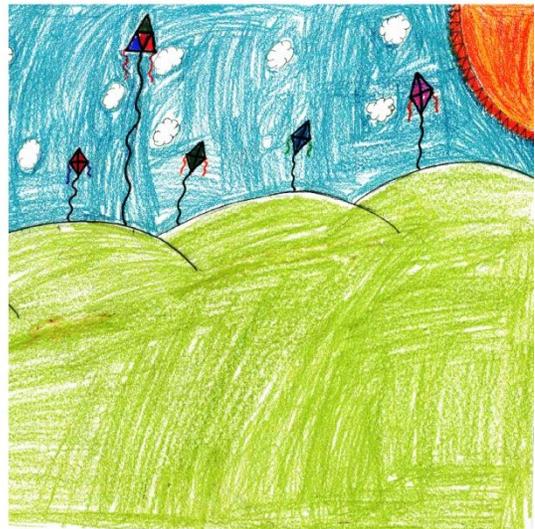
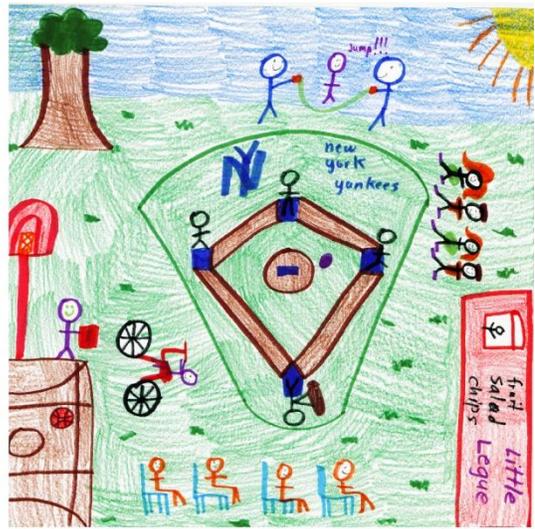
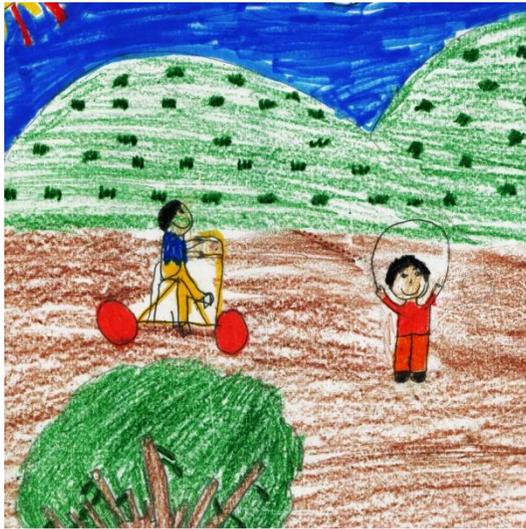


Arvin General Plan Update



Cover Art:

Alejandra Gutierrez, Sierra Vista School (Upper Left)

Isabel, Sierra Vista School (Upper Right)

Juana Garcia, Bear Mountain Elementary School (Lower Left)

Diego Colmenares Sierra Vista School (Lower Right)



City of Arvin General Plan Update

Adopted by the Arvin City Council on August 21, 2012

Resolution No. 2012-34

**City of Arvin
200 Campus Drive
Arvin, California 93203**



City of Arvin

General Plan Update

City Council

Tim Tarver, Mayor
Fernando Guzman, Mayor Pro Tem
Jose Flores, Council Member
Steven Ojeda, Council Member
Toni Pichardo, Council Member

Planning Commission

Lonnie Ferguson, Chairperson
Victor Garcia, Vice Chairperson
Martha Flores, Commissioner
George LaFavor, Commissioner
Aurelio Reyna, Commissioner

City of Arvin

Tim Chapa, City Manager
Cecilia Vela, City Clerk
Issac A. George, Director of Planning & Building (Former)
Greg Collins, Contract Planner, Collins & Schoettler Planning Consultants
Karl C. Schoettler, Contract Planner, Collins & Schoettler Planning Consultants
Rachel H. Richman, City Attorney, Burke, Williams & Sorensen, LLP

General Plan Team

GRC Associates, Inc.

General Plan Advisory Group

Arvin Chamber of Commerce, Victor Garcia

Arvin Unified School District, Dr. Michelle McLean, Superintendent

California Rural Legal Assistance, Ruby Renteria

ChangeLab Solutions, Heather Wooten

Committee for a Better Arvin, Salvador Partida

Dolores Huerta Foundation, Camila Chavez and Timoteo Prado

Kern County Public Health Services Department, Dr. Avtar Nijjer-Sidhu

Local Government Commission, Laura Podolsky

The Center for Race, Poverty and Environment, Laura Baker

Acknowledgment of Artwork

Students of Sierra Vista Elementary School

Students of Bear Mountain Elementary School

General Plan Update Funded by:

California Department of Conservation, Sustainable Communities Planning Grant

The California Endowment

Kern Council of Governments FY 2010-2011 Overall Work Program and Financial Plan

Table of Contents

INTRODUCTION.....	I-1
City of Arvin	I-1
Purpose of the General Plan	I-1
Planning Area	I-3
Key Supporting Documents, Other Plans and Planning Tools	I-3
Content of the General Plan	I-8
Community Participation	I-10
LAND USE ELEMENT	LU-1
Introduction	LU-1
Authority	LU-1
Purpose	LU-2
Relationships to Other Elements, Plans and Planning Tools	LU-2
Land Use Designations	LU-6
Measuring Density and Intensity	LU-7
General Plan Land Use Map	LU-8
Description of Land Use Designations	LU-10
Holding Capacity	LU-14
Land Use Element Goals and Policies	LU-16
CONSERVATION AND OPEN SPACE ELEMENT	CO-1
Introduction	CO-1
Authority	CO-1
Purpose	CO-2
Relationship to Other Elements, Plans and Planning Tools	CO-2
Existing Conditions and Policy Concerns	CO-6
Conservation and Resource Management.....	CO-6
Natural Resources	CO-13
Public Health and Safety	CO-14
Recreation/Cultural/Community	CO-17
Conservation and Open Space Element Goals and Policies.....	CO-21

AIR QUALITY ELEMENT	AQ-1
Introduction	AQ-1
Authority	AQ-2
Purpose	AQ-2
Relationship to Other Plans and Planning Tools	AQ-2
Air Quality Issues.....	AQ-4
Land Use Regulations and Development Patterns	AQ-9
Energy Conservation in Building Construction and Operations	AQ-10
Air Quality Element Goals and Policies	AQ-11
COMMUNITY HEALTH ELEMENT	CH-1
Introduction	CH-1
Authority	CH-1
Purpose	CH-2
Relationship to Other Elements, Plans and Planning Tools.....	CH-2
The Built Environment and Health.....	CH-3
Health Issues Facing Arvin.....	CH-4
Community Health Element Goals and Policies.....	CH-9
CIRCULATION ELEMENT (adopted on August 21, 2012)	C-1
HOUSING ELEMENT (adopted on March 20, 2012)	H-1
NOISE ELEMENT (adopted 1988).....	N-1
SAFETY ELEMENT (adopted 1988).....	S-1
ECONOMIC DEVELOPMENT ELEMENT (adopted 1988)	ED-1
IMPLEMENTATION PLAN	IP-1

Tables

TABLE LU-1:	GENERAL PLAN LAND USE	LU-6
TABLE LU-2:	GENERAL PLAN LAND USE AND CORRESPONDING ZONING	LU-7
TABLE LU-3:	RESIDENTIAL CAPACITY.....	LU-15
TABLE LU-4:	COMMERCIAL, INDUSTRIAL AND PUBLIC USE CAPACITY	LU-15
TABLE CO-1:	ARVIN PARKS	CO-19
TABLE IP-1:	ARVIN GENERAL PLAN IMPLEMENTATION ACTIONS	IP-2

Figures

FIGURE I-1:	REGIONAL LOCATION OF ARVIN	I-2
FIGURE I-2:	ARVIN PLANNING AREA	I-4
FIGURE LU-1:	FLOOR AREA RATIO.....	LU-8
FIGURE LU-2:	GENERAL PLAN LAND USE MAP.....	LU-9
FIGURE CO-1:	ACTIVE OIL WELLS.....	CO-12
FIGURE CO-2:	FEMA FLOODING MAP.....	CO-16
FIGURE CO-3:	PUBLIC SERVICES	CO-20
FIGURE AQ-1:	ANTHROPOGENIC ROG EMISSIONS BY SOURCE, 2008.....	AQ-8

INTRODUCTION

City of Arvin

The City of Arvin was incorporated in 1960, and is located in the southern-most portion of California's Central Valley. The City, known as "The Garden in the Sun," is situated in one of the most fertile and productive agricultural areas of the nation. As a city of approximately five square miles in size, it is surrounded by farmland and is economically dependent on agricultural activities. The City is home to approximately 19,850 residents, and since the 1970's, has grown by roughly 30 percent each decade. Currently, Arvin is the seventh largest city in population of the 11 cities in Kern County — larger than the City of Shafter, but smaller than Wasco. Figure I-1 illustrates the location of Arvin in the Kern County.

The benefits that growth and development bring to the City's housing supply, economic well-being and tax base are complicated by the equally important concerns of environmental quality and natural resource protection. Arvin already faces enormous challenges pertaining to air quality and safe drinking water; while the causes of these problems are regional in scope and, therefore, largely outside of the City's control, increased development will make these issues harder to address. In addition, the level of development required to accommodate future growth will necessitate encroachment on the agricultural areas that support businesses that employ nearly half of all working-age Arvin residents. A balance must exist between these priorities if the City is to grow in a healthy and sustainable manner, and the General Plan seeks to achieve that balance.

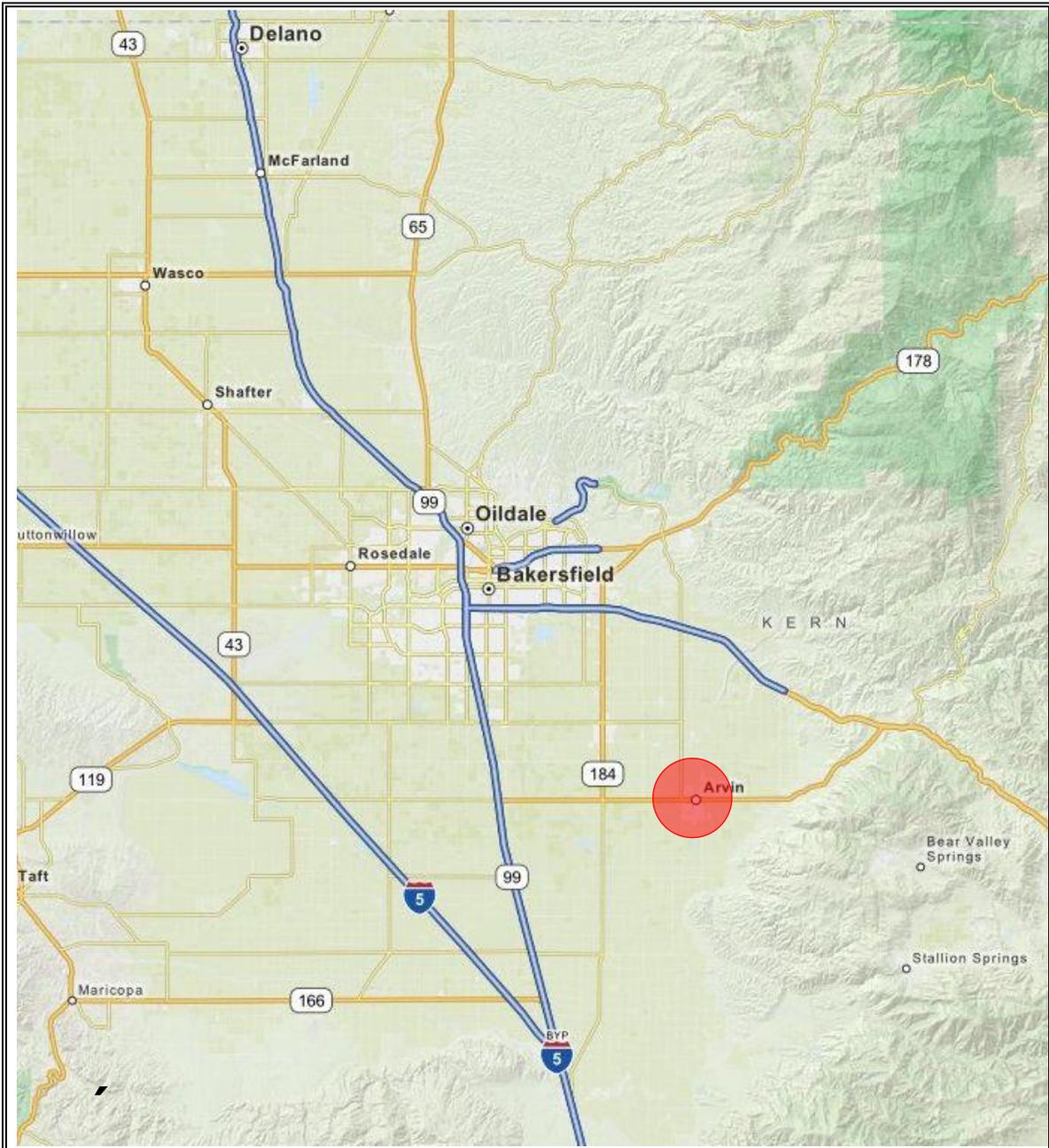
Purpose of the General Plan

Every city and county in California is required by State law to prepare and maintain a comprehensive planning document called a general plan. The general plan is the long-range "blueprint" for a jurisdiction and guides development decisions, identifies long-term objectives for the next 15-20 years and contains policies and actions to help achieve community goals over that period of time. The general plan addresses all aspects of development and community enhancement.

This General Plan will provide direction to the administrative and legislative functions within the City and help provide guidance to effectively determine desired development and revitalization. In addition, the General Plan will aid in prioritizing needed infrastructure projects in the City.

