
R-3			0			
R-3-A			0			
T-P	0					
R-P	0	0	0			
C-P		0	0			
C-1		0	0			
C-2		0	●			
C-4		0				
C-6		0		0		
C-R		0		0		
C-M		0				
P		0	0	0		
O	0	0	0	0	0	0
TPZ	No specific land use designation					
AL	0	0	0	0	0	●
RC			0		●	

●
0

Compatible
 Conditionally Compatible
 Not Compatible

2.00 ZONING COMPATIBILITY MATRIX EXCEPTIONS

2.01 Zone districts which exist at the time of the broadscale rezoning to attain consistency with the General Plan and which are not included as "Compatible" or "Conditionally Compatible" on the Matrix, may be found to be "Conditionally Compatible" under the following circumstances:

- a. The subject property is developed with a permitted and functioning use.
- b. The existing use and other uses which might be permitted by the existing zone district will not inhibit or obstruct the development of that area to its planned future use.

3.00 REFERENCE

Section 205-03 of the Fresno County General Plan is fully applicable within the Shaver Lake Community.

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