General Plan Advisory Committee Meeting #1: Intros & Issues

City of Shafter

February 25, 2025



Agenda

- Call to Order
- Roll Call
- Introductions
- GPAC Members
- Selection of Chair/Vice Chair
- GPAC Overview
  - GPAC Roles and Responsibilities
  - GPAC Code of Conduct
  - Brown Act
- General Plan Introduction
  - What is a General Plan?
  - GPU Background and Context
- Group Activity and Discussion
- Project Schedule
- Next Steps
- Public Comment
- Committee Comments
- Adjournment



Introductions

Project team

City of Shafter

PlaceWorks *Lead Consultant*

Fehr & Peers *Transportation*

Provost & Pritchard *Infrastructure*

GPAC Members

- Who are you? What is your background?
- Where do you live and/or work?
- Why are you interested in the GPU/GPAC?

Chad Givens *City Council, Mayor*	Jonathan Hudson *Minter Field Airport District*	Martin Rodriguez (Alt.) *Richland School District Representative*
Gustavo Olvera Jr. *City Council, Mayor Pro Tem*	Jed Hwang *The Wonderful Company*	Brandon Slater *Suburban Land Reserve*
John Sanchez *Planning Commissioner*	Phillip Jimenez *Shafter Recreation & Park District*	NOT CONFIRMED *Sill Properties*
Marco Avendano *Shafter Resident*	Lynnda Martin *Resident*	VACANT SEAT *Resident*
Allen DeWitt *Shafter Resident*	Gary Nelson *At-large resident*	
Elena Espinoza *Shafter Resident*	Rosa Romero *Richland School District Representative*	



Selection of Chair and Vice Chair

Chair/Vice Chair Nomination

OFFICIAL CHARGE

Chair

- Responsible for managing the meeting, facilitating discussion, and building consensus
- Serves as the “official” representative of the GPAC and attends meetings with other committees, the Planning Commission, or City Council if requested

Vice Chair

- Fulfills the duties of the Chair if the Chair is absent or unable to represent the GPAC



GPAC Overview

GPAC Roles & Responsibilities

- Convey the community's perspective
- Identify critical issues and relevant information
- Identify and suggests resolutions to potential
- Expand public awareness and participation
- Consider ideas and review material
- Suggest policy consistent with the Vision
- Seek community benefit
- Make recommendations to City staff, the consultant team, and decision makers
- Provides a public forum for other members for the public

GPAC Roles & Responsibilities

What the GPAC is not…

- A replacement for either the City Council or Planning Commission
- A decision-making body
- A place to discuss projects currently under consideration
- A forum for political position taking
- A substitute for the public hearing process

GPAC Code of conduct

- In public settings, do not present your opinion as that of the GPAC
- Maintain a community-wide perspective
- Keep the lines of communication open
- Objectively consider the issues
- Maintain an open mind
- One person speaks at a time
- Listen to understand, it’s not an argument
- Be respectful of other individual’s viewpoints

GPAC Rules and Procedures

- A quorum must be in attendance to make any vote (defined as a simple majority of the total appointed members)
- If consensus cannot be reached, an affirmative simple majority vote of members in attendance will be taken to reach a recommendation or decision
- Lack of comment is considered agreement with the majority opinion
- All matters intended for staff or the consultant should be directed to the Planning Director by email: sesselman@shafter.com
- City will be taking and publishing summary notes that serve as the meeting's minutes

Brown Act

- Enacted in 1953 to promote transparency and public participation in local government
- The GPAC is an advisory body formally created by City Council (a governing body) and is subject to the Brown Act

Brown Act

- A “meeting” is any gathering of a majority of members at the same time and location to hear, discuss, deliberate, or take action on any item within the subject matter jurisdiction
- Agendas must be posted 72 hours in advance and include a meeting description, time and location
- Each meeting must allow for public comment

Brown Act

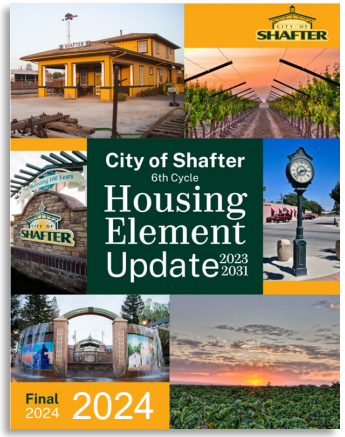
Key things to know:

- Avoid unintentionally creating a “serial” meeting
- A series of communications that result in a majority of GPAC members discussing, deliberating, or taking action on a matter
- Attendance at a social or ceremonial event is not a violation as long as members do not gather and discuss GPAC business