The general plan serves to:

- *Articulate a 15-20 year vision for the future growth of the City;*
- *Identify the City's land use, circulation, housing, environmental, economic, and social goals, policies and actions; and*
- *Provide direction in the planning and evaluation of future development and resource allocation decisions.*



Arvin General Plan

**Figure I-1
REGIONAL LOCATION OF ARVIN**

Planning Area

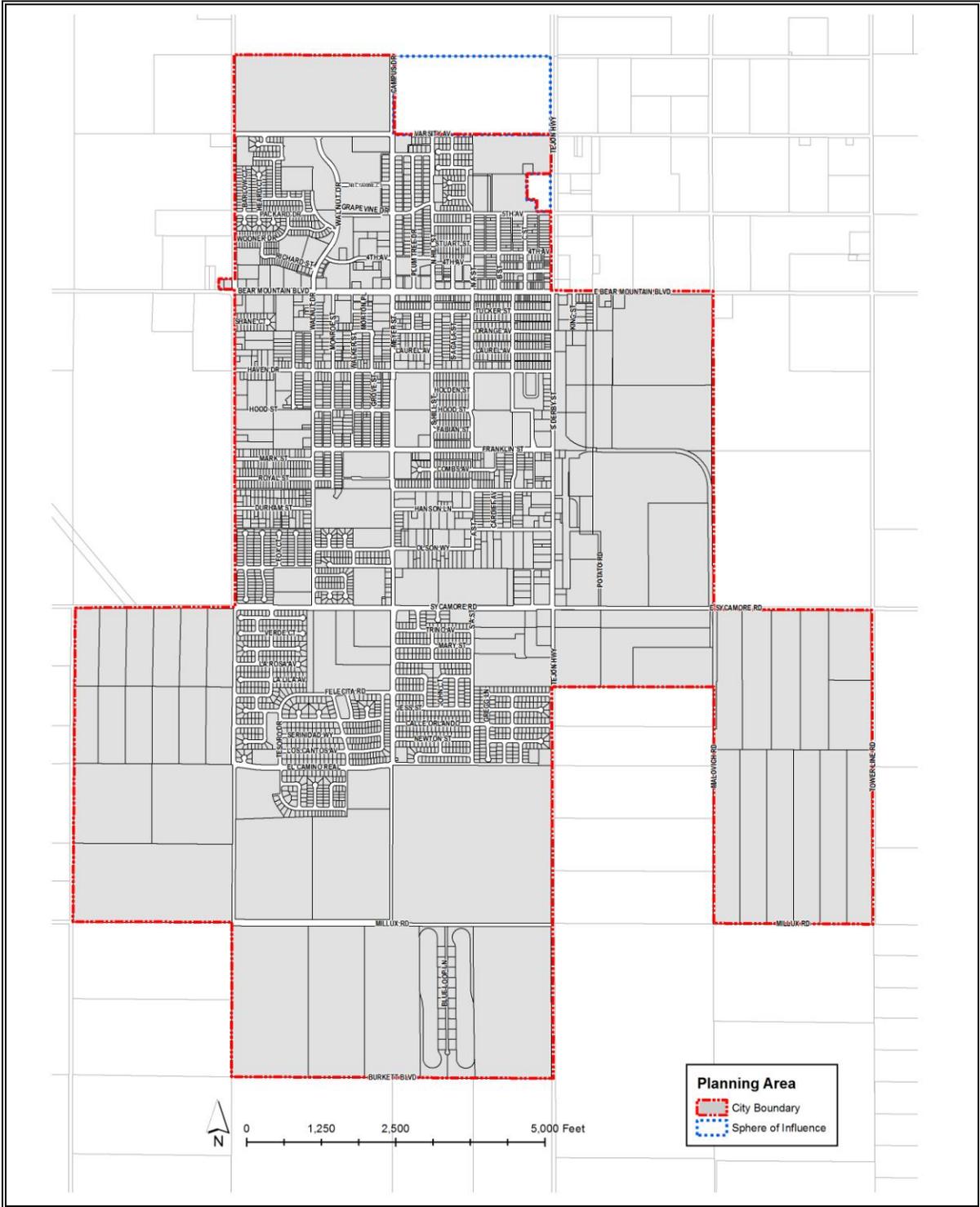
California State law requires that all general plans cover the area within the boundaries of the adopting city or county and “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” The boundaries of the City are illustrated in Figure I-2. In addition, each city should consider its sphere of influence adopted by the Local Agency Formation Commission (LAFCO) into the planning area.

The sphere of influence designates the physical boundaries and services area of a city. Each county’s LAFCO is responsible for establishing a sphere for each city and special district in the county. The purpose of the sphere is to act as a benchmark for future annexation decisions. Cities cannot establish their own sphere of influence. LAFCO has sole responsibility for doing this determination. However, a city may request that the LAFCO amends its sphere. Figure I-2 also illustrates Arvin’s sphere of influence, which are located adjacent to the northeastern boundaries of the city limits along Tejon Highway.

Key Supporting Documents, Other Plans and Planning Tools

Assembly Bill 32

The State of California passed The California Global Warming Solutions Act of 2006 (AB 32). This act commits the state to reducing greenhouse gas (GHG) emissions to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. The California Environmental Quality Act (Public Resources Code §21000 et seq.) (CEQA) requires feasible mitigation of significant environmental impacts arising from a city’s land use policies and development projects. The legislation aims to reduce GHG emission through transportation and land use planning. AB 32 requires the California Air Resources Board (ARB) to adopt regulations requiring the reporting and verification of statewide GHG emissions and to monitor and enforce compliance. The bill requires ARB to adopt rules and regulations in an open public process to achieve the maximum technologically feasible and cost-effective GHG emission reduction. AB 32 authorizes ARB to adopt market-based compliance mechanisms that meet certain requirements. ARB is responsible for monitoring compliance with and enforcing any rule, regulation, order, emission limitation, emissions reduction measure, or market-based compliance mechanism it adopts.



Arvin General Plan

Figure I-2
ARVIN PLANNING AREA

Senate Bill 375

In 2008, California passed the companion bill SB 375, the Sustainable Communities Planning Act, which provided the implementation policies to reach the GHG emission reduction goals through integration of transportation and land use planning. It requires metropolitan planning organizations to create a Sustainable Communities Strategy to reduce GHG emissions and requires that funding decisions for regional transportation projects be internally consistent with the strategy. SB 375 ties state transportation funding decisions to land use and links regional planning efforts, such as the Kern Regional Blueprint Program which integrates transportation, housing, land use, economic development and environmental planning.

As part of SB 375, the Strategic Growth Council (SGC), a state cabinet level committee created to coordinate the sustainable planning activities of state agencies, developed the following 12 guiding principles of sustainability:

1. Improve air and water quality
2. Promote public health
3. Promote equity
4. Increase housing affordability
5. Promote infill and compact development
6. Revitalize urban and community centers
7. Protect natural resources and agricultural lands
8. Reduce automobile usage and fuel consumption
9. Improve infrastructure systems
10. Promote water conservation
11. Promote energy efficiency and conservation
12. Strengthen the economy

In addition, the California Air Resources Board Guidance on Planning to Reduce Greenhouse Gas Emissions provides assistance to local governments on meeting the targets for GHG emissions. Some of the key principles include:

- Aggressive land use and transportation planning policies, including more compact, mixed-use development with higher residential and employment densities served by transit.
- Increased opportunities for more affordable and workforce housing strategically located in mixed-use sites near employment or public transportation.

- Programs to reduce vehicle trips, like employee transit incentives, telework programs, car-sharing, parking policies, public education programs and other strategies.
- Creation of complete neighborhoods with local services within walking distance.
- Congestion pricing strategies to provide a method of efficiently managing traffic demand while raising funds for needed transit, bike and pedestrian infrastructure investment.
- Changes in travel and land development likely to result from passenger rail expansion.
- Promotion of energy and water efficient buildings (LEED) through green building ordinances, project timing prioritization and other implementing tools.
- Promotion of green procurement and alternative fuel vehicle use through municipal mandates and voluntary bid incentives.
- Support for urban forestry through tree planting requirements and programs.

Kern Regional Blueprint Program

The Kern Regional Blueprint Program (“Blueprint Program”), developed by Kern Council of Governments (KernCOG) and adopted in 2008, addresses the future of the County. KernCOG is a Metropolitan Planning Organization (MPO), that addresses regional transportation issues and facilitates orderly development and growth within Kern County and its 11 incorporated cities. The Blueprint Program is part of a larger eight-county San Joaquin Valley process, which is designed to help regions plan for future growth and quality of life through the integration of transportation, housing, land use, economic development and environmental protection. The Blueprint Program calls for more compact, efficient development and the need for multi-modal transportation improvements to reduce vehicle miles traveled and improve quality of life. The Blueprint Program also recognizes the need to protect Kern County’s diverse ecological spectrum which includes mountains, deserts, valleys, extensive watersheds and agricultural domains. Elected officials from each city and county throughout the Valley will determine how their jurisdictions will accommodate the regional vision.

Arvin Municipal Code

As required by State law, the Arvin Municipal Code serves as the primary tool for implementing the goals and policies of the General Plan. Title 17 of the Municipal Code comprises the Zoning Ordinance, which specifies permitted uses and development standards for each zone, such as density, minimum lot size, building heights and setbacks, parking requirements and other standards. The Land Use Element of the General Plan defines the land use policies and the Zoning Ordinance provides the detailed and specific regulations and standards for all development projects within the City.



Arvin City Hall

The development standards within the Zoning Ordinance will be updated subsequent to the adoption of the Land Use Element. The updated Zoning Ordinance will reflect "green" concepts, including sustainable development and energy efficiency standards and regulations.

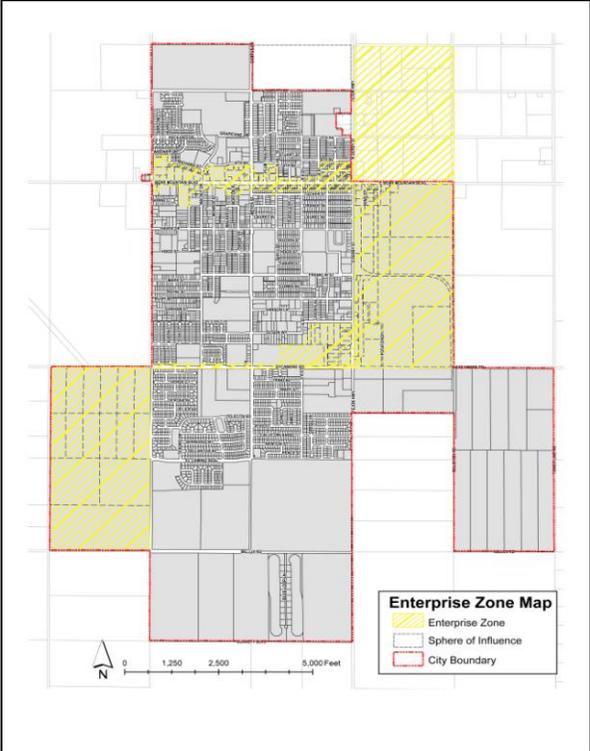
Enterprise Zone

In 2008, an Enterprise Zone totaling 1,116 acres was established in Arvin. This Enterprise Zone is a specific area targeted by the State of California for economic revitalization, in partnership with the City and private businesses. As part of the partnership, the State grants incentives and benefits to businesses in the Enterprise Zones to encourage economic growth and job creation by offering tax advantages and incentives to businesses locating within the zones' boundaries.

As shown in Figure I-3, the Enterprise Zone is located along Bear Mountain Boulevard, Sycamore Road, and the industrial areas on Comanche Drive as well as to the east of Derby Street. Under State law, all development applications, including applications within the Enterprise Zone, must be consistent with the General Plan and comply with the development standards of the Zoning Ordinance.

Figure I-3

ENTERPRISE ZONE



California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the State legislature in 1970 to require thorough environmental analysis of any project that might affect the environment. Under CEQA, most projects that require discretionary approval by a public agency must first be reviewed to determine related environmental effects.

As part of the adoption process, CEQA requires an environmental assessment of the General Plan Update. An environmental Initial Study was prepared and the City, as the lead agency, prepared a Mitigated Negative Declaration (MND) to meet the CEQA requirements.

Existing Conditions Report

As part of the General Plan update process, the City prepare the Existing Conditions Report which examined the nature and extend of key land use, air quality and health-related issues facing Arvin. Based on a basic understanding of these issue, goals, policies and action programs were developed and incorporated into the General Plan. The four sections of the Existing Conditions Report included information on: 1) the community profiles; 2) the local and regional air quality conditions, 3) the community health; and 4) the indictors and the built environment. The Existing Conditions Report is included in the technical appendix to the General Plan.

Contents of the General Plan

State law requires that each general plan address seven topics: land use, housing, circulation, open space, conservation, safety and noise. In addition, all local jurisdictions in the San Joaquin Valley Air Basin, including Arvin, are required under AB 170 to include an air quality element in the general plan. While a city is required to address the mandatory topics or elements, State law offers considerable flexibility to cities and allows other topics that are relevant to the community. California Government Code Section 65303 enables a city to adopt “any other elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city.” Once adopted, an optional element carries the same legal weight as any of the seven mandatory elements and must be consistent with the General Plan elements. The City of Arvin has chosen to include, as part of the General Plan Update, the optional Community Health Element. The optional Economic Development Element, along with the mandated Noise and Safety Elements of the General Plan remain unchanged from the General Plan adopted in 1988. State law also prescribes the content for each element, but allows a general plan format that best fits the unique circumstances of the city.

The City of Arvin General Plan includes the seven mandated Elements, Air Quality Element and the two optional Elements. Each element is briefly describe below:

Land Use Element

The Land Use Element has been updated. The Element designates the type and intensity of uses, and general distribution of the land for residential, commercial, industrial, education, parks, and other public uses. The Land Use Element promotes a better quality of life for its residents and business community through policies and action programs that create compatible uses in an attractive built environment.

Conservation and Open Space Element

This Conservation and Open Space Element, which has been updated, focuses policies on the conservation, preservation and utilization of the City's natural resources including open space, water resources, and sensitive environmental areas, and the enhancement of recreational opportunities, such as neighborhood parks and recreational programs.

