

Home Garden Community Plan



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CHAPTER ~ 1 ~

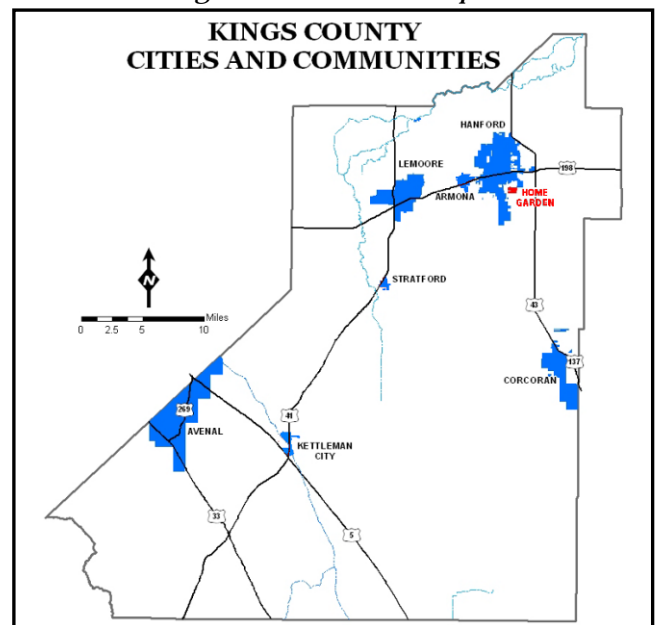
INTRODUCTION



Home Garden is one of four unincorporated community areas within the County of Kings that receives municipal type services from a community district. Located in northeastern Kings County, the community is located southeast of the City of Hanford, west of State Route 43 and south of State Route 198 (see Figure 1.1. for location map). Under the jurisdiction of the County, services such as street maintenance, sheriff, and fire protection are provided by County Departments. Other municipal services necessary to support the community, such as water supply, street lighting, and refuse collection are provided through the Home Garden Community Services District (HGCS). Sanitary sewer service is administered by the HGCS who contracts with the City of Hanford for communitywide service. Community land use planning is under the authority of the County, however, HGCS services which are independent from the County are critical to maintaining necessary services to existing residents, businesses, and any future growth that may occur within the community.

Figure 1.1. Location Map

The *Home Garden Community Plan* represents efforts by the Kings County Community Development Agency to conduct community studies and surveys, and engage the community in public participation meetings to gather resident and stakeholder input. This document is based upon the input of community residents and stakeholders and serves as a planning guide that is unique to the Home Garden Community yet fully integrated into the County's comprehensive General Plan Update. This plan is consistent with all other required elements of the Kings County General Plan as defined by the State of California General Plan Guidelines, under authority of section 65300 Article 5 (Authority for and Scope of General Plans).



A. Existing Community Character

The Home Garden Community Services District (CSD) was formed on January 19, 1959. Prior to formation of the district, each dwelling unit provided their own sewage disposal and potable water well systems resulting in a lowering of the water table. Wells had to be drilled deeper and soon drilling became cost prohibitive for many residents prompting the formation of the Home Garden Community Service District. Larger lot sizes of one acre or more enabled residents to raise poultry and livestock, and grow vegetables throughout the community. After the district was formed, many home sites were further subdivided into conventional residential lots, and new County Ordinances were passed prohibiting the raising of animals in residential areas.

The Home Garden Community still maintains a rural small town atmosphere with a few scattered commercial developments along 10th Avenue. The Gardenside Elementary School is centrally located



within the community. This elementary school, however, is in the process of transferring its students to Lakeside Elementary School which is located five miles to the south and has newer school facilities. The transfer is in response to declining student enrollment within the Lakeside Union Elementary School District. This community once had a more vibrant commercial core, but as regional economies shifted, Home Garden was left with many vacant buildings and little economic reinvestment. The community has evolved to serve primarily as a bedroom community to the adjacent City of Hanford and surrounding communities. Commercial retail services in the community currently consist of only two convenience stores to provide residents with some of their daily household needs. Public services within the community include the Hand in Hand Family Resource Center and the Central Valley Family Health Clinic in Home Garden operated by Adventist Health.

B. Demographics

According to the 2000 Census, Home Garden has a population of 1,702 residents, 427 households, and 368 family households residing in the community. The racial make up is 33.5 % White, 12.9% African American, 2.4% Native American, 7.3% Asian, 0.2% Pacific Islander, 37.1% from other races, and 6.6% from two or more races. Slightly more than half (55.2%) of the community is identified as Hispanic. Slightly more than half 56.0% of all households included minors under the age of 18 living in the household, and 55.0% of households were comprised of married couples. About 21.3% were single female households, and 13.8% were non-family related individuals living together. The average household size was 3.95 and the average family size was 4.10. Children under the age of 18 comprise the largest percentage of the community population at 37.9%, and adults, age 25 to 34, comprising the next largest population group with 13.2%. Adults age 65 and older represented only 7.5% of the population. The median age of residents was 27. Community wide, Home Garden contains approximately 5.8% less females than males. The median income for a household in Home Garden was \$25,450, and the median income for a family was \$24,214. About 33.5% of families and 41.9% of the population were considered below the federal poverty line.

C. Community Plan Public Participation

A series of community meetings were held in Home Garden with residents of the community and other stakeholders. The first of four meetings was kicked off on June 5, 2007 with the final concluding meeting held on August 14, 2007 where draft community plan concepts were presented and considerable community interaction occurred. During these meetings, residents expressed their concerns and desires for the community, and provided input and feedback to County Planning staff on the plan's development. On January 13, 2009, the Home Garden Community Coalition, comprised of Home Garden residents, HGCSO Board Members, and community stakeholders who desire to improve the standard of living for Home Garden residents, provided additional input and recommendations to the *Home Garden Community Plan*.

Figure 1.2. Home Garden Meeting



Throughout these community meetings, challenges within the community described in Section D were identified and strategies for overcoming these community challenges were developed. This community plan has considered these factors, and evaluated alternatives by which they may be addressed to enhance and improve the community's existing conditions and future sustainability.



D. Community Challenges

1. The water supply provided by the HGCSO meets existing Community demand but has uncertain capacity for any substantial additional connections.
2. Sufficient water pressure exists in the community water system to provide adequate fire flow to meet current requirements, however, water pressure will need to be re-evaluated before any large-scale development takes place.
3. The community has limited employment opportunities within walking distance for Home Garden residents and the local workforce/local jobs connection is lacking which hinders a balanced jobs/housing ratio.
4. The Home Garden Community has evolved into a bedroom community with most residents commuting to jobs in adjacent urban areas such as Hanford, Lemoore, and Visalia, which hinders Home Garden from becoming a self-sustaining community.
5. The Average Daily Attendance within Lakeside School District has declined, and school district funding has been reduced causing the school district to shift attendance to Lakeside Elementary and phase out Gardenside School's current operations by summer 2009.
6. The lack of community amenities and job opportunities is perceived to have kept residential home sites depreciated and less desirable in the housing market, which may have prevented the Home Garden Community from benefiting from increased housing valuation over the past several years.
7. Additional housing growth and new affordable housing alternatives are needed to provide residents and the County with alternative housing options to support the desired businesses that residents want.
8. Limited law enforcement presence exists within the community since the community's population base is insufficient to support a full time Kings County Sheriff's Substation. In addition, the Sheriff's Department provides services Countywide and patrol units cover large territories resulting in higher response times.
9. Traffic speeds through the Community continue to be problematic especially along 10th Avenue where increased conflicts are likely to occur between automotive and pedestrian/bicycle users.
10. Home Garden is currently void of parkland and funding support for these services does not currently exist. The Gardenside School is the only public open space capable of providing recreational opportunities within the community, however, this open space area is now fenced and closed to public use.
11. Underutilized infill properties for residential and commercial growth exist throughout the community, and are not effectively being utilized which could increase Home Garden's community build out and efficient extension of community services.
12. Little development has occurred in Home Garden over the past five years, which hinders the community from progressing through revitalization efforts.
13. Previously applicable City of Hanford development impact fees and City development standards have resulted in excessive fees and requirements for development within the community and hindered economic reinvestment.
14. Deteriorated community conditions and limited law enforcement presence have detracted from citizens building a sense of pride in their community.
15. Vacant parcels in the Community are regularly used for illegal dumping, and create a nuisance and health hazard for residents.



E. Community Opportunities (Items are prioritized according to input from the Home Garden Community Coalition)

1. A 2.5-acre parcel of land, along Shaw Place, was donated to the Kings Partnership for Children for the purpose of utilizing the land to the benefit of the community- such as constructing a public park, community center or other facility for public use.
2. Adequate circulation infrastructure containing wide roads and sidewalk easements exist throughout most of the community, enabling the possible future construction of pedestrian amenities including sidewalks, curb and gutter and bus benches/shelters in key areas that will facilitate a more walkable community.
3. The planned vacancy of Gardenside School facilities will provide opportunities for the community to establish centrally located community based services such as a charter school, magnet school, library, senior center, and other uses which are to be determined by school district administrators.
4. Commercial and residential development interest has centered around 10th Avenue and Home Avenue, and provides an opportunity for a centralized core area within the community however after build out of the existing community boundaries, Home Garden must look to other sources of funding than just new development to enhance its local economy.
5. The Home Garden CSD is in the process of developing a water treatment facility to improve the water quality within the Community and meet current EPA Arsenic Standards. The treatment facility is anticipated to come online by October 2009.
6. Critical emergency services are located near the community and in the adjacent City of Hanford. County Fire Station No. 4 is located 2.1 miles to the east along Houston Avenue, and Kings County Sheriff Headquarters is located in Hanford along with City of Hanford Police and Fire Departments that may provide mutual aid.
7. Commercial infill potential exists along 10th Avenue with vacant commercial properties that could provide Home Garden residents with basic commercial and retail services to meet their daily needs.
8. Existing and newly constructed community institutions and support facilities have the potential to attract additional residents and provide jobs within the community core.
9. The Central Valley Family Health- Home Garden Clinic opened in 2007 and Adventist Health is considering expanding its facilities thus creating more specialized services and jobs within the community.
10. Grass roots organizations that include the Home Garden Community Coalition and other non profit groups are actively involved in the Community and continue to seek opportunities to improve the quality of life of Home Garden residents.



CHAPTER ~ 2 ~

COMMUNITY LAND USE



The Home Garden Community Plan Land Use designates the general distribution, location and intensity of land uses within the community and its future growth areas for residential, commercial, and public facilities. The Home Garden Community Plan Land Use map provides the foundation for land use decisions within the community and incorporates changes to address the community’s long-term sustainability. Strong community support exists for additional infill development and revitalization within the existing community. New compact residential growth with greater emphasis on community walkability will provide more desirable and affordable housing units, while a revitalized commercial core centered at 10th Avenue and Home Avenue is intended to meet the daily needs of residents. The community contains an overabundance of Public zoned land due to the presence of the Calvary Cemetery, Gardenside Elementary School, Home Garden Community Service District (HGCS D) properties, and the Central Valley Family Health- Home Garden Clinic. Table 2.1 details the community’s land use matrix.

Table 2.1: Home Garden Community Plan Land Use Designations

Home Garden Community Plan Land Uses	Total Acres	% Non Ag Acres	Vacant Acres	% Vacant
Mixed Use	3.34	1.5%		
Downtown Mixed Use	3.34	1.5 %	0.46	1.03 %
Residential	152.25	68.2 %		
Low Medium Density	35.59	15.9%	2.33	5.20%
Medium Density	97.43	43.6 %	25.7	57.33 %
Medium-High Density	12.37	5.5 %	5.0	11.15%
High Density	3.02	1.4%	1.53	3.41%
Very-High Density	3.84	1.7%	2.98	6.65%
Commercial	9.56	4.3%		
Neighborhood Commercial	2.03	0.9%	0.28	0.62 %
Service Commercial	4.74	2.1%	1.46	3.26%
Multiple Commercial	2.79	1.2%	1.26	2.81%
Public/Quasi-Public	58.08	26.0 %	3.83	8.54 %
Planned Land Use Total	223.23	100.00%	44.83	20.08%

The following Land Use Goals, Objectives, and Policies are established to guide short and long-range land use decisions within the community and are unique to this Community Plan. All other land use references are incorporated herein by reference to the *Land Use Element* of the General Plan.

The Home Garden Community Plan Land Use Map incorporates land use changes to establish General Plan consistency with zoning. The map also displays the Primary Sphere of Influence as defined by the Local Agency Formation Commission of Kings County (LAFCO). This Community is unique in Kings County since a Secondary Sphere of Influence has not been established. This is due to the entire community being encompassed by the City of Hanford’s Primary Sphere of Influence. All planned urban areas within the community are located within the Primary Sphere of Influence as adopted by LAFCO and effective January 1, 2008.



A. Residential Areas

Residential areas within the existing Home Garden Community cover a majority of the planning area and are laid out along a grid street pattern. The current planning trends within the San Joaquin Valley are emphasizing a return to traditional neighborhood design with an emphasis on increased connectivity and access between neighborhoods and commercial centers, open space areas, and public facilities. Infill development will remain a priority and integrate new residences into the existing layout while maintaining the community’s traditional neighborhood design. The northwest portion of the community, referred to as the Northwest Growth Area, is the only area within the community that has vacant residential land of sufficient size to accommodate a larger number of residential units. Approximately 28 residential acres are available.

Limited housing diversification exists within Home Garden with most housing comprised of small single-family homes or mobile homes. Dwellings in Old Home Garden were constructed during the 1940’s and 1950’s, while new Home Garden was built during the 1960’s to house workers for the former Armstrong Rubber Company tire plant, constructed in 1962 and located of the Community on Idaho Avenue. An increase in housing options is desired in the community, such as condominiums, townhomes and other attached dwellings. New residential growth is directed to occur primarily through infill development and within the Northwest Growth Area.

Figure 2.1. Old and New Home Garden



Table 2.2 below represents the potential number of new housing units that can be accommodated within the existing Home Garden Community and Primary Sphere of Influence. Units are estimated based on existing vacant residential lots and undeveloped land in the Northwest Growth Area.

Table 2.2: Existing Community Vacant Residential Land

Housing Type	Associated Net Density Range	Assumed Average Net Density	Available Acres	Number of Units	% New Housing Units	Land Use Designation
Single family (large lot)	2-4	3	1.86	6	2.4%	LMD
Single family	4-7	6	20.56	123	49.8%	MD
Mixed Use	10-20	10	0.37	4	1.6%	DMU, MU
Multi-Family	7-24	15	7.61	114	46.2%	HD
TOTAL			30.4	247	100%	

Acreege reduced by 20% to account for infrastructure and pedestrian connectivity.



HGCP GOAL 2A New residential growth reinforces Home Garden’s desire to remain a compact small town community while also building sustainable quality neighborhoods that meet the growing needs of the community’s diverse population.

Home Garden’s modern day function is essentially to serve as a bedroom community to Hanford and other surrounding urban areas. Very few employment opportunities exist in this community, which is mostly comprised of low-income households. As a result, greater demand exists for affordable housing that could be accommodated through compact residential development.

The original community (Old Home Garden) was constructed east of 10th Avenue to place residents near the community’s commercial services. New Home Garden was later built northwest of the intersection of 10th Avenue and Houston Avenue to allow residences easy walking access to commercial businesses along 10th Avenue and other public meeting places dispersed throughout the community. Facilities located throughout the community include community service centers, Gardenside Elementary School, Central Valley Family Health- Home Garden Clinic, and churches. Minimal new residential growth has occurred within the community over the last decade, and opportunities for outward growth expansion are limited with Hanford’s growth boundaries surrounding the Community along three sides. New residential growth should emphasize compact development that promotes better utilization of District and County services, such as water, sewer, streets, and emergency services.

The majority of potential new residential development within Home Garden (approximately 75 percent) could take place in the Northwest Growth Area. This area is located northwest of 10th Avenue and Home Avenue. The Northwest Growth Area is comprised of approximately 28 acres, and at build out could accommodate as many as 186 dwelling units. The net density of the Northwest Growth Area is 7.9 dwelling units per acre which exceeds the minimum density of 7 units per acre cited as the minimum threshold density for successful bus transit with half-mile route spacing (source “Transportation and Land Use Policy” by Pushkarev and Zupan). Additionally the Northwest Growth Area offers a centralized core area for Mixed Use to create a community focused area of commercial and residential that would act to reduce vehicle trips within the area. At build out, approximately 69 units or 37 percent of all potential residential development within the Northwest Growth Area could be attached dwellings such as a townhome, or condominium configuration.

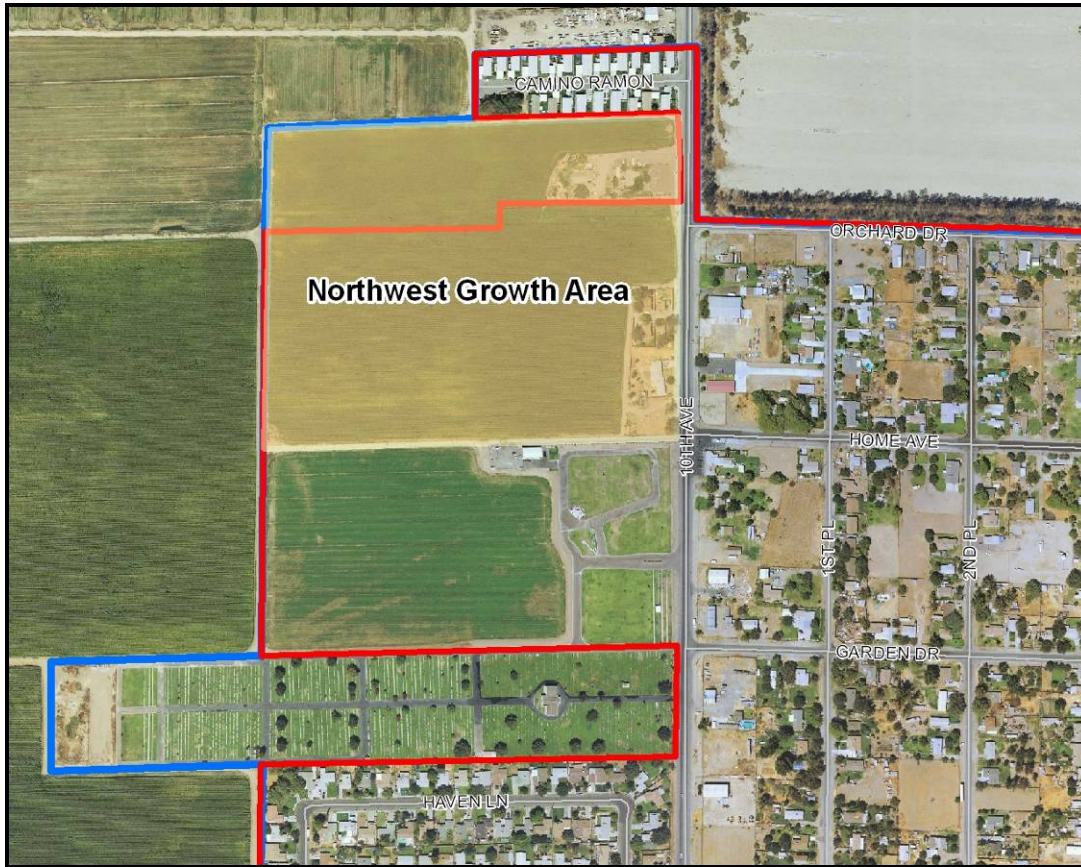
Table 2.3: Northwest Growth Area Land Use Matrix

Housing Type	Associated Net Density Range	Assumed Average Net Density	Available Acres	Number of Units	% Housing Units	Land Use Designation
Single Family	4-7	6	13.48	81	44	MD
Single Family	7-11	9	4.00	36	19	MHD
Mixed Use	10-20	10	2.87	23	12	DMU
Multi-Family	7-24	15	3.07	46	25	VHD
TOTAL			23.42	186	100%	

Acreeage reduced by 20% to account for infrastructure and pedestrian connectivity.



Figure 2.2. Map of Northwest Growth Area



SINGLE FAMILY RESIDENTIAL

HGCP OBJECTIVE 2A.1

Residential development shall be designed to remain walkable and integrated with adjacent neighborhoods.

HGCP Policy 2A.1.1: New residential development proposed in the Northwest Growth Area shall integrate pedestrian connectivity to the community core area at 10th Avenue and Home Avenue.

Existing Home Garden residential areas are efficiently laid out along a grid street pattern. New residential development integration of similar interconnected street and pedestrian infrastructure will ensure that new community growth provides a walkable streetscape that remains connected to the new community focus at the 10th Avenue and Home Avenue intersection.

HGCP OBJECTIVE 2A.2

Ensure that new residential development occurs in an orderly manner and contributes to and maintains the necessary infrastructure and services needed for a sustainable community.



HGCP Policy 2A.2.1: New residential infill development within New and Old Home Garden should receive priority allotment from the Community Service District.

Home Garden contains approximately 49 vacant infill lots within Old and New Home Garden, which should be prioritized for receiving District services.

HGCP Policy 2A.2.2: Residential expansion within the Northwest Growth Area shall be required to demonstrate that adequate water and wastewater service capacity is available to serve new growth.

The Home Garden CSD is in the process of building a water treatment facility to enhance water quality for existing residents and businesses. The District, however, has not planned for additional water capacity. Therefore, new growth will be required to provide for additional water service capacity to adequately meet the needs of the additional growth. A utility master plan for potable water should be prepared to determine the extent of improvements needed to accommodate additional growth, and quantify the existing water supply. The District is also dependent upon the City of Hanford for wastewater service and service availability from the City would also have to be determined.

MULTI-FAMILY RESIDENTIAL

The community of Home Garden is largely built out and current vacant multi-family designated land is estimated to accommodate approximately 118 units (114 multi-family units and an estimated 4 units in the Mixed Use zone).

HGCP OBJECTIVE 2A.3

Multi-Family Residential designated land within the Home Garden Community enhances the diversity of housing options available within the community.

HGCP Policy 2A.3.1: Multi-Family Residential designated land within the existing community shall be located near Gardenside Elementary School or near commercial businesses along 10th Avenue.

Numerous underutilized or vacant parcels exist within the existing Home Garden Community. In addition, vacant parcels currently exist which are zoned High or Medium High Density Residential and Downtown Mixed Use. These parcels are ideally located next to Gardenside Elementary School and 10th Avenue, where higher density residential uses would be closely situated next to community based services.

HGCP Policy 2A.3.2: Alternative housing options such as townhomes, duplexes, and triplexes should be considered for development within the Multi-Family Residential designated areas to increase housing diversification within the Home Garden Community.

Multi-Family Residential infill properties are encouraged to accommodate higher density residential development that can serve to increase the availability of affordable housing alternatives. These Multi-Family designated properties are also located within close proximity of the Community's new commercial service focused core at the intersection of 10th and Home Avenues, and public service



oriented area in the southeast portion of the community. Non-profit organizations such as the Central Valley Family Health- Home Garden Clinic operate in the southeast part of the community. These two core areas provide essential services to community residents, and have the potential to provide more sustainable housing for seniors, young families, and first time home buyers.

B. Commercial

The commercial land uses within the Community are all located along 10th Avenue, between Houston Avenue and Home Avenue. A variety of commercial land use designations are established along the east side of 10th Avenue. Downtown Mixed Use is also designated along the northwest side of the 10th and Home Avenue intersection to create a focused community commercial core for retail services. Commercial services centralized around this intersection may contribute towards revitalization efforts within the Community and increase economic investment and job growth near residents. At present, basic goods and services are limited to two small convenience stores, and residents must travel into Hanford to meet their daily needs. Basic retail services are desired by residents, most of which are on limited income and could greatly benefit from services being located within a one half-mile walking distance from their residence.

HGCP GOAL 2B Home Garden’s commercial corridor has a centralized focal point at the 10th Avenue and Home Avenue intersection, and is enhanced in a manner that increases the jobs/housing balance and meets the needs of local residents and visitors.

HGCP OBJECTIVE 2B.1

Establish the centralized intersection of 10th Avenue and Home Avenue as a Downtown Mixed Use core for the Home Garden community to encourage private investment, revitalization and visual community distinction.

HGCP Policy 2B.1.1: Centralize the Downtown Mixed Use along the northwest and northeast corners of the 10th Avenue and Home Avenue intersection, and allow a mix of business, office, and housing uses within common building structures.

A big challenge of retail is the recruitment of retail workers, and their need for a convenient place to live. A stock of potential workers living close by enhances the attractiveness of the site for retailers and reduces vehicle miles traveled by the workers. Potential developments should encourage a mix of locally owned and operated businesses, specialty food stores (selling baked goods, ethnic foods, coffee, and wine), ethnic restaurants, pharmacies, hardware stores, and service providers (laundry, video rental, garden). A new Downtown Mixed Use designated area in Home Garden has the potential to allow more small commercial stores to exist and greatly increase the sustainability of the community.

HGCP OBJECTIVE 2B.2

Establish a variety of new commercial developments along the 10th Avenue corridor to capitalize on daily vehicle trips and increase economic opportunities for Home Garden and its residents.



HGCP Policy 2B.2.1: Designate a variety of commercial land uses along 10th Avenue with pedestrian oriented retail centered at Home Avenue, and service commercial extending out towards Houston Avenue.

Pedestrian oriented Downtown Mixed Use and Neighborhood Commercial are envisioned around the 10th Avenue and Home Avenue intersection to serve as Home Garden’s new commercial core. Service Commercial and Multiple Commercial are planned to extend south from the central core along the east side of 10th Avenue.

HGCP Policy 2B.2.2: Develop a Parking Plan for the Downtown Mixed Use Area to allow compact mixed use development to occur in greater density while still providing for adequate customer parking.

When new commercial development within the Downtown Mixed Use Area occurs, greater office and retail development will increase demand for parking. A redesigned street and parking layout could potentially resolve any parking limitations while allowing commercial uses to share joint parking areas. A Parking Plan could establish an effective plan for providing sufficient parking while preventing the creation of large expansive concrete parking areas.



CHAPTER ~ 3 ~

COMMUNITY OPEN SPACE AND RECREATION



Currently Home Garden does not contain parkland dedicated for public use. The only recreational facilities are located on Gardenside Elementary School property and not open for general public use. The School's open space area is presently fenced off, which prevents residents from being able to use the open space and playground equipment. The Community, therefore, lacks opportunities for residents to engage in recreational activities. Community based efforts are underway to establish a community park for Home Garden that would be centered around the elementary school and Central Valley Health Clinic- Home Garden. A 2.5 acre parcel immediately southwest of the school has been donated to the Kings Partnership for Children for a use that will benefit the community, such as a public park or recreation center. The Community's limited expansion opportunities and vacant land, however, limit the community's option to leverage new growth in providing these types of facilities. Therefore, the success of establishing these essential facilities will rely heavily upon the continued efforts of non-profit groups and residents to pull together resources.

Gardenside Elementary School is considered by residents to be one of the community's most valued assets in Home Garden. Although the school district is looking to re-direct students to Lakeside Elementary, a substantial opportunity exists where the school district may be entertaining options to lease or use portions of the Gardenside School site for other community based services or organizations. The options presented by this opportunity could result in the allowance for open space that is open to the community. Lakeside Union Elementary School District, however, will have the determining say regarding what services may be allowable on their property.

A. Community Open Space

HGCP GOAL 3A Areas of open space within Home Garden enhance the quality of life of residents and are maintained to ensure long term sustainability and provision of recreational opportunities.

HGCP OBJECTIVE 3A.1

Establish a community park and open space within Home Garden to create an outdoor gathering place and opportunities for physical activity.

HGCP Policy 3A.1.1: Coordinate with community based non-profit organizations to facilitate the building of a community park near Shaw Place and Houston Avenue.

In March of 2007, the Central Valley Health Policy Institute conducted a communitywide survey (*"The Home Garden Community Survey"*), which primarily focused on health related questions and a questionnaire regarding residents' overall views and health tribulations in Home Garden. Nearly all of the 183 parents and 53 elders, who responded to the survey, requested a recreation facility or park that would encourage recreational activity. In the survey, high blood pressure was the most



commonly reported condition by family respondents. There is a growing body of scientific evidence linking low physical activity with higher blood pressure and obesity.

A community member of Home Garden donated a 2.5 acre parcel to the Kings Partnership for Children, which could possibly be used for the purpose of constructing a public park. A potential design for a future park could include an oblong walking circuit, surrounding children’s playground equipment. The circuit could also be constructed with health trail that consists of stations containing exercise equipment such as a chin up bar, bar dip and other equipment integrated within the interior of the walking path. Signposts placed throughout the walking trail may provide an explanation and diagram of the muscles exercised at each station as well as provide information on healthy eating.

Figure 3.1. Proposed Park Location



Figure 3.2. Home Garden Park Site



HGCP Policy 3A.1.2: Assist Kings Partnership for Children in the pursuit of grant funding for the construction of a community park.

A 2.5 acre parcel along the west side of Shaw Place, north of Houston Avenue, was gifted to Kings Partnership for Children for the purpose of benefiting the community. This site is located adjacent to the Gardenside Elementary School and Central Valley Family Health Clinic, and could serve to create a centralized community gathering place and recreational opportunity area. The County should therefore provide assistance to the Kings Partnership for Children in efforts to seek grant funding that may make the project a reality for the Community. Two hundred million dollars in grant funding for development of parks and recreation areas is available to cities, counties, and park districts, from the California State Parks through the 2000 Parks Bond Act. These and other funds may contribute towards the construction of a community park, however, long term maintenance will remain an obstacle towards its creation until maintenance responsibilities are assigned and held by a suitable public or quasi-public entity.



HGCP Policy 3A.1.3: Encourage the formation of a Community Park Committee consisting of local organizations to explore options for ongoing park maintenance funding strategies and activities that may include coordinated volunteer efforts.

The primary constraint associated with community park construction is the establishment of a funding mechanism for the ongoing maintenance of the park. Public and Quasi-public entities have been hesitant to assume maintenance responsibilities until this fundamental funding question is answered. Funding does not currently exist for this purpose and formation of a Community Park Committee made up of representatives from local organizations such as churches, civic groups, businesses, or community stakeholders could help in exploring opportunities and organizing these efforts. The Home Garden Community Coalition, comprised of Home Garden residents, HGCSO Board Members, and other community stakeholders have indicated that construction of a community park is their number one priority. HGCSO Board members have indicated the possibility of HGCSO assuming maintenance responsibilities for the community park. Funding options should consider the possible establishment of a County Service Area Zone of Benefit that could work in conjunction with a Home Garden Community Park Committee that could steer and coordinate park maintenance activities including volunteer services. Community volunteers could be a key to covering some maintenance activities such as lawn and infrastructure repair, and trash collection. A voluntary base of support could significantly reduce the financial obligations for this community facility and instill community pride and ownership that would increase the public visibility and long-term success of a community park. If established, a fee structure for organized events at the park such as birthday parties and civic events, would enable the HGCSO to collect additional operational funding for the maintenance of the facilities.

HGCP Policy 3A.1.4: Require new residential development to comply with the Quimby Act and provide fees for park construction and/or provide a long term assessment for ongoing parkland maintenance.

Government Code §66477 allows local governments to impose a fee structure towards all new development for park or recreational purposes after a Quimby Act Ordinance has been locally adopted. These funds will help provide for the initial construction of the park facilities and future equipment purchases. The County or the HGCSO can either be assigned to collect these types of funds. Funds could be used to purchase infrastructure parts and equipment such as sprinklers, lawn mowers, onsite locked storage, trash cans, and other necessary maintenance items.

B. Community Access to Open Space

HGCP GOAL 3B Home Garden’s built environment provides enhanced resident connectivity to outdoor recreational open space and physical activities.

HGCP OBJECTIVE 3B.1

Establish safe pedestrian, school children, and bicycle routes that connect residential areas to commercial, educational, and recreational uses.

Existing pedestrian and bicycle routes are very limited or non-existent within the Home Garden community. The County and community have limited resources to construct new facilities or enhance



existing infrastructure. Community based efforts should be engaged to identify and support grant or other funding opportunities that could serve to enhance the pedestrian connectivity of residents to areas of open space.

HGCP Policy 3B.1.1: Evaluate walking paths utilized by school children to identify unsafe pathways and seek grant funding to address the needed improvements.

Even though Old Home Garden contains no sidewalks, this portion of the community remains fairly walkable due to minimal vehicle traffic and suitable walking space for pedestrians along surface streets. However, a lack of designated pedestrian sidewalks will always be a safety hazard for residents, especially school age children. Therefore, the County should analyze pedestrian safety, identify those areas most at risk to pedestrians, and seek grant funding to address needed improvements.

Figure 3.3. School Crossing



HGCP Policy 3B.1.2: The new commercial core at 10th Avenue and Home Avenue shall integrate traffic calming street design measures to enhance pedestrian safety and serve as the main crossing for 10th Avenue that will be utilized by future residents of the Northwest Growth Area.

The 10th Avenue and Home Avenue intersection is planned to serve as the community’s new commercial core area. This intersection is also projected to serve as a significant 10th Avenue crossing for future residents and school children that may live in the Northwest Growth Area and cross 10th Avenue to reach services located east of 10th Avenue. The Gardenside Elementary School, although transferring students to Lakeside School, will continue to serve as a school bus loading site that will draw students from around the community. Bus pickup locations throughout Home Garden could benefit from traffic calming measures such as flashing lights which indicate the location of student pickup locations during unfavorable weather conditions. Improvements and enhancements along 10th Avenue in the community should therefore prioritize the 10th Avenue and Home Avenue intersection for needed improvements.

HGCP Policy 3B.1.3: New commercial and residential development in the Northwest Growth Area shall integrate pedestrian and bicycle pathways that will connect residents to the community’s new commercial core at the intersection of 10th Avenue and Home Avenue.

Home Garden has some centralized community services, however, there exists limited pedestrian and bicycle infrastructure to ensure safe non-motorized passage. The intersection of 10th Avenue and Home Avenue is identified as a future community core area for commercial and residential uses. New residential, commercial, and mixed use development within this area shall be required to construct sidewalks to increase the Community’s overall pedestrian connectivity. Pedestrian and bicycle pathways between residences and community services and facilities are some of the key components to establishing a walkable community. In order to build upon Home Garden’s compact and walkable Community, new residential development in the Northwest Growth Area along with all new commercial development shall be required to integrate pedestrian and bicycle pathways that connect to the surrounding pedestrian system.



CHAPTER ~ 4 ~

COMMUNITY IDENTITY AND ECONOMY



The community of Home Garden was established during the 1940's and was initially home to many local farmers and farm industry workers. During Home Garden's early years, every resident relied on homegrown produce and meat products to supplement their family's nutritional needs. In addition, all residences provided their own potable water well and sewage disposal, therefore, the community was composed of estate-sized parcels. Reliance of groundwater for residential and farming uses caused a significant drop to the areas ground water level, resulting in increased costs to drill deeper wells, which became a significant burden to local residents. In overcoming this burden, residents obtained a consensus from the community's population of approximately 350 residences and formed the Home Garden Community Service District on January 19, 1959 to serve as the water purveyor for the community. The Home Garden sewer service was installed by Kings County Public Works and financed by a block grant. The system was transferred to the City of Hanford as owner and entity responsible for its maintenance. Home Garden Community Services District contracts with the City of Hanford to collect the monthly sewer use fee. This agreement has been in effect since 1978, and allowed Home Garden residents to develop homes on smaller lots and transform the community into an area with more urban type neighborhoods. As lots became subdivided, many of the residents expressed a desire to change ordinances to reflect the increasingly residential feel of the community. County Ordinances were passed, in response to the citizens' requests, and the raising of animals in residential areas was prohibited.

Present day Home Garden still contains aspects of its historical roots, and economic reinvestment back into the community has not happened easily. Most of the streets still do not have sidewalks and many individuals who live in Home Garden are employed in the agricultural industry. Residents and non-profit groups, however, continue to express a strong desire for improvements to the community. They seek to improve the quality of life for residents and in particular their youth that have little to no recreational opportunities within the community. A stronger economic base with community oriented businesses, job opportunities, and a centralized community core area could greatly benefit the area. The community could also benefit from the use of a more pedestrian oriented streetscape, and community signage to increase the aesthetic appeal of the community. This Chapter presents policy direction that aims to enhance Home Garden's identity and economy.

A. Community Identity

Home Garden's identity has evolved and shifted over time, and much of the significance of this region has been forgotten. In further establishing a sense of place that creates a small town community look and feel, new construction must be connected to the community design features and type of built environment that is desired. Murals, signage, mosaics and functional art can all play a role in fostering a sense of place.

HGCP GOAL 4A Home Garden establishes a unique and inspiring image and identity that is rooted in the community's grass roots efforts and reflected in the built environment.



Communities that are attractive, desirable and marketable places in which to live, work and invest are often places with well defined design features and amenities. These types of features coupled with safety and mobility serve to draw people into wanting to experience a part of it. Economic investment typically follows as the area then becomes recognized as a profitable investment opportunity. Home Garden can utilize traits from other successful rural farm towns to create a unique small town experience with ties to community grassroot efforts.

HGCP OBJECTIVE 4A.1

Develop a Community design strategy to target key opportunities for visually enhancing the community with icons that are representative of Home Garden’s unique identity.

Visual design of the community is essential to increasing the attractiveness of the community to residents and visitors. These enhancements then provide key selling points of interest that serve to increase the desirability of the town to private investors.

HGCP Policy 4A.1.1: Develop and design intersection improvements at 10th Avenue and Home Avenue to serve as the new Home Garden focal point and community core.

The existing intersection at 10th Avenue and Home Avenue has few pedestrian or infrastructure improvements. However, this intersection has the greatest potential to serve as the Home Garden’s central intersection and commercial core. New commercial investment is being made at the southeast corner with a gas station and mini-mart, while the Hand in Hand Family Resource center is located one parcel north of the northeast corner. The northwest corner is presently used for agricultural production, but planned for commercial and residential uses as part of the Northwest Growth Area. Improvements to this intersection could greatly increase the visibility of the community and provide additional benefits for pedestrian and school children safety.

HGCP Policy 4A.1.2: Designate Downtown Mixed Use along the northwest and northeast corners of 10th Avenue and Home Avenue, and encourage property owners and developers to integrate community enhancing design concepts within this central core.

The existing commercial strip along 10th Avenue is largely deteriorated, and many buildings are in a state of disrepair. Little investment has been made to improve existing buildings or integrate additional pedestrian amenities (sidewalks/curb and gutters) or attractions. The existing commercial layout already provides much of the critical service infrastructure such as water and street lighting. Downtown Mixed Use designated properties can be designed to serve as a focal point for the community and instill greater community pride and recognition. Structures should integrate vertical design features to draw a stronger visual sense of place for this community core intersection. A central intersection for reinvestment could serve as a commercial anchor for the community, which improves the marketability of other commercial properties along 10th Avenue.

HGCP Policy 4A.1.3: Commercial businesses, street signs and landscaping along the 10th Avenue commercial corridor should integrate design features that tie to the Home Garden logo.



Signage and landscaping are very important elements that give visitors a good first impression when entering a town. Elements within the Downtown Commercial area should use a common design theme centered on the Home Garden Logo to enhance the physical appearance and attractiveness of the community. Establishing this Downtown vision will increase civic pride and instill a greater sense of ownership among community residents, while also increasing the commercial marketability of Home Garden.

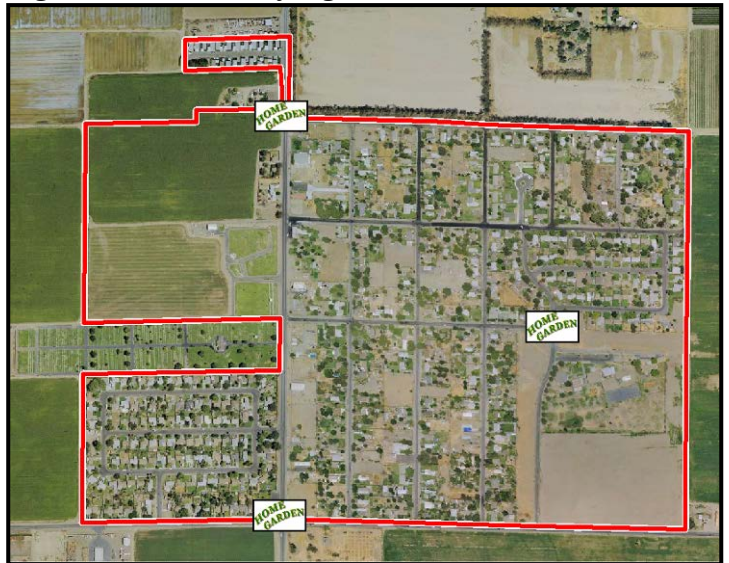
HGCP Policy 4A.1.4: Work closely with the Home Garden Community to refine the conceptual Home Garden logo that was designed for the Home Garden Community planning effort.

A community symbol and slogan are important tools that help establish a town identity and uniqueness. Through the community planning meetings, a conceptual Home Garden Community logo was developed to provide a possible slogan to increase recognition of Home Garden as a valuable community within the County. “Home Garden – A Grass Roots Community” is considered in recognition of the number of non-profits within the community as well as the community’s involvement with local issues. The conceptual logo placed on the front cover of this Community Plan serves as a starting point for formalizing a new community logo that captures the spirit of Home Garden as a community interested in building a positive living environment that is also generous and embraces communitywide outreach.

HGCP Policy 4A.1.5: Designate Home Garden “Community Gateways” along 10th Avenue entry points and other key focal points, and seek private property participation to integrate community logo signs, landscaping and streetscapes to improve community identity.

The community logo should be displayed at the community’s key entrances along 10th Avenue, with the north entrance at Orchard Avenue and the south entrance at Houston Avenue. A third sign area at Shaw Place and Garden Drive could also enhance the community and increase the connection between the new commercial core at 10th and Home Avenues, and the non-profit service area along Shaw Place and north of Houston Avenue. The new gateway signage would present Home Garden’s new image and help to lend credibility to Home Garden as a reinvigorated community. Public and private funding sources should all be considered to bring this community vision to life. Coordination may need to involve the County Public Works Department, property owners and the Home Garden Community Services District to ensure proper placement and maintenance.

Figure 4.1. Community Sign Locations



HGCP Policy 4A.1.6: Non-profit and public agencies within the Home Garden Community should consider developing and maintaining a community calendar of important community events and meetings.

Home Garden Community members have expressed interest in being informed of important community events and meetings that occur within the community. A community calendar of meetings and events should be displayed in a central, highly visible location within the Home Garden Community. The existing Gardenside Elementary sign could potentially lend itself for this purpose. At the end of the 2008-09 school year, Gardenside School’s billboard will likely be underutilized and may fall into a state of disrepair. Lakeside Union Elementary School District should consider allowing community meetings and events to be posted on this sign, and work with community groups to facilitate this community enhancing effort.

Figure 4.2. Community Calendar



HGCP OBJECTIVE 4A.2

Establish quality neighborhoods that reinforce small town traditional neighborhood design and create a communitywide integrated “Sense of Place.”

Small town rural character is based on an image that includes a vibrant main street with shops and meeting places, well kept single family homes on tree lined streets, and community amenities such as parks, libraries, and recreational facilities. Existing and future residential neighborhoods need to maintain well kept and clean streets and yards to increase the potential for economic reinvestment into the community. Residential yards and structures are a key focal point to improving the image of Home Garden and could significantly increase the community’s positive character and “Sense of Place.”

Figure 4.3. Home Garden Residence



HGCP Policy 4A.2.1: New residential development shall integrate pedestrian connectivity that is representative of small town communities, and include sidewalks, curbs, planting strips, and trees to enhance the streetscape.

New residential growth shall be required to construct pedestrian oriented infrastructure that facilitates walkable street design. These features will improve the overall community appearance and add to the existing streetscape amenities. Lining the streets with trees provides shade for the area as well as establishes a barrier between vehicles and pedestrians. Trees also tend to have a calming effect on traffic, slowing down vehicles and providing a sense of enclosure.



B. Community Economy

The local economy is based primarily outside the community of Home Garden with retail commercial, service commercial, government and agricultural based employment. Within the community, small stores exist along the 10th Avenue commercial corridor, while light industrial and service commercial industries are more fully established in the nearby communities of Hanford and Lemoore. Although limited employment opportunities exist within the Community, Home Garden has the potential for enhanced job creation through commercial development and connection to regional commercial job centers in Hanford and Lemoore.

HGCP GOAL 4B Enhance the community economy through the establishment of a centralized commercial core to increase job creation opportunities within the community.

HGCP OBJECTIVE 4B.1

Increase economic investment in Home Garden to increase local job opportunities and the number of commercial services to meet the daily needs of residents.

HGCP Policy 4B.1.1: New commercial development should concentrate business investment and improvements along the 10th Avenue and Home Avenue intersection to establish a centralized small town commercial center for Home Garden.

Home Garden’s strategic position enhances its ability to attract retail development because of its proximity to the City of Hanford. Currently many Home Garden residents go outside of their community to patronize the nearby Cities of Hanford, Visalia and Lemoore. However, there is considerable demand for basic services within the community core. New retail businesses in Home Garden would increase the options available to community residents and decrease the need for them to travel beyond the community core for basic services such as self-service laundry, groceries, or dining experiences. With the addition of retail shops and other small businesses, Home Garden can attain greater economic stability and conceivably benefit from the economic multiplier effect where more jobs lead to more disposable income and community sustainability.

HGCP Policy 4B.1.2: Vacant and underutilized Mixed Use and Commercial areas should be the focus of economic development efforts to increase Community job growth, tax base and business investment.

A number of vacant and underutilized properties exist within the commercial areas of the community. These development opportunities should be the primary focus of economic development in order to rebuild a sense of place with Home Garden’s community core and increase economic investment.



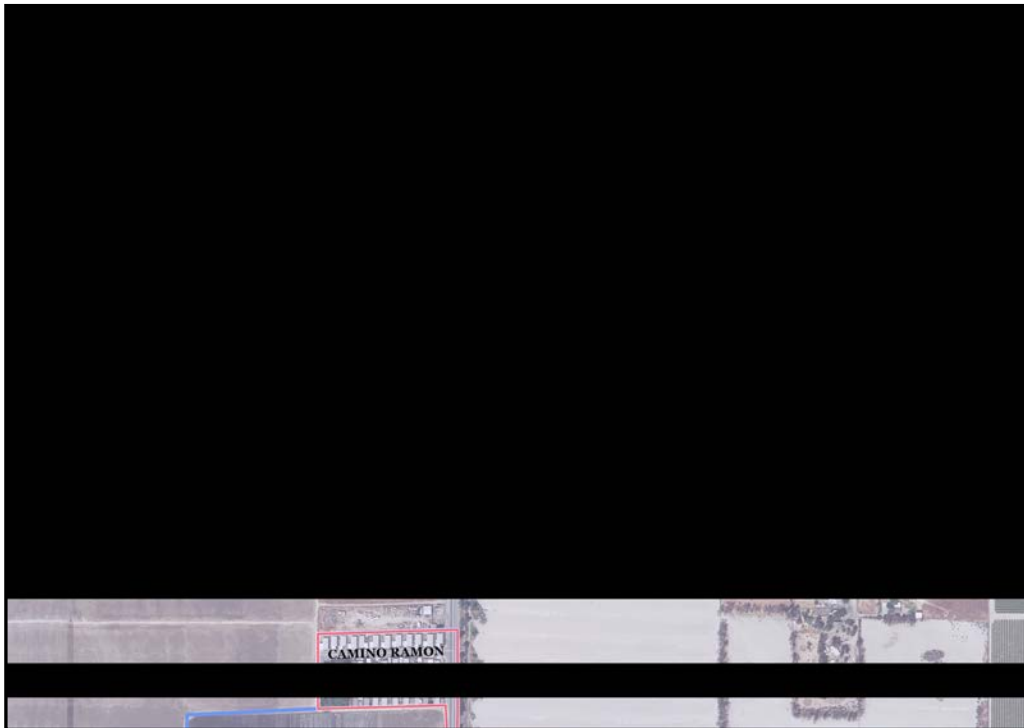
HGCP Policy 4B.1.3: Work with Kings Economic Development Corporation (EDC) to promote Home Garden as a location for commercial investment, and coordinate with the Jobs Training Office and other community based organizations to assist in business growth development.

Home Garden is located adjacent to the City of Hanford and along 10th Avenue, which serves as a major arterial connecting north Hanford to industrial areas to the south. This positioning allows Home Garden to draw upon the neighboring economies and draw from the surrounding population base for commercial business development. Kings EDC is the key facilitator of new economic growth in the County and therefore should be involved in the marketing and business development efforts within Home Garden. Kings EDC is also the main organization that can assist in business funding and tax and employment benefits.

HGCP Policy 4B.1.4: Leverage the newly established Enterprise Zone to encourage new commercial investment in the Home Garden community core area by promoting the tax benefits and incentives to prospective businesses.

The entire community of Home Garden is now part of the new Enterprise Zone approved by the State on July 1, 2008. This zone will allow for increased tax benefits to local business owners. The previously adopted Enterprise Zone covered both the east and west sides of 10th Avenue within Home Garden as reflected on Figure 4.4. The newly adopted Enterprise Zone encompasses the entire Home Garden Community.

Figure 4.4. Current Enterprise Zone within Home Garden



HGCP Policy 4B.1.5: Seek infrastructure improvement grant funds for the Commercial and Mixed Use designated areas along 10th Avenue to encourage economic investment.

Community revitalization will require new development infrastructure investment. There is no redevelopment area established within Home Garden and therefore assistance and coordination should be provided to the Home Garden CSD to enhance economic development efforts.

HGCP Policy 4B.1.6: Public and private grants should be sought to assist business growth and development within the community.

Community Development Block Grants, Economic Development Grants, and other grant opportunities should be pursued to provide assistance to businesses looking to establish themselves in Home Garden. The U.S. Small Business Administration's Fresno Office may also support businesses through the Federal Government Small Business Administrative loan program that guarantees up to \$1,000,000.

HGCP OBJECTIVE 4B.2

Increase residents' accessibility to higher education and local job opportunities to better position the community as a readily available trained workforce for existing and anticipated future business developments.

Major employment industries outside Home Garden are currently based in agriculture and commercial services. However, the lack of non-agricultural jobs leads many young residents to move away from the community to find other employment opportunities. Targeted workforce training coupled with affordable housing can greatly enhance Home Garden as a community with an increased jobs/housing balance.

HGCP Policy 4B.2.1: Establish alternative transportation options that connect residents to the College of the Sequoias Hanford campus located several miles northwest of the Community.

Home Garden is benefited by its close proximity to higher education facilities. Vanpool and KART bus routes should also be explored to determine the feasibility of better coordinated resident transport to these facilities.

HGCP Policy 4B.2.2: Support other public/private partnerships that seek to establish local workforce development and training opportunities.

The County's community colleges and other vocational training are best suited to prepare the local workforce. The existing satellite campus of College of the Sequoias (COS) is located three miles northwest of Home Garden along 13th Road, and the new campus under construction on of 13th Avenue just north of Lacey Boulevard. The West Hills-Lemoore campus is also located about ten miles west of Home Garden along Highway 198. Home Garden's close proximity to these educational facilities should be leveraged to establish partnerships that increase workforce training, education and development that is mutually beneficial to residents, the community, the local economy, and educational facilities.



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CHAPTER ~ 5 ~

COMMUNITY SERVICES



Home Garden, like other unincorporated communities within the County, must rely upon community District operated services to provide potable water services. The Home Garden Community Services District (HGCS D), established in 1959, provides water service to residents and businesses within the Community. HGCS D also has a wastewater service contract agreement with the City of Hanford, which has served as a regional sewage collection system since 1978 after receiving Federal funding for its sewer infrastructure. The community's existing network of wastewater collection pipes are primarily made of asbestos iron and plastic piping. Expansion of wastewater services will require coordination between the Home Garden Community Services District and the City of Hanford.

Other community facilities and services include storm drainage, road infrastructure and some street lights, which are maintained throughout the community by the Kings County Public Works Department. The Gardenside Elementary School is also a key asset within the community. However, in Spring 2008 the school conducted its final session for second and third grades, and is in process of transferring all students within the Lakeside Union Elementary School District to the Lakeside School. Other key community facilities include a new water system (scheduled for October 2009), Hand in Hand Family Resource Center, the Central Valley Family Health Clinic- Home Garden, and Home Garden Learning Center.

A. Community Water

HGCP GOAL 5A Home Garden attains a quality water system that sustains a healthy living environment.

Home Garden CSD currently maintains a water distribution system that conveys potable water to residents and businesses in the community. Community water is derived from three wells and serves approximately 450 service connections. The only metered connections are the Gardenside School and Central Valley Family Health- Home Garden Clinic. Of the three existing wells (Nos. D-1, D-2, and 04), two are currently operational with Well No. 04 on standby because of its higher arsenic contents. Water storage is comprised of four tanks totaling 50,000 gallons of storage (two 20,000 gallon storage tanks and two 5,000 gallon storage tanks). The Home Garden CSD water service is currently out of compliance with the new EPA Standards for Arsenic that is now set at 10 parts per billion. The new water filtration system, expected to come online in late 2009, is estimated to improve water quality and meet the new arsenic standards. At present, existing wells can support limited infill development (limited to approximately 20 units).

HGCP OBJECTIVE 5A.1

Ensure the maintenance of a sustainable quality potable water source for the existing community, while requiring new development in the Northwest Growth Area to contribute additional water capacity to the Home Garden CSD.



The existing water service maintained by the Home Garden CSD and supported by two active wells is considered adequate to serve the existing community. However, limited water capacity is available for some infill development. Water pressure throughout the community may also be insufficient to meet new water flow requirements for commercial and public facilities. New community expansion will therefore need to add additional water to the community system and ensure adequate water flows can be achieved.

HGCP Policy 5A.1.1: Prioritize and allow replacement and infill residential and commercial development that is located along existing street frontage to occur without requirements for additional water system improvements.

Commercial and residential replacement structures and infill lots are anticipated to occur on an incremental and limited basis, and are more likely to use an existing water service connection. These types of developments represent minimal change to the District's existing water system and should be prioritized for service until system wide improvements have been made to increase community water flow pressure.

HGCP Policy 5A.1.2: New development, other than replacement or infill, shall be restricted if proposed new water connections are determined to result in decreased community water pressure, unless the development implements sufficient measures to improve water pressure within the community water system.

The community water system has sufficient water flow pressure to meet current fire flow requirements. However, large scale commercial or residential development may reduce the water pressure below acceptable standards. New growth proposals should therefore mitigate impact(s) that result in decreasing the community's water pressure.

HGCP Policy 5A.1.3: Development of undivided and unimproved residential land within the existing Home Garden CSD may be considered when additional water service availability can be determined with certainty.

Water supply in Home Garden is provided by two active groundwater wells maintained by the Home Garden CSD, and sufficient water capacity is available for some limited development. Larger development projects on unimproved land, however, may require more water capacity than is readily available. Larger residential subdivision developments should therefore demonstrate sufficient water availability or the provision of additional water supply that will be added to the community system.

B. Community Storm Water

HGCP GOAL 5B Home Garden integrates a diverse number of drainage receiving facilities throughout the community that serve to drain and divert storm water runoff in an efficient and effective manner.



HGCP OBJECTIVE 5B.1

Establish a communitywide storm drainage system that directs storm water to County or District maintained drainage facilities, and assists new commercial and residential growth in addressing drainage requirements.

HGCP Policy 5B.1.1: The County shall develop a communitywide storm drainage plan in coordination with the Home Garden CSD to identify needed improvements and facilities as long as it is funded by grants or other funds.

A few individually sited storm water drainage basins have been created in the community. However, these facilities were designed to accommodate a small number of properties. Drainage requirements have also posed a substantial obstacle to new commercial development interests along 10th Avenue, which has hindered economic reinvestment in the community. Without coordinated and identifiable drainage improvement facilities, property owners desiring to develop their properties are often left with attempting to accommodate all drainage onsite. This approach continues to result in an uncoordinated and inefficient approach to community storm water drainage. The community could greatly benefit from a communitywide storm water drainage strategy, and remove one of the biggest constraints to economic growth and development along the 10th Avenue commercial corridor.

HGCP OBJECTIVE 5B.2

Establish a diverse series of on-site hydrologic functions to effectively receive and detain storm water runoff, while relieving drainage pressure upon larger communitywide drainage facilities.

HGCP Policy 5B.2.1: Require new development to integrate on-site storm water drainage features that increasingly disperse the storm water detention throughout the community.

Use of small onsite storm water management techniques can greatly reduce the concentration of storm water drainage throughout the community. New development should integrate features such as small catch basins and landscaped depression basins to disperse water detention throughout the community.

HGCP Policy 5B.2.2: Integrate storm water detention basins into the design of parks, parkways, medians, and other open space areas to serve as dual purpose facilities.

Areas of common use and parts of new streetscape can all be used as part of a storm water management system. The use of Low Impact Development Techniques (LID) on properties throughout the community could greatly reduce the need for large drainage facilities and potentially benefit the community in meeting local and state water quality regulations. LID Techniques integrate into site design the natural drainage with enhanced infiltration that uses natural vegetative cover. Also known as bioretention facilities, natural vegetative depressions can remove pollutants through the biomass absorption of plants which use Nitrogen, Phosphorus and heavy metals. This natural absorption reduces the maintenance and clean up of toxic soils in basins. Open space areas should integrate tiered elevation area depressions to serve as storm water detention basins throughout the community for periods of high rainfall. The streetscape improvements should also integrate small catch basins and landscaped depressions to add to a diverse system of storm water detention.



HGCP Policy 5B.2.3: New storm water drainage facilities established by new developments shall be required to establish a County Service Area or District Zone of Benefit that is supported by benefiting property assessments.

Storm water drainage facilities will be needed as new growth occurs in Home Garden, and a stable maintenance operation and funding source is needed to ensure the longevity of this community service. Home Owners Associations that have been used in the past can result in long term unreliability and leave facilities without necessary maintenance. County Service Areas or District Zone of Benefits offer a more stable service option to support the long term operation and maintenance of storm drainage facilities.

C. Community Facilities

HGCP GOAL 5C Public and Non-Profit facilities and services continue to provide needed services to the residents of Home Garden.

Figure 5.1. Home Garden Service Locations



HGCP OBJECTIVE 5C.1
Support and encourage the development and continued operation of public benefiting services within the Home Garden community.



HGCP Policy 5C.1.3: Coordinate with the Hand in Hand Family Resource Center to continue expansion of beneficial community activities and services in Home Garden.

The Hand in Hand Family Resource Center, located at 11593 10th Avenue, works with numerous non-profit and government agencies to provide services to enhance the lives of Kings County residents. Some of the services provided by the center include daycare for children ages 5 and under from 8 am to 5 pm Monday through Friday. They coordinate with nearly 30 agencies and offer or facilitate programs such as the Parent and Me program, Saturday Enrichment Program, FoodLink from Tulare County, Central Valley General Hospital Mobile Clinic, and tutoring programs.

Figure 5.2. Hand in Hand Resource Center



HGCP Policy 5C.1.1: Encourage the continued operation of the Home Garden Learning Center and integration of other public service oriented uses.

The Home Garden Learning Center, located at 9726 Home Avenue, is funded by the Head Start Program which is operated by the U.S. Department of Health and Human Services. The Head Start program provides grants to local public and private non-profit and for-profit agencies to provide comprehensive child development services to economically disadvantaged children and families, with a special focus on helping preschoolers develop the early reading and math skills they need to be successful in school. The Home Garden Learning Center has been in operation since the late 1990's and is operated by Kings County Action Organization. The Center primarily targets families within Home Garden. Operating hours are from 7:30 to 4:30 Monday through Thursday and an average of 68 children participate in classes during each operating day. The facility is also used occasionally as a Sheriff substation.

Figure 5.3. Home Garden Learning Center



HGCP Policy 5C.1.2: Support the continued expansion and operation of the Central Valley Health Clinic as a rural health care service provider in the County.

The Central Valley Health Clinic – Home Garden located at 11899 Shaw Place is operated by Adventist Health and provides public health services in the community. Demand for Health Clinic services has been greater than anticipated and Adventist Health is in the process of extending the clinic's weekday hours and extending its operating schedule into the weekend. Expansion of the facility is also being considered which would provide the community with specialty services.

Figure 5.4. Central Valley Health Clinic



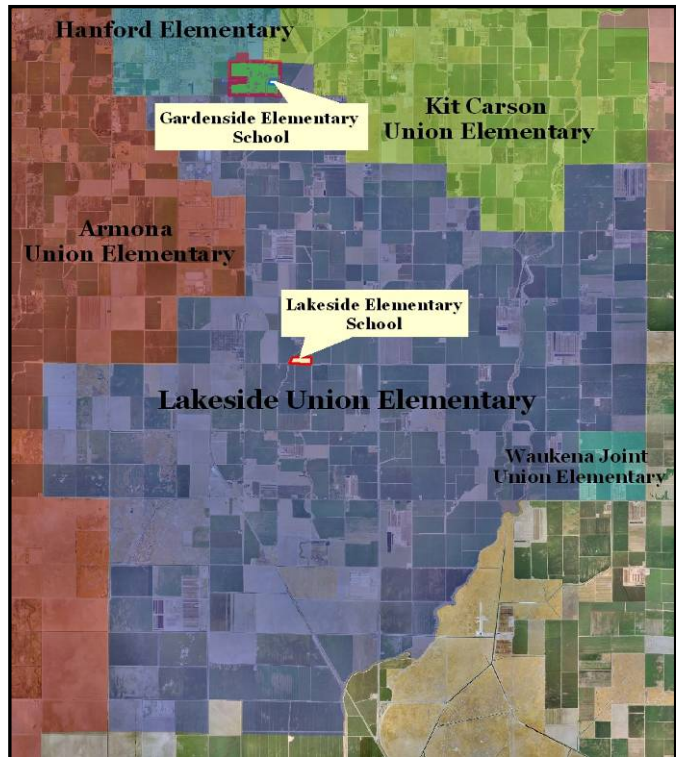
HGCP Policy 5C.1.3: Support the alternative reuse of Gardenside School grounds for other beneficial community uses, such as alternative education, non-profit or commercial services that serve community residents.

The Gardenside School, built in 1966, has served as a valued and significant centralized educational resource in the community. The school cafeteria building has also served as the community’s main meeting place for numerous community events and activities. These facilities, however, are in transition as declining enrollment has resulted in the Lakeside Union Elementary School District’s consolidation and transfer all district students to the more modernized Lakeside School located several miles to the south. Gardenside Elementary School once provided educational services for grades Kindergarten through 3rd. In the 2008-09 school year, only kindergarten and 1st grade were provided. In the 2009-10 school year, Gardenside School will be completely phased out with all students transferred to Lakeside School.

Figure 5.5. Gardenside School



Figure 5.6. Lakeside Union Elementary School District



As Gardenside School closes its operations, the Lakeside Union Elementary School District has explored other options to keep the facility operational. The school district has expressed interest in establishing some limited educational services and the possible lease to non-profit community based organizations. Possible future uses for the Gardenside School may include a magnet school, charter school, library, daycare facility, recreation center, senior center and possible other commercial uses.

HGCP Policy 5C.1.4: Prioritize the establishment of a community library which could serve to support other community benefiting uses such as a senior center or youth programs.

Members of the Home Garden Community have expressed a desire for a community library. A community library that supports other community activities and events would enhance the educational and social well being of Home Garden residents.



CHAPTER ~ 6 ~

COMMUNITY CIRCULATION



Home Garden, like many other small rural communities, is predominantly oriented towards personal automobile travel as the transportation mode of choice. A majority of the traffic is generated from commuter, and business trips between Home Garden and nearby job centers. With few job opportunities within the community, Home Garden serves as a bedroom community to Hanford, Lemoore, and Visalia. The community also houses a number of workers from the surrounding commercial agricultural operations.

A. Community Circulation

HGCP GOAL 6A **The Home Garden circulation system establishes enhanced connectivity within the community, and provides safe options for automobile and non-motorized access to employment areas, commercial retail, schools, and other services.**

The circulation system within the existing community is built to accommodate automobile travel as the primary mode of transport. Travel along 10th Avenue through the community with a posted speed limit of 50 mph reinforces the preference for automobile travel. A bicycle sign is posted and residents occasionally use bicycles along this busy stretch of roadway in the community. Houston Avenue is also a busy street that borders the community along the south edge. However, no commercial services, residents or public facilities are located immediately south of Houston Avenue and therefore do not present significant automobile or pedestrian crossing challenges. Pedestrian and bicycle infrastructure within the community is not complete and in most locations forces pedestrian and bicyclist traffic to share the roadway with automobiles. Community residents have expressed considerable concern over traffic and pedestrian circulation within the community, and desire improvements that increase community connectivity.

Figure 6.1. 10th Avenue Looking North



HGCP OBJECTIVE 6A.1

New growth continues Home Garden's community oriented street design and grid layout system, which enhances circulation of the existing commercial and residential areas.

Home Garden should continue to build upon the existing circulation patterns with new residential areas integrating smaller neighborhood blocks along a grid street pattern. Current land use and circulation trends are returning to the grid street pattern with more pedestrian oriented features to increase multiple modes of travel flow within the community. New growth should therefore build upon the existing community based circulation to integrate pedestrian and alternative modes of travel



into the community design. More pedestrian orientation will increase Home Garden’s emphasis on creating a walkable community and decrease reliance on the automobile as the primary means of travel.

HGCP Policy 6A.1.1: Recommend Community Street and Parking Design Standards into the Zoning Ordinance incorporate Street Type features as described in Table 6.1 of the *Home Garden Community Plan* but new development shall comply with the minimum County Improvement Standards.

Table 6.1: Home Garden Community Plan Street Types	
Community Collector (Collector 2)	Per Kings County Improvement Standards
Community Local Street (Local Street 2)	Per Kings County Improvement Standards
Community Commercial/Mixed Use	Two travel lanes (12 ft./ea.), median (10 ft.), diagonal parking (18 ft./ea.), landscape strip (3 ft./ea.) and pedestrian walkway (12 ft./ea.). Total width requirement is 100 ft.

The existing right of way and street widths in Home Garden are adequate to serve existing motor vehicle travel. However, bicycle and pedestrian travel are left to share the roadway with community traffic. Little to no pedestrian infrastructure, such as sidewalks, exist in the community. Community street standards will ensure that new infrastructure adheres to a desired communitywide approach and accommodate more pedestrian and bicycle use.

HGCP OBJECTIVE 6A.2

Enhance pedestrian and bicycle access and safety through the use of Traffic Calming Street Design Measures at key crossings within the community.

Non-motorized transportation options are limited in Home Garden. Sidewalks have been incorporated into small non-contiguous segments of streets, mostly in newer developments west of 10th Avenue. In addition, pedestrian crosswalks in Home Garden are not clearly marked and contribute toward more driver and pedestrian uncertainty in the roadways and intersections.

HGCP Policy 6A.2.1: Adopt traffic calming street design standards into the County’s Improvement Standards to allow for “Pedestrian Friendly” street design alternatives within the community.

Traffic calming street design standards will need to be integrated into the County’s Development Improvement Standards to consider pedestrian friendly street design in new developments. The standards should include traffic calming improvements such as those identified in Figure 6.2. Development of traffic calming measures will require close coordination with emergency service providers to ensure little or no disruption to emergency service response times or accessibility.



Figure 6.2. Examples of Pedestrian Bulbouts and Crosswalks



HGCP Policy 6A.2.2: Seek “Safe Routes to School” funding to implement traffic calming measures at key intersections along pathways frequented by elementary school children en route to school.

The County should engage in coordinated efforts with Lakeside Union Elementary School District, Caltrans, Home Garden stakeholders, and interested community based organizations to seek “Safe Routes to School” funding. This construction type grant can be used to create crosswalks and sidewalks in the immediate vicinity of schools to increase school children safety and reduce traffic speeds. Currently no traffic calming measures have been constructed at intersections heavily used by school children.

HGCP Policy 6A.2.3: Integrate traffic calming street designs into the construction of new community streets to enhance pedestrian walkability and manage traffic circulation. The intersection of 10th and Home Avenue shall be prioritized for the implementation of traffic calming measures to increase pedestrian safety.

Traffic calming measures such as bulbouts, on-street angled parking, street medians, textured crosswalks, and street trees should be integrated into new street design to enhance the community’s circulation system with complete streets. Through these measures, Home Garden will reinforce circulation elements that are associated with a small rural town feel that remains inviting to pedestrians and bicyclists. As new construction is proposed in the Northwest Growth Area, the westerly expansion of Home Avenue from 10th Avenue has great potential for integrating street design that is more pedestrian friendly and community oriented.

B. Commercial Circulation

HGCP GOAL 6B The Mixed Use Commercial core area circulation system integrates a functional circulation system that is representative of a traditional downtown streetscape.

HGCP OBJECTIVE 6B.1

Integrate traffic calming measures and pedestrian friendly streetscape design at the intersection of 10th Avenue and Home Avenue to concentrate infrastructure improvements in the Community’s new community core.

HGCP Policy 6B.1.1: Develop a traffic calming pedestrian friendly Street Design at the key intersection of 10th and Home Avenues that integrates diagonal parking and pedestrian bulbouts to enhance the aesthetic appeal, accessibility and safety of residents.



The Downtown Mixed Use area of Home Garden is the focus of commercial revitalization efforts in the community and a traffic calming street design is crucial to establishing a pedestrian friendly layout and feel. The intersection of 10th Avenue and Home Avenue is identified as the focus of this community plan for establishing a community core area with commercial retail and residences. Mixed Use is planned for the northwest and northeast corners and substantial commercial investment has already been made on the southeast corner. Additional improvements at this intersection will not only increase resident safety, but will also serve as a reinvestment anchor for new commercial development in the community. As the Northwest Growth Area develops, this intersection will increasingly serve as a key crossing for new residents and school children.

HGCP Policy 6B.1.2: Encourage developers of mixed use areas to utilize the Joint use provisions in the Zoning Ordinance to allow shared parking for mixed use businesses where parking demands do not overlap.

Businesses should provide adequate parking along 10th Avenue and behind the mixed use buildings. Parking standards should be eased when proposed commercial uses are planned for mixed use buildings and can demonstrate that times of business operation and residential uses do not overlap.

HGCP Policy 6B.1.3: New mixed use development shall install bicycle parking into the site and/or building design.

Many frequently used destinations, such as stores and public facilities, have limited bicycle parking. Downtown commercial and public facility uses shall be required to provide bicycle parking facilities, provide safe bicycle locking areas and encourage alternative transportation modes.

C. Residential Circulation

The existing residential areas within Home Garden are designed primarily along a grid street pattern. Residential blocks generally located north of Garden Avenue are more compact (650 ft. by 440 ft.), while blocks south of Garden Avenue are much longer in distance (1,340 ft. by 440 ft.). Newer Home Garden neighborhoods located west of 10th Avenue are narrower, but still have long distances (260 ft. by 1,000 ft.). Infrastructure improvements for pedestrian accessibility are limited. The community has expressed strong desire for safe and aesthetically pleasing neighborhoods.

HGCP GOAL 6C Residential neighborhoods reinforce a compact grid street layout and emphasize traditional neighborhood connectivity with access to centralized community areas.

HGCP OBJECTIVE 6C.1

Implement residential streets and infrastructure that provide for community desired neighborhood streetscape and safety.

HGCP Policy 6C.1.1: New residential development shall be developed according to the Community Street Design Standards laid out according to a grid street pattern similar to existing Home Garden neighborhood blocks.



Residential areas shall contain “Community Collector” and “Community Local” street types. Community Collectors serve as the residential area’s main connecting access roadways, while the Community Local streets connect all adjoining areas.

HGCP Policy 6C.1.2: Residential developments in the Northwest Growth Area shall establish streets and rights of way that integrate pedestrian pathways and connect to the Mixed Use and Commercial areas.

New development within the Northwest Growth Area shall utilize 10th Avenue and the extension of Home Avenue as their collector streets. Connecting pedestrian infrastructure to this intersection will ensure the community moves toward a walkable built environment, and builds upon the community desired vision for a community core area of Home Garden.

HGCP Policy 6C.1.3: Enhance pedestrian infrastructure by requiring sidewalks, tree lined streets, and traffic calming crossings to balance both car and people use on neighborhood streets.

New residential streets will be required to include sidewalks and planting strips to promote walkable neighborhoods and separation between pedestrians and the roadway. Traffic calming measures should be used at key intersections where elementary school children cross residential streets.

HGCP Policy 6C.1.4: Community street design shall integrate short street frontage for buildings.

New residential growth areas are planned as compact residential neighborhoods and allows for buildings to utilize more square footage. Sidewalks and planting strips will provide 4.5 to 5 feet of public right of way frontage, which should be considered as part of the frontage requirements for new residential construction.

D. Transportation

HGCP GOAL 6D Public Transportation and Paratransit Services are made available to residents and workers within the community, and embraced as an affordable transportation alternative for the movement of goods and people.

Seniors, students and children within the Home Garden Community are somewhat isolated from other Cities and Communities throughout the County. As transportation costs continue to increase, residents may seek more public transportation options to meet their daily needs for health care, education, employment, and recreation. With few public transportation services in the community, more community demand may focus on public transit as a preferred option. Paratransit options such as the AITS and KART Vanpools also provide transportation alternatives that could benefit community residents by providing direct transport to specific work sites or educational facilities.

HGCP OBJECTIVE 6D.1

Increase resident awareness and accessibility to public transportation and paratransit services, and emphasize these services as cost effective modes of travel.



HGCP Policy 6D.1.1: The Kings Area Rural Transit (KART) routes should be reviewed and coordinated to better accommodate the mass transit needs of Home Garden residents following expansion of the community.

The existing Kings Area Rural Transit (KART) system is an affordable method of travel for many Home Garden residents. KART fares are currently \$1.00 for each ride within Hanford and \$1.50 per passenger for intercity routes. Half price fares are available on regular fixed routes from 9:00 AM thru 3:00 PM for eligible seniors 60 and older, ADA and Disabled ID Card holders and Medicare Card holders. Dial a Ride is door-to-door service provided by KART for residents more than a half mile from an existing bus route or those that are disabled. KART has nine bus stops within the Home Garden area. Two identifiable bus stops include 10th Avenue and Libby Lane, and Shaw Place in front of the Central Valley Health Clinic. The other seven stops are unmarked and located throughout the community.

HGCP Policy 6D.1.2: Coordinate with KART to establish key bus stop locations within the community to increase residents’ access to public transit services.

Alternatives to automobile travel are a priority to many residents in Home Garden. The sole provider of public transit services in Home Garden is KART, and provides fixed-route and demand-response (Dial-a-Ride) services. Two fixed-route routes currently serve Home Garden, with service provided two times per hour Monday through Friday from 6:30am to 6:30pm. Future growth in the Northwest Growth Area may necessitate the placement of an additional stop to serve those future residents. As development occurs in the Northwest Growth Area, KART should analyze the option of providing an additional bus stop near the new growth to plan for the possible increase in public transportation service demand.

Figure 6.3. KART Bus at Shaw & Houston



HGCP Policy 6D.1.3: The Agricultural Industries Transportation Services (AITS) Program and KART Vanpool programs should be promoted within the community to encourage Home Garden residents’ participation in these paratransit programs.

As transportation costs continue to rise and travel to other Cities or Communities becomes more costly, Home Garden residents should consider paratransit transportation alternatives such as those provided by KART vanpool programs. These alternative transportation modes provide opportunities for residents to pool resources together and greatly reduce their transportation costs, while allowing for flexibility of their desired destination(s). The AITS program was designed and implemented to provide agricultural workers with safe, affordable vans for commuting purposes to agricultural work sites. The KART Vanpool program was established to primarily serve commuters traveling to specific work sites outside the area. As other locations throughout the valley begin to utilize this program, other groups of interest besides commuters are finding value and usefulness in KART Vanpools. One example is the City of Arvin where bus service was discontinued to Taft College. In this first college related test case, students living in Arvin were able to successfully pool together and establish a KART Vanpool service to Taft College.



CHAPTER ~ 7 ~

COMMUNITY HEALTH AND SAFETY



The Home Garden Community is locally supported by County Fire Station No. 4 and a lightly manned Sheriff presence. The County Fire Station is located two miles east of Home Garden. Other key emergency services are located in the adjacent City of Hanford. These include the County Animal Control, Dispatch, Jails, Fire Department Headquarters, and County Emergency Operations Center. Other emergency services located in Hanford include the American Ambulance service, Sky Life helicopter ambulance, and community hospitals and clinics. The community, however, lacks many of the basic facilities and services that constitute elements of a health community, such as a community park, full service grocery store, or self-service laundry facility.

A. Law Enforcement

HGCP GOAL 7A Provide a safe and healthy small town community environment in which residents can peacefully live, work, and play.

The Kings County Sheriff's Department provides law enforcement services for Home Garden. Home Garden is covered by Sheriff coverage that is bounded by Hanford Armona Road to the north, the County boundary line to the east (which runs along 1st Avenue, Idaho Avenue, and 4th Avenue), Lansing Avenue to the South and 13th Avenue to the West. The aforementioned boundary does not contain any incorporated areas of the City of Hanford. Assigned deputies patrol in alternating 12-hour shifts with at least one officer on duty at all times. Kings County Sheriff Deputies also serve as back up to other surrounding law enforcement agencies when requested through mutual aid. There is currently 24-hour coverage and at any given time as many as three to four Sheriff's Patrol Units could be patrolling/responding to the Home Garden area. Additional staffing would enhance community safety and is essential to the long-term success of revitalizing the central commercial business core and maintaining a safe community environment where residents live.

Figure 7.1. Sheriff Badge



HGCP OBJECTIVE 7A.1

Provide sufficient law enforcement to protect residents from personal and property crimes.

HGCP Policy 7A.1.1: Promote community safety by providing sufficient sheriff patrol coverage to provide 20 minute or faster response time to priority emergency calls.

Sheriff units are assigned wide areas of coverage, which gives residents the impression that Sheriff Deputies are not readily available to the community. By ensuring a consistent and reasonable



response time, residents are afforded more reassurance in the adequacy of their community's law enforcement coverage.

The Sheriff's Department is interested in facilitating a Citizens' on Patrol Program within the Home Garden Community or throughout Beat District Four that includes Home Garden. The program requires eight to 10 viable citizens to attend a six week Citizens' Academy and volunteer their time for patrols on a regular basis. The Citizens on Patrol Program adds additional eyes and ears to the Sheriff's Department by providing increased surveillance for the residents of Home Garden.

HGCP Policy 7A.1.2: The Sheriff's Department should encourage Deputies assigned to Home Garden to participate in the community's functions, and actively promote safety by implementing community safety programs.

A positive law enforcement presence in the community helps to build positive relations with at-risk youth, and acts to deter suspicious activity, including narcotics distribution and gang activity. Community policing is a philosophy in which law enforcement is seen as part of the community. This type of policing helps to create a positive relationship and build trust between the community members and law enforcement. When reconstituted, the Citizen's on Patrol Program will also foster relationships between the community and the Sheriff's Department.

B. Fire Protection and Emergency Medical Services

The Home Garden Community is well supported by the centrally located County Fire Station No. 4 located approximately two miles east of Home Garden at 7622 Houston Avenue. Staffing at the station consists of four full time fire personnel, who alternate shifts enabling the station to have a minimum of one working staff at all times. The station is equipped with a ladder truck (purchased 2006) and two fire engines (purchased 1998, 1999). The Station also has an agreement with Hanford to provide and receive aid from the Hanford Fire Department (Station 2). In total, approximately nine firefighters and 3 to 10 volunteer firefighters may be available on scene at a fire carrying about 6,800 gallons of water on their vehicles.

HGCP GOAL 7B Continue to provide quality service for fire protection and emergency medical response in the community.

The fire protection support service and its close proximity to the community is a valuable asset to the residents and businesses of Home Garden. Timely response calls and a permanent presence in the community have served to reinforce the community's opinion that they receive sufficient fire protection. Fire protection service levels should continue to be supported to ensure similar service levels are maintained as the community continues to grow.

HGCP OBJECTIVE 7B.1

Ensure sufficient infrastructure and water pressure is available and maintained to support continued fire protection service at current levels.

HGCP Policy 7B.1.1: Adequate water supply and water pressure shall be maintained throughout the Home Garden fire hydrant system.



The Home Garden CSD currently maintains 65 existing fire hydrants throughout the community. National Fire Protection Association Standards require all fire hydrants be capable of providing water at 1,000 gallons per minute (gpm) in order to supply adequate water pressure during fire fighting activities. Hydrants within Home Garden currently provide water pressure ranging from 750 to 1,000 gpm supplied by 8" mains which are looped. The fire pressure is currently considered inadequate by the Kings County Fire Department and does not meet ISO standards for residential areas. Any hydrant that does not meet a minimum flow of 1,000 gpm does not meet fire flows mandated by the California Fire Code Appendix B Section B105.1. As new development occurs at greater distances from wells, water supply to hydrants shall maintain a minimum of 1,000 gpm.

C. Pedestrian Safety

Home Garden contains traditional circulation patterns constructed in a grid design that effectively provides a foundation for a compact and walkable community. New Home Garden was constructed during the early 1960's and contains sporadically installed sidewalks along a looped street pattern. Old Home Garden was primarily constructed during the 1940's and 1950's and was built with traditional rural road standards that did not include construction of sidewalks. The community, however, contains a small population base located within a compact boundary resulting in short street segments and low traffic volumes. These factors in conjunction with standard size rural neighborhood streets and large dirt or gravel shoulders allow sufficient space for pedestrian circulation. Nevertheless, this ease of mobility does not include infrastructure for pedestrian safety.

HGCP GOAL 7C Pedestrian and bicycle routes within the community provide safe, visible and well defined connective routes of passage for residents.

Complete streets designed for all users including pedestrians, bicyclists, transit users, people with disabilities, and motorists are critical for the health and well being of Home Garden residents and will create a more walkable community. Complete streets are essential for access by people who cannot drive. Roads without safe access for non-motorized transportation represent a barrier for people who use wheelchairs, the older generations, and for children.

Figure 7.2. 10th Avenue Bike Lane



HGCP OBJECTIVE 7C.1

Provide complete streets within Home Garden providing well-maintained walkways, bike paths and roadways that encourage alternative modes of transportation.

HGCP Policy 7C.1.1: Intersections near community based services throughout the community should be identified and given priority for pedestrian/bicycle crossings.

Approximately 90 percent of pedestrian fatalities occur while a pedestrian is crossing the street. Numerous public and non-profit facilities exist within the Home Garden Community and additional non-profit groups and other agencies may locate their facilities within Home Garden. Many of these non-profit agencies serve elderly, children, and low-income groups who are typically more vulnerable when interfacing with street traffic.



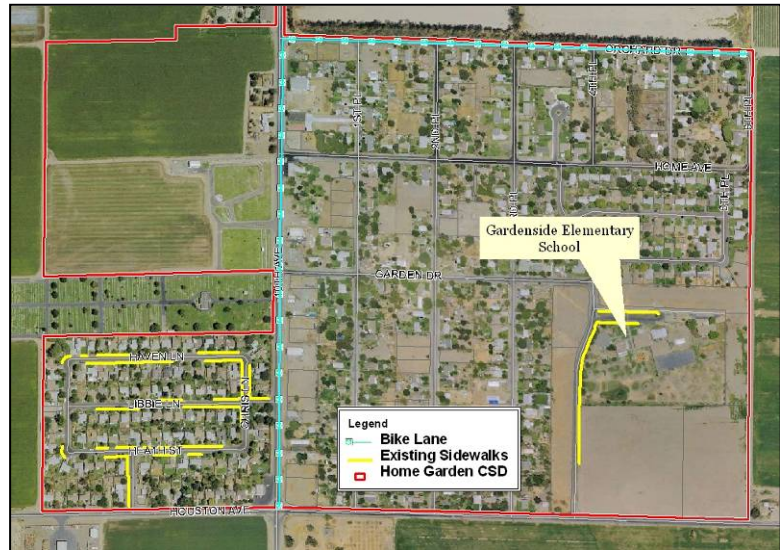
HGCP Policy 7C.1.2: Key pedestrian/bicycle routes to central community facilities should be identified to pursue grant or other funding for the construction of infill pedestrian/bicycle infrastructure improvements.

The Home Garden Community primarily contains one rural arterial and several community local streets. These roads are ideal for the incorporation of sidewalks or bicycle paths that are vital for the creation of walkable communities. Currently sporadic sidewalks exist in the residential area west of 10th Avenue, while older portions of Home Garden east of 10th Avenue only contain sidewalks along the Gardenside School Boundary.

10th Avenue is the main arterial traveling through Home Garden and contains a posted speed limit of 50 mph. “Bike Lane” signs are posted along 10th Avenue to warn motorists of potential bicycle activity, however, a dedicated and marked “Bike Lane” does not exist. Bicyclists and pedestrians utilize the gravel shoulder along 10th Avenue to separate themselves from vehicles.

Prioritization of routes to goods and services should be emphasized to increase the positive impact upon the resident’s safety and accessibility to those areas. The 10th Avenue and Home Avenue intersection and Shaw Place and Garden Drive intersection are two central hubs that connect to commercial and educational areas.

Figure 7.3. Existing Sidewalks/Bike Lane



HGCP Policy 7C.1.3: Pedestrian and bicycle pathways shall be designed to remain visible to the public and provide access to emergency response personnel.

Orchard Drive is a community local street that designates the northern boundary of the HGCS and contains both “Bike Lane” signs and a designated bike lane marked with paint on the asphalt road surface. The markings are confusing since the lines are the only markings on the road surface and may be confused for the lane boundary line. It is recommended for all bicycle lanes to contain a painting of a bicycle on the dedicated bike lane surface along 10th Avenue and Orchard Street, at intervals of no less than 750 feet, to create a highly visible symbol for motorists.

HGCP Policy 7C.1.4: New streets should integrate minimum five foot wide sidewalks, planting strips, or bike lanes to create a separation buffer between pedestrians and automobile traffic in compliance with minimum County Improvement Standards.

Portions of the community contain sidewalks, which leaves the community with incomplete streets. New streets resulting from new development shall provide sidewalks, on both sides of the street, and other roadway features to increase pedestrian safety.



HGCP Policy 7C.1.5: Construction of barriers to the pedestrian circulation system shall be prevented.

Walled off residential areas are not recommended within the community, and new development shall remain open for pedestrian connectivity. In addition, the use of cul-de-sacs in new development shall be discouraged since they tend to isolate streets and detract from community connectivity. If cul-de-sacs are used, pedestrian circulation shall connect to the end of the cul-de-sac to ensure pedestrian circulation remains uninterrupted.

HGCP Policy 7C.1.6: Maintenance and upkeep of Home Garden Community streets is prioritized to ensure clean and safe streets.

Many community streets within the Home Garden Community lack curb, gutter, sidewalk and community drainage facilities. Street sweeper maintenance is not existent and results in unclean and unsafe streets for community resident use. Clean, safe and well maintained streets are of high priority to community residents.

D. Built Environment Safety

As Home Garden grows and develops, new residential and new commercial areas should incorporate crime prevention features into the built environment. Crime Prevention Through Environmental Design (CPTED) is recommended to incorporate “the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.” - National Crime Prevention Council.



HGCP GOAL 7D Build a safer community to encourage and maintain business interests and foster a safer overall community environment for residents and visitors.

HGCP OBJECTIVE 7D.1

Increase community street lighting to enhance neighborhood and downtown community safety.

HGCP Policy 7D.1.1: New residential neighborhoods shall install street lighting to increase neighborhood illumination.

Street lighting will enable residents to traverse Home Garden streets in the evening and at night with a heightened level of safety and comfort. Currently, there is limited street lighting and inconsistent sidewalks in the residential areas of town, which discourages residents from walking at night.

HGCP Policy 7D.1.2: Street lighting shall be integrated into the mixed use and commercial areas along 10th Avenue, and along pedestrian streetscapes.

Commercial and mixed use developments should incorporate street lighting into the streetscape to provide an enhanced sense of safety to the public while also serving as a deterrent to criminal elements. Street lighting shall also carry over to all newly constructed residential areas of the community.



HGCP OBJECTIVE 7D.2

Promote the application and strategies of Crime Prevention Through Environmental Design (CPTED) as a means of enhancing crime prevention in the community.

HGCP Policy 7D.2.1: New residential and commercial development shall incorporate where practical the following CPTED design strategies into their project.

The Four Strategies of CPTED

1. Natural Surveillance - A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.

2. Territorial Reinforcement - Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and "CPTED" fences.

3. Natural Access Control - A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.

4. Target Hardening - Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, and interior door hinges.

CPTED theories contend that law enforcement officers, architects, city/county planners, landscape and interior designers and resident volunteers can create a climate of safety in a community, right from the start. CPTED's goal is to prevent crime through designing a physical environment that positively influences human behavior – people who use the area regularly perceive it as safe and would-be criminals see the area as a highly risky place to commit crime.

Unfortunately, crime is evident in every day life. Discussions on the subject have traditionally focused much less on crime prevention than on arrest and punishment; measures that cannot be taken until after a crime has been committed. Only in the last 20 years have designers and architects begun to see the need to plan and build with more in mind than just the traditional threats of nature: fire, earthquakes, and hurricanes. They must now consider the threat of crime.

Enter a new approach to crime prevention - Crime Prevention Through Environmental Design - or CPTED. Much more far-reaching than dead bolts on doors and locks on windows, CPTED crime prevention principles can be applied easily and inexpensively to building or remodeling, and have been implemented in communities across the nation. The results have been impressive; in some CPTED communities, criminal activity has decreased by as much as 40 percent. What is the secret to CPTED crime prevention? Design that eliminates or reduces criminal behavior and at the same time



encourages people to "keep an eye out" for each other. These are just a few of the ingredients that go into creating an effective CPTED crime prevention environment; that is, a safer more livable community. Additional information on CPTED can be found at www.cpted-watch.com.

E. Healthy Eating Opportunities

The County is responsible for protecting the public health, safety, and welfare of its residents, and has the ability to guide development of the built environment through implementation of land use plans, policies, and programs. The built environment and land use decisions play an important role in shaping the pattern of community development and thereby promoting or discouraging physical activity and the availability of nutritious food choices.

Home Garden's population base is the main limiting factor that prevents the establishment of a successful full service grocery store. Two mini-marts supply the community with basic foods commonly found in these types of facilities, which also necessitates residents to obtain their food items from grocery stores in Hanford and surrounding communities.

In coordination with the County Public Health Department, community planning efforts are carrying forward an increased awareness of how the built environment affects the health and well being of residents. Nationwide and locally, there is an increasing number of youth and adults that are experiencing health complications related to obesity and diabetes. Efforts are being made to improve the health of community residents by making changes in the built environment to increase physical activity and the availability of health foods such as fresh fruits and vegetables within the community.

HGCP GOAL 7E Home Garden fosters a healthy living environment with increased access to healthy foods and physical activity within the community, which serve the daily needs of residents.

Staple food items are available for residents at two local mini-marts along 10th Avenue, both of which are within easy walking distance for the whole community. Since fresh fruits and vegetables are not readily available to residents, however, the FoodLink program began collaborating with the Kings Partnership for Children in May 2008. Once a month, the program provides free fresh fruits and vegetables to individuals and families giving away as much as 40 pounds of produce per household. It is estimated that the program services 200 families per month.

Figure 7.4. FoodLink Distribution



The walkability and creation of access to parks and open space are largely addressed in other community plan chapters, and this section serves to reinforce the need for increased support for enhanced access to healthy eating options that also tie into Home Garden's community identity.



HGCP OBJECTIVE 7E.1

Encourage and facilitate the provision of healthy eating opportunities within the Downtown Mixed Use, Neighborhood Commercial, and Multiple Commercial areas within the community.

HGCP Policy 7E.1.1: Home Garden’s commercial areas shall allow eating establishments to be permitted through a Site Plan Review Permit when the business can demonstrate that it provides more progressive healthier food options.

Future food facilities within Home Garden should demonstrate the ability to provide healthy food options for consumers and are encouraged to integrate locally grown produce into their menu items.

HGCP Policy 7E.1.2: Encourage restaurants that offer healthy eating choices within the Mixed Use and Commercial designated areas of the Home Garden Community.

To help overcome Home Garden’s lack of healthy eating establishments, the Mixed Use and Commercial zoned areas of the community are encouraged to provide menus containing healthy eating choices for consumer consumption.

HGCP OBJECTIVE 7E.2

Increase resident access to fresh fruits and vegetables within the community.

Limited grocery and food supply stores exist within the community. Residents have expressed a strong desire for basic service type businesses. As most community residents must travel to Hanford and surrounding areas for groceries, opportunities to increase fresh produce accessibility to residents should be facilitated and encouraged.

HGCP Policy 7E.2.1: Allow temporary fresh fruits and vegetable markets to operate within Public Facility designated areas when coordinated with the County and local organizations.

Farmers markets or other fresh produce markets should be allowed to temporarily establish themselves within the community as a regularly scheduled event. This will increase the access of residents to fresh fruits and vegetables and improve the healthy eating opportunities available to the community.

HGCP Policy 7E.2.2: Allow residential areas to establish community gardens.

Community gardens provide opportunities to increase the availability of fresh produce to local residents. This type of community based effort should be allowed within the residential area of the community to place produce in areas of close proximity to residences.

HGCP Policy 7E.2.3: Encourage resident participation in Community Supported Agriculture (CSA) farms.



Access to locally grown fruits and vegetables can be obtained through programs such as CSA's, which are comprised of individuals who pledge financial support to participating farm operations. By pledging support, consumers share the risks and benefits of food production. The collective pledges from participants cover the anticipated costs of the farm operation and the farmer's salary. In return, participants receive shares of the farms food bounty throughout the growing season. CSA programs provide participants with high quality, farm ripened food products, at affordable cost.



CHAPTER ~ 8 ~

RESOURCE CONSERVATION



Home Garden like many other Cities and Communities throughout the San Joaquin Valley is experiencing struggles with how to effectively balance competing interests of urban growth, preservation of natural resources, and maintenance of essential municipal services. Home Garden faces many of the same challenges that other valley communities are dealing with including outward growth pressure in agricultural land, predominant reliance upon automobile travel, and ever increasing water demand. These issues have brought forth an inherent realization that resources are limited within the valley and conservation and preservation plans must be considered to effectively plan for long-range community sustainability and accommodation of future growth.

A. Agriculture

Home Garden is predominantly surrounded by valued agricultural land, which primarily produces field crops. Agricultural land to the east will continue to be maintained in production as it serves as undevelopable flight protection area for the Hanford Municipal Airport. The City of Hanford has land use planned to the north, west and southwest of the community. Only that territory lying southeast of 10th Avenue and Houston Avenue is planned to remain in the County and devoted to agricultural uses. According to the Department of Conservation 2006 Important Farmland Map, Prime Farmland and Farmland of Statewide Importance surround the community however, it is unlikely that the Home Garden Community will expand outside of its existing Sphere of Influence.

HGCP GOAL 8A Protect prime agricultural land from untimely conversion and discourage disorderly urban growth.

HGCP OBJECTIVE 8A.1

Preserve surrounding prime farmland not intended to accommodate planned urban growth, and allow agricultural practices to continue in the Northwest Growth Area of Home Garden until such time as development is ready to proceed.

HGCP Policy 8A.1.1: Direct new community growth to existing infill lots and the Northwest Growth Area as defined in the Community Plan to prevent premature conversion of agricultural land in other prime agricultural areas.

Approximately 49 infill lots are available within the existing Home Garden community, and an additional 28 acres available in the Northwest Growth Area. The community is surrounded by Prime Farmland to the west and Farmland of Statewide Importance to the South and the East. In directing new residential growth to infill lots and one planned growth area, the Community Plan seeks to reduce outward growth pressures upon surrounding agricultural land and prevent the premature conversion of agricultural land to urban uses.



HGCP Policy 8A.1.2: Allow the continued agricultural farming practices on properties within the Northwest Growth Area portion of Home Garden until such time as development applications have been approved by the County.

Farming practices should continue to be allowed within the Northwest Growth Area of the Community until development is likely to occur and convert the land to urban type uses. According to the Department of Conservation Farmland Mapping and Monitoring Program, the Northwest Growth Area of Home Garden contains six acres of Prime Agricultural land and 22 acres of Farmland of Statewide Importance. This will allow the continuance of agricultural production on land planned for urban growth while promoting beneficial use of the land as it awaits development and market demand for urban type uses. Planned urban uses should not be a detriment to existing agricultural uses.

B. Water Conservation

Water supply availability and quality are significant areas of concern in Home Garden. The well water provided to the Community by the Home Garden Community Services District currently does not meet Federal EPA Standards for arsenic. However, a water treatment facility is in the process of being constructed and is anticipated to come online by October 2009. As other areas throughout the State continue to face surface water shortages, added competition and pressure for more groundwater will likely occur. As a result, this trend will likely place greater emphasis on increased groundwater recharge efforts and conservation measures to ensure the long term usefulness of this resource.

HGCP GOAL 8B Home Garden utilizes community water sources in an efficient manner that ensures long term sustainability of the community's quality water supply.

HGCP OBJECTIVE 8B.1

Home Garden emphasizes water conservation efforts throughout the community to maximize long term utilization of the community's valuable water resources.

HGCP Policy 8B.1.1: Require all new development within the Home Garden Community Services District to install water meters.

As Cities and Communities grow throughout the valley, more strain is likely to be placed on this finite resource and future requirements are likely to involve the use of water meters to tier usage charges and encourage conservation. The HGCS D currently does not have a water conservation plan and water meter requirement in place.

HGCP Policy 8B.1.2: Coordinate with the Home Garden Community Services District to explore options for integrating reclaimed water usage within new growth areas.

New community growth areas present opportunities for the community to use reclaimed wastewater on green spaces such as lawns, planters, medians and other non potable uses for water throughout the community. The possible integration of this secondary non-potable water line, however, is dependent upon the Home Garden Community Services District's developing a secondary water service line. Typically, half of all residential water use is related to landscaping. Any large scale development



project should consider the feasibility of implementing individual property water reclamation unit or developmentwide system for distributing reclaimed water for landscaping and other non potable uses. The District should also support exploration of integrating a secondary water service line since it will likely become more necessary to provide alternative water sources to the community as water availability becomes scarcer.

HGCP Policy 8B.1.3 Require new residential and commercial development to integrate drought tolerant landscaping and water conservation fixtures with the structures to reduce the average per capita water use within the community.

Average per capita consumption of water can effectively be reduced through various changes to the landscaping and household fixtures and appliances. New growth should serve to enhance the conservation of the community's water resources and reduce the potential for excess waste of water usage that ultimately hastens the need for costly system improvements. New growth within Home Garden should therefore proactively promote the conservation of water usage in landscaping and household consumption. However, new development can more easily integrate water saving technologies on a communitywide level versus retrofitting individual existing buildings and yards on a small scale. Recommended water saving techniques include implementing: water conserving irrigation systems with rain override timers, head to head sprinkler coverage (where one sprinkler head throws water to an adjacent sprinkler head), and recommend builders implement efficient fixtures and appliances within commercial developments including dual flush toilets, waterless urinals, air cooled ice machines, and foot actuated faucets in high-use areas.

C. Air Quality

Air quality is recognized as a major concern throughout the San Joaquin Valley Air Pollution Control District (SJVAPCD) Region. The County of Kings is located within this region with Home Garden located south of the City of Hanford which is the County's largest City. The community is impacted by highway vehicle traffic, agricultural practices and other emissions from major urban areas. All of these factors contribute to the air quality emissions that affect local residents. The Home Garden Community, as part of this air district region, should strive to contribute towards the improvement of air quality and emissions reduction efforts.

HGCP GOAL 8C New growth and development within Home Garden shall contribute toward the Countywide effort to reduce air quality impacts and greenhouse gas emissions.

HGCP OBJECTIVE 8C.1

Community improvements and new development in Home Garden should minimize air emissions and impacts.

HGCP Policy 8C.1.1: The County shall work to improve the public's understanding of the land use, transportation, and air quality link.



The Kings County Community Development Agency will assist in educating developers and the public on the benefits of pedestrian and transit friendly development and support participation in local programs that reduce vehicle trips and miles traveled. Proposed developments within the community shall also be encouraged to integrate building features and appliances that are beneficial to reducing air quality impacts.

HGCP Policy 8C.1.2: Require all new residential and commercial developments to implement emissions reduction efforts that target mobile sources, stationary sources and construction related sources.

Using the best practices in emissions reduction on new developments will ensure that new growth does not negatively detract from the air quality that Home Garden residents must live in. Countywide integration of this approach will also lead towards regional reductions in green house gas emissions.

HGCP Policy 8C.1.3: The County shall work with the SJVAPCD to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.

The County shall inform developers of the requirements of the air district's PM_{2.5} and PM₁₀ regulations when they apply for a construction permit and will also require developers to coordinate fugitive dust enforcement actions with the SJVAPCD.

HGCP Policy 8C.1.4: The County will encourage the development of a park and ride lot at a suitable location within Home Garden to serve carpool, AITS Vanpool, and KART Commuter Vanpool users.

The County should work with Caltrans and the County Public Works Department to identify a suitable site within the community for carpoolers from the community and surrounding area to leave their vehicles. Funding for the park and ride lot should be considered through grant and other associated development impact funding sources.