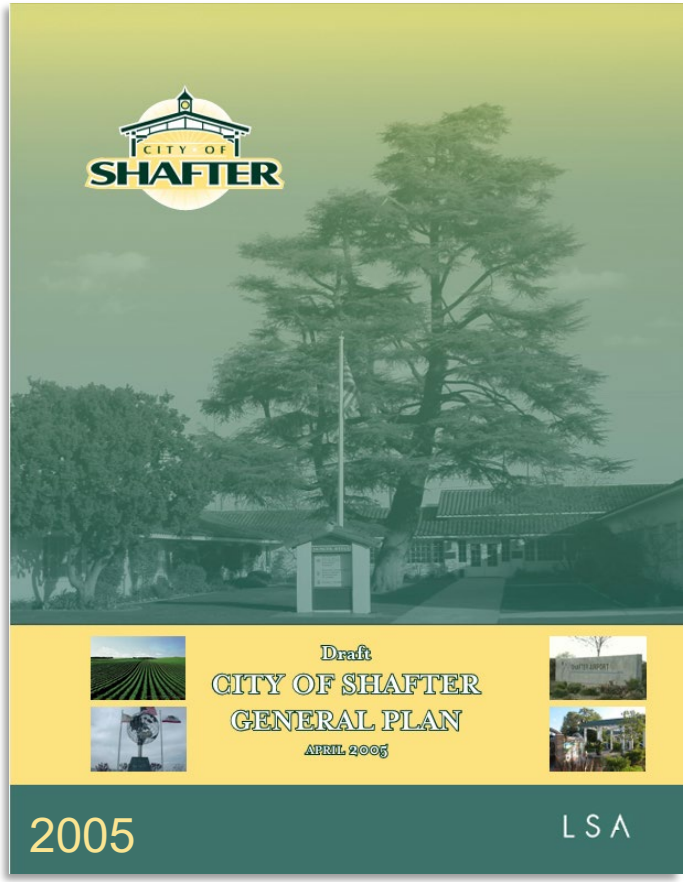
General Plan Introduction

What is a General Plan?