Housing Element

The Housing Element assesses the current and projected housing needs for all residents of the City. In addition, it includes policies and program for maintaining and preserving affordable housing, removing constraints in the production of new housing, providing adequate sites to achieve a variety and diversity of housing, and promoting equal housing opportunities for residents. The Housing Element is required by State law to be updated approximately every five years. In March 2012, the Arvin City Council adopted the Housing Element, which was subsequently certified by the State Department of Housing and Community Development.

Circulation Element

The Circulation Element identifies the general location and extent of existing and future major thoroughfares, transportation routes, bicycle routes and other local public utilities and facilities. Goals and policies address issues related to improving the operation and maintenance of citywide transportation facilities and services through the year 2030. This Element has been updated and supersedes the Circulation Element adopted in 1988.

Safety Element

The Safety Element establishes goals, policies and measures to protect the community and its residents from geologic, flooding and fire-related hazards. The Safety Element was adopted in 1988.

Noise Element

The Noise Element identifies and appraises Arvin's noise environment and establishes acceptable noise level standards, goals and policies for different types of land uses within the City. The Noise Element was adopted in 1988.

Air Quality Element

The Air Quality Element describes the local air quality conditions and local, regional, state and federal air quality regulations and standards. This Element's goal is to improve the air quality and protect the community from risks associated with chronic exposure to air pollutants. The Air Quality Element is new to the General Plan

Community Health Element

The Community Health Element assesses the current health needs of the City. Policies ranging from clean air, physical activity, to access to health foods promotes a healthy environment for residents to live, work, and play.

Economic Development Element

The Economic Development Element was adopted in 1988. The key goal of this Element is to improve the economic climate of the City by increasing employment opportunities, attracting and retaining commercial and industrial businesses, and promoting efficient use of natural resources while encouraging economic development in the City.

Community Participation

To accurately address community needs and values, it is important to receive input and feedback from all segments of the community. Community participation in the General Plan update process included residents, businesses and representatives from community organizations who contributed their insight and vision into the planning effort and helped develop the goals and policies contained in the General Plan. Additionally, the community participation program provided information on the state of the City in terms of existing conditions, recent trends and areas of need.



January 2012 Community Workshop

Community Workshops and Design Charrette

The City of Arvin, with the assistance of the Dolores Huerta Foundation and the Committee for a Better Arvin, conducted a community workshop for the development of the Land Use, Conservation and Open Space, Air Quality and Community Health Elements of the Arvin General Plan. The purpose of the meeting was to hear the community's key concerns and suggestions on addressing the issues facing the City. This meeting was held in January 2012 at the Arvin Veterans Hall. To ensure that everyone understood the planning process and was heard, the community workshop was conducted in Spanish and interpreted to English.

In May 2012, a four-day design charrette was conducted in the City. The design charrette was focused on designing livable and healthy neighborhoods at two key opportunity sites within the City. The sites included the vacant land north of Bear Mountain Boulevard between Comanche Drive and Campus Drive and the 72-acre vacant site at Sycamore Road and Meyer Street.

General Plan Advisory Group

A General Plan Advisory Group was formed with key representatives of community organizations and local agencies. The Advisory Group provided valuable social, economic, health information and insight on issues facing the City. The Advisory Group met on a monthly basis from October 2011 through July 2012. Goals and policies in the Land Use, Conservation and Open Space, Air Quality and Community Health Elements were discussed with the Advisory Group.

This page is intentionally left blank

LAND USE ELEMENT

Introduction

The City of Arvin, a small rural town located in the heart of California, has the building blocks to establish itself as a great community as it grows. However, the City also faces significant social and economic challenges as it looks to the future. The City's population has expanded by roughly 30 percent each decade since the 1970s, a trend that is likely to continue at a similar rate into the foreseeable future. This growth should be celebrated as a sign of increasing prosperity, as the City and its surrounding area provide employment opportunities and lifestyles that make Arvin a desirable place to live.



Adriana Chavez, Sierra Vista Elementary School

At the same time, growth and development bring challenges to the City by requiring additional public services and infrastructure such as parks and schools, police and fire protection, affordable housing, as well as the need to protect the environment and the area's productive agricultural lands. A balance must exist between these priorities if the City is to grow in a healthy and sustainable manner, and this Land Use Element seeks to achieve that balance.

Authority

The Land Use Element is one of the seven general plan elements the State of California has mandated, requiring that city and county governments adopt a General Plan. Government Code Section 65302(a) requires a land use element as part of the general plan and reads as follows:

“A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, and other categories of public and private uses of the land. The land use element shall include a statement of the

standards of population density and building intensity recommended for the various districts and other territory covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.”

Purpose

The purpose of the Land Use Element is to establish the community’s vision for the future and outline a clear but flexible policy framework for translating that vision into reality. Its goal is to provide informed guidance for long-term decision-making that will determine the form and extent of the City as it grows and evolves over time. In service of this goal, it includes a set of policies and action programs that collectively form an integrated strategy to ensure a sustainable and prosperous future for the community. These policies and actions are anticipated to guide the City in terms of how it accommodates for physical and economic development, and how it preserves and manages the community's precious resources. Furthermore, the Land Use Element policies reflect the principals of sustainable communities and SB 375, which aim to reduce greenhouse gas (GHG) emissions through integrated transportation and land use planning.

Relationship with Other Elements, Plans and Planning Tools

Assembly Bill 32

The State of California passed AB 32, the California Global Warming Solutions Act, the landmark climate change legislation of 2006. This act commits the state to reducing greenhouse gas (GHG) emissions to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. The California Environmental Quality Act (Public Resources Code §21000 et seq.) (CEQA) requires feasible mitigation of significant environmental impacts arising from a city’s land use policies and development projects. The legislation aims to reduce GHG emission in these two areas:

- **Land Use.** Land use is a significant contributor of GHG emissions, and local governments must make decisions regarding land use with AB 32’s goals in mind.
- **General Plans.** Local governments must incorporate AB 32 analysis into their general plans, specific plans, and other planning and design documents.

Senate Bill 375

In 2008, California passed the companion bill SB 375, which provides the implementation policies to reach the GHG emission reduction goals through transportation and land use planning. It requires metropolitan planning organizations to create a Sustainable

Communities Strategy to reduce GHG emissions and requires that funding decisions for regional transportation projects be internally consistent with the strategy. SB 375 ties state transportation funding decisions to land use and links regional planning efforts, such as the Kern Regional Blueprint Program for transportation and housing. The California Air Resources Board (ARB) Guidance on Planning to Reduce GHG Emissions provides guidance for local governments on meeting the targets for GHG emissions. Details of SB 375 are described in the Introduction chapter of the General Plan.

Kern Regional Blueprint Program

The Kern Regional Blueprint Program (“Blueprint Program”), adopted in 2008 by Kern Council of Governments (KernCOG), articulates a long-term vision for development and growth within Kern County and its 11 incorporated cities. The Blueprint Program is part of a larger eight-county San Joaquin Valley-wide process. The Blueprint Program is designed to help member cities plan for future growth and improve the quality of life through the integration of transportation, housing, land use, economic development and environmental protection. The following are the guiding principles for the Blueprint Program:

- Conserve energy and natural resources, and develop alternatives.
- Provide adequate and equitable services.
- Enhance economic vitality.
- Provide a variety of housing choices.
- Use and improve existing community assets and infrastructure.
- Use compact, efficient development and/or mixed land uses where appropriate.
- Provide a variety of transportation choices.
- Conserve undeveloped land and spaces.
- Increase civic and public engagement.

Arvin Municipal Code

As required by the State law, the Arvin Municipal Code serves as the primary tool for implementing the goals and policies of the General Plan’s Land Use policies. Title 17 of the Municipal Code comprises the Zoning Ordinance. It specifies permitted uses and development standards for each zone, such as density, minimum lot size, building heights and setbacks, parking standards and others.

Community Health and Air Quality Elements

An important consideration in developing the land use policies contained in this element is the effect they will have on Arvin’s public health and air quality, two topics that are addressed in detail in the Community Health and Air Quality Elements of the General Plan. Land use policies contribute to improvements in these two areas by shaping the built

environment — the physical, human-made surroundings that provide the setting in which we live, work and play. Residents’ ability to choose whether or not to drive a car, to obtain healthy food, and to incorporate physical activity into their daily routines are influenced by three important characteristics of the built environment: development patterns, site and building design, and the design of streets and public spaces.

- **Development patterns** that incorporate a variety of housing types and locate jobs and services close to neighborhoods can contribute to healthier lifestyles and reduce reliance on automobile travel by enabling more residents to live within walking or bicycling distance of neighborhood services.
- Good **site design** --the placement of buildings on their lots and their relationship to the street and sidewalk-- can contribute to the ease of non-automobile travel by offering safe pedestrian access and making public spaces more inviting.
- The design of **streets and public spaces** can make it easier for residents to get around without a car by including safe, pleasant sidewalks, crosswalks and bicycle paths, and can serve as a resource for residents to engage in physical activity and gather with their neighbors.

These design concepts and principles are identified in the Existing Conditions Report, Appendix of the General Plan as areas where the City could potentially improve. Thus, included in the Land Use Element are policies to encourage “infill” development on vacant parcels within the City’s existing built-up area; to incorporate complementary land uses (i.e., residences, small groceries, public services, etc.) within new development; to require safe and convenient pedestrian access to new buildings; and to require major new development to incorporate innovative street designs that encourage safe driving, accommodate walking and bicycling, and allow for sociability between neighbors. These and other policies are intended to more effectively place Arvin on a path to improved quality of life, cleaner air, and healthier living.

Planning for Physical and Economic Development

The City’s strategy for land use is to designate the general distribution, location, and extent of the uses of land for residential, commercial, and industrial activities, and public uses such government buildings, schools and parks, and other categories of public and private land uses identified in the planning process. One of the goals in planning for physical development is to accommodate future growth in the most sustainable and logical manner, as well as to provide for the health and safety of its residents.

This Element is aimed to set development standards to ensure separation between incompatible uses, and to maintain the high quality of housing and commercial development. Physical composition not only affects the health and safety of residents, but also affects the economic vitality of businesses within the City. Designations of land uses, particularly for commercial development, must allow businesses to be easily accessible and industrial uses

must not only be placed safely away from residential uses, but situated and configured in a manner that allows them to thrive and expand.

Public Health and Safety

A sustainable approach also requires that a community develop in a way that is harmonious with its surroundings, takes into account the hazards posed by natural phenomena, and does not expose present or future residents to excessive risks. In Arvin, such risks mainly take the form of flooding during the storm season, as most of the City is situated in areas with moderate probability of significant flooding. The Land Use Element incorporates policies to guide homes and businesses away from the most flood-prone areas, emphasizing instead recreational and other uses that can be evacuated more easily in the event of an emergency.

Land Use Designations

Land Use Element identifies how future development will occur in type and intensity and where it will occur within the City over the next 20 years. This Element separates the city into 12 distinct designations: Estate Residential, Residential Reserve, Low Density Residential, Medium Density Residential, High Density Residential, General Commercial, Light Industrial, Heavy Industrial, Parks, Public Facilities, Schools, and Agricultural. Each land use designation is described with the type of permitted uses and a quantitative measure of permitted intensity. The distribution of land uses is presented in Table LU-1.

Table LU-1
GENERAL PLAN LAND USE

Land Use Designations	Acres	Percent of Total
Estate Residential	294.8	9.6%
Residential Reserve	179.1	5.8%
Low Density Residential	950.7	30.9%
Medium Density Residential	18.0	0.6%
High Density Residential	158.3	5.1%
General Commercial	151.4	4.9%
Light Industrial	291.9	9.5%
Heavy Industrial	512.5	16.7%
Parks	45.2	1.5%
Public Facilities	19.7	0.6%
Schools	129.9	4.2%
Agricultural	1.0	<0.1%
Streets/ROW	325.0	10.6%
City Total	3,077.5	100.0%

Source: City of Arvin

Table LU-2 shows General Plan Land Use designations and the corresponding zoning. The General Plan Land Use Map identifies a land use designation for each parcel in the City and guides the City's desired future development patterns.

**Table LU-2
GENERAL PLAN
LAND USE AND CORRESPONDING ZONING**

Land Use Designation	Zoning Districts
Estate Residential	E
Residential Reserve	R-1
Low Density Residential	R-S, R-1
Medium Density Residential	R-2
High Density Residential	R-3, R-4
Planned Unit Development	PUD
General Commercial	C-O, N-C, C-1, C-2
Light Industrial	M-1
Heavy Industrial	M-2, M-3
Public Facilities	All Zones w/ CUP
Agricultural	A-1, A-2
Parks	All Zones w/ CUP
Schools	All Zones w/ CUP

Note: Specific Plans are allowed in all land use categories.

Measuring Density and Intensity

State law requires a clear and concise description of land use categories, which includes specified population and intensity standards. To describe the intensity of use, land use planners have developed quantitative measures called density and intensity.

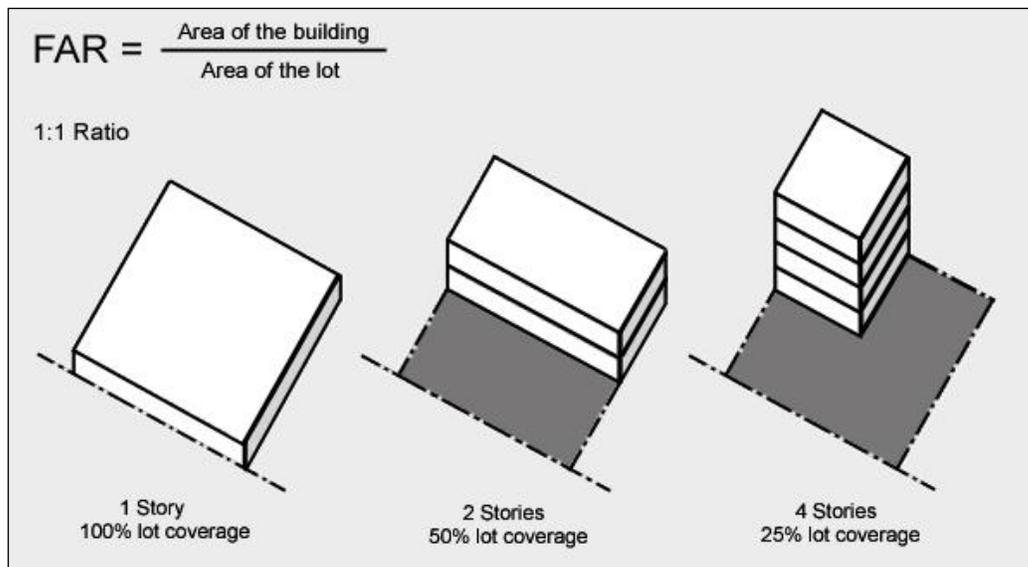
Density describes the population and development capacity of residential land. The General Plan describes density in terms of dwelling units per net acre of land (du/ac), exclusive of present or planned streets and other public rights-of-way.

