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# INTRODUCTION





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# I. GENERAL PLAN OVERVIEW

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The County's overarching priorities are to protect prime agricultural land, direct urban growth to existing cities and community districts, and increase economic and community sustainability. General Plan land use designations and policies are designed to encourage compact and community centered development patterns that lower public service costs, make more efficient use of land, and discourage premature conversion of farmland to other uses. Policies embodied in this General Plan are designed to balance the protection of individual property owners' rights and property value with the efficient provision of public services to the community at large and long term preservation of natural resources. The *2035 Kings County General Plan* defines goals, objectives and policies that will guide the physical growth, use and development of land under the jurisdictional authority of the County through the year 2035.

## A. Kings County History

Kings County was established in 1893 through a separation of territory from Tulare County. Additional territory was added from Fresno County in 1909 to make up what is known today as Kings County. However, before the formation of the County there were a number of historical events that led up to its establishment. Early inhabitants of this region were the Tache tribe of the Yokut Indians which existed throughout the San Joaquin Valley from the Delta to Tejon Pass. Yokut population estimates in 1770 numbered about 18,000, but dwindled to 600 by 1910. The first European contact occurred in 1805 when Lt. Gabriel Moraga led a company of Spanish soldiers and Franciscan clergymen through the eastern edge of the San Joaquin Valley while in search of possible mission sites. On January 6, 1805, they encountered a thriving Yokut Indian culture along the banks of a large river draining into the Laguna de Tache, (Tulare Lake). The river was named El Rio de los Santos Reyes, the "River of the Holy Kings," later shortened to "Kings River." This is where the County derived its namesake.

Prior to the development of any towns, Kings County was home to a handful of adventurous pioneers who settled primarily in the barren valley floor along the Kings River. Kingston, the first of several settlements located in Kings County was founded in 1856 and situated along the south bank of the Kings River. The town grew up around a ferry crossing that transported travelers across the Kings River who were traveling along the Spanish road called El Camino Viejo á Los Angeles (the old road to Los Angeles). Kingston was the only stopping point along the Overland Mail Company stage route between Stockton and Visalia.

Following Kingston, other communities sprang up in Kings County, primarily along existing or proposed railroad easements. The first incorporated community in Kings County was Lemoore, surveyed by Dr. Lovern Lee Moore in 1872. The success of the community was assured with the arrival of the Southern Pacific Railroad in 1877, the same year the community of Hanford was founded. Hanford later became incorporated in 1891, and later was selected as the County seat when in 1893, local voters approved the formation of a new county when a portion of western Tulare County was divided to form Kings County. In 1909, Kings County increased its boundary by 118 square miles when a triangular area of land transferred from Fresno County's jurisdiction to Kings County.

Settlement in Kings County remained modest throughout much of the County's first century. The third incorporated community, Corcoran, was established on the San Francisco and San Joaquin Railroad



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in 1905 following a visit from Hobart Johnstone Whitley, a prominent land developer from southern California. Whitley was impressed by the area when he viewed scattered homes, a blacksmith shop, and a small store surrounded by lush vistas containing grazing steers, horses, and wild hogs. The fourth incorporated town, Avenal, was established along the west side of the Kettleman Hills in an area historically called “Avena” by Spanish soldiers and explorers. Avena in Spanish means oats or oatfield and the term characterized the expansive growth of wild oats which grew waist high throughout the Kettleman Hills. Early American settlers exploited the abundance of oats and briefly raised cattle in the area and began farming. Oil, however, was soon discovered and led to Standard Oil Company announcing in 1929 that the town of Avenal would be constructed on the northwestern slope of the hills. Avenal quickly grew into a thriving oil boomtown known as the “Oil Fields Capital,” and became one of the most productive oil fields in the United States in the early 1930’s.

A number of unincorporated communities also grew from the early pioneering years. The Southern Pacific Railroad, which was the cause of many valley communities, was the primary driving force that led to the creation of Armona’s town layout in 1875 by John Yoakum for the Pacific Improvement Company. The railroad line followed in 1877, and Armona quickly became recognized as a main railroad shipping point for the rich Grangeville farming and fruit growing region. Farming and ranching supported the early economy of Kings County. The first vineyard was established in 1890 and grapes continue to be an important crop in the region. The first dairy came three years later in 1893. In addition, cotton, fruit, and nuts have all become important crops in the region.

The community of Stratford has its origins dating back to 1899 when settlers of the Tulare Lake Basin dug three miles of canal to irrigate the farms of Blakeley, Clawson, Lovelace and others who had settled on the margins of what was once water filled Tulare Lake. Stratford technically came into being in 1905 when the Empire Investment Company purchased 19,000 acres from the Bates, Davis and Miller Company. The Empire Company plotted a town site which was given the name “Stratton,” named in honor of William Stratton, who was a foreman-manager with Empire Ranch and one of the areas first settlers. A depot was erected in 1906 when the Southern Pacific Railroad reached the area to transport the abundantly produced lake bottom grain and in 1907, the town officially was organized by the sale of town lots from the ranch. However, due to a name conflict with another depot the community name was changed to what it is recognized today “Stratford”.

Manford Brown, a real estate developer founded the town of Kettleman City in 1929, following his donation of land to construct a school site and a community church. Kettleman City obtained its namesake from Dave Kettleman, an early pioneer who grazed sheep and cattle in the Kettleman Hills during the 1860’s. The community was also heavily influenced by growth of the oil industry in the area, and a number of community street names still serve as reminder of the community’s past.

The community of Home Garden was established later during the 1940’s and was initially home to many local farmers and farm industry workers. The City of Hanford has grown around the community on three sides, and Home Garden has evolved into a bedroom community for Hanford.

The Naval Air Station Lemoore (NASL) has been a strong economic force in the County since its development in 1961 when it was commissioned and constructed to be the largest and newest Master Jet Base in the Navy. Currently the NASL hosts the Navy’s largest west coast fighter/attack capability and houses approximately 175 Hornets and SuperHornets organized into 16 squadrons which comprise the Pacific Strike Fighter Wing. The 2008 total population of the base is approximately 7,385.



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### B. Current Conditions

Kings County remains a predominantly agricultural based County which ranked 8<sup>th</sup> in the State in 2007 for agricultural product value. Of the County's 1,391 square miles, approximately 90.2 percent of all land is devoted to agricultural uses. In 2008, the gross value of agricultural crops and products was \$1,760,168,000 and represents a major component of Kings County's economy. Kings County also produced 39 crops or products each grossing over one million dollars per year including milk and cattle (California Department of Food and Agriculture 2007).

The California Department of Conservation, Division of Land Resource Protection implemented the Farmland Mapping and Monitoring Program that maps out various classifications of farmland within the State. Maps are produced every two years and available from 1984 onward for Kings County. Kings County Important Farmland Maps provide an excellent information resource that classifies farmland according to five categories: "Prime Farmland", "Farmland of Statewide Importance", "Unique Farmland", "Farmland of Local Importance", and "Grazing Land". These maps, however, provide less accurate representations of "Urban and Built Up" and "Other Land" classifications that falsely portray Kings County as having urban pockets and sprawl in areas that have been verified by the County as agricultural areas. Numerous agricultural ponding basins throughout the south portions of the County represent the largest example of agricultural land that continues to be identified as "Urban and Built Up". Despite objections from the County and numerous requests for modification, these misleading features continue to detract from the predominant agricultural resources that the County values and supports. Agencies and organizations relying upon this data, should take into account this inaccuracy when ever drawing conclusions related to population density or urban growth within the County.

The following analysis is provided for reference purposes in identifying 2008 population to urbanized acre ratio. The 2006 Important Farmland Map "Urban and Built Up" areas for Kings County were updated to include urban growth through 2008. Acreage totals were then correlated with 2008 Department of Finance population estimates. The following population to urban and built up acreage ratios are provided below:

*Table I – 1 2009 City Population To Acreage Ratio*

	<b>City of Avenal</b>	<b>City of Corcoran</b>	<b>City of Hanford</b>	<b>City of Lemoore</b>
Population*	15,871	25,893	52,687	24,818
Urbanized Acres	1,410.97	3,202.63	7,786.37	3,681.11
Ratio (Pop/Acre)	11.25/1	8.08/1	6.77/1	6.74/1
Note: * Department of Finance estimated 2008 total population				

*Table I – 2 2008 Community District Population To Acreage Ratio*

	<b>Armona</b>	<b>Home Garden</b>	<b>Kettleman City</b>	<b>Stratford</b>
Population*	4,050	1,700	1,620	1,320
Urbanized Acres	504.03	202.12	221.03	220.52
Ratio (Pop/Acre)	8.04/1	8.41/1	7.33/1	5.99/1
Note: * Department of Finance estimated 2008 total population				



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### B. Current and Future Population Estimates

Kings County ranks as the seventh fastest-growing county in population in California. Since 1980, Kings County's population has increased at an annual average growth rate of 3.8 percent. However, much of the increase is inflated due to the opening of Avenal State Prison (1987), Corcoran State Prison I and II (1988), the California Substance Abuse Treatment Facility (1997), and expansion of Naval Air Station Lemoore. Discounting military and correctional institutions, countywide population still increased at a rate of approximately two percent annually since 1980.

California Department of Finance estimates the 2009 population of Kings County to be 154,743. This represents about a 15% increase from the year 2000, when the population was 131,218. Unincorporated Kings County, not including the Santa Rosa Rancheria or the Naval Air Station Lemoore, has an estimated population of 27,682. Table I-3 illustrates the Counties current and historical population figures as defined by the California Department of Finance. Table I-4 illustrates the projected population figures and the number of housing units through the year 2035.

**Table I-3 Population by Jurisdiction and Year**

Year	Avenal (2)		Corcoran (2)		Hanford	Lemoore	Unincorp.	NAS Lemoore	Santa Rosa Rancheria (3)	Total
	Total	Prison	Total	Prison						
1985	4,368	-	7,034	-	24,335	11,939	27,825	7,781	227	83,509
1986	4,544	-	7,138	-	24,861	12,645	27,909	7,935	246	85,278
1987	4,699	-	7,250	-	25,379	12,987	28,161	6,994	265	85,735
1988	8,340	3,112	7,771	-	26,257	13,164	28,249	7,930	284	91,995
1989	9,090	3,681	11,060	2,975	29,499	13,387	25,881	7,081	303	96,300
1990	9,576	4,053	13,380	4,981	30,617	14,082	26,268	7,417	323	101,663
1991	9,643	3,965	14,387	5,565	32,022	14,022	26,174	7,841	343	104,432
1992	11,073	5,263	14,075	5,094	33,327	14,319	26,623	7,706	362	107,485
1993	11,556	5,430	14,752	5,521	34,899	14,903	27,355	7,365	382	111,212
1994	12,041	5,744	14,885	5,656	35,854	15,278	28,367	7,365	401	114,191
1995	11,941	5,395	14,826	5,162	36,483	15,417	29,227	5,467	421	113,782
1996*	12,150	5,604	14,300	4,636	37,200	15,800	27,743	7,667	440	115,300
1997	12,328	5,774	14,374	4,885	38,878	16,799	30,258	5,117	450	118,204
1998	12,294	5,696	17,405	7,641	39,703	17,605	29,613	5,759	469	122,848
1999	12,380	5,765	20,909	10,895	40,307	18,316	29,738	6,184	489	128,323
2000	13,106	6,548	21,554	9,765	40,975	18,812	30,070	6,184	517	131,218
2001	15,700	6,561	21,150	11,293	44,100	20,850	28,034	5,749	517	136,100
2002	14,859	6,685	21,168	11,388	43,745	20,733	26,781	5,750	517	133,553
2003	15,334	7,159	21,131	11,439	44,329	20,993	27,368	6,435	518	136,108
2004	16,205	7,256	22,148	12,166	46,315	21,916	27,858	6,474	518	141,434
2005	16,187	7,104	22,528	12,086	48,070	22,508	28,434	6,487	518	144,732
2006	16,349	7,172	23,448	12,476	49,048	23,388	28,224	6,753	519	147,729
2007	16,737	7,798	25,417	12,937	50,370	24,098	28,224	6,016	519	151,381
2008	16,609	7,570	26,047	13,133	51,965	24,502	27,407	7,385	519	154,434
2009	15,871	6,556	25,893	12,810	52,687	24,818	27,682	7,272	520	154,743

Notes: (1) Avenal Prison opened in 1987. Corcoran Prison opened in 1988. Corcoran 2 opened in 1997.

(2) Avenal and Corcoran prison populations are included in each cities total column.

(3) Estimation based on California Department of Finance estimates.

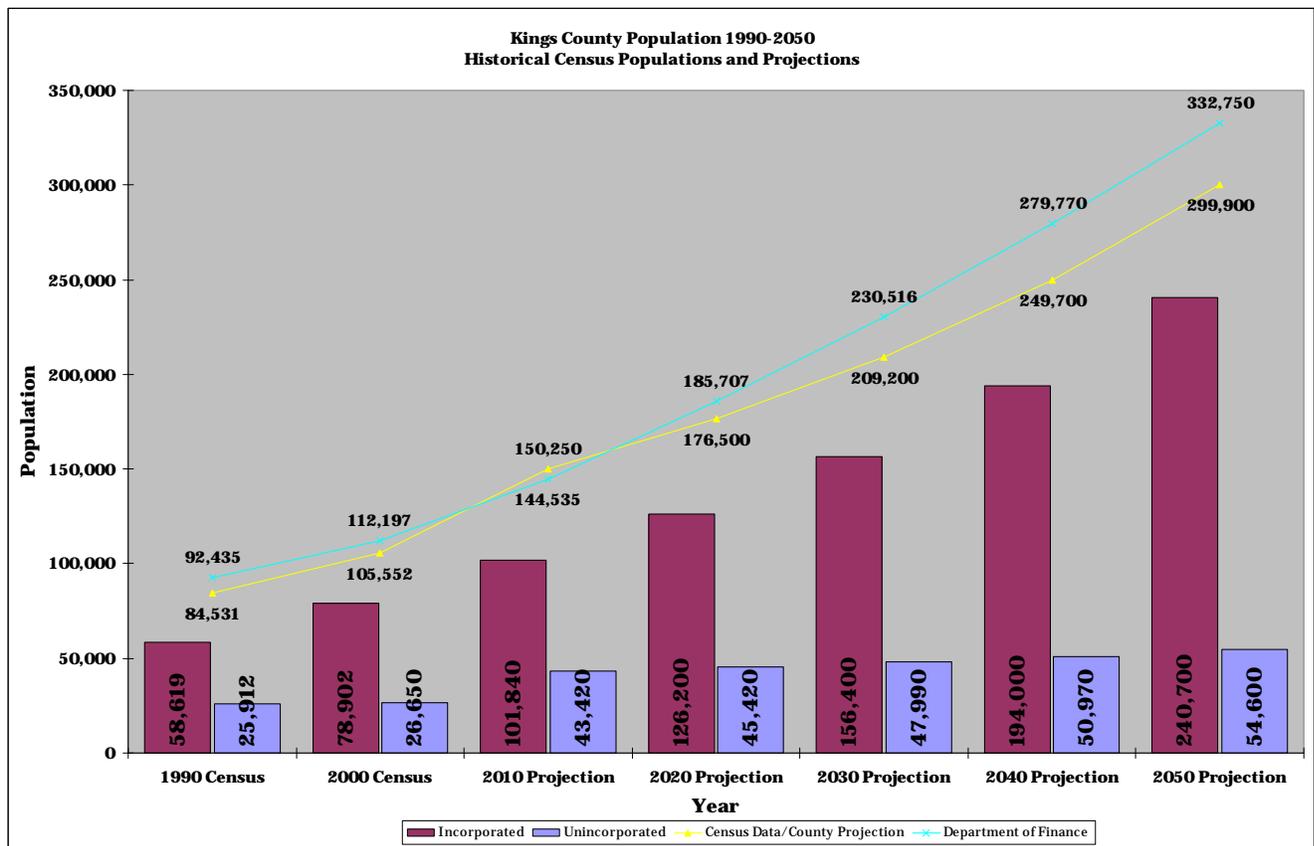


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The Unincorporated portion of Kings County under the County’s jurisdiction, which does not include the Santa Rosa Rancheria or the Naval Air Station Lemoore, has experienced a significantly lower annual growth rate than the County as a whole. According to the 1990 Census the population within the County’s jurisdiction was 27,461. The current 2009 DOF population estimate is 27,682 representing an annual growth rate over the last 19 years as 0.04 percent. General Plan policy has historically directed all non farm operation growth into existing cities and unincorporated communities. This policy is maintained in the 2035 General Plan and is reinforced by the fact that the County does not operate or control any urban type municipal water or sewer services. These types of urban services are supplied by either a city, community services district, or public utilities district.

The population within the County’s jurisdiction, as estimated by the DOF in the year 2035, is anticipated to reach 32,910 individuals. This estimation represents a 0.73 percent annual growth rate compared to the estimated Countywide growth rate of 2.00 percent over the same time period. In comparison, the Kings County population not under the County’s jurisdiction is anticipated by the DOF to achieve an annual population growth rate of 2.28 percent through the year 2035. Figure I – 1 visualizes the potential population growth rates described above and Table I – 4 provides a countywide breakdown of the Counties past population growth statistics and DOF projected future growth estimates.

Figure I – 1 Kings County Population 1990-2050



Note: prison populations and federal territories are excluded from all data



**Table I – 4 Projected Population Growth by Area – Using the Past 19 Year Growth Rate**

PLACE	POP. 1990 (1)	POP. 2000 (1)	POP. 2009 (2)	19 YEAR GROWTH RATE ESTIM. 1990 to 2009 (3)	YEAR 2010 ESTIM.(4)	YEAR 2015 ESTIM.(4)	YEAR 2020 ESTIM.(4)	YEAR 2025 ESTIM.(4)	YEAR 2030 ESTIM.(4)	YEAR 2035 ESTIM.(4)	YEAR 2040 ESTIM.(4)	YEAR 2045 ESTIM.(4)	YEAR 2050 ESTIM.(4)
<b>Avenal Area</b>	9,770	14,674	15,871	1.96%	16,290	17,200	18,300	19,400	20,700	22,100	23,600	25,300	27,200
Avenal City	5,717	7,973	9,108	1.96%	9,250	10,200	11,300	12,400	13,700	15,100	16,600	18,300	20,200
Avenal State Prison (5)& (7)	4,053	6,701	6,763	Max. Capacity	7,040	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
<b>Corcoran Area</b>	15,864	23,242	26,593	1.89%	27,020	28,300	29,800	31,400	33,200	35,100	37,300	39,600	42,200
Corcoran City	8,383	9,531	13,067	1.89%	13,310	14,600	16,000	17,600	19,300	21,200	23,300	25,600	28,100
Corcoran Fringe	2,500	2,407	700	1.00%	710	740	780	820	860	910	950	1,000	1,100
Corcoran State Prisons (5)& (7)	4,981	11,304	12,826	Max. Capacity	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
<b>Hanford Area</b>	34,497	45,314	56,337	2.37%	57,330	63,300	69,800	77,200	85,300	94,600	104,900	116,400	129,400
Hanford City	30,897	41,686	52,687	2.18%	53,830	60,000	66,800	74,400	82,800	92,200	102,700	114,400	127,400
Hanford Fringe	3,600	3,628	3,650	Island Annexations	3,500	3,250	3,000	2,750	2,500	2,350	2,150	2,000	2,000
<b>Lemoore Area</b>	14,622	20,152	25,258	0.10%	25,850	29,000	32,500	36,600	41,100	46,200	51,900	58,300	65,500
Lemoore City	13,622	19,712	24,818	0.10%	25,410	28,600	32,100	36,100	40,600	45,700	51,400	57,800	65,000
Lemoore Fringe (7)	1,000	440	440		440	440	440	450	450	450	450	460	460
<b>Rural County Area</b>	18,812	20,175	22,892	1.14%	38,770	39,980	41,200	42,620	44,180	45,540	47,420	49,120	51,040
Armona	3,122	3,585	4,050	1.21%	4,100	4,400	4,600	4,900	5,200	5,500	5,900	6,200	6,600
Stratford	718	1,264	1,320	2.40%	1,350	1,500	1,700	1,900	2,200	2,400	2,800	3,100	3,500
Home Garden	1,549	1,702	1,700	0.47%	1,710	1,700	1,800	1,800	1,900	1,900	2,000	2,000	2,100
Kettleman City	1,411	1,501	1,620	0.68%	1,630	1,700	1,800	1,900	1,900	2,000	2,000	2,100	2,100
Other Kings County	12,012	12,123	14,202	0.81%	14,320	14,900	15,500	16,200	16,800	17,500	18,200	19,000	19,800
<b>Federal Territories</b>	7,904	6,266	7,792	-0.07%	7,830	7,890	7,950	8,010	8,090	8,170	8,260	8,360	8,470
Lemoore NAS (5), (6), & (7)	7,581	5,749	7,272	Max. Capacity	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300	7,300
Santa Rosa Rancheria	323	517	520	1.99%	530	590	650	710	790	870	960	1,060	1,170
<b>Incorp. Pop. w/out Prisons</b>	58,619	78,902	99,680	2.17%	101,840	113,400	126,200	140,500	156,400	174,200	194,000	216,100	240,700
<b>Incorp. Pop. w/Prisons</b>	67,653	96,907	119,269	2.28%	121,840	133,400	146,200	160,500	176,400	194,200	214,000	236,100	260,700
<b>Unincorporated Pop. w/o Federal</b>	25,912	26,650	27,682	0.34%	43,420	44,410	45,420	46,640	47,990	49,250	50,970	52,580	54,600
<b>TOTAL, less Exclusions (5)</b>	84,531	105,552	127,362	1.77%	150,250	162,800	176,500	192,000	209,200	228,200	249,700	273,400	299,900
<b>ESTIMATED TOTAL</b>	101,469	129,823	154,743	1.81%	165,260	177,810	191,620	207,140	224,390	243,450	264,970	288,680	315,300
<b>DOF ESTIMATE (8)</b>	101,469	130,202	154,743	1.81%	164,535	185,121	205,707	228,112	250,516	275,143	299,770	326,260	352,750
<b>HOUSING UNITS PROJECTIONS (9)</b>	84,531	105,931	136,705		177,757	177,757	177,757	222,426	222,426	271,510	271,510	324,280	324,280

**NOTES:**

- (1) 1990 or 2000 U.S. Census
- (2) 2009 Calif. Dept. of Finance (DOF) Estimate
- (3) 1990 to 2009 growth rate.
- (4) The estimates are rounded.
- (5) Excluded populations includes residents of federal territories (includes the military base and tribal land) and State institution inmates.
- (6) Assume a constant NASL population of approximately 7,300
- (7) *Italics* indicates other factors besides 1990 to 2000 or 2000 to 2009 growth rate used in the estimate.
- (8) California Dept. of Finance Estimate May 2009, *Population Projections by Race/Ethnicity for California and its Counties 2000-2050*.
- (9) Housing Unit projections based on household population (which excludes group quarters population) throughout estimate term.



## Introduction

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### C. Regional and Local Setting

The County of Kings is located in the south-central portion of the San Joaquin Valley and is comprised of 1,391 square miles. Figure I - 2 depicts Kings County's relationship to nearby counties, and provides a bearing of the primary urban locations found throughout the County.

Kings County is one of eight counties that comprise the San Joaquin Valley, which is bounded on the west by the Coastal Range; the Sierra Nevada Mountain range to the east; the Tehachapi's to the south; and Sacramento to the north. The central and eastern portions of the County occupy the relatively flat valley floor; the southwestern portion is characterized by the low hills and intervening valleys of the Kettleman Hills.

Within the San Joaquin Valley, Kings County is bordered by Fresno County to the north; Kern County to the south; Tulare County to the east; and Monterey County and San Luis Obispo County to the southwest. Elevations range from 175 feet in the Tulare Lake Basin to 3,473 feet at the extreme southwestern portion of the county.

The San Joaquin Valley supports extensive farmland practices resulting in Kings County remaining predominantly an agricultural area since its first settlement in the 1850's. Kings County's farm land area is generally level irrigated farmland that averages well over \$1 billion a year in commercial crop production. Kings County is ranked as the 8<sup>th</sup> leading agricultural county in California (25<sup>th</sup> in the nation), and is in the top 15 milk producing counties in the nation. Kings County shares boundaries with the top four agricultural counties in the state, Fresno, Tulare, Monterey, and Kern.

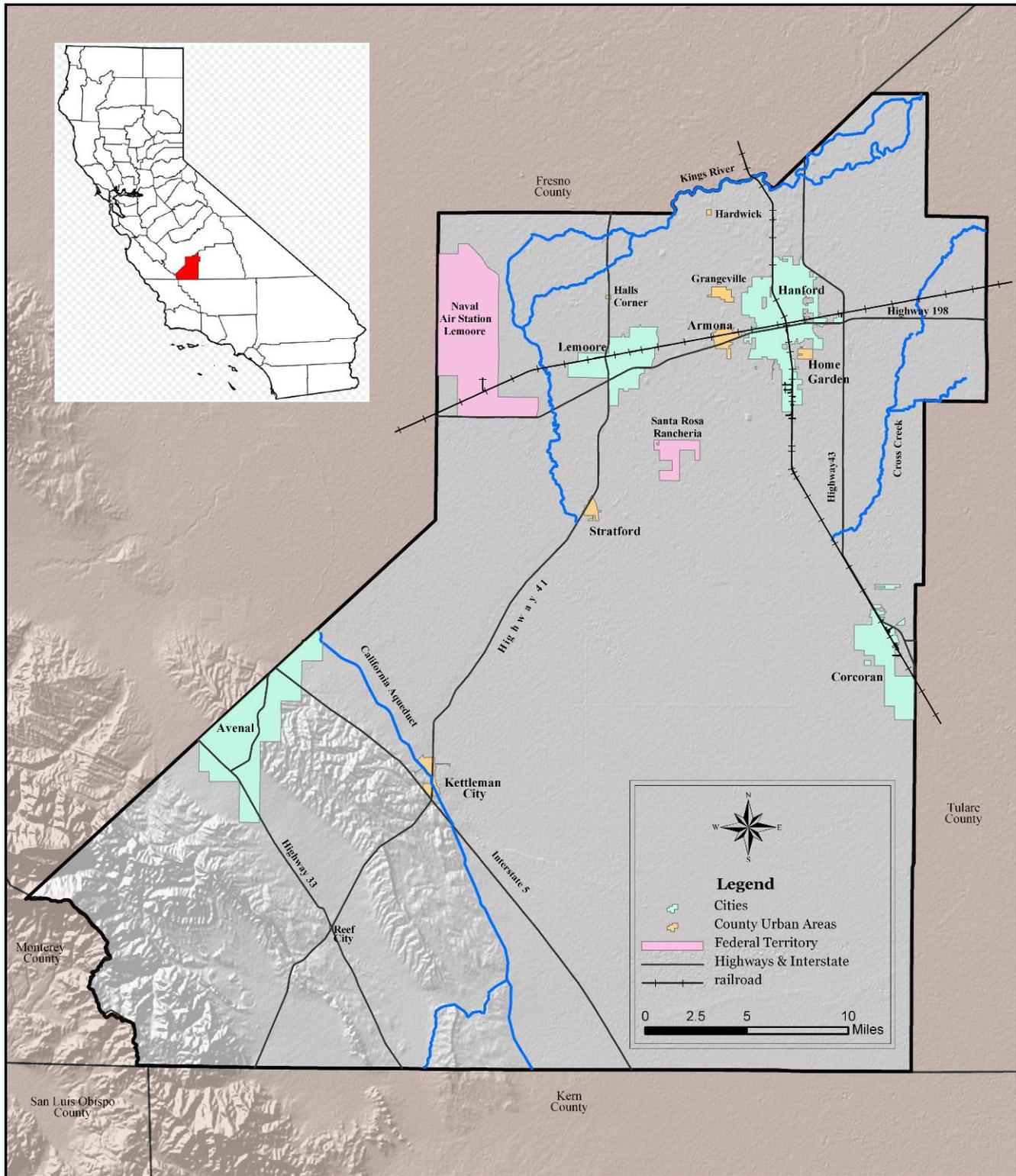
There are four incorporated cities within Kings County, which contain approximately seventy-seven percent of the 2009 total County population estimate of 154,743 (California Department of Finance, 2009). The four cities are Avenal, Corcoran, Hanford, and Lemoore. Several unincorporated communities are also located within the County, as well as the Naval Air Station Lemoore, and Santa Rosa Rancheria. A majority of the population within unincorporated Kings County is located in the four unincorporated communities of Armona, Home Garden, Kettleman City, and Stratford, which is why these areas are subject to community plans under the General Plan Update.

Climate during the winter in Kings County is dry and mild with the high temperature ranging from 55 to 65 degrees. Fog is not uncommon during the winter months and may settle for up to two weeks. Summer in Kings County is dry and hot with average daytime July and August temperatures hovering just below 100 degrees. Annual precipitation is approximately ten inches with a majority of the rain falling between November and April.



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Figure I - 2 Local and Regional Setting



**D. Purpose and Authority**

The purpose of the *2035 Kings County General plan* is to provide a future vision for the County and guide the physical growth and development of the unincorporated portion of Kings county. The General Plan is also intended to conserve the County's resources through the year 2035 in a manner consistent with the goals of the people of Kings County.

**E. Board of Supervisors Resolution of Adoption**

The Kings County Board of Supervisors, after mailed and published notice, held a public hearing on January 26, 2010, at which hearing public comments on the *2035 Kings County General Plan* were taken. Upon closure of the public hearing and subsequent to Board deliberations the Board of Supervisors voted to approve Resolution No. 10-001 certifying the Final Program Environmental Impact Report for the 2035 Kings County General Plan, and Resolution No. 10-002 adopting the 2035 Kings County General Plan, Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring Plan.



**BEFORE THE KINGS COUNTY BOARD OF SUPERVISORS  
COUNTY OF KINGS, STATE OF CALIFORNIA**

**IN THE MATTER OF CERTIFYING THE )  
FINAL PROGRAM ENVIRONMENTAL )  
IMPACT REPORT FOR THE 2035 KINGS )  
COUNTY GENERAL PLAN UPDATE )  
)**

**RESOLUTION NO. 10-001**

**RE: 2035 Kings County  
General Plan Update**

**WHEREAS**, the Kings County Community Development Agency, at the direction of the Kings County Board of Supervisors, began the process to update the Kings County General Plan in 2006; and

**WHEREAS**, the draft *2035 Kings County General Plan* has been prepared by the Kings County Community Development Agency in accordance with the provisions of the California Government Code; and

**WHEREAS**, the Kings County Community Development Agency researched the draft General Plan to ensure that it is consistent with current law, is internally consistent, coordinates policies from one element to another, and addresses the needs of the county and the people who live and work here; and

**WHEREAS**, the Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (“Draft PEIR”) for the 2035 Kings County General Plan Update was distributed by the Kings County Community Development Agency (“Community Development Agency”) and circulated for a 30-day public review period on December 3, 2008; and

**WHEREAS**, a public scoping meeting was held on December 15, 2008 to receive public input on the scope of the Draft PEIR; and

**WHEREAS**, the existing conditions described in the Draft PEIR reflect the physical environmental conditions in existence at the time the NOP was distributed; and

**WHEREAS**, the Kings County Community Development Agency received written comments on the NOP for the Draft PEIR; and

**WHEREAS**, the Community Development Agency determined that the preparation of a Program EIR was appropriate due to the potentially significant adverse environmental impacts that could be caused by the Project; and

**WHEREAS**, a Notice of Completion of a Draft PEIR was filed with the State Clearinghouse in the Office of Planning and Research on July 6, 2009, establishing a Public Review Period of 45 days; and

**WHEREAS**, a Notice of Intent to Adopt a PEIR was posted at the Kings County Clerk-Recorder’s Office on July 6, 2009, and published in the Hanford Sentinel on July 6, 2009, providing notice that the Draft PEIR had been completed and was available for public review and comment; and

**WHEREAS**, the Draft PEIR was published and circulated for public comments from July 6, 2009, to August 20, 2009, and subsequently extended to August 26, 2009 at the request of a responding agency; and

**WHEREAS**, the Community Development Agency distributed copies of the Draft PEIR to those public agencies that have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and sought the comments of such persons and agencies; and

**WHEREAS**, on August 20, 2009 the Kings County Community Development Agency conducted a public meeting at which time the public was given the opportunity to provide oral comments on the Draft EIR; and

**WHEREAS**, following closure of the public comment period on the Draft PEIR, a Final PEIR was prepared, including responses to comments received by the Community Development Agency; and

**WHEREAS**, the Final PEIR for the County of Kings 2035 General Plan Update consists of the following information: the revisions, clarifications and corrections of the Draft PEIR; the comments and recommendations received on the Draft PEIR; a list of persons, organizations, and public agencies commenting on the Draft PEIR; the responses of the Community Development Agency to significant environmental points raised in the review and consultation process; other information added by the Community Development Agency. The Final PEIR also consists of the Draft PEIR, including the technical appendices included therein; and

**WHEREAS**, on October 23, 2009 a public notice of Final PEIR availability and the Kings County Planning Commission notice of public hearing for their November 2, 2009 meeting was published in a newspaper of general circulation and mailed to all Responsible Agencies, interested groups, organizations and persons, including all persons and agencies that had commented on the Draft PEIR; and

**WHEREAS**, on November 2, 2009 the Kings County Planning Commission (“Planning Commission”) held a duly noticed public hearing for the *2035 Kings County General Plan* and associated Final PEIR and continued the public hearing to December 14, 2009; and

**WHEREAS**, on December 14, 2009 the Planning Commission resumed the public hearing, received additional testimony, closed the public hearing, deliberated, and recommended that the Board of Supervisors certify the Final Program Environmental Impact Report for the *2035 Kings County General Plan*; and

**WHEREAS**, on January 15, 2010, notice of the Kings County Board of Supervisors scheduled January 26, 2010 public hearing on the Final PEIR, was published in a newspaper of general circulation and mailed to all Responsible Agencies, interested groups, organizations and persons, including all persons and agencies that had commented on the Draft PEIR; and

**WHEREAS**, notices for the public hearing were given by the County as follows:

1. Mailed to all responsible and trustee agencies on January 15, 2010; and
2. Mailed to all those persons who specifically requested notice in writing on January 15, 2010; and
3. Posted at least ten days prior to the hearing in at least three public places within Kings County, including (i) at the South and West doors of the Administration Building, Building No. 1, Kings County Government Center, 1400 W. Lacey Blvd., Hanford, California; (ii) South door

of the Engineering Building No. 6, Kings County Government Center, 1400 W. Lacey Blvd, Hanford, California; and (iii) at Kings County Hanford Branch Library; and

4. Published one time in the Hanford Sentinel, a newspaper of general circulation in Kings County as designated by the Kings County Board of Supervisors.

**WHEREAS**, copies of these notices and affidavits of mailing, posting and publishing are on file in the office of the Kings County Community Development Agency.

**WHEREAS**, on January 21, 2010, the Community Development Agency made a recommendation to the Board of Supervisors that the Final PEIR was adequate; and

**WHEREAS**, on January 26, 2010, the Board of Supervisors held a duly noticed public hearing on the County of Kings 2035 General Plan Update at the Kings County Board of Supervisors Chambers, 1400 W. Lacey Blvd., Building 1, Hanford, California; and

**WHEREAS**, at the January 26, 2010, public hearing the Board of Supervisors received a report presented by County staff that included recommendations; a report from the EIR Consultant; and testimony from various private groups; and

**WHEREAS**, the Board of Supervisors closed the public hearing after the conclusion of public testimony; and

**WHEREAS**, the Kings County Board of Supervisors has reviewed and considered the information contained in the Final Program Environmental Impact Report and supporting documents, including all maps, exhibits, testimony and written documents contained in the file for this project, including its environmental analysis, on record in Kings County, and has considered the oral presentations given at the public hearing, and now finds that:

1. Notice has been given in the time and in the manner required by State Law and the County Code.
2. The Final Program Environmental Impact Report for the County of Kings 2035 General Plan Update (SCH No. 2008121020), on file in the office of the County Clerk and incorporated herein by reference, was presented to the Kings County Board of Supervisors. The Final PEIR includes the Draft PEIR, dated July 2009, all comments and recommendations received on the Draft PEIR, a list of persons, organizations, and public agencies commenting on the Draft PEIR, the responses to comments made regarding significant environmental points, and the Final PEIR for the 2035 General Plan Update (collectively the Final PEIR). The Board of Supervisors has independently reviewed and considered the information contained in the Final PEIR, including comments received from the public, before making a decision on the 2035 General Plan Update Project.
3. The Final PEIR was completed in compliance with CEQA.
4. The Final PEIR reflects the County's independent judgment and analysis.

**NOW THEREFORE BE IT RESOLVED AND CERTIFIED**, by the Kings County Board of Supervisors that:

1. The Final PEIR has been completed in compliance with the California Environmental Quality Act of 1970 (Cal. Public Resources Code section 21000 et seq.), as amended, and the State Guidelines thereto (Cal. Code of Regs. Section 15000 et seq.).
2. The Final PEIR was presented to the Board of Supervisors, and was independently reviewed and considered by the Board of Supervisors prior to acting on the proposed Project.
3. The Final PEIR reflects the Board of Supervisors independent judgment and analysis.
4. The documents comprising the Final PEIR shall be held with the Director of the Kings County Community Development Agency, as the official custodian of the record, at the Kings County Government Center, Building No. 6, 1400 W. Lacey Boulevard, Hanford, CA 93230.

**PASSED AND ADOPTED** on a motion by Supervisor Oliveira and seconded by Supervisor Barba, at a meeting held on January 26, 2009, by the following vote:

AYES: SUPERVISORS OLIVEIRA, BARBA, FAGUNDES, NEVES, VALLE  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

KINGS COUNTY BOARD OF SUPERVISORS



Richard Valle, Chairperson

WITNESS, my hand this 26<sup>th</sup> day of January, 2010.



Rhonda Bray  
Deputy Clerk to the Board

STATE OF CALIFORNIA	} ss.
COUNTY OF KINGS	
I, CATHERINE VENTURELLA, Clerk of the Board of Supervisors of said County and State, do hereby certify the foregoing to be a full, true and correct copy of the original thereof on file in my office.	
Witness my hand and Seal of said Board, this <u>26<sup>th</sup></u> day of <u>Jan</u> 20 <u>10</u>	
CATHERINE VENTURELLA Clerk of the Board of Supervisors	
By <u>Rhonda Bray</u>	Deputy Clerk

**BEFORE THE KINGS COUNTY BOARD OF SUPERVISORS  
COUNTY OF KINGS, STATE OF CALIFORNIA**

**IN THE MATTER OF ADOPTING THE )  
“2035 KINGS COUNTY GENERAL )  
PLAN”, THE CEQA FINDINGS OF FACT )  
AND STATEMENT OF OVERRIDING )  
CONSIDERATIONS, AND THE )  
MITIGATION MONITORING PLAN )  
)**

**RESOLUTION NO. 01-002**

**RE: 2035 Kings County  
General Plan Update**

**WHEREAS**, the California Government Code, Section 65300, requires that the planning agency of each county or city shall prepare and the legislative body shall adopt a comprehensive, long-term general plan for the physical development of the county or city; and

**WHEREAS**, in 2005 Kings County received notification from the State Attorney General that the Kings County General Plan was in need of a comprehensive update to at least five of the seven mandatory elements; and

**WHEREAS**, the Kings County Community Development Agency, at the direction of the Kings County Board of Supervisors, began the process to update the Kings County General Plan in July 2006; and

**WHEREAS**, extensive public outreach was conducted to develop the County’s vision for growth and focus concentrated community planning efforts in the County’s unincorporated Communities of Armona, Home Garden, Kettleman City, and Stratford; and

**WHEREAS**, the Board of Supervisors appointed a Kings County General Plan Advisory Committee (KCGPAC) in May 2007, comprised of 20 members from various stakeholder interest groups to advise the Planning Commission and Board of Supervisors regarding the General Plan Update; and

**WHEREAS**, the KCGPAC met 27 times between August 2007 and August 2009 where in depth review and consideration was conducted on all general plan update components and policies proposed; and

**WHEREAS**, participation and comments were sought from the public and interested or affected agencies including the Kings County Farm Bureau, Local Agency Formation Commission, Kings County Association of Governments, Building Industry Association, Naval Air Station Lemoore, the County’s four incorporated cities, all school districts, irrigation districts, water storage districts, Kings County Action Organization, Kings Economic Development Corporation, and a number of other agencies; and

**WHEREAS**, the *2035 Kings County General Plan* includes comprehensive update to the Land Use Element, Resource Conservation Element, Open Space Element, Circulation Element, Health and Safety Element, Noise Element, and the development of a new Air Quality Element, and four new community plans for the unincorporated communities of Armona, Home Garden, Kettleman City, and Stratford; and

**WHEREAS**, the draft *2035 Kings County General Plan* has been prepared by the Kings County Community Development Agency in accordance with the provisions of the California Government Code; and

**WHEREAS**, the Kings County Community Development Agency researched the draft General Plan to ensure that it is consistent with current law, is internally consistent, coordinates policies from one element to another, and addresses the needs of the county and the people who live and work here; and

**WHEREAS**, the County's overarching priorities of the *2035 Kings County General Plan* are to protect prime agricultural land, direct urban growth to existing cities and community districts, and increase economic and community sustainability; and

**WHEREAS**, the primary focus of each community plan is to integrate smart growth principles into community revitalization efforts that aim to create or strengthen a centralized community core; and

**WHEREAS**, the Planning Commission held ten study sessions and the Board of Supervisors held six study sessions at significant milestones in the process of the preparation of the *2035 Kings County General Plan*; and

**WHEREAS**, the General Plan update includes these interrelated documents: The *2035 Kings County General Plan* and the *Final Program Environmental Impact Report for the 2035 Kings County General Plan*; and

**WHEREAS**, on November 2, 2009 the Kings County Planning Commission ("Planning Commission") held a duly noticed public hearing for the *2035 Kings County General Plan* and associated Final PEIR and continued the public hearing to December 14, 2009; and

**WHEREAS**, on December 14, 2009 the Planning Commission resumed the public hearing, received additional testimony, closed the public hearing, deliberated, and recommended that the Board of Supervisors certify the Final Program Environmental Impact Report for the *2035 Kings County General Plan*; and

**WHEREAS**, on January 15, 2010 notice of the Kings County Board of Supervisors scheduled January 26, 2010 public hearing on the Final PEIR, was published in a newspaper of general circulation and mailed to all Responsible Agencies, interested groups, organizations and persons, including all persons and agencies that had commented on the Draft PEIR; and

**WHEREAS**, the Kings County Board of Supervisors held a duly noticed public hearing on January 26, 2010, where public comments were received on the *2035 Kings County General Plan*; and

**WHEREAS**, this Board has duly reviewed the contents of the *2035 Kings County General Plan*, written comments, and oral testimony from the public and interested governmental agencies; and

**WHEREAS**, the Kings Count Board of Supervisors, after considering all public testimony and all information relating to the project submitted to the Commission, closed the public hearing; and

**NOW, THEREFORE, BE IT RESOLVED**, that:

## 1. Findings

The Kings County Board of Supervisors makes the following findings:

- a. The *2035 Kings County General Plan* constitutes a comprehensive, long-term document capable of guiding the future development of the County.
- b. The *2035 Kings County General Plan* meets all the requirements for such plans as contained in the Planning and Zoning Law (Government Code, Sections 65300-65303.4) and other laws.
- c. The 2035 Kings County General Plan contains all of the seven elements mandated by Section 65302 of the Government Code; land use, circulation, housing, conservation, open-space, noise, and safety elements. These elements are represented in the 2035 Kings County General Plan as the Land Use Element, Resource Conservation Element, Open Space Element, Circulation Element, Housing Element, Health and Safety Element, and Noise Element. Additional elements include the Air Quality Element, and the Dairy Element, in addition to the following four community plans, Armona Community Plan, Home Garden Community Plan, Kettleman City Community Plan, and the Stratford Community Plan.
- d. The Housing Element and the Dairy Element are incorporated into the *2035 Kings County General Plan* by reference. The Housing Element contains an independent update schedule that is not associated with the *2035 Kings County General Plan* update. The Dairy element was recently adopted by the Board of Supervisors on July 30, 2002 and is not proposed for update at this time.
- e. The *2035 Kings County General Plan* has been prepared and adopted in accordance with the requirements of the Planning and Zoning law (Government Code, Sections 65350-65362).
- f. The *2035 Kings County General Plan* includes goals, objectives, and policies related to reduction for greenhouse gas emissions and adaptation strategies.
- g. The *2035 Kings County General Plan* meets all the requirements identified in AB 170 including the incorporation of data, analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality.
- h. The General Plan provides the strategies for Kings County to reduce greenhouse gas emissions consistent with the direction of the State of California via AB 32 and SB 375.

## 2. Adoption

- a. The Kings County Board of Supervisors adopts the *2035 Kings County General Plan*, approves the CEQA Findings of Fact and Statement of Overriding Considerations, and approves the Mitigation Monitoring Plan.
- b. The Kings County Board of Supervisors rescinds all previously adopted Kings County General Plan components, elements, and amendments EXCEPT the “Kings County Hazardous Waste Management Plan,” adopted September 25, 1990, by Kings County Board of Supervisors

Resolution No. 90-117; the "2002 Dairy Element," adopted July 30, 2002, by the Kings County Board of Supervisors Resolution No. 02-100; and the "2003 Housing Element," adopted March 16, 2004, by the Kings County Board of Supervisors Resolution No. 04-020;

The foregoing Resolution was adopted on a motion by Supervisor Barba and seconded by Supervisor Oliveira, at a regular meeting held on January 26, 2010, by the following vote:

AYES: SUPERVISORS BARBA, OLIVEIRA, FAGUNDES, NEVES, VALLE  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

KINGS COUNTY Board of Supervisors

  
Richard Valle, Chairperson

WITNESS, my hand this 26<sup>th</sup> day of January, 2010.

  
Rhonda Bray  
Deputy Clerk to the Board

Attachment 1. CEQA Findings of Fact and Statement of Overriding Considerations  
Attachment 2. Mitigation Monitoring Plan

CATHERINE VENTURELLA, Clerk of the Board of Supervisors  
I, Catherine Venturella, Deputy and State, do hereby certify the foregoing to be a full, true and correct copy of the original thereof as by me  
by office.

Witness my hand and  
Seal of said Board, this 26<sup>th</sup> day of Jan 2010

CATHERINE VENTURELLA  
Clerk of the Board of Supervisors  
By  Deputy Clerk

H:\PLANNING\GENERAL PLAN\2035 GP UPDATE PROGRAM\16 PROGRAM EIR\FINAL EIR\BOS MEETING\BOS RESOLUTION- GP ADOPTION.DOC

### F. Planning Commission Resolution of Approval

The Planning Commission of Kings County, after mailed and published notice, held a public hearing on November 2, 2009, and extended through the December 14, 2009 meeting, at which hearing public comments on the *2035 Kings County General Plan* were taken. Upon closure of the public hearing and subsequent to Commission deliberations the Planning Commission voted to approve Resolution No. 09-14 certifying the Final Program Environmental Impact Report for the 2035 Kings County General Plan, and Resolution No. 09-15 approving the 2035 Kings County General Plan, Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring Plan.



BEFORE THE KINGS COUNTY PLANNING COMMISSION  
COUNTY OF KINGS, STATE OF CALIFORNIA

IN THE MATTER OF CERTIFYING THE )  
FINAL PROGRAM ENVIRONMENTAL )  
IMPACT REPORT FOR THE COUNTY )  
OF KINGS 2035 GENERAL PLAN )  
UPDATE, AND RECOMMENDING ITS )  
CERTIFICATION BY THE KINGS )  
COUNTY BOARD OF SUPERVISORS )  
\_\_\_\_\_ )

RESOLUTION NO. 09-14

RE: 2035 County of Kings  
General Plan Update

WHEREAS, the Kings County Community Development Agency, at the direction of the Kings County Board of Supervisors, began the process to update the Kings County General Plan in 2006; and

WHEREAS, the draft *2035 Kings County General Plan* has been prepared by the Kings County Community Development Agency in accordance with the provisions of the California Government Code; and

WHEREAS, the Kings County Community Development Agency researched the draft General Plan to ensure that it is consistent with current law, is internally consistent, coordinates policies from one element to another, and addresses the needs of the county and the people who live and work here; and

WHEREAS, the Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (“Draft PEIR”) for the County of Kings 2035 General Plan Update was distributed by the Kings County Community Development Agency (“Community Development Agency”) and circulated for a 30-day public review period on December 3, 2008; and

WHEREAS, a public scoping meeting was held on December 15, 2008 to receive public input on the scope of the Draft PEIR; and

WHEREAS, the existing conditions described in the Draft PEIR reflect the physical environmental conditions in existence at the time the NOP was distributed; and

WHEREAS, the Kings County Community Development Agency received written comments on the NOP for the Draft PEIR; and

WHEREAS, the Community Development Agency determined that the preparation of a Program EIR was appropriate due to the potentially significant adverse environmental impacts that could be caused by the Project; and

WHEREAS, a Notice of Completion of a Draft PEIR was filed with the State Clearinghouse in the Office of Planning and Research on July 6, 2009, establishing a Public Review Period of 45 days; and

WHEREAS, a Notice of Intent to Adopt a PEIR was posted at the Kings County Clerk-Recorder’s Office on July 6, 2009, and published in the Hanford Sentinel on July 6, 2009, providing notice that the Draft PEIR had been completed and was available for public review and comment; and

**WHEREAS**, the Draft PEIR was published and circulated for public comments from July 6, 2009, to August 20, 2009; and

**WHEREAS**, the Community Development Agency distributed copies of the Draft PEIR to those public agencies that have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and sought the comments of such persons and agencies; and

**WHEREAS**, on August 20, 2009 the Kings County Community Development Agency conducted a public meeting at which time the public was given the opportunity to provide oral comments on the Draft EIR; and

**WHEREAS**, following closure of the public comment period on the Draft PEIR, a Final PEIR was prepared, including responses to comments received by the Community Development Agency; and

**WHEREAS**, the Final PEIR for the County of Kings 2035 General Plan Update consists of the following information: the revisions, clarifications and corrections of the Draft PEIR; the comments and recommendations received on the Draft PEIR; a list of persons, organizations, and public agencies commenting on the Draft PEIR; the responses of the Community Development Agency to significant environmental points raised in the review and consultation process; other information added by the Community Development Agency. The Final PEIR also consists of the Draft PEIR, including the technical appendices included therein; and

**WHEREAS**, on October 23, 2009, a public notice of Final PEIR availability and of the Kings County Planning Commission's ("Planning Commission") scheduled November 2, 2009 public hearing on the Final PEIR, was mailed to all Responsible Agencies, interested groups, organizations and persons, including all persons and agencies that had commented on the Draft PEIR; and

**WHEREAS**, notices for the public hearing were given by the County as follows:

1. Mailed to all responsible and trustee agencies on October 23, 2009.
3. Mailed to all those persons who specifically requested notice in writing on October 23, 2009.
4. Posted at least ten days prior to the hearing in at least three public places within Kings County, including (i) at the South and West doors of the Administration Building, Building No. 1, Kings County Government Center, 1400 W. Lacey Blvd., Hanford, California; (ii) South door of the Engineering Building No. 6, Kings County Government Center, 1400 W. Lacey Blvd, Hanford, California; and (iii) at Kings County Hanford Branch Library.
5. Published one time in the Hanford Sentinel, a newspaper of general circulation in Kings County as designated by the Kings County Board of Supervisors.

**WHEREAS**, copies of these notices and affidavits of mailing, posting and publishing are on file in the office of the Kings County Community Development Agency.

**WHEREAS**, on November 2, 2009, the Community Development Agency made a recommendation to the Planning Commission that the Final PEIR was adequate; and

**WHEREAS**, on November 2, 2009, the Planning Commission held a duly noticed public hearing on the County of Kings 2035 General Plan Update at the Kings County Board of Supervisors Chambers, 1400 W. Lacey Blvd., Building 1, Hanford, California; and

**WHEREAS**, at the November 2, 2009, public hearing the Planning Commission received a report presented by County staff that included recommendations; a report from the EIR Consultant; and testimony from various private groups; and

**WHEREAS**, the public hearing was extended to the December 14, 2009 Planning Commission meeting; and

**WHEREAS**, the Planning Commission closed the public hearing after the conclusion of public testimony during the December 14, 2009 Planning Commission meeting; and

**WHEREAS**, the Kings County Planning Commission has reviewed and considered the information contained in the Final Program Environmental Impact Report and supporting documents, including all maps, exhibits, testimony and written documents contained in the file for this project, including its environmental analysis, on record in Kings County, and has considered the oral presentations given at the public hearing, and now finds that:

1. Notice has been given in the time and in the manner required by State Law and the County Code.
2. The Final Program Environmental Impact Report for the County of Kings 2035 General Plan Update (SCH No. 2008121020), on file in the office of the County Clerk and incorporated herein by reference, was presented to the Kings County Planning Commission. The Final PEIR includes the Draft PEIR, dated July 2009, all comments and recommendations received on the Draft PEIR, a list of persons, organizations, and public agencies commenting on the Draft PEIR, the responses to comments made regarding significant environmental points, and the Final PEIR for the 2035 General Plan Update (collectively the Final PEIR). The Planning Commission has independently reviewed and considered the information contained in the Final PEIR, including comments received from the public, before making a decision on the 2035 General Plan Update Project.
3. The Final PEIR was completed in compliance with CEQA.
4. The Final PEIR reflects the County's independent judgment and analysis.

**NOW THEREFORE BE IT RESOLVED AND APPROVED**, by the Kings County Planning Commission that:

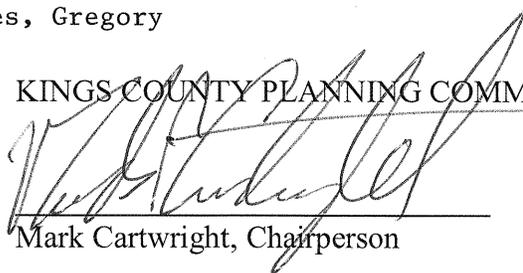
1. The Final PEIR has been completed in compliance with the California Environmental Quality Act of 1970 (Cal. Public Resources Code section 21000 et seq.), as amended, and the State Guidelines thereto (Cal. Code of Regs. Section 15000 et seq.).
2. The Final PEIR was presented to the Planning Commission, and was independently reviewed and considered by the Planning Commission prior to acting on the proposed Project.
3. The Final PEIR reflects the Planning Commission's independent judgment and analysis.

4. The documents comprising the Final PEIR shall be held with the Director of the Kings County Community Development Agency, as the official custodian of the record, at the Kings County Government Center, Building No. 6, 1400 W. Lacey Boulevard, Hanford, CA 93230.
5. The Secretary of the Planning Commission is directed to present this Resolution, recommending that the Board of Supervisors certify the Final PEIR, to the Kings County Board of Supervisors for their consideration and adoption.

**PASSED AND ADOPTED** on a motion by Commissioner Trapnell, and seconded by Commissioner Draxler, at a special meeting held on December 14, 2009, by the following vote:

AYES: COMMISSIONERS Trapnell, Draxler, Cartwright  
 NOES: COMMISSIONERS  
 ABSTAIN: COMMISSIONERS  
 ABSENT: COMMISSIONERS Jones, Gregory

KINGS COUNTY PLANNING COMMISSION



Mark Cartwright, Chairperson

WITNESS, my hand this 16 day of December, 2009.



Gregory R. Gatzka  
 Secretary to the Commission

Attachment- Final Program Environmental Impact Report

cc: Kings County Board of Supervisors  
 Kings County Counsel

BEFORE THE KINGS COUNTY PLANNING COMMISSION  
COUNTY OF KINGS, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING THE )  
"2035 KINGS COUNTY GENERAL )  
PLAN" APPROVING THE CEQA )  
FINDINGS OF FACT AND STATEMENT )  
OF OVERRIDING CONSIDERATIONS, )  
APPROVING THE MITIGATION )  
MONITORING PLAN, AND )  
RECOMMENDING THEIR ADOPTION )  
BY THE KINGS COUNTY BOARD OF )  
SUPERVISORS )  
\_\_\_\_\_ )

RESOLUTION NO. 09-15

RE: County of Kings 2035  
General Plan Update

**WHEREAS**, the California Government Code, Section 65300, requires that the planning agency of each county or city shall prepare and the legislative body shall adopt a comprehensive, long-term general plan for the physical development of the county or city; and

**WHEREAS**, in 2005 Kings County received notification from the State Attorney General that the Kings County General Plan was in need of a comprehensive update to at least five of the seven mandatory elements; and

**WHEREAS**, the Kings County Community Development Agency, at the direction of the Kings County Board of Supervisors, began the process to update the Kings County General Plan in July 2006; and

**WHEREAS**, extensive public outreach was conducted to obtain the County's desired vision for growth and to gain a comprehensive understanding of each unincorporated community's needs through the year 2035 by holding six community meetings in Armona, four meetings in Home Garden, ten meetings in Kettleman City, and four meetings in Stratford; and

**WHEREAS**, the Board of Supervisors appointed a Kings County General Plan Advisory Committee (KCGPAC) in May 2007 comprised of 20 members from various stakeholder interest groups to advise the Planning Commission and Board of Supervisors regarding the General Plan Update; and

**WHEREAS**, the KCGPAC met 27 times between August 2007 and August 2009 where in depth deliberation and alternatives were formulated; and

**WHEREAS**, comments and participation were sought from the public and interested or affected agencies including the Kings County Farm Bureau, Local Agency Formation Commission, Kings County Association of Governments, Building Industry Association, Naval Air Station Lemoore, the County's four incorporated cities, all school districts, irrigation districts, water storage districts, Kings County Action Organization, Kings Economic Development Corporation, and a number of other agencies; and

**WHEREAS**, the *2035 Kings County General Plan* included the comprehensive update to the

Land Use Element, Resource Conservation Element, Open Space Element, Circulation Element, Health and Safety Element, Noise Element, and the development of a new Air Quality Element, and four community plans for the unincorporated communities of Armona, Home Garden, Kettleman City, and Stratford; and

**WHEREAS**, the draft *2035 Kings County General Plan* has been prepared by the Kings County Community Development Agency in accordance with the provisions of the California Government Code; and

**WHEREAS**, the Kings County Community Development Agency researched the draft General Plan to ensure that it is consistent with current law, is internally consistent, coordinates policies from one element to another, and addresses the needs of the county and the people who live and work here; and

**WHEREAS**, the County's overarching priorities of the *2035 Kings County General Plan* are to protect prime agricultural land, direct urban growth to existing cities and community districts, and increase economic and community sustainability; and

**WHEREAS**, the primary focus of each community plan is to integrate smart growth principles into community revitalization efforts that aim to create or strengthen a centralized community core; and

**WHEREAS**, the Planning Commission held ten study sessions and the Board of Supervisors held six study sessions at significant milestones in the process of the preparation of the *2035 Kings County General Plan*; and

**WHEREAS**, the General Plan update includes these interrelated documents: The *2035 Kings County General Plan* and the *County of Kings 2035 General Plan Update Final Program Environmental Impact Report*; and

**WHEREAS**, the Planning Commission of Kings County, after mailed and published notice, held a public hearing on November 2, 2009 and extended through the December 14, 2009 meeting, at which hearing public comments on the *2035 Kings County General Plan* were taken; and

**WHEREAS**, this commission has duly reviewed the contents of the *2035 Kings County General Plan*, written comments, and oral testimony from the public and interested governmental agencies; and

**WHEREAS**, the Planning Commission of Kings County, after considering all public testimony and all information relating to the project submitted to the Commission, closed the public hearing on December 14, 2009; and

**NOW, THEREFORE, BE IT RESOLVED**, that:

1. Findings

The Planning Commission makes the following findings:

- a. The *2035 Kings County General Plan* constitutes a comprehensive, long-term document capable of guiding the future development of the County.

- b. The *2035 Kings County General Plan* meets all the requirements for such plans as contained in the Planning and Zoning Law (Government Code, Sections 65300-65303.4) and other laws.
- c. The *2035 Kings County General Plan* contains all of the seven elements mandated by Section 65302 of the Government Code; land use, circulation, housing, conservation, open-space, noise, and safety elements. These elements are represented in the *2035 Kings County General Plan* as the Land Use Element, Resource Conservation Element, Open Space Element, Circulation Element, Housing Element, Health and Safety Element, and Noise Element. Additional elements include the Air Quality Element, and the Dairy Element, in addition to the following four community plans, Armona Community Plan, Home Garden Community Plan, Kettleman City Community Plan, and the Stratford Community Plan.
- d. The Housing Element and the Dairy Element are incorporated into the *2035 Kings County General Plan* by reference. The Housing Element contains an independent update schedule that is not associated with the *2035 Kings County General Plan* update. The Dairy element was recently adopted by the Board of Supervisors on July 30, 2002 and will remain unaltered.
- e. The *2035 Kings County General Plan* has been prepared and adopted in accordance with the requirements of the Planning and Zoning law (Government Code, Sections 65350-65362).
- f. The *2035 Kings County General Plan* includes goals, objectives, and policies related to reduction for greenhouse gas emissions and adaptation strategies.
- g. The *2035 Kings County General Plan* meets all the requirements identified in AB 170 including the incorporation of data, analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality.
- h. The General Plan provides the strategies for Kings County to reduce greenhouse gas emissions consistent with the direction of the State of California via AB 32 and SB 375.

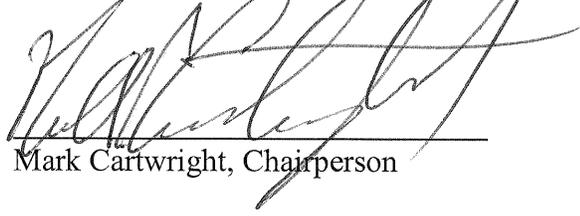
## 2. Adoption

- a. The Planning Commission approves the *2035 Kings County General Plan*, approves the CEQA Findings of Fact and Statement of Overriding Considerations, and approves the Mitigation Monitoring Plan, and recommends their adoption by the Board of Supervisors as set forth in Exhibit "A" of this meetings staff report and Exhibit "A" of this resolution.

The foregoing Resolution was adopted on a motion by Commissioner Trapnell and seconded by Commissioner Draxler, at a regular meeting held on December 14, 2009, by the following vote:

AYES: COMMISSIONERS Trapnell, Draxler, Cartwright  
 NOES: COMMISSIONERS  
 ABSTAIN: COMMISSIONERS  
 ABSENT: COMMISSIONERS Jones, Gregory

KINGS COUNTY PLANNING COMMISSION



Mark Cartwright, Chairperson

WITNESS, my hand this 16 day of December, 2009.



Gregory R. Gatzka  
Secretary to the Commission

cc: Kings County Board of Supervisors  
Kings County Counsel

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## II. PLAN PREPARATION

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The *1993 Kings County General Plan* was adopted on December 28, 1993. Since then, it has been amended fifteen times between 1993 and 2004, and included a new optional *Dairy Element* adopted on July 30, 2002, and a *2003 Housing Element* adopted on January 27, 2004. The *2035 Kings County General Plan* is a comprehensive effort to update the existing General Plan to respond to current local and regional conditions, as well as changes in state law that may not have been in place when the General Plan was last updated.

As part of the General Plan update process, the County also developed four community plans to address growth and restraint issues in the County's four unincorporated communities which serve as the most likely areas for County unincorporated urban growth accommodation.

State law (Government Code Section 65300) requires that each city and county adopt a comprehensive general plan. The proposed project fulfills this requirement by updating the County's existing General Plan. The General Plan defines the framework by which the County's physical and economic resources are to be managed and used in the future. The General Plan's planning horizon is the year 2035. The objectives of the General Plan Update include:

- Promote and concentrate residential, commercial and industrial growth within the Community Plan areas of Armona, Home Garden, Kettleman City and Stratford;
- Establish mixed uses in the Community Plan areas to create definable downtown cores that promote pedestrian usage and economic vibrancy;
- Provide traffic circulation routes and public transportation that meet the needs of County residents through the year 2035 and reduce overall vehicle miles traveled;
- Protect County residents from exposure to excessive noise levels;
- Reduce or eliminate long term risk to people and property from natural or man made hazards;
- Protect water, natural lands, agriculture, prime soils, native plant and animal habitat, threatened and endangered species, fishing, energy, mineral, and archeological, cultural and historical resources throughout the County;
- Establish open spaces throughout the County that promote the preservation of agriculture and scenic resources and provide outdoor recreation; and
- Improve air quality throughout the County and reduce impacts associated with greenhouse gases and climate change.

The General Plan Update clarifies and articulates the County's intentions with respect to the rights and expectations of the various communities, including residents, property owners, and businesses. Through the General Plan, the County informs these groups of its goals, policies, and standards, thereby communicating expectations of the public and private sectors for meeting community objectives.

Since the General Plan and Community Plans are the constitution for all future development, any decision by a county affecting land use and development must be consistent with the respective plan. This includes any development projects proposed in the future. An action, program, or project would be considered consistent with the General Plan if, considering all of its aspects, it will further the objectives and policies of the General Plan or not obstruct their attainment.



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The General Plan Update includes revisions to the following elements:

- *Land Use Element*
- *Resource Conservation Element*
- *Open Space Element*
- *Circulation Element*
- *Health and Safety Element*
- *Noise Element*

The General Plan Update includes provision of the following new element:

- *Air Quality Element*

Preliminary efforts to update the County's General Plan included coordinating with community leaders, department staff, university groups, and consultants to prepare a program outline that identified key processes and components necessary to accomplish the comprehensive update. The resulting program outline included three major program groups consisting of Community Plans, General Plan Elements, and Review Components.

As part of this process, Community Plans were also prepared for the communities of Armona, Home Garden, Kettleman City, and Stratford to more closely identify and address each unincorporated community's opportunities and challenges. To gain a comprehensive understanding of the individual needs of each community, numerous publicized public outreach meetings were held within each community. Planning assistance from California Polytechnic State University, San Luis Obispo co-facilitated the Armona and Kettleman City public outreach meetings, while Community Development Agency Staff conducted Home Garden and Stratford community meetings (see Table I – 5 Community Meetings). All community meetings were held in each community from November 2006 through August 2007. The input from residents and other interested parties contributed towards the community concepts that were presented during the final meeting in each community. University students, in conjunction with the Community Development Agency, prepared the draft Kettleman City and Armona Community Plans, while the Stratford and Home Garden Plans were drafted by the Community Development Agency.

**Table I - 5 Community Meetings**

<b>Community</b>	<b># of Meetings</b>	<b>Average Attendance</b>	<b>Kickoff Meeting</b>	<b>Concluding Meeting</b>
Armona	6	25	November 2, 2006	March 14, 2007
Home Garden	4	20	June 5, 2007	August 14, 2007
Kettleman City	10	25	September 28, 2006	March 13, 2007
Stratford	4	75	June 4, 2007	August 13, 2007

Public participation is a necessary element to a comprehensive general plan update, and public involvement meetings were held throughout the General Plan Update process. A Kings County General Plan Advisory Committee (KCGPAC) was established to serve as an advisory body to the Community Development Agency during plan development. Members of the Committee represented a wide variety of government and special interest groups including members or representatives from the County Board of Supervisors, County Planning Commission, cities, communities, water/irrigation districts, agricultural industries, commercial industrial representatives, and members of the public at



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large. KCGPAC meetings were open to the public and were held once a month during the duration of the update process. Community Development Agency staff also held meetings with several of the special interest groups to gain feedback on the proposed General Plan policies.

The *2035 Kings County General Plan* rescinds and replaces all past Kings County General Plan elements, components, and amendments, EXCEPT the *Kings County Hazardous Waste management Plan* adopted September 25, 1990, by the Kings County Board of Supervisors, *2003 Housing Element* adopted March 16, 2004, by the Kings County Board of Supervisors, and the *Dairy Element* adopted July 30, 2002.



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## III. ORGANIZATION AND OVERVIEW

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General plans are created to establish a consistent framework for land use and development decisions intended to be used as a tool to implement an established community vision. A general plan is essentially a local “constitution” designed to guide both urban and rural development activities in a consistent direction desired by the community at large. State law (Government Code Section 65302) requires general plans to include a minimum of seven mandated elements including a Land Use, Resource Conservation, Open Space, Circulation, Housing, Health and Safety, and Noise Element. The *2035 Kings County General Plan* includes all seven mandated elements in addition to a previously adopted Dairy Element, and newly prepared Air Quality Element. Each element includes a purpose and scope, context of the planning issues, and goals, objectives, and policies for each element. An overview of the General Plans chapters includes:

- I. **Introduction** presents a general plan overview including the scope, authority, and overview of the general plan and also presents a historical regional description of Kings County.
- II. **Land Use Element** designates the general distribution, location, and intensity of land uses throughout the unincorporated territory of the County, and establishes policies to guide and direct future land use decisions and development.
- III. **Resource Conservation Element** identifies natural resources throughout the County and establishes policies for the conservation of various resources including agriculture, water, soils, plant and wildlife habitat, minerals, archaeological, and solid waste.
- IV. **Open Space Element** identifies the County’s “open space land” and establishes guiding policies for the preservation and conservation of land within the County that is essentially unimproved and devoted to open space use.
- V. **Circulation Element** is to determine a baseline of existing transportation and circulation conditions in Kings County, established projected future circulation needs through 2035, and provide policy direction and implementation efforts to ensure the continued efficient movement of people and goods while simultaneously striving towards reduced vehicle emissions and associated greenhouse gases.
- VI. **Housing Element** evaluates housing production needed to accommodate projected population growth throughout the County, including all the cities. Its policies encourage the development of housing for all economic segments of the community, and the production of diverse types and densities of housing to service all housing needs.
- VII. **Health and Safety Element** establishes policies to reduce or eliminate long term risk to people and property from natural or man made hazards. The element was expanded to include community health and safety related issues that are more commonly associated with the built environment as affecting the health and safety or residents living within the County.



- VIII. *Noise Element*** identifies the existing and projected future noise environment in the County, and provides policy direction and implementation efforts to protect County residents from exposure to excessive noise levels.
- IX. *Air Quality Element*** provides summary level background information on the regulatory setting, existing air quality, health effects, and greenhouse gas/global climate change issues. The element also provides a comprehensive set of policies and implementation programs intended to meet the requirements of Assembly Bill 170 for Air Quality Elements and other state laws pertaining to greenhouse gases.
- X. *Dairy Element*** contains a series of policies designed to accomplish two equally important major objectives. The first is to ensure that the dairy industry of Kings County continues to grow and contribute to the economic health of the County. The second is to ensure that the standards established in the Dairy Element protect public health and safety and the environment.
- XI.- XIV. *Community Plans*** provide a focused community vision supported by a detailed framework of goals and objectives providing more precise policies than are found in the more generalized policies of the general plan elements.

The General Plan is a tool to assist County supervisors, planning commissioners, and planning staff in making land use and public infrastructure decisions as well as providing a framework for the Kings County Zoning Ordinance. Each element within the General Plan commands equal status with no element being legally subordinate to another. The General Plan resolves potential conflicts among the elements and community plans through clear language and policy consistency throughout the plan whether in tables and figures or text format. Individual element policies with supporting discussions are also consistent and compliment one another.

Notable changes from the *1993 Kings County General Plan* to the proposed *2035 Kings County General Plan* are summarized in the following:

***Land Use Element*** - The *Land Use Element* has been reorganized to group land use policies into five distinctive categories that are reflective of the County's unincorporated environment. Modeled after the Rural-to-Urban transect approach to smart growth, the County's land use policies are grouped for ease of reference into "Natural Lands", "Agriculture and Open Space", "Rural Interface", "Community Districts", and "Urban Fringe". An additional section has been added to address procedural requirements and review criteria for any new community or new city proposals. Previously existing Land Use policies have been organized into the five environment categories. County land use policies will continue to direct urban growth to the four incorporated cities in "Urban Fringe" areas, restrict growth to pre-existing urban land use pockets of "Rural Interface" areas, provide policies for new communities through specific plan/new community procedures, and guide sustainable community growth in "Community Districts" through a detailed individual Community Plan for each area. Minor land use changes are proposed to resolve the General Plan consistency with the County's Zoning Ordinance. Community Plan areas represent substantial land use changes, and are the only areas with expanded urban growth in the County unincorporated areas to accommodate future urban growth. Land use and planned urban growth are addressed in greater detail in each of the four community plans.



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**Resource Conservation Element** - The *Resource Conservation Element* has been updated with more informative discussion and policy guidance on valued resources within the County. Policy sections include Water, Natural Lands, Agriculture, Prime Soils, Native Plant and Animal Habitat, Threatened and Endangered Species, Fishing, Energy, Mineral, and Archaeological/Cultural/Historical resources. A new Biological Resources Survey is included that substantially updates the County's previous 1993 Biological Resources Survey, and provides up to date regulatory requirements and species habitat information. An Agricultural Land Conversion Study was also prepared to analyze the County's loss of prime agricultural land and explore options for mitigating the loss of agricultural land resources. Policy changes in this element primarily consist of guiding policies to address existing and projected conditions for each of the resources identified above. Policies addressing agricultural mitigation represent the most significant change which seeks to enhance preservation of the County's valued agricultural resources.

**Open Space Element** - The *Open Space Element* has been updated to bring additional information and guiding policies for the preservation of agriculture, scenic resources, outdoor recreation, and open space buffers around communities and the Naval Air Station Lemoore.

**Circulation Element** - The *Circulation Element* has been updated with existing and projected traffic counts and levels of service. Additional information has been added to provide more detailed information on transportation options and connectivity throughout the County. Substantial changes in policy direction involve stronger emphasis on integrating traffic calming measures and pedestrian and bicycle infrastructure in Community District areas that could greatly benefit from alternative transportation modes. Traffic calming measures and pedestrian street designs are addressed in more detail within each of the community plans. The growing importance of the County's vanpool options are also highlighted as a program that is making substantial reductions to vehicle miles traveled and air emissions.

**Health and Safety Element** - The previous *Safety Element* has now been integrated with public health issues that are associated with the built environment. This element now referred to as the "*Health and Safety Element*" includes updated information on natural and man made hazards, while also integrating public health and protection of County residents. Planning efforts on this element were joined with the County's Emergency Operations Command to develop a "*Kings County Natural Hazards Mitigation Plan*" and integrate the plan's recommendations into this element. Coordination with the County's Public Health Department and other regional and statewide efforts to address resident health such as obesity and diabetes through modifications in the built environment, and personal property safety through protection efforts. Many of these issues are addressed in greater detail in each community plan. New updated Naval Air Station Lemoore operational information has also been recently released and taken into consideration in this element along with the Land Use and Noise Elements.

**Noise Element** - The *Noise Element* has been updated with current noise surveys and update policies to address changes in mobile and stationary noise sources within the County. The only significant change in excessive noise relates to new noise contours developed by the Naval Air Station Lemoore. In response, new policies will restrict new residential development in excessive aircraft noise corridors and require mitigation for new structures built in moderately excessive aircraft noise areas.

**Air Quality Element** - The County's first ever *Air Quality Element* attempts to establish a baseline of green house gas emissions within the County, and define a coordinated link between the County's



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planning efforts, regional Blueprint planning efforts, and the broader statewide green house gas reduction efforts. This element is envisioned to connect land use, circulation and regional Blueprint transportation and urban growth direction planning to infuse sustainable community strategies, reduce urban sprawl, and reduce overall green house gas emissions. *Air Quality Element* policies reinforce the County's land use, circulation, and resource conservation policies which aim to preserve agricultural land, direct urban growth to Cities and Community Districts, and establish transportation alternatives that reduce vehicle miles traveled.

**Community Plans** - The four unincorporated communities of Armona, Home Garden, Kettleman City, and Stratford make up the County's only urbanized community areas that are served by special districts. These four community areas represent planning areas under the *Armona Community Plan*, *Home Garden Community Plan*, *Kettleman City Community Plan*, and *Stratford Community Plan*. These community plan areas will accommodate the County's unincorporated urban growth, as growth within "City Fringe" areas continues to be directed to the respective City, and "Rural Interface" areas remain restricted with no new urban growth designations since these areas are not served by Community Services or Public Utilities District that provide potable water, wastewater, and other community level services.

The primary focus of each community plan is to integrate smart growth principles into community revitalization efforts that aim to create or strengthen a centralized community core. New "Mixed Use" land use designations are integrated along with prioritization of centralized services and pedestrian connectivity in each community core. Compact residential growth and infill development are also strong themes within each plan with detailed evaluation of needed services and infrastructure improvements. Sustainable community strategies are also built in to improve community identity, increase job growth, and leverage the newly adopted Enterprise Zone that now includes all four communities. Future areas of community growth expansion are defined in each plan to ensure that compact, centralized growth occurs in a phased and balanced manner and prevents the untimely conversion of prime agricultural lands.



## IV. ASSUMPTIONS

The General Plan is based on the following Assumptions:

1. Growth in the rural communities (Armona, Home Garden, Kettleman City, and Stratford) will be limited by sewer and water system capacities and the agricultural lands which surround them.

Potential growth that could occur under the *2035 Kings County General Plan* was based on assumptions regarding future development of proposed land use designations as well as currently vacant land. Note that much of the development potential of vacant lands could occur under the 1993 General Plan, since many of these lands are not re-designated under the 2035 General Plan Update.

All vacant land was inventoried and growth potential was calculated based on maximum residential density allowed by that particular land use designation. Commercial and industrial square footage was calculated based on the total number of commercially and industrially designated acres multiplied by the average lot coverage throughout the County. Table I - 4 summarizes existing and potential residential, commercial and industrial growth that could occur within each Community Plan area and non-district areas of the County.

**Table I- 6 Existing Development and Potential Growth Under the 2035 Kings County General Plan**

Area	Existing Development as of 2008	Potential Growth Under 2035 General Plan	Total Buildout Under 2035 General Plan
<b>Armona</b>			
<i>Residential Units</i>	961	1,786	2,747
<i>Commercial SF</i>	680,581	301,213	981,794
<i>Industrial SF</i>	219,298	3,659	222,957
<b>Home Garden</b>			
<i>Residential</i>	427	433	860
<i>Commercial SF</i>	35,911	13,917	49,828
<i>Industrial SF</i>	41,896	0	41,896
<b>Kettleman City</b>			
<i>Residential</i>	320	2,372	2,692
<i>Commercial SF</i>	487,148	364,126	851,274
<i>Industrial SF</i>	923,907	826,546	1,750,453
<b>Stratford</b>			
<i>Residential</i>	292	555	847



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Area	Existing Development as of 2008	Potential Growth Under 2035 General Plan	Total Buildout Under 2035 General Plan
<i>Commercial SF</i>	132,065	108,965	241,030
<i>Industrial SF</i>	267,933	109,435	377,368
<b>Non-District County</b>			
<i>Residential</i>	6,152	1,464	7,616
<i>Commercial SF</i>	197,248	991,155	1,188,403
<i>Industrial SF</i>	2,161,578	3,543,435	5,705,053
<b>Countywide Totals</b>			
<b><i>Residential Units</i></b>	<b>8,152</b>	<b>6,610</b>	<b>14,762</b>
<b><i>Commercial SF</i></b>	<b>1,532,953</b>	<b>1,779,376</b>	<b>3,312,329</b>
<b><i>Industrial SF</i></b>	<b>3,614,612</b>	<b>4,483,115</b>	<b>8,097,727</b>

*Note: Potential commercial and residential growth includes the growth that could occur in Mixed Use designations.*

*SF= square feet.*

*Note: These values do not include development that occurs on Naval Air Station Lemoore or the Santa Rosa Rancheria*

*Note: Existing development was based on Department of Finance estimates and estimates provided by the Kings County Community Development Agency.*

*Note: Density of development was based on the proposed land use designation and existing densities found in each Community Plan area and unincorporated areas to better reflect the realistic development potential.*

- Population growth in rural agricultural areas will be limited to farm-related housing.
- Naval Air Station Lemoore (NAS Lemoore) will remain open, but its growth will be affected by the future role of the U.S. Navy. NAS Lemoore will continue to function as an employment base for the County and as a residential community for navy personnel and their families.
- Hanford will retain its traditional position as the principal city and county seat. Lemoore will continue to function primarily as a residential community, but will experience some industrial growth. Corcoran will continue as the agricultural service center for the southeast county and provide services for the Corcoran State Prison. Avenal will continue as the residential center for the southwest county and provide services for the Avenal State Prison.

In Armona more attention will be given to protecting urban and agricultural lands from unnecessary encroachment, and the town will continue to grow as a residential community with possible future incorporation. Home Garden will continue to grow as a residential community. Kettleman City will continue as an agricultural employee housing community for the western county and as a highway service center at State Highway 41 and Interstate 5. Stratford will continue as an agricultural service and agricultural employee housing community.



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5. Agriculture will remain the basic economic mainstay of the region, but the NAS Lemoore, two state prisons, and industrial and commercial activities will grow in economic importance.
6. New regionally significant roadways will not be necessary before the year 2035. Minor improvements to local roadways, such as dedication of future right of way or construction of bus stops, may be necessary to mitigate the effects of site-specific development projects.
7. The private auto will continue to be the primary mode of transportation for this area. The KART public transit system will continue to supplement the private auto for those who are unable to provide for their own transit needs, while the KART Vanpool program will continue to grow providing extensive car pool options for Kings County residents.