Draft Environmental Justice Element

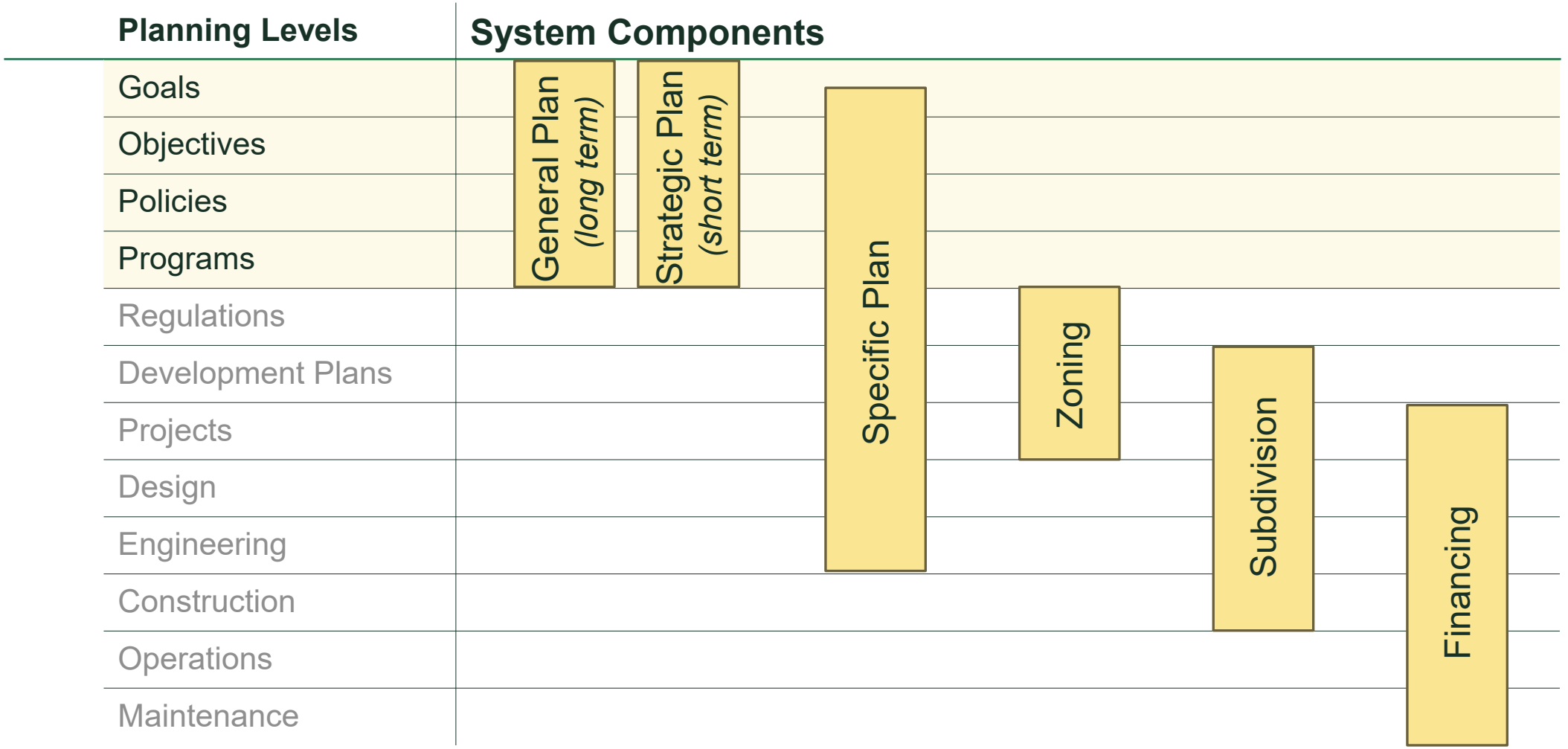
2021



Comprehensive, long-term plan for the city's future

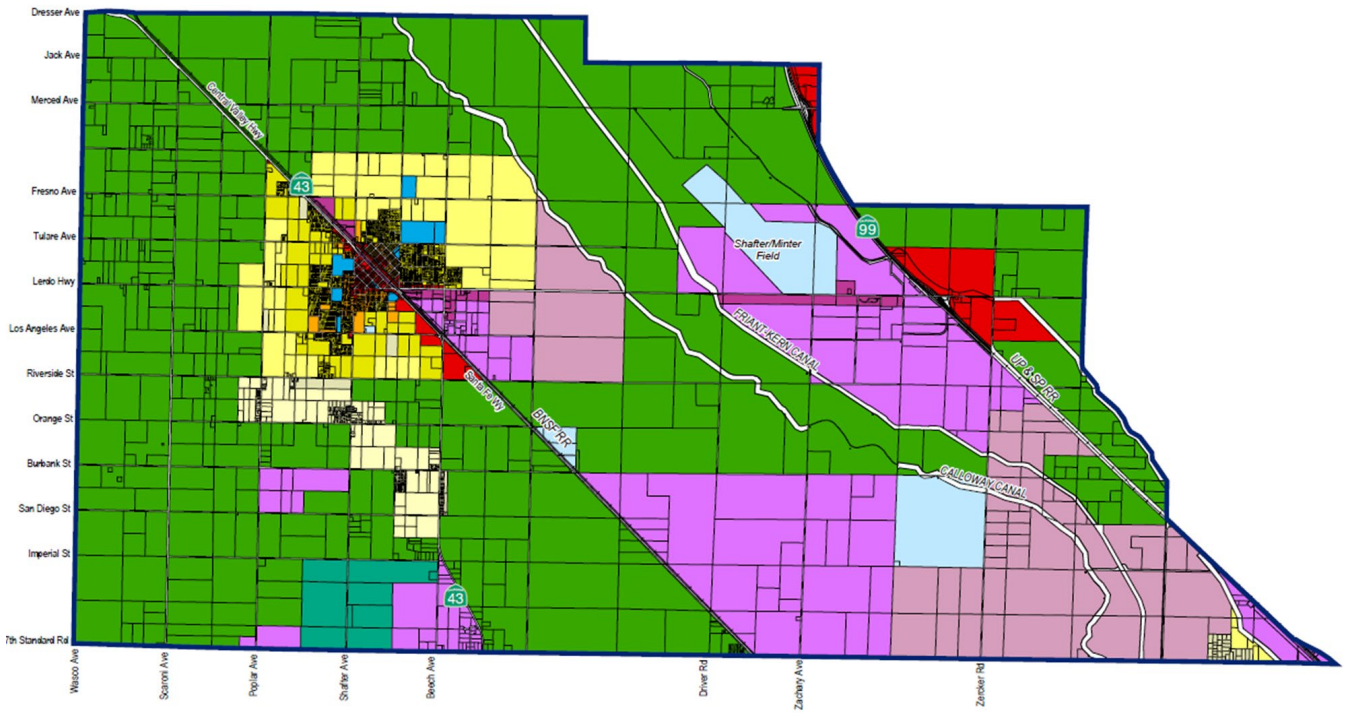
- Policy direction for decisions on land use, services, and capital improvements
- Guides city council, commissions, and staff
- Informs the public, service providers, and investors

What is a general plan?



Updating the current plan

What's changed in the last 20 years?



Current General Plan Land Use Plan (2005)

- Confirm and/or revise the vision.
- Address new issues and opportunities.
- Plan for growth and development given what we know now.
- Align with new state laws.

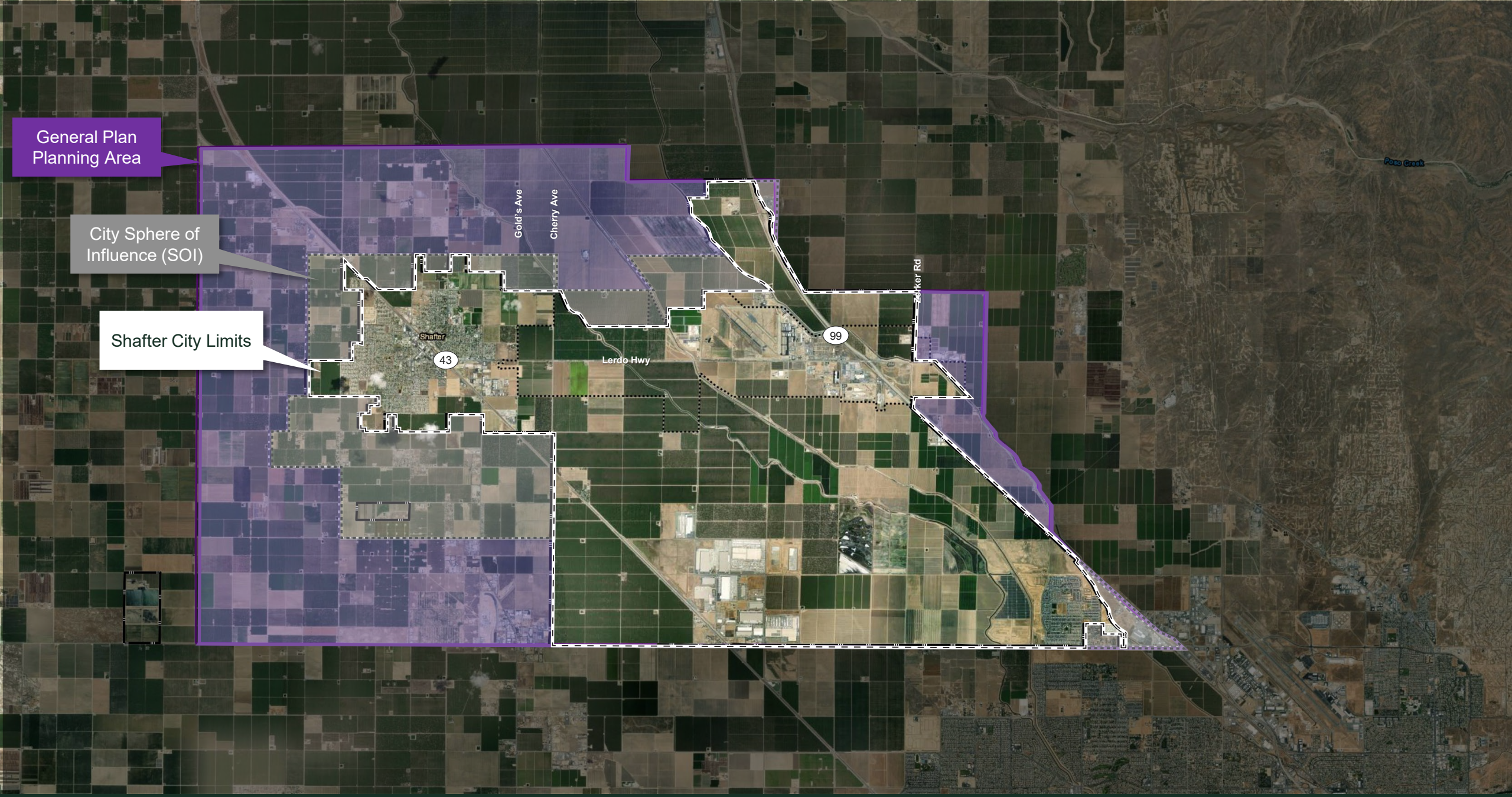
Objectives & Expectations

1. **A clear vision for the future.** Proactively plan for a cohesive city that considers community needs and desires, development pressures, market forces, and maintains local control.
2. **Engagement.** Conduct meaningful and robust community engagement.
3. **Attract and streamline future development.** Set the stage for beneficial development that is aligned with the vision.
4. **Bring into consistency with state law.** Integrate new state mandates and complete the rezoning program required by the City's Housing Element before the statutory deadline (April 2027).

Vision

Set a new modern Vision for Shafter in 20 years:

- Informed by :
  - City Strategic Plan (final 2024)
  - Lerdo Hwy Vision (final 2024)
  - Community Story (in process since 2023)
  - Downtown Revitalization Plan (in process since 2024)
- Guided by community input through the General Plan Update and other initiatives
- Considers pending development projects (e.g., Wonderful Specific Plan)
- References the 2011 Vision



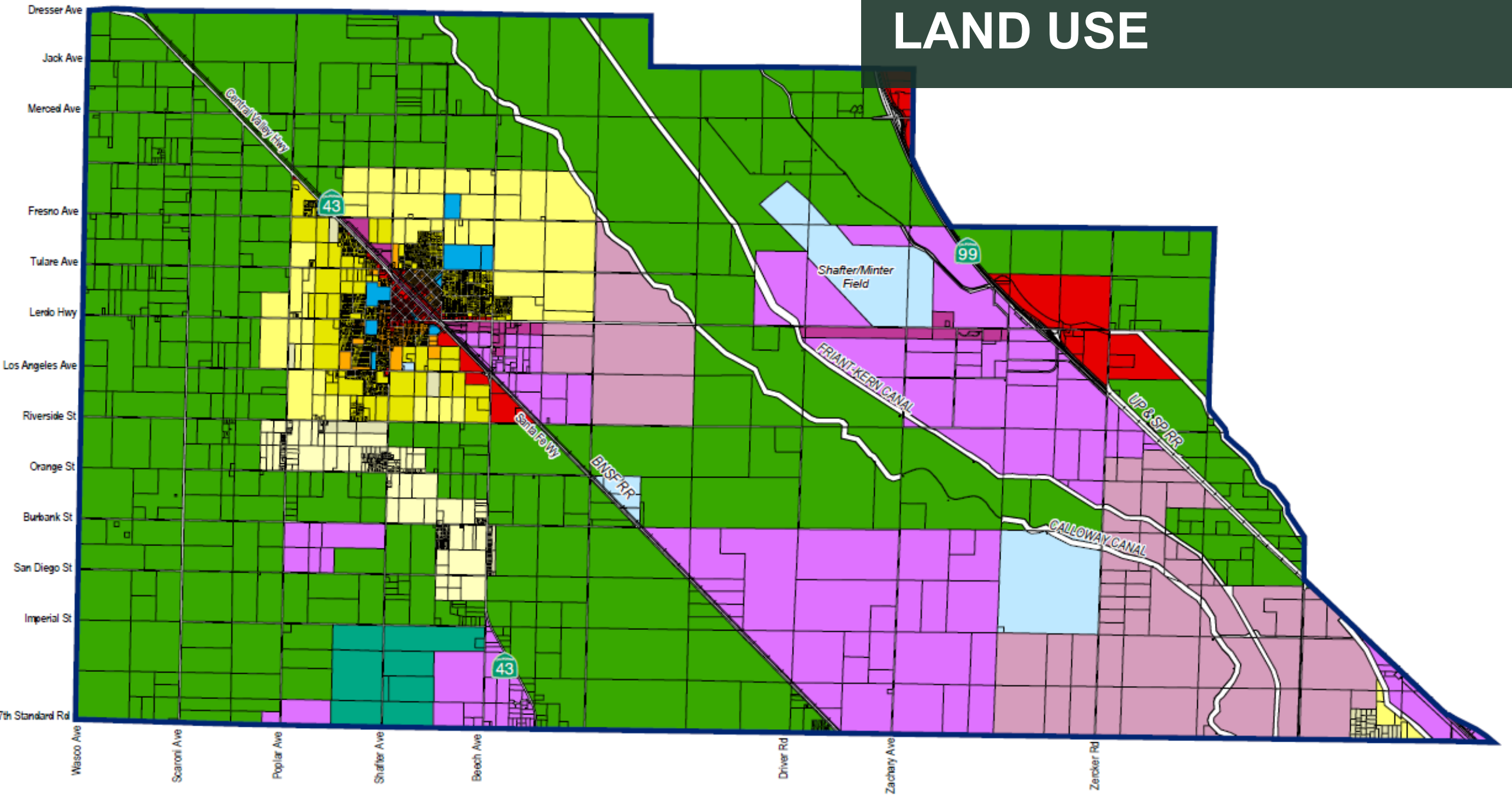
Geographic Scope

Topics

10 Required Topics (currently within 7 Elements)

1. 2005 Land Use Element (TOPICS: Land Use)
2. 2005 Transportation Element (TOPICS: Circulation)
3. 2024 Housing Element (TOPICS: Housing)
4. 2005 Environmental Management Element (TOPICS: Open Space, Conservation, Air Quality)
5. 2005 Environmental Hazards Element (TOPICS: Safety, Noise)
6. 2005 Public Services and Facilities Element (TOPICS: Public Infrastructure)
7. 2024 Draft Environmental Justice Element (TOPICS: Environmental Justice)

LAND USE

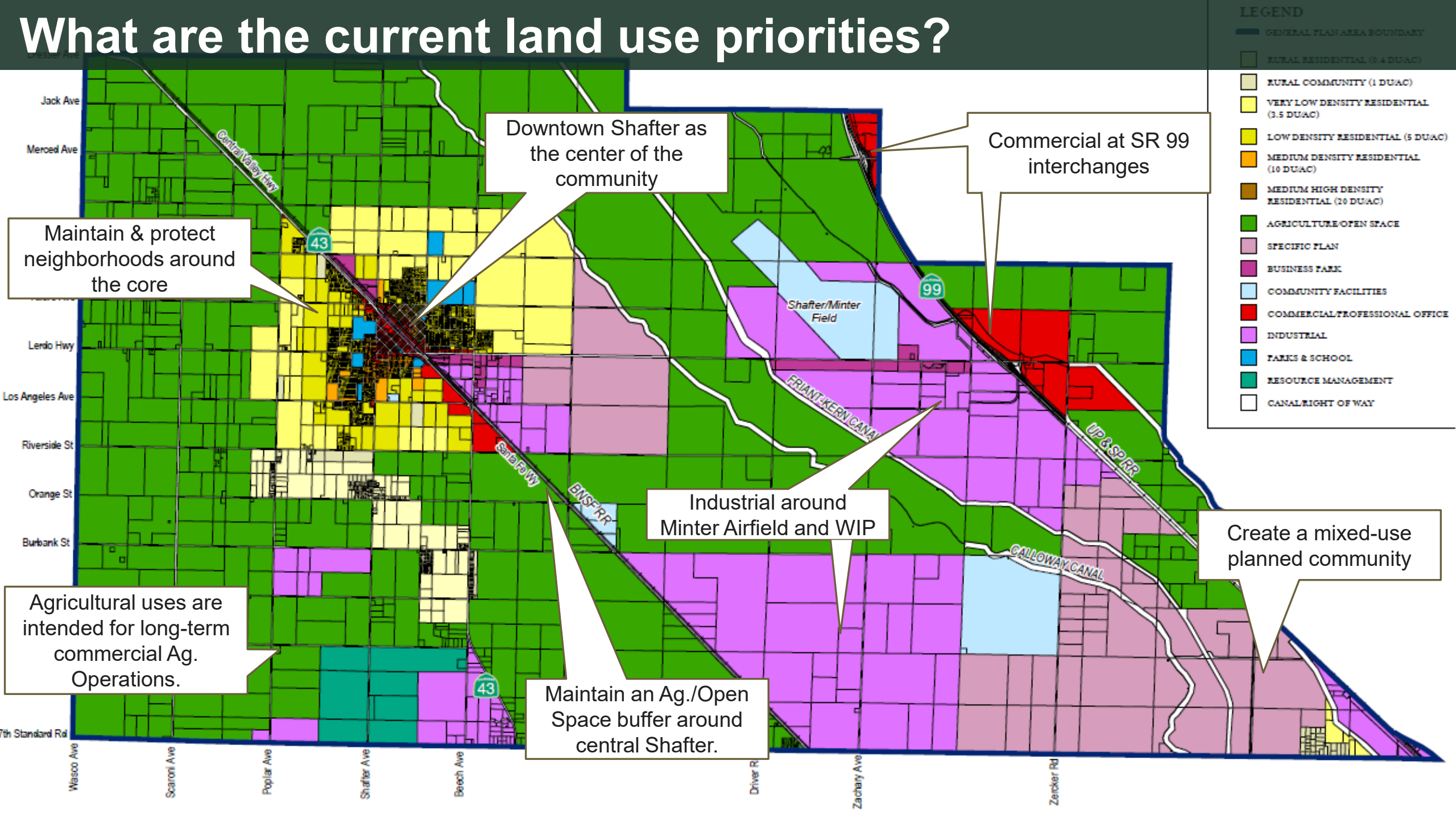

Dresser Ave
Jack Ave
Merced Ave
Fresno Ave
Tulare Ave
Lerdo Hwy
Los Angeles Ave
Riverside St
Orange St
Burbank St
San Diego St
Imperial St
7th Standard Rd
Wasco Ave
Scaroni Ave
Poplar Ave
Shafter Ave
Beech Ave
Driver Rd
Zachary Ave
Zercher Rd
Central Valley Hwy
43
99
Shafter/Minter Field
FRIANT-KERN CANAL
UP & SP RR
Santa Fe Wy
BNSF RR
CALLOWAY CANAL

Land Use

The Current Land Use Element:

- Defines what types of uses are allowed where and at what intensity
- Protects long-term agricultural operations
- Encourages the development of a variety of housing types as infill and new development
- Supports Downtown as the center of commercial and office development, with highway-oriented uses at SR 99 interchanges
- Supports establishing new industrial uses in the WIP and along Lerdo Highway as the primary economic development engine.
- Sets policies to limit negative impacts of industrial uses on nearby development
- Requires new development to pay its fair share of infrastructure and facility improvements
- Incorporates specific plans that were entitled when the Element was adopted in 2005

What are the current land use priorities?



TRANSPORTATION & MOBILITY



Transportation & Mobility

The Current Transportation Element:

- Identifies the future street network
- Defines the acceptable level of congestion for roadways
- Supports creating a balance in supply and demand for parking
- Encourages infrastructure and services to support walking, biking, and transit
- Accommodates goods movement to minimize impacts on the environment and quality of life
- Promotes the expansion of air transportation for goods and Shafter residents

HOUSING



Housing

The Current Housing Element:

- Was updated in 2024
- Will be reflected in the GPU by aligning the general plan and zoning designations to ensure the City can accommodate its fair share of the Regional Housing Needs Allocation (RHNA) as required by state law
- Rezoning must be adopted by the statutory deadline of April 16, 2027.

OPEN SPACE



Open Space

The Current Envir. Management / Public Serv. & Facilities Elements:

- Support a comprehensive system of park and open space areas
- Maintain a buffer of agriculture or open space around the city core.



CONSERVATION & AIR QUALITY

Conservation & Air Quality

The Current Environmental Management Element:

- Ensures adequate water supplies for existing and future needs, both for regular consumption and emergencies
- Promotes water reuse and conservation
- Supports protection and/or preservation of biological and cultural/historic resources
- Promotes proper management of mineral resources
- Seeks to minimize and address air pollution

SAFETY & NOISE



Safety & Noise

The Current Envir. Hazards / Public Serv. & Facilities Elements:

- Evaluates natural and man-made conditions that may pose health and safety hazards and seeks to minimize impacts on people and property.
- Guides City planning and preparation to respond adequately to emergency situations both on a day-to-day basis and in the face of disaster.
- Evaluates airport land use compatibility and safety
- Establishes appropriate exterior noise levels for different land uses


PUBLIC FACILITIES

Public Facilities

The Current Public Services & Facilities Element:

- Defines the types of public services and facilities needed for future growth
- Identifies appropriate service levels for public services and facilities, including the needs for maintenance and expansion
- Seeks to reduce solid waste and promote recycling
- Emphasizes the importance of school facilities that are appropriately located and high-performing

ENVIRONMENTAL JUSTICE



Environmental Justice

The Draft Environmental Health & Justice Element

- Identifies disadvantaged communities
- Establishes strategies to not only plan better but to improve existing conditions by:
  - Reducing pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.
  - Promoting civic engagement in the public decision-making process
  - Developing objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities

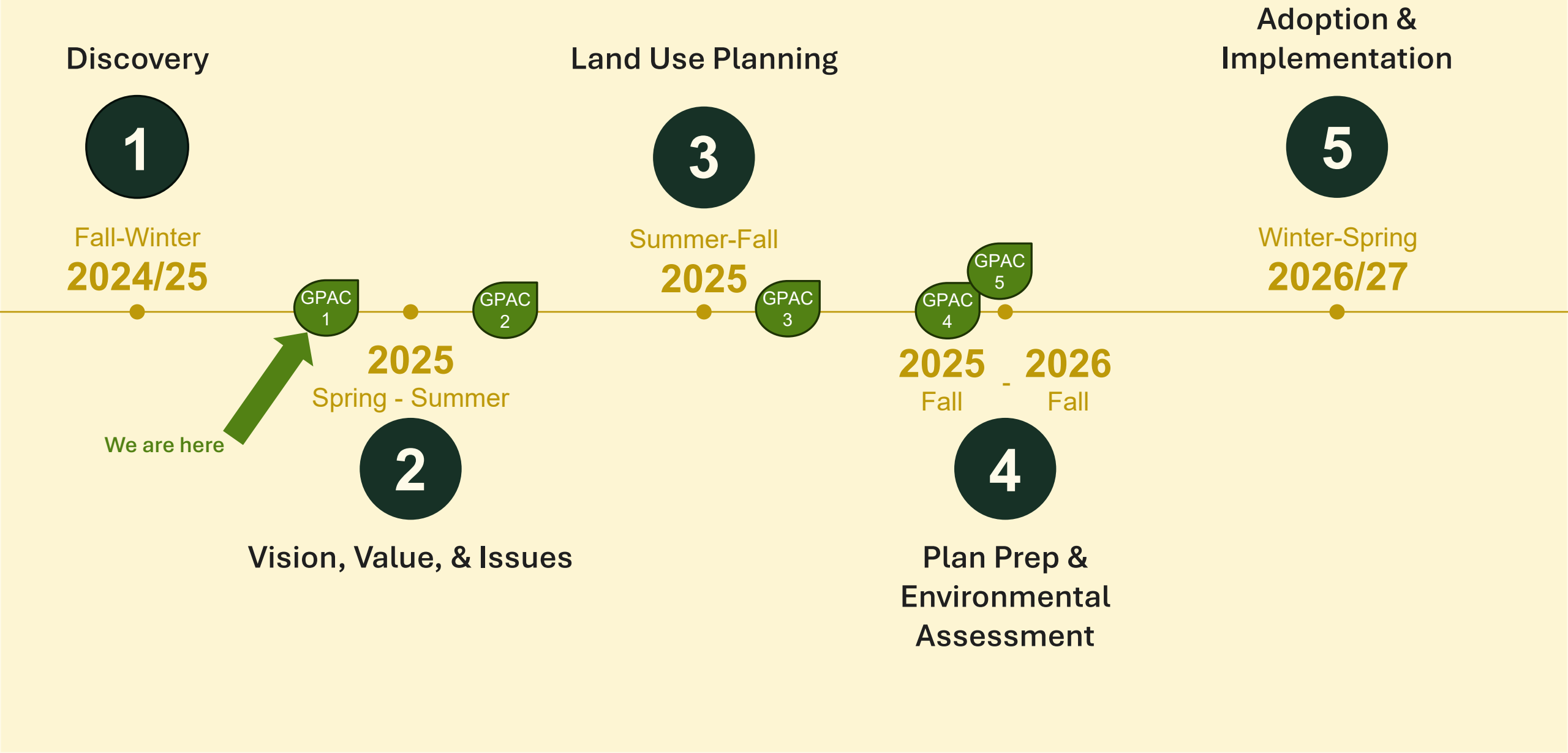
Additional topics that will inform the plan

- Downtown revitalization
- Economic development
- Community & landscape design
- Vibration





Project Schedule


Discovery
1
Fall-Winter
2024/25
Land Use Planning
3
Summer-Fall
2025
Adoption &
Implementation
5
Winter-Spring
2026/27
GPAC 1
GPAC 2
GPAC 3
GPAC 4
GPAC 5
We are here
2025
Spring - Summer
2
Vision, Value, & Issues
2025
Fall
-
2026
Fall
4
Plan Prep &
Environmental
Assessment



Group Discussion

Issues, Opportunities, and Changes

What will we be considering for change?

- **State Law Requirements**
- **Optional Updates**

Land Use

New State Laws

- SB 244 (2011). Document the location and characteristics of **disadvantaged unincorporated communities** and identify infrastructure needs and funding mechanisms to extend services to those communities.
- Consistency with required changes to other elements

Transportation & Mobility

New State Laws

- AB 1358 (2008) requires jurisdictions to include **complete streets** policies.
- AB 98 (2024) Sets design standards for new and expanded logistics uses as well as establishes **truck travel routes** that minimize impacts on residential areas and other sensitive uses.
- SB 743 (2020) updated CEQA guidelines to change how transportation impacts are evaluated through metrics known as **Vehicle Miles Traveled (VMT)** instead of level of service (LOS).
- SB 932 (2022) requires jurisdictions to apply a safe-systems approach to **minimize traffic-related fatalities and injuries**.

Open Space

New State Laws

- SB 1425 (2022) updates to reflect rewilding opportunities and the **co-benefits of open space**, particularly related to public safety, resiliency and environmental justice.

Safety & Noise

New State Laws

- SB 379 (2015) include **climate adaptation and resilience** strategies.
- AB 747 (2019) identify and evaluate the capacity, safety, and viability of **evacuation routes** under potential emergency scenarios.
- SB 99 (2020) identify **evacuation-constrained residential areas**.
- AB 2684 (2024) address **extreme heat**.

Environmental Justice

New State Laws

- SB 1000 (2016) requires jurisdictions that have “Disadvantaged Communities” to incorporate **environmental justice** policies into their General plans

Group Discussion

- State Law Requirements
- **Optional Updates**
  - New Issues since 2005
  - Changes in regional planning since 2005
  - Ideas in the current plan that are working and should be preserved
  - Gaps in policy direction in the current plan
  - Ideas from the current plan have already been realized
  - Good ideas from the current plan have not happened yet, and why



Next Steps

Project Next Steps

- Prepare Draft Vision
- Finalize Existing Conditions Studies
- Pop-up event (4/4 First Friday)
- Initial stakeholder interviews
- GPAC meeting #2 (March or April)

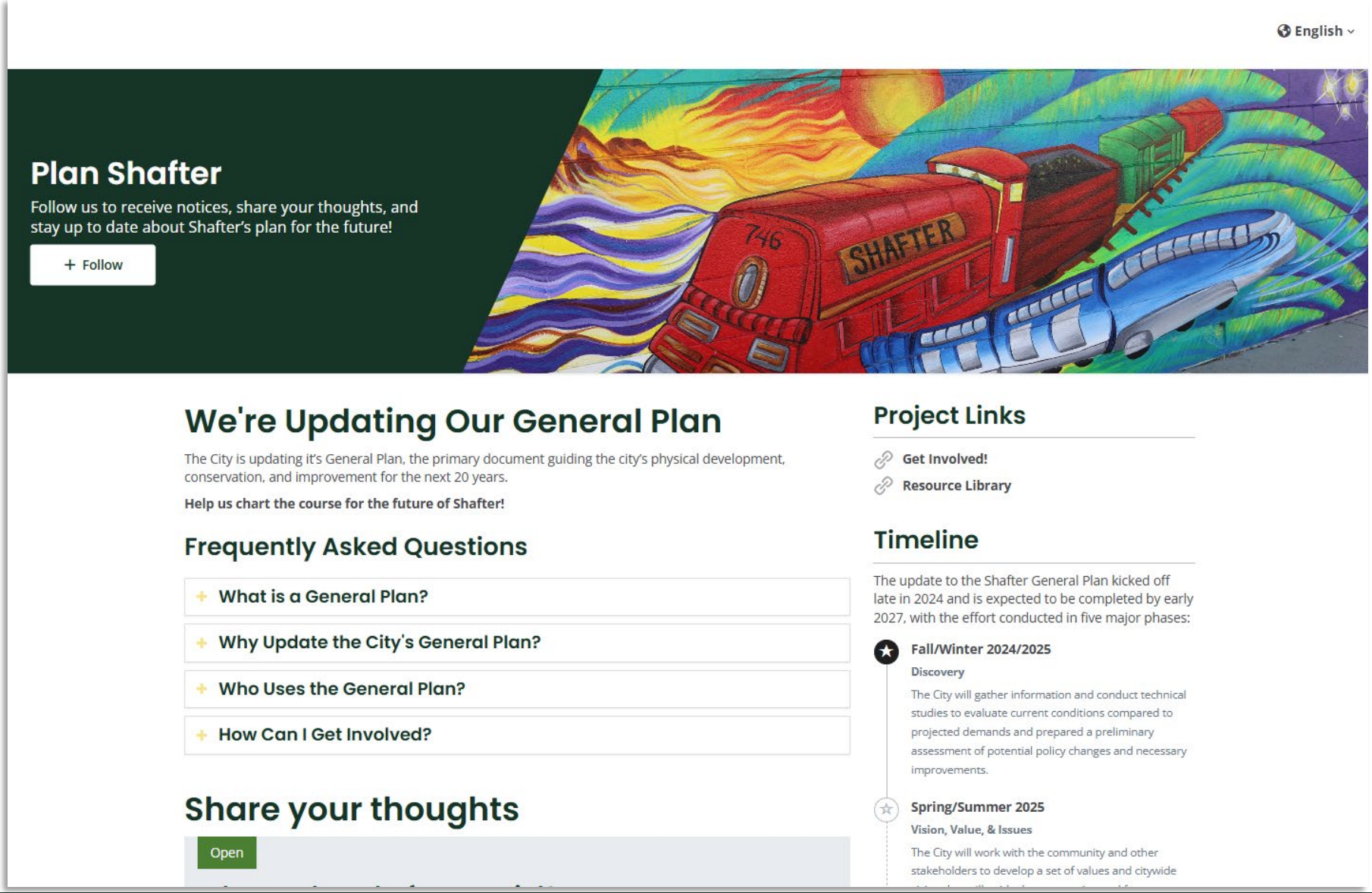
GPAC Next Steps

We are here

GPAC #1: Intro & Issues	Winter 2025	4/4 First Friday Pop-up: Vision & Values
GPAC #2: Vision & Opportunities	Spring 2025	5/3 Cinco de Mayo: Opportunity areas
GPAC #3: Land Use Planning	Summer 2025	
GPAC #4: Preferred Alternative	Fall 2025	
GPAC #5: Policy Changes	Winter 2026	

Visit the GPU Project Website

PlanShafter.com




Public Comment


Committee Comment



Thank you!

Questions?