Development **intensity** refers to the extent of development on a parcel of land or lot. The General Plan's method of defining intensity is the relationship between the total floor area of a building and the total area of the lot. This quantification is known as the Floor Area Ratio

(FAR), which is determined by dividing the total building floor area by the total size of the parcel. For instance, a 10,000 square foot building on a 20,000 square foot lot has an FAR of 0.5. Generally, commercial corridors along arterials are at higher intensities than neighborhood retail developments along lower-capacity streets, and thus, better able to accommodate the comings and goings of greater numbers of people.

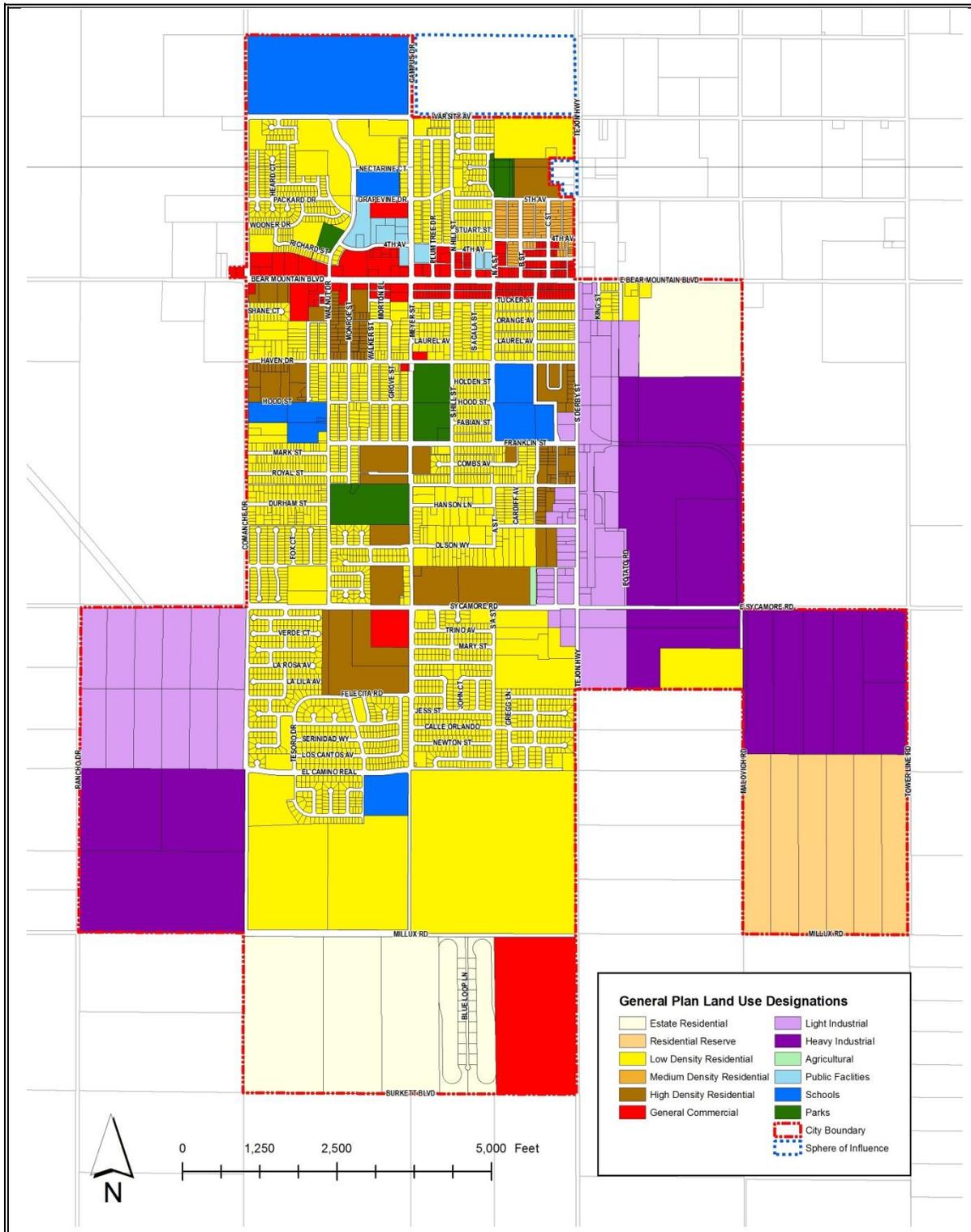
As illustrated Figure LU-1, buildings with the same FAR can be designed in different ways – as low rise building covering most of the lot, as mid-size structure with less lot coverage, or as taller structure with ample surrounding open space.

Figure LU-1
FLOOR AREA RATIO



General Plan Land Use Map

The General Plan Land Use Map provides a visual description of land use policy, indicating the preferred location and types of permitted uses throughout the Planning Area. The land use patterns shown in Figure LU-2 respond to the potential safety concerns, limitation of current infrastructure, and the nature and character of the current City. The Land Use Map is consistent with the community's vision and Zoning Ordinance and all new development projects must be consistent with the General Plan Land Use Map.



Arvin General Plan

Figure LU-2
GENERAL PLAN LAND USE MAP

Description of Land Use Designations

Descriptions of each of the land use designations shown on the Land Use Policy Map are provided to delineate the general types of uses allowed and their corresponding intensities or densities. These land use descriptions, types and limitations are defined further as specific uses within the City's Zoning Ordinance.

Residential Designations

Estate Residential

(Maximum Density: 1 unit per 1.25 acre)

The Estate Residential land use designation provides for a development pattern characterized by a single-family residential unit on a lot sizes as large as 1.25 acres. All residential development in this designation shall be served by City sewer and water services and shall have full urban improvements.

This land use is appropriately used when developments are desired to promote larger-lot homes and where the overall density of an area should be limited because of public facility, safety or aesthetic concerns.



Estate Single Family Housing

Residential Reserve

(Maximum Density: 6 units per acre)

The Residential Reserve land use designation is applied to lands that are being actively farmed, or have the capacity to be, but are within the planning area and proposed to be eventually developed. This designation could also be applied to lands that contain agriculturally-related uses, such as packing houses, cold storage operations or agriculturally-related businesses. The purpose of this designation is to protect agriculture from urban encroachment, maintain land in agriculture until the time is appropriate for conversion to urban uses, and to ensure that conflicts do not arise between agriculture and urban uses.

Low Density Residential

(Maximum Density: 6 units per acre)

The Low Density Residential land use designation allows traditional single-family homes in the City of Arvin, with one to six dwelling units per acre. This type of use is recognized as the backbone of the community and is the largest land use designation in the City. Residences in this category consist generally of single-family detached houses with private yards. Primary access must be from secondary, collector and local streets. Access from major streets or major highways should be considered only when special design features are included.



Low Density Single Family Housing

Medium Density Residential

(Density Range: 7 to 15 units per acre)

The Medium Density Residential land use designation is established to allow for quality multi-family living environment. This category typically includes higher density single-family residential developments or lower density multi-family units, such as duplexes and condominium units.



Medium Density Duplex Housing

High Density Residential

(Density Range: 16 to 24 units per acre)

High Density Residential developments consist typically of multi-family housing projects such as apartments and higher density condominiums. Areas designated High Density Residential are to be integrated through the community adjacent to transportation, community services, and commercial developments.



High Density Residential Apartments

Commercial Designation

General Commercial

(Maximum FAR 0.5)

The General Commercial land use designation permits a wide range of retail, wholesale, and service uses, as well as shopping and office professional complexes. These commercial types may include supermarkets, small clothing stores, drug stores, fast-food and sit-down restaurants, automobile service and gasoline supply, banks and savings and loans establishments, professional offices, medical offices and clinics, motels and hotels, entertainment facilities, and other similar functions.



Retail Commercial

Industrial Designations

Light Industry

(Maximum 1.0 FAR)

The Light Industry designation allows for low-intensity industrial use, with emphasis placed on minimal nuisance or pollution to other uses within the area and to adjacent districts. Permitted uses include warehousing and storage, research and development facilities, limited manufacturing and other uses that are compatible with nearby residential and commercial development.



Manufacturing Facility

Heavy Industry

(Maximum 0.5 FAR)

The Heavy Industry land use designation allows for intensive and exclusive industrial use. Operations and activities may be incompatible to surrounding uses. Heavy Industry is designated in areas having "non-sensitive" uses. Heavy screening and landscaping should be used.



Heavy Industrial Facility

Open Space and Institutional Designations

Parks

The Parks designation provides for a variety of diversified recreational interests on public lands, including parks, sporting facilities, and picnicking areas. Recreational facilities such as the Arvin Community Center are also included in this designation. There are no intensity restrictions that apply to the Parks category. Small neighborhood pocket parks are permitted in all of the land use designations, subject to approval by the City Council.



Di Giorgio County Park

Public Facilities

(Maximum FAR 0.5)

This designation allows public and semi-public facilities other than parks, including but not limited to, city halls, public libraries, police and fire departments. The designation also includes quasi-public facilities such as public utility facilities, hospitals, water wells, and similar uses.



Arvin City Hall

Schools

The School land use designation allows for educational institutions, both public and private. Lot coverage will vary depending on needs of the facility. Conditional use permits would allow educational institutions to be in residential and commercial zones depending on the intensity of use and subject to approval by the City Council. Educational institutions in non-school zones are generally private establishments and include tutoring facilities, day-care, and preschools.



Arvin High School

Agriculture

The Arvin community is situated in the Greater San Joaquin Valley, which is recognized as one of the most fertile agricultural regions in the nation. The land possesses prime soils, which, in combination with a desirable climate condition and sufficient water supply, create an almost ideal environment for agricultural production. Almost one-half of Arvin's labor force population is employed in agriculture or agriculture-related industries. This designation includes lands identified as having natural resource amenities or characteristics.



Agricultural Uses

Holding Capacity

Residential Capacity

Holding capacity identifies the anticipated distribution of land use acreage and population resulting from implementation of the Land Use Element policies. In Arvin, there are approximately 670 acres of vacant land currently zoned residential and available for development. Over time, as properties make the transition from one use to another and as property owners rebuild, land uses and intensities will gradually shift to align with the intent of the Land Use Element. Table LU-3 summarizes the land use distribution for residential property, typical level of development anticipated, and the levels of development that can be expected from full implementation of land use policies established by the updated General Plan. Arvin's estimated population and housing capacity, based on the General Plan land use, is estimated at 40,355 residents and 9,232 housing units.

Non-Residential Capacity

Table LU-4 estimates the potential future development in building square feet of commercial, industrial and public uses within the City. These estimates are based on assumptions of future dwelling unit densities and commercial/industrial building intensities. According to Table LU-4 estimates, there is a potential for approximately 15.7 million square feet of non-residential building space in the City.

**Table LU-3
RESIDENTIAL CAPACITY**

Residential Designation (Max. Density)	Realistic Density	Acres	Dwelling Units	Total HHs ^a	HH Size	Total Pop.
Estate Development (1 du/1.25 acre)	0.8 du/acre	294.8	236	230	4.64	1,067
Residential Reserve (6 du/acre)	5 du/acre	179.1	896	874	4.64	4,055
Low Density (6 du/acre)	5 du/acre	950.7	4,754	4,635	4.64	21,506
Medium Density (15 du/acre)	12 du/acre	18.0	180	171	4.31	737
High Density (24 du/acre)	20 du/acre	158.3	3,166	3,014	4.31	12,990
City Total		1,600.9	9,232	8,924		40,355

^a Assumes vacancy rates of 2.5% for Lower Density Residential and 4.8% for Medium and High Density Residential uses

**Table LU-4
COMMERCIAL, INDUSTRIAL AND PUBLIC USE CAPACITY**

Land Use and Max. Intensities (Max. FAR)	Realistic Intensity (FAR)	Acres	Square Footage Capacity
General Commercial (FAR 0.5)	0.3	151.4	1,978,495
Light Industrial (FAR 1.0)	0.4	291.9	5,086,066
Heavy Industrial (FAR 0.5)	0.3	512.5	6,697,350
Public/Institutional (FAR 0.5) ^a	0.3	149.6	1,954,973
City Total		1,105.4	15,716,884

^a Land use designated Schools and Public Facilities

Land Use Element Goals and Policies

Citywide Goals and Policies

Goal-1: Ensure high-quality community design that protects residents' quality of life and enhances the City's image and identity.

Policy LU-1.1 Ensure that all new development incorporates sound design practices and is compatible with the scale, mass and character of the surrounding area.

Policy LU-1.2 Provide high-quality public spaces that incorporate attractive landscaping and streetscaping for the benefit of present and future Arvin residents.

Goal 2: Create high-quality walkable neighborhoods that exemplify sustainable practices and reduce greenhouse gas emissions.

Policy LU-2.1 Require new development, wherever possible, to provide convenient, direct and safe bicycle and pedestrian connections.

Policy LU-2.2 Create active neighborhood districts that cluster jobs, services, goods and cultural and recreational uses within walking distance of residences to create a focus for community activity.

Policy LU-2.3 Develop the Jewett Square and Meyer/Sycamore opportunity sites as walkable neighborhoods, with assets and amenities that contribute positively to Arvin's quality of life and civic identity.

Policy LU-2.4 Work with the Arvin Union School District to identify and pursue opportunities to accommodate instructional activities and other District operations within the Jewett Square site, including the creation of a one-stop center for educational and community services.

Goal 3: Expand the range of economic opportunities in the City through commercial and industrial development that creates jobs, contributes to the municipal revenue base, and provides a diverse range of goods and services.

Policy LU-3.1 Maintain and attract high-quality and "green" commercial and industrial uses that enhance the image of the City and contribute to its vitality.

Policy LU-3.2 Promote the development and preservation of attractive commercial and industrial areas with ample landscape treatment, distinctive architecture, pedestrian-oriented design, and a full range of customer amenities.

Goal 4: Promote infill development that utilizes existing infrastructure, incorporates complementary land uses, and limits outward growth into agricultural and open space land.

Policy LU-4.1 Encourage infill development on vacant parcels within or adjacent to the City's existing developed areas.

Policy LU-4.2 Promote uses that address daily needs within the City and close to neighborhoods, reducing the need for residents to travel long distances to access jobs, goods and services.

Policy LU-4.3 Coordinate development with existing, planned and potential transportation investments, with new growth oriented toward major streets and transit corridors.

Policy LU-4.4 Coordinate planning efforts with the Kern County Local Agency Formation Commission within the City's Sphere of Influence.

Goal 5: Establish a land use mix that promotes healthy living through access to healthy foods and opportunities for physical activity.

Policy LU-5.1 To the greatest extent possible, seek opportunities to expand the use of streets and other public rights-of-way as active transportation and recreation spaces through pedestrian-friendly design, shade trees, parkways and other enhancements.

Policy LU-5.2 Provide opportunities for residents to obtain healthy food locally and at low cost, by supporting grocery markets, farmers markets, community gardens, and other sources of fresh and healthy food.

Policy LU-5.3 Ensure that new development incorporates, where feasible, access to parks, trails and natural areas, creating a series of green corridors throughout the City.

Residential Goals and Policies

Goal 6: Maintain the scale and character of the City's existing residential neighborhoods.

- Policy LU-6.1 Require new infill development to be compatible with the existing scale, mass and character of the residential neighborhood. New buildings should transition in size, height and scale toward adjacent residential structures.
- Policy LU-6.2 Ensure residential densities are compatible with available public service and infrastructure systems.
-

Goal 7: Ensure that new housing is produced in ways that reduce greenhouse gas emissions.

- Policy LU-7.1 Locate new medium and high density residential developments within walking distance of local retail, services and community facilities.
- Policy LU-7.2 Encourage or facilitate the inclusion of complementary land uses not already present within a neighborhood district such as grocery markets, daily services and parks.
- Policy LU-7.3 Incorporate green building practices such as on-site solar energy generation, water conservation and environmentally friendly building materials as part of new residential development.
-

Goal 8: Promote residential design that responds to residents' needs and incorporates amenities that increase the livability of neighborhoods.

- Policy LU-8.1 Ensure that new multi-family developments include high-quality residential amenities such as open space, recreation, off-street parking, landscaping and pedestrian features.
- Policy LU-8.2 Ensure site and building design provides access to natural light and air.
- Policy LU-8.3 Design pedestrian and bicycle connections that support active and healthy living and increase accessibility to daily needs and services.
- Policy LU-8.4 Maintain and enhance the value of neighborhood streets as public spaces that support community and social interaction through traffic calming and pedestrian-oriented design.
-

Goal 9: Provide a variety of housing options within the City.

- Policy LU-9.1 Encourage the production of both rental and ownership housing.
- Policy LU-9.2 Continue to support programs for the housing needs of underserved populations, such as seniors, large families, persons with disabilities and farm workers.
- Policy LU-9.3 Encourage the development of for-sale and rental housing units for low and moderate-income households.

Commercial and Industrial Goals and Policies

Goal 10: Promote the development of cohesive, attractive commercial districts that create, enhance and capture value in the form of jobs and revenue.

- Policy LU-10.1 Establish design guidelines and implementation strategies that encourage the City's commercial corridors to become attractive avenues with street level pedestrian-oriented design, distinctive architecture, and neighborhood-friendly services.
- Policy LU-10.2 Encourage new commercial development to be open and inviting, with connections to the existing street and pedestrian network and to the larger community.
- Policy LU-10.3 Encourage rehabilitation and development of high-quality commerce along the Bear Mountain Boulevard commercial corridor by utilizing low-cost renovation and rehabilitation programs and cost sharing for commercial façade modernization.
- Policy LU-10.4 Concentrate existing and future commercial and activity center uses adjacent to high density residential areas.

Goal 11: Ensure that commercial and industrial uses provide access to jobs and needed services while minimizing their negative impacts on surrounding neighborhoods.

- Policy LU-11.1 Promote a mix of industrial uses that do not create significant off-site circulation, noise, dust, odor, visual and hazardous materials impacts that cannot be mitigated.

Policy LU-11.2 Promote green building standards and energy efficiency incentives for commercial and industrial developments.

Goal 12: Promote development of industrial sites that are functional, have adequate public services, and have access to major streets and highways.

Policy LU-12.1 Locate industrial uses with access to major streets, truck routes, and transit services.

Agricultural Goals and Policies

Goal 13: Protect highly productive, prime agricultural lands from premature conversion to non-agricultural use.

Policy LU-13.1 Encourage participation in Williamson Act contracts for agricultural lands within and adjoining the City of Arvin.

Policy LU-13.2 Require that proposals to convert agricultural lands to non-agricultural use demonstrate a need for the conversion and create a benefit to the community.

Policy LU-13.3 Promote increased parcel sizes in agricultural zones consistent with the acreage necessary for economic viability.

Goal 14: Promote wise management of agriculturally productive soils to ensure their long-term viability in the production of food and fiber.

Policy LU-14.1 Encourage good agricultural practices to maximize the useful life of the soils.

Policy LU-14.2 Encourage cooperation among responsible agencies to protect the prime soils from dangers such as erosion and misuse.

Goal 15: Maximize opportunities to incorporate urban agriculture and establish a local food system.

Policy LU-15.1 Provide incentives for new development that incorporates agriculture such as home gardens, community gardens and urban farms.

Policy LU-15.2 Develop industrial land use policies that include food enterprises, such as urban farms, aquaculture, food wholesaling, processing and distribution.

Policy LU-15.3 Review existing ordinances that serve as barriers to establishing farmers' markets, community gardens and home gardens.

Policy LU-15.4 Identify appropriate sites for farmers' markets and community gardens.

Public/Institutional Goals and Policies

Goal 16: Coordinate the location and development of open spaces with other land uses in order to enhance the quality of life in the City and promote a cohesive urban form.

Policy LU-16.1 Encourage open space development within the City's existing built-up areas.

Policy LU-16.2 Discourage leapfrog development and the subsequent fragmentation of prime agricultural lands.

Policy LU-16.3 Require that proposed development demonstrate the availability of City services, including water and sewer lines.

Goal 17: Develop and expand facilities for a range of educational institutions in Arvin, especially those for higher education and vocational training.

Policy LU-17.1 Ensure the provision of adequate land for school campuses, according to the level of need identified by the appropriate school districts and private institutions.

Policy LU-17.2 Accommodate institutions of higher learning, such as community colleges and trade schools, to the greatest extent feasible by removing regulatory barriers.

This page is intentionally left blank

CONSERVATION AND OPEN SPACE ELEMENT

Introduction

The City of Arvin is situated in one of the most fertile and productive agricultural areas of the nation. The City's economy is driven by its agricultural community, however, since the 1960's, the number of Arvin residents has more than tripled and the demand for housing, jobs and services have significantly increased. Arvin, like many communities in Kern County and the San Joaquin Valley, is struggling to address many separate, but related, many environmental issues, such as water and air pollution, the preservation and management of biological and cultural resources, lack of parks and open space, maintenance and protection of open space, natural habitats, and wildlife. Recognizing the need to protect and manage scarce resources, the City has taken a proactive approach to addressing these issues by developing a Conservation and Open Space Element for its General Plan.



Joanna Rios, Bear Mountain Elementary School

Authority

The State of California has mandated that city and county governments adopt a General Plan. The General Plan consists of seven required elements, two of which are addressed in this document: Conservation and Open Space.

Purpose

The Conservation and Open Space Element layout detailed goals, policies, and action programs for the preservation and management of biological and cultural resources, soils, minerals, energy, air quality, and open space. The purpose of the Conservation and Open Space Element is to promote the protection, stewardship, and use of the City's natural resources and to prevent wastefulness, unsustainable usage, and neglect. Furthermore, all of the Elements of the General Plan reflect the principles of integration of SB 375, the Sustainable Communities Planning Act of 2008 which aims to reduce greenhouse gas (GHG) emissions through transportation and land use planning.

Relationship to Other Elements, Plans and Planning Tools

The inseparable relationship between the Conservation and Open Space and all other elements in the General Plan is especially true with the mandated Circulation, Land Use and Housing Elements. Since the City of Arvin's vision is to ensure a sustainable, prosperous future for Arvin that will accommodate growth and development while maintaining a harmonious balance with the land, the City has closely created the Conservation and Open Space Element and other elements to fulfill the City's vision. The Conservation and Open Space Element should serve to promote a balance between and among conflicting forces of growth and change as represented by the other elements.

The General Plan Law and Guidelines and other laws concerning planning, zoning, and development govern the scope and content of the Conservation and Open Space Elements for all California cities (California Government Code §65000 et seq.). Several regional plans and programs are also considered in the formulation, adoption, and implementation of local land use policy and they are discussed as follows.

Arvin Municipal Code

As required by the State law, the Arvin Municipal Code serves as the primary tool for implementing the goals and policies of the General Plan's Land Use policies. Title 17 of the Municipal Code comprises the Zoning Ordinance. It specifies permitted uses and development standards for each zone, such as density, minimum lot size, building heights and setbacks, parking standards and others.

Section 16.22 of the Arvin Municipal Code establishes a fee on new development as a method to finance the development, improvement and enhancement of public parks. The City will collect a park development, improvement and enhancement fee for each new dwelling unit within City boundaries. Payment of these fees will satisfy City conditions of

approval placed on projects with regard to park development, improvement and/or enhancement which have not previously been satisfied.

The City of Arvin looks to adopt an environmentally focused Low Carbon Green Zoning Ordinance within the next few years. The Low Carbon Green Zoning Ordinance aims to promote more compact development patterns; encourage building and site design practices that facilitate pedestrian and bicycle access and increase energy efficiency; ensure that adjacent uses are compatible, and provide flexibility to individual development projects in meeting these standards.

The Quimby Act

The State Subdivision Map Act, Section 66477 (The Quimby Act) allows the legislative body of a city or county to require that development seeking approval of a final tract map or parcel map dedicate land or pay in-lieu fees (or a combination of both) for parks and recreation. Section 16.22 of the Arvin Municipal Code establishes a fee on new development as a method to finance the development, improvement, and enhancement of public parks.

Federal and State Parks and Open Space Standards

The City's supply of parks, playgrounds, and open space is subject to various jurisdictional regulations. On the Federal level, The National Recreation and Parks Association (NRPA) set the minimum standard of 2.5 acres of park space per 1,000 residents. On the State level, the California Department of Parks and Recreation sets forth the standard of 3.0 acres of park space per 1,000 residents.

Williamson Act

The California Land Conservation Act (Williamson Act) permits land owners of agricultural properties to sign contracts with Cities or Counties in which the land owner agrees not to develop their property to urban use for ten (10) year periods in exchange for having their land assessed on the basis of its productive value rather than its full market value. Williamson Act contracts are automatically reviewed each year for ten years unless cancelled by either party. The cancellation thus takes ten years to become effective unless local government approves a short cancellation. The Williamson act provides tax incentives to encourage retaining lands in agricultural production.

Farmland Mapping and Monitoring Program

The California Department of Conservation administers the Farmland Mapping and Monitoring Program (FMMP) to monitor the status of agricultural land, particularly those considered to be important farmland. The FMMP categorizes agricultural land according to

soil quality and irrigation status, with the highest quality being designated “Prime Farmland.” Other FMMP categories include “Unique Farmland,” and “Farmland of Statewide Importance.”

Kern County Valley Floor Wildlife Habitat Conservation Plan

The Kern County Valley Floor Wildlife Habitat Conservation Plan (VFHCP) is a long-term program designed to conserve federally protected species, State-protected species, and/or other species of concern.

Arvin-Edison Water Storage District Program

The Arvin-Edison Water Storage District is a public state agency that relies on groundwater storage and replenishment to wisely manage water consumption. Available water in excess of current demand is stored in underground aquifers to be used when future water demand exceeds availability. This program provides water supplies to District areas covering 132,000 acres of prime agricultural land, which do not have access to surface water.

Master Drainage Plan

The Master Drainage Plan ensures that proper drainage infrastructure is in place to accommodate atypical storm periods. According to the Federal Emergency Management Agency (FEMA), the entire City of Arvin and those areas in the immediate vicinity lie within the 100-year flood zone of Caliente Creek. Located approximately ten miles northeast of Arvin, Caliente Creek is a major drainage channel which accommodates seasonal water flow. Caliente Creek occasionally floods the surrounding area typically flooding the southern and southeastern portions of the City.

San Joaquin Valley Air Pollution Control District

The San Joaquin Valley Air Pollution Control District (District) is the local agency with jurisdiction over air quality in the San Joaquin Valley Air Basin. The District has adopted rules and regulations as a means of implementing the air quality plans for the Basin. Relevant plans include the Eight-Hour Ozone Plan, which contains an exhaustive list of regulatory and incentive based measures to reduce emissions of ozone and particulate matter precursors in the Valley. The plan calls for major advancements in pollution control technologies for mobile and stationary sources of air pollution, and a significant increase in state and federal funding for incentive-based measures to create adequate reductions in emissions to bring the entire Valley into attainment with the federal ozone standard. The 2006 Particulate Matter 10 Attainment Plan is an amalgamation of existing federal (EPA), statewide (ARB) and regional (District) air quality measures. The 2006 PM10 Plan seeks to limit the impact of

harmful ambient Particulate Matter caused by construction, demolition, excavation, extraction and agricultural activities.

Environmental Protection Agency (EPA) Superfund Site Cleanup

Brown and Bryant, Inc. (APN 193-130-11) This five-acre site is located in the industrial section of the City along Derby Street. The site's soil contains formulated liquid agricultural chemicals. As a result of poor handling practices by the company and the contamination of the soil and groundwater with numerous pesticides such as dinoseb, ethylene dibromide and other fumigants, EPA listed the site in the National Priorities List (NPL) in 1989. This contaminated site is 1,500 feet from the City of Arvin Well #1 and within three miles of other public and private wells, which provide drinking water to 7,200 people and irrigate 19,600 acres of cropland.

Residential New Construction Program

Pacific Gas & Electric, Arvin's utility supplier, has engaged in the Residential New Construction Program (RNCP) to encourage the construction of energy efficient residential units. The RNCP relies on design recommendations and market-based solutions to achieve energy efficiency.

Green Arvin Program

The Green Arvin Program is a pilot project that translates energy conservation into economic development. The goal of the Green Arvin Program is to demonstrate how small businesses can save money through smart, sustainable energy consumption. This includes, recycling, clean energy sourcing and infrastructure improvements.

Source Recovery and Recycling Element — Local Assistance Plan

The California Integrated Waste Management Act of 1989, otherwise known as AB 939 and administered by CalRecycle (formerly the California Integrated Waste Management Board), established an integrated waste management program for cities, counties and regional agencies. The act required the City to adopt an integrated waste management plan, a key component of which was a Source Recovery and Recycling Element (SRRE) containing a strategy for increasing recycling and reducing the amount of solid waste the City sends to landfills. The City was required to divert 50 percent of its solid waste away from landfills by 2000, but has struggled to meet this goal.

The City is now working with CalRecycle in implementing a Local Assistance Plan (LAP) to bring the City into compliance with AB 939. The LAP requires the City to follow through on a number of programs in the SRRE, including its construction/demolition debris recycling

ordinance; expansion of green waste and recyclable materials collection programs for homes and businesses; waste assessments and technical assistance for large waste-generating businesses; an expanded school outreach effort; and a recycled content procurement policy for all City offices. The City remains committed to implementing the LAP and other programs to reduce the amount of materials sent to landfills.

Sphere of Influence

The sphere of influence designates the physical boundaries and services area of a city. Each county's Local Agency Formation Commission (LAFCO) is responsible for establishing a sphere for each city and special district in the county. The purpose of the sphere is to act as a benchmark for future annexation decisions. Cities cannot establish their own sphere of influence. LAFCO has sole responsibility for doing this. However, a city may request that the LAFCO amends its sphere.

Existing Conditions and Policy Concerns

The conservation portion of this Element is distinguished by being primarily oriented toward the management of natural resources, such as agricultural soils and petroleum. The open space portion of the Element is primarily focused on preservation of existing open space and recreational facilities within the City. This Element combines both conservation and open space due their overlapping nature and approaches planning with a single visions. This section addresses the following issues:

- Managed production of resources, including agricultural lands and areas containing major mineral deposits.
- Preservation of natural resources, including sensitive wildlife habitats and watershed lands.
- Public health and safety, including areas which require special management due to fault zones, unstable soils, or flooding.
- Outdoor recreation, including parks and recreational facilities.

Conservation and Resource Management

The City recognizes that natural resources must be maintained and managed for their ecological and economic value, so that future generations can continue to enjoy the bounty they provide. As stated previously, the City of Arvin is situated in one of the most fertile and productive agricultural areas of the San Joaquin Valley. At the same time, the number of Arvin residents has more than tripled since 1960 and the demand for housing, jobs and services has significantly increased. A key challenge addressed in the Land Use Element is

the need to allow outward development in a phased, logical manner, so that valuable agricultural land is not developed prematurely and parcels dedicated to farming remain contiguous with one another.

Petroleum is another important resource; the City lies atop one of the most productive oil fields in the area, and oil production must be carefully managed and given adequate buffer space in order to continue contributing to the community's economic prosperity. Impacts of development on native plant and animal life, though rare in Arvin's predominantly urban and agricultural landscape, must be assessed before decisions are made. Finally, clean air and water are vital to the health and safety of the community and the Conservation Open Space Element addresses how best to ensure that growth does not adversely affect these important resources.

Agricultural Land and Soils

Agricultural uses within City limits cover just over 1,000 acres, or approximately one-third of the total land area. However, these agricultural areas are designated and zoned primarily for residential and industrial uses. Because these areas are within the city limits, they are not included in an agricultural preserve or Williamson Act contract. Conversion of these lands to urban uses is likely to occur as the City grows and development pressures take hold.



Orchards in the southern portion of the City

Lands outside the City boundary are dominated by agricultural activities. The area lies within Agricultural Preserve No. 13.

According to the most current agricultural preserve maps maintained by the Kern County Planning and Community Development Department, much of the land surrounding the City are held in agricultural preserve status and/or under a Williamson Act contract for agricultural production. Crop types around Arvin encompass grape vineyards to the north and east, irrigated cropland to the west, and orchards to the west and northwest. Much of the area has been under cultivation for 75 years.

Due to the significance of its productive capability, most of the land within the Arvin area has been continually retained for agricultural purposes. Williamson Act contracts have been renewed on a continuous basis, and agricultural zoned land in the area has not significantly changed. Prime agricultural land is a valuable and irreplaceable resource upon which the economy of the Arvin area and the State of California is heavily dependent. This realization is

reflected in state legislation encouraging farm owners and local communities to maintain as much prime agricultural land as possible for agricultural use.

The soils in the Arvin area are well suited for intensive crop production when irrigated. The Hesperia series soils dominate the Arvin area, particularly the Hesperia loamy fine sand and the fine sandy loam. Their color ranges from light-grayish brown to light brown. The surface soils are usually low in organic material and either slightly calcareous or non-calcareous. The subsoils extend to a depth of 31 to 60 inches and are more calcareous than the surface layer. The soils in the Arvin area generally have a fair to moderate holding capacity and have very good drainage. These soils, which are classified as primary I and II soils under Soil Conservation Services guidelines, are influential in the area's recognition as a highly productive agricultural area. The main crops associated with this soil type are cotton, tomatoes, sugar beets, garlic, onions, grapes, and potatoes. With irrigation water available for the area, agriculture is the dominant land use surrounding the City.

Danger of erosion of this Hesperia soil is slight, due to the low degree of slope of the land and to the highly permeable nature of Hesperia loam. The combination of these two characteristics results in a situation of slight water runoff. Water tends to soak into the ground before it travels very far down slope, and thus contributes little to erosion. However, unplanted soils would be susceptible to wind erosion.

Prime agricultural soils are a finite resource and are sensitive to adverse impacts such as pollution, erosion, compaction and excavation. Every year agriculturally productive soils are converted to urban uses at which point they can no longer be recovered. Farmland conversion will reach the threshold where agricultural production can no longer absorb the loss of land area. California possesses unique productive capabilities due to its soil and climate conditions. The Arvin area and several other areas in the San Joaquin Valley have the capacity to produce crops which cannot be grown elsewhere in the world. Therefore, conservation of agriculturally productive soil is vital to the economic future of California, as well as the Arvin area.

Agriculturally productive land is valuable not only in quantity, but also in contiguity—that is, farmland parcels adjacent to yet more farmland parcels, rather than isolated by nonfarm-related uses. Noncontiguous agricultural parcels lose their economic viability for sustained agricultural use, and are effectively lost to the regional farmland base. Industrial agricultural uses are not compatible with urban uses. The noise associated with heavy machinery, the nuisance and health hazard associated with spraying of fields, large trucks and tractors on public roads, dust and dirt—all are part of the agricultural use of land. Planning for existing or proposed residential uses on nearby lands should take such activities into account and implement way to minimize negative impacts to residents.

Therefore, the City will take care to prevent leapfrog development, as well as the premature, unnecessary, or rapid conversion of these lands to urban uses. Higher-intensity development of as-yet undeveloped infill sites within the existing built-up areas of the City will take

precedence over outward growth. This approach is exemplified by the zoning of the Jewett Square area near the center of town as a mixed-use overlay zone. Where this Element does allow homes and businesses to encroach onto existing farmland, such expansion will proceed in a gradual, logical manner, adjacent to existing built-up areas and close to commercial services. This will enable the City to respond to market realities and the need for growth without contributing to the premature loss of the agriculturally productive land that allows it to prosper.

The City will carefully assess the feasibility of future annexations into its jurisdiction. The benefits and costs of these annexations and future annexation requests must be carefully weighed by local officials and the local citizenry. The City must consider whether anticipated revenues will be sufficient to fund the additional services needed, and in terms of whether the loss of productive farmland will be offset by the social and economic gains to the community in the form of additional land for homes and businesses. Additionally, as a way of mitigating the compatibility issues between agricultural and non-agricultural uses, it will be the policy of the City to encourage organic and/or non-pesticide-using agricultural operations within one mile of existing and proposed residential uses.

A less significant, but increasingly important, aspect of agricultural use is the small-scale production of fruits and vegetables for home consumption, in the form of community gardening. This practice, which involves the cultivation of small plots of land within existing neighborhoods by groups of residents, can have a number of economic and social benefits. It provides a way for lower-income families to maximize the value of their food budgets, as growing produce is often cheaper than acquiring it from a store. Gardens are also sustainable, as they reduce the need for produce that has been transported long distances from its place of origin. Additionally, community gardens can become community-building spaces for neighbors with a common interest in food and educational tools for children who may not have gardens at home. These spaces can supplement Arvin's existing parks and community centers as an additional open space resource. The City will support and encourage small-scale gardening operations in cases where the community desires them, including facilitating the acquisition or leasing of sites to serve as gardening space.

Groundwater Hydrology

The Arvin area overlies the Tulare Lake Groundwater Basin, which encompasses a significant portion of the San Joaquin valley. Groundwater movement within the basin is in a south-southwesterly direction. The local water table lies approximately 210 feet below the ground surface.

Since 1966, the Arvin-Edison Water Storage District has engaged in a program of groundwater replenishment. Available water in excess of current demand is percolated to groundwater storage, to be recovered during periods of deficiency. One of these percolation/recharge areas lies approximately two miles east of Arvin. Groundwater levels in

the Arvin area appear to be benefitting from the groundwater recharge program. Care should be taken to assure the continued integrity of the groundwater basin.

The ongoing extraction of groundwater, together with oil extraction in the area, has resulted in some land subsidence. To prevent further lowering of the land, the City of Arvin should protect the local groundwater body from significant lowering of the water table.

Petroleum Resources

The City of Arvin lies within the boundaries of the Mountain View oil field, the highest yielding field in the local area. A number of producing, as well as abandoned, wells exist within the City boundaries. Figure CO-1 shows the location of these oil wells that lay within the City. These wells, because of their scattered nature, are interspersed with agricultural and more urbanized uses, including some wells whose property adjoins homes and businesses.

The State Department of Conservation's Division of Oil, Gas and Geothermal Resources maintains a database of oil wells in the Arvin area, and shows that there are currently 13 active wells within the City limits. Of these, one is located on the Arvin high school property, another is located behind an apartment complex on Bear Mountain Boulevard, and seven others are located an undeveloped area between Varsity Avenue and Bear Mountain that is surrounded by residential and institutional uses. The remaining four wells are located in outlying, non-urbanized portions of the City.

The petroleum resources in the area must be managed wisely so as to minimize waste and potential conflicts. Increased production of oil resources is expected throughout the county as the U.S. endeavor to minimize its dependence on foreign oil. Conservation and access to this resource for future extraction is, therefore, critical to the economic welfare of Arvin as well as the U.S.

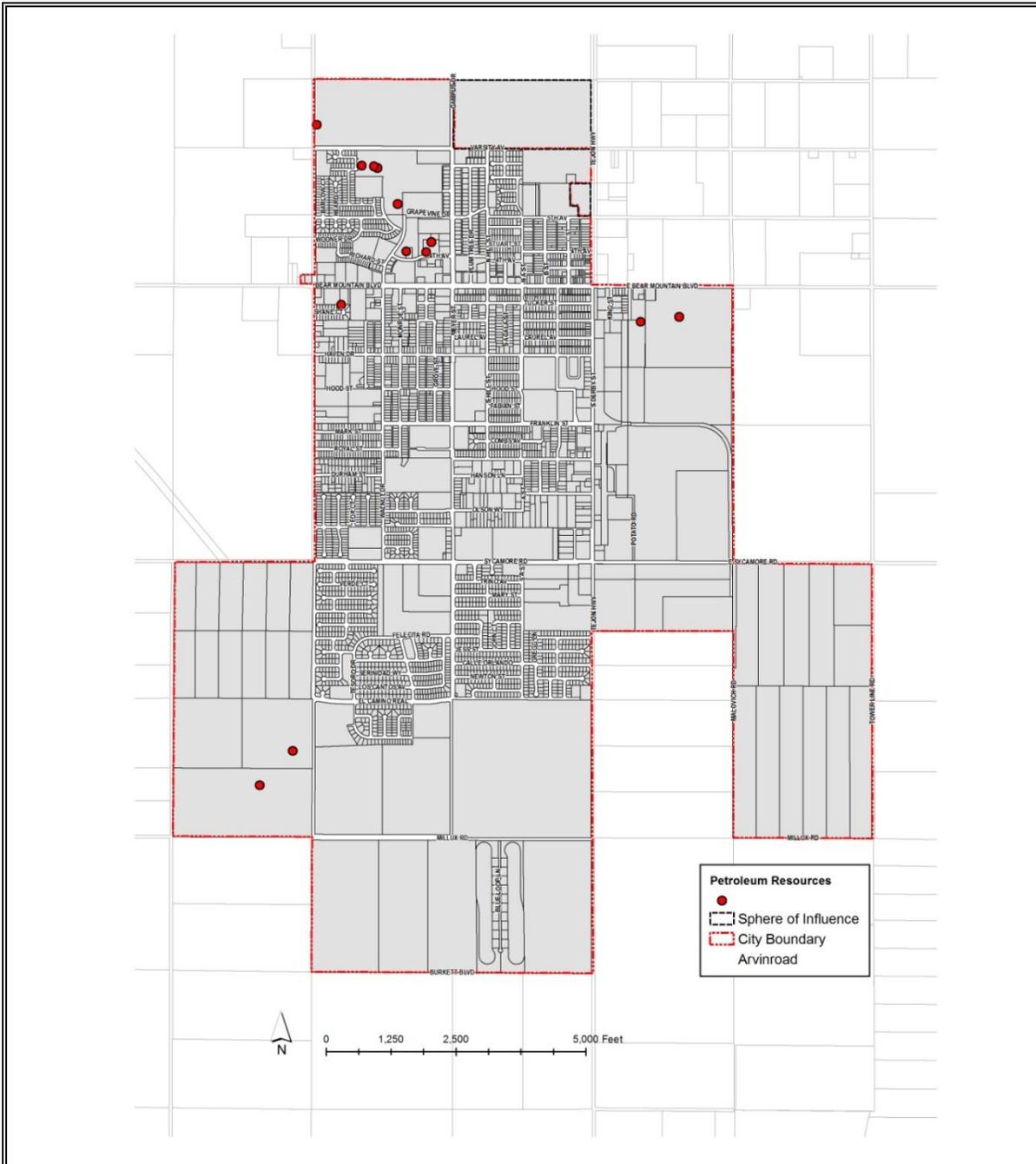
Present oil drilling and potential future oil exploration must be accommodated in land use planning decisions, but balanced against the pressing need to accommodate the logical growth of the City. Potential conflicts and safety and public nuisance problems exist between oil operations and urbanized uses such as residential or commercial. Care should be taken to allow for needed development, while maximizing the production of valuable petroleum resources.



Oil wells located in Jewett Square

With these concerns in mind, most of the land currently housing active wells has been designated for urbanized uses on the land use policy map, with the intent being to eventually phase out oil production in this area. This land includes the nine well sites located in the northwestern quadrant of the City, which is expected to be developed with more intense infill uses that will be incompatible with oil production operations, for the reasons described above. Also included are the two wells on the large lot located south of Bear Mountain on the eastern edge of the City. This land is located less than one-half mile from the many community services along the Bear Mountain commercial strip, and is considered a good location for estate residential development. The remaining two wells sit on land west of Comanche Drive in the southwestern corner of the City, are outside the existing built-up area, and are not considered candidates for residential or commercial development during the planning period. Thus, it is anticipated that oil production will continue on these properties, which have been designated for heavy industrial use, a category that includes oil and natural gas production.

For the long term, it is anticipated that the future expansion of the City will create conflicts between oil production and more urbanized uses that cannot be anticipated on specific sites. In these cases, it will be the policy of the City to weigh carefully the benefits of each type of use, and to channel growth around the productive sites, if possible. One element of this strategy will be to allow temporary recreational uses on productive sites where health and safety considerations permit.



Arvin General Plan

Figure CO-1
ACTIVE OIL WELLS

Natural Resources

Vegetation

The City of Arvin has been largely urbanized or cultivated in row crops. Little remains of the original native vegetation. No rare or endangered plant species are known to exist within the City. Presently, vegetation within Arvin consists of yard landscaping plants—such as grasses, shrubs, and shade, fruit and ornamental trees—agricultural crops and orchards, and City-maintained trees. These trees, which occur in parkways between sidewalk and curb, were required by previous subdivision standards. Present City subdivision standards do not require the planted parkway strip for new developments. Vegetation in developed areas within the City includes ornamental landscaping maintained by the City of Arvin. Such landscaping should be encouraged and maintained for future enjoyment of Arvin residents.

Wildlife

As a result of the removal of the area's native vegetation due to agricultural activity and the expansion of urban uses, relatively few animals native to the region occupy the Arvin area. Agricultural land supports some wildlife, particularly birds, rodents and reptiles. Two rare and/or endangered animal species native to the southern San Joaquin Valley include the Blunt-Nosed Leopard Lizard (*Crotaphytus silus*) and the San Joaquin Kit Fox (*Vulpes macrotismitea*). No known population occur with the City of Arvin. However, representatives of one or both species may exist within Arvin in agricultural



San Joaquin Kit Fox

or open space areas. Due to the dwindling numbers of the San Joaquin Kit Fox and the Blunt-Nosed Leopard Lizard, their preservation and protection should be of major concern.

The City will make a goal of preserving wildlife and natural habitats and ecosystems where possible within Arvin. In support of this goal, the City will strive to incorporate areas identified as having rare or endangered plant or wildlife into protected open space areas, planted with native valley vegetation, to serve as wildlife habitat and natural laboratory for public education purposes. If such plants or wildlife exists within areas with either current or planned urban uses, the City will execute a relocation plan in order to preserve these important resources.

Public Health and Safety

Groundwater Quality

According to the Arvin Community Services District (ACSD) the water generally complies with primary and secondary drinking water standard of the State Department of Health. However, evidence of arsenic and nitrate contamination has recently been detected in some of the City's wells at levels that exceed drinking water standards. For example, Well No. 5 in the ACSD has been identified as having arsenic levels approaching the federal standard limit.

However, as water from all the wells is mixed within the ACSD distribution system, these localized concentrations are diluted. Moreover, groundwater recharge sources, such as the Kern River watershed and deliberate recharge activities by the Arvin-Edison Water Storage District, are of high quality.

The quality of Arvin's groundwater is of paramount importance. Every effort should be made to keep the groundwater clean and free of harmful chemicals, so that it is fit for human consumption and for agricultural use.

Flood Control

No significant natural bodies of water exist in Arvin. However, according to the Federal Emergency Management Agency (FEMA), substantial flooding risk nonetheless is present within the City.

The entire City of Arvin and immediately surrounding lands lie within the base flood elevation of Caliente Creek. Caliente Creek enters the San Joaquin Valley about ten miles northeast of Arvin. Water flow is only seasonal, but historically has encompassed large volumes of water over short time periods, causing considerable flood damage in the southern San Joaquin Valley. Such flooding occurred in Arvin in early 1978 and in 1983.

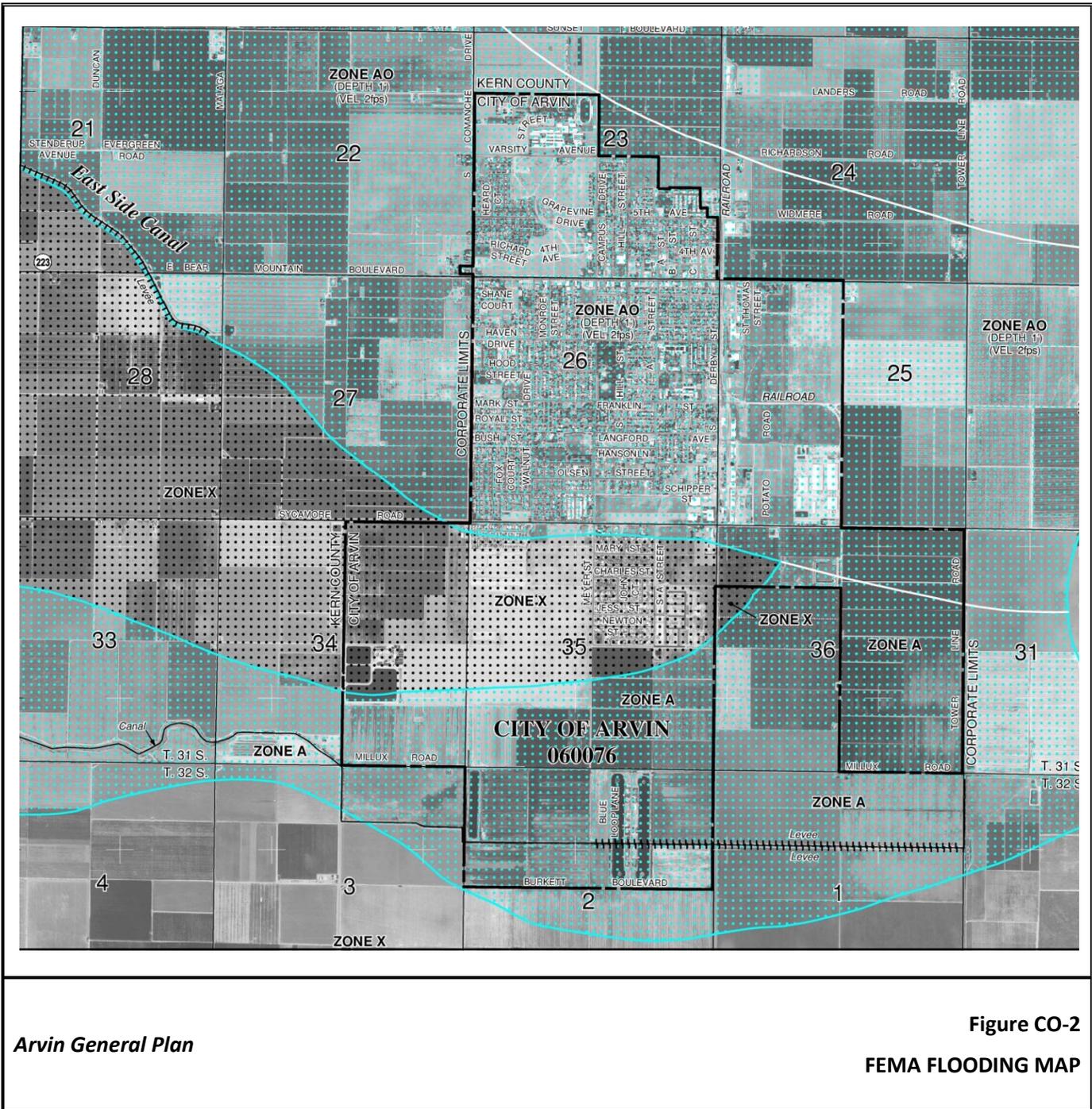
Other potential flood hazards exist in the form of Lake Isabella and Sycamore and Little Sycamore Creeks. If the Lake Isabella Dam were to break, for example, as the result of an earthquake, the ensuing water flow might impinge on the Arvin area. Another potential flood hazard involves Sycamore and Little Sycamore Creeks. This seasonal drainage emerges from the Tehachapi Mountains approximately four miles east and southeast, respectively, of the Arvin community. Obstruction of one of these channels, followed by sudden release of the collected water, might subject the Arvin area to flooding.

The majority of the developed area of the City falls within the AO flood zone, which is considered to be high-risk. The AO zone is defined as "a river or stream flood hazard area, and areas with a one percent or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from one to three feet. These areas have a 26 percent chance of flooding over a 30-year period. Average flood depths derived from

detailed analyses are shown within these zones. The City is also under the A zone and X zone. The A zone also represents areas of one percent annual chance of flooding, but detailed analyses are not performed and no depths or base flood elevations are available. The X zone represents areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. Figure COS-2 delineates the various flood zones in Arvin.

In order to minimize any potential flooding impacts and pursuant to FEMA requirements, the Arvin Municipal Code, Chapter 15.32 (Floodplain Management) has established flood-resistant standards for building anchoring, construction materials and methods, storage of materials, utilities and land subdivisions. In addition, the ground floor must be raised at least 24 inches above the highest adjacent grade. With these development standards, any potential flooding risks would be mitigated. According to Arvin's Building Engineer, grading fill material costs approximately \$5 per square yard. Though grading cost will depend on a site by site basis, in a typical single family home, the cost for grading would be approximately \$5,000 to \$10,000 and less for new housing projects on vacant land.

A Master Drainage Plan for the City of Arvin was adopted in 1986. The plan proposes drainage improvements to handle peak runoff flows generated within the City by a ten-year frequency storm. Because of the undetermined base flood elevations associated with Caliente Creek, it is uncertain whether the planned drainage improvements will be sufficient to accommodate Caliente Creek's 100-year floodwaters. Further investigation to adequately respond to these concerns should be performed by City Engineer of State Regulatory Agencies. Flooding is a major concern in Arvin. Due to the community's location within the 100-year flood zone of Caliente Creek, flood control measures must be devised and implemented to protect life and property from damage due to flood.

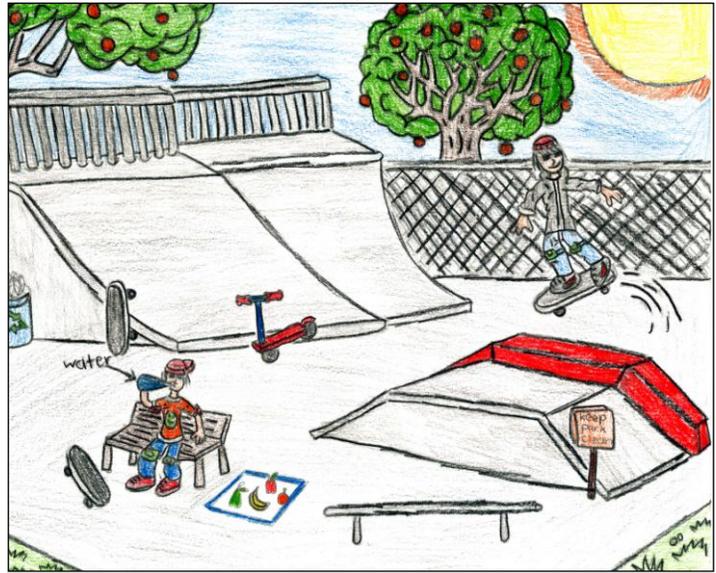


Arvin General Plan

Figure CO-2
FEMA FLOODING MAP

Recreational/Cultural/Community

A healthy, sustainable community requires indoor and outdoor public spaces for people to engage in physical and social activities. Parks, community centers and other such facilities provide for the critical needs (e.g., fresh air and exercise) of residents of all ages, in addition to serving as important spaces of interaction and community-building. This document incorporates policies and action programs that reaffirm the City's commitment to maintaining the high quality of its existing resources — not only in traditional parks and recreational areas but also on school properties and along the City's streets and sidewalks — and lay out a strategy for enhancing and expanding these resources for the health, benefit and enjoyment of future residents.



Hugo Pantoja, Bear Mountain Elementary School

Outdoor Recreation

Outdoor recreation is an important open space classification, which is essential to the continued well being and health of community residents. As a whole, recreation is viewed as a self rewarding utilization of time for the refreshment and renewal of body and mind. The Arvin area maintains a variety of activities within its recreation system to accommodate the diverse needs of the residents. The Arvin community maintains three exiting community parks with a variety of recreational activities. Special recreational facilities and buildings provide specialized recreational needs in addition to the outdoor activities at the park sites.

As the population increases in the Arvin area and new housing is constructed, the need for expanded recreational opportunities becomes more evident. The City of Arvin should encourage the development of public-owned parks and recreational areas and private commercial recreation facilities to provide adequate recreational amenities for present and future residents.

Recreational Open Space

The Arvin area maintains open space areas identified for recreational purposes, under the care of three agencies: the Bear Mountain Recreation and Park District, the Kern County Parks and Recreation Department, and the City of Arvin. These recreational areas provide open space amenities for the benefit and enjoyment of users in an urbanized setting. Arvin currently has a park land-to-resident ratio of 2.7 acres per 1,000 residents. Although the state does not have any set park ratio standards, the Statewide Park Development and Community Revitalization Act of 2008 (AB 31) considers communities with less than three acres per 1,000

residents as a "critically underserved community". Four parks exist in the Arvin area on a total of approximately 43 acres. These parks include Di Giorgio Park, Kovacevich Park, Di Giorgio Park, Smotherman Park, and another recently open City park that has not yet been named. Figure CO-3 illustrates the location of these parks in the context of the City boundaries and other public services, while Table summarizes the key characteristics of each park.

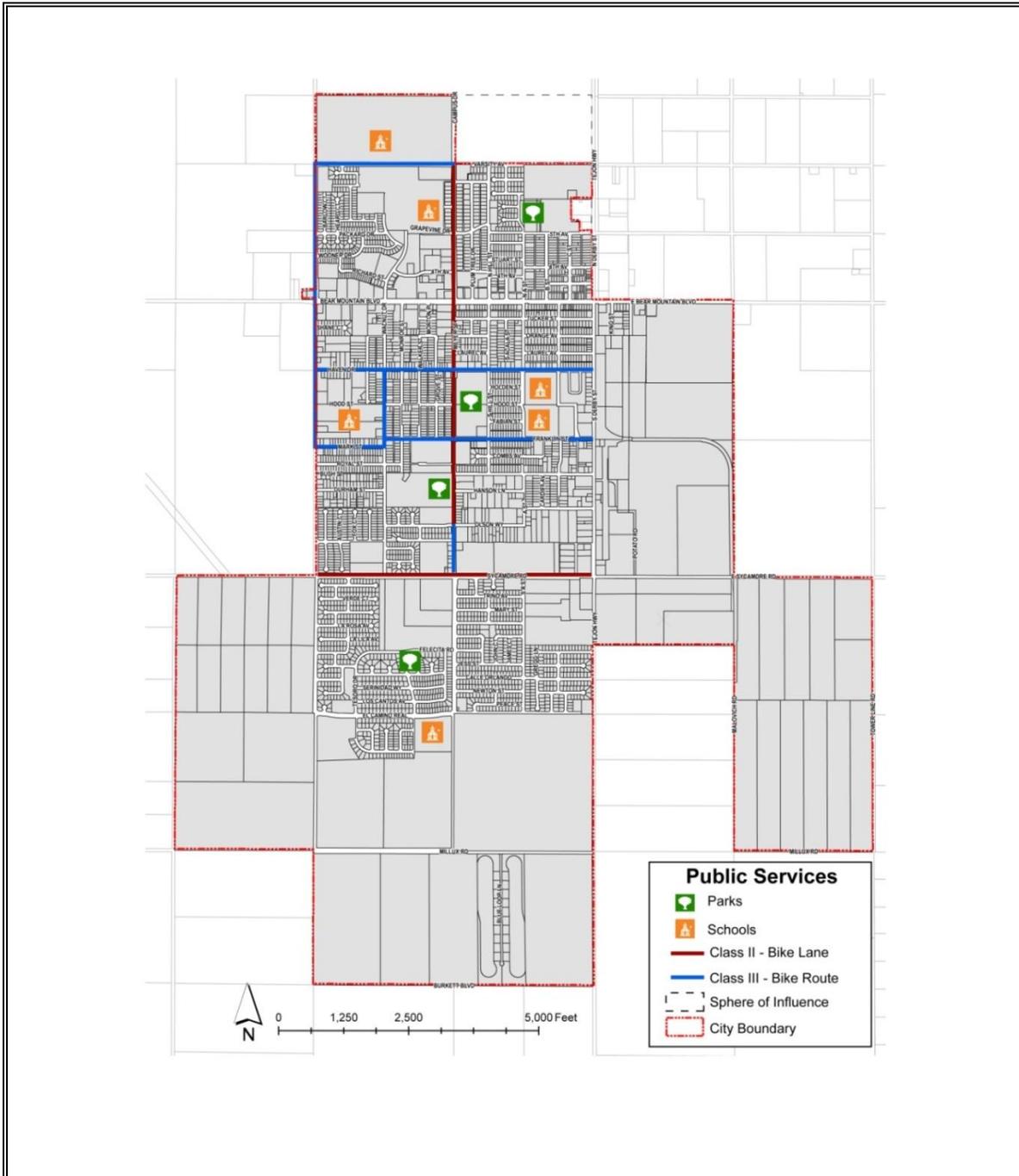


Kovacevich Park

Table CO-1
ARVIN PARKS

Name	Location	Acres	Agency	Facilities
Di Giorgio Park	Between Haven Drive and Meyer Street	18	Kern County Parks and Recreation Department	Recreational building, playground equipment, barbecue area, picnic tables, a swimming pool and a baseball diamond
Kovacevich Park	5th Street and A Street	7	City of Arvin	Baseball diamond, playground and picnic facilities
Smotherman Park	Walnut Drive and Monroe Street	15	City of Arvin	Youth recreational facility, track, soccer field, baseball diamond and skate park
New Park (unnamed)	Felecita Road and Rayo de la Luna Drive	2	City of Arvin	Open space and children's playground equipment

Source: City of Arvin



Arvin General Plan

Figure CO-3
PUBLIC SERVICES

Conservation and Open Space Element Goals and Policies

Goal 1 Promote the preservation of open space in the area for important non-renewable and renewable resources.

- Policy CO-1.1 Retain agricultural uses on land within Arvin City boundaries not yet needed for urban development.
- Policy CO-1.2 Promote recreational and community uses, including community gardening, on vacant land not yet needed for urban development, with maintenance provided by neighborhood residents and businesses.
-

Goal 2 Develop and expand public open spaces and facilities for the enjoyment, health and well-being of community residents.

- Policy CO-2.1 Determine and continually monitor existing demand for recreational open space within the various sectors of the community, as well as the community as a whole.
- Policy CO-2.2 Pursue a variety of creative financial mechanisms that will ensure adequate recreational open space that meets public demand.
- Policy CO-2.3 Maintain parks and public facilities in a way that enhances the appearance of the City's public spaces and contributes to the City's identity.
- Policy CO-2.4 Ensure that existing facilities are maintained in good working order to address the passive and active recreational needs of Arvin residents.
- Policy CO-2.5 Encourage the use of areas prone to flooding as open space or limited recreational use, and discourage property improvements that would be subject to damage during floods.
- Policy CO-2.6 Identify and pursue opportunities to open up school playgrounds and playfields to public recreational use outside of school hours through joint-use agreements with the appropriate school districts.
- Policy CO-2.7 Encourage conservation and promotion of the City's historical and cultural resources.
- Policy CO-2.8 Promote the development and design of the civic center and Jewett Square area as focal points for the community and for the City's identity.
-

Goal 3 Maintain and enhance groundwater levels in order to assure an adequate supply for future City water need.

- Policy CO-3.1 Encourage continued groundwater recharge efforts of the Arvin-Edison Water Storage District.
- Policy CO-3.2 Embark on a public education program regarding water conservation practices in residential, commercial, industrial and public facility development.
- Policy CO-3.3 Encourage the use of reclaimed wastewater for appropriate uses such as agricultural irrigation or frost protection.
- Policy CO-3.4 Require thorough information in all environmental assessments for projects which may have a substantial effect on groundwater levels.
-

Goal 4 Continue to provide high quality water for domestic use within the City of Arvin.

- Policy CO-4.1 Monitor water quality regularly in all wells in the Arvin Community Services District.
- Policy CO-4.2 Investigate means of protecting the groundwater supply from contamination by agricultural chemicals.
- Policy CO-4.3 Ensure that all components of the City's infrastructure related to water delivery and consumption, including those on private property, are functioning properly to protect water quality.
-

Goal 5 Protect life and property from damage and destruction due to flooding.

- Policy CO-5.1 Institute flood control measures to protect existing urban areas.
- Policy CO-5.2 Implement the drainage improvement measures specified in the Master Drainage Plan for Arvin.
- Policy CO-5.3 Direct the City Engineer and Flood Control District to review all development proposals and ensure adequate protection from flood damage.
-

Goal 6 Preserve wildlife, endangered and/or rare species and natural habitats and eco-systems in the Arvin Planning area.

- Policy CO-6.1 Protect sensitive and significant ecological areas of unique vegetation and wildlife.
- Policy CO-6.2 Protect from extinction the identified endangered species which recognize the Arvin area as part of their natural range.
- Policy CO-6.3 Consider the establishment of protected open space areas, planted with native valley vegetation, to serve as wildlife habitat and natural laboratory for public education purposes.
- Policy CO-6.4 Implement a relocation program for any rare and/or endangered animal species found in urbanized areas.
-

Goal 7 Improve air quality in the Arvin area by controlling emissions from stationary and mobile sources.

- Policy CO-7.1 Participate in the development and review of regional air quality plans.
- Policy CO-7.2 Cooperate in the implementation of regional plans to improve and protect local air quality.
- Policy CO-7.3 Require detailed air quality information and projected impacts in the environmental documentation for all major development.
-

Goal 8 Maintain solid waste collection and disposal services in accordance with California state standards.

- Policy CO-8.1 Implement diversion programs related to business collection including commercial onsite recycling and commercial onsite green waste pick up.
- Policy CO-8.2 Promote public education and outreach regarding the benefit of municipal waste programs and how they work.
- Policy CO-8.3 Continue waste management practices that meet or exceed requirements specified by the California Integrated Waste Management Act.
-

Goal 9 Improve energy efficiency of all new construction in the Arvin area.

Policy CO-9.1 Encourage the use of energy efficient building materials, installation of energy efficient appliances, and energy efficient design and construction.

Policy CO-9.2 Enforce the State Energy Conservation Standards for both residential and commercial uses.

AIR QUALITY ELEMENT

Introduction

The Bakersfield metropolitan statistical area (MSA), which includes Arvin, had some of the smoggiest air in the nation, according to a report compiled by Environment California. The Bakersfield MSA experienced 69 days in 2010 on which at least one monitor in the area measured an ozone concentration in excess of the 2008 national primary ozone standard. This tied the Bakersfield MSA with Los Angeles-Long Beach for No. 3 on the list of the smoggiest metropolitan areas in the nation.



Julianna Sosa, Sierra Vista Elementary School

Air quality in the Arvin area is a function of several factors. These include geographic location, regional meteorology, and the type and quantity of air emissions in the Arvin area. The City is situated at the southern end of the San Joaquin Valley Air Basin, in which winds flow predominantly from northwest to southeast toward the Tehachapi Mountains. This pattern causes air contaminants from the northern portion of the valley to drift and accumulate in the southern end of the valley. In addition, the dispersion of air pollutants is often hindered by inversion layers, in which warmer air layers sit on top of cooler layers, preventing the lower layers from rising and trapping airborne pollutants.

The air pollution Arvin residents experience is not entirely due to the contaminants drifting from northern counties to the southern end of the air basin. Local emissions, especially those produced by mobile sources such as automobiles and trucks, greatly affect air quality in the Arvin area. Also of significance in the Arvin area are suspended particulate matter emissions (dust) generated primarily by cultivation of the agricultural soils.

This means that it is within Arvin's power to shape its own future. By adopting new and cleaner technologies, conserving energy in homes and businesses, and providing more mobility options to its residents besides the automobile, this community can make a meaningful difference in the breathability of its air and the health of its people and

economy. The Air Quality Element lays out a comprehensive policy approach to achieve this vision and to ensure that Arvin's future includes clean air for all.

Authority

Government Code Section 65302.1 requires that each city and county within the San Joaquin Valley Air Pollution Control District to amend the appropriate elements of the general plan to include data and analysis, goals and policies to improve air quality. Although the air quality element is not one of the seven mandated elements, State Government Code Section 65303 states that: "...the general plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city." Therefore, the City of Arvin includes the Air Quality Element in its General Plan. Additionally, a pertinent State law is AB 170, which requires information and policies concerning air quality to be incorporated into the general plans of all cities and counties in the San Joaquin Valley Air Basin, including Arvin.

Purpose

Besides the legal requirements of AB 170, the City is compelled to address the issue of air quality due to the impact of air pollution on the health of its residents, particularly children as they will drive a large part of the region's future prosperity. Research has shown that ozone and particulate matter damage lung and other tissues and lead to increased risk of asthma, heart ailments and cancer. This Element is intended to help the City to avoid the future adverse effects of air pollution on its social and economic well-being. The City will accomplish this through an comprehensive policy approach centered primarily on reducing emissions from mobile sources, as these form the largest source category over which the City can exert control.

Relationship to Other Plans and Planning Tools

Assembly Bill 32

The State of California passed AB 32, the California Global Warming Solutions Act, the landmark climate change legislation of 2006. This act commits the state to reducing greenhouse gas (GHG) emissions to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. The California Environmental Quality Act (Public Resources Code §21000 et seq.) (CEQA) requires feasible mitigation of significant environmental impacts arising

from a city's land use policies and development projects. The legislation aims to reduce GHG emission in these two areas:

- **Land Use.** Land use is a significant contributor of GHG emissions, and local governments must make decisions regarding land use with AB 32's goals in mind.
- **General Plans.** Local governments must incorporate AB 32 analysis into their general plans, specific plans, and other planning and design documents.

Senate Bill 375

In 2008, California passed the companion bill SB 375, which provides the implementation policies to reach the GHG emission reduction goals through transportation and land use planning. It requires metropolitan planning organizations to create a Sustainable Communities Strategy to reduce GHG emissions and requires that funding decisions for regional transportation projects be internally consistent with the strategy. SB 375 ties state transportation funding decisions to land use and links regional planning efforts, such as the Kern Regional Blueprint Program for transportation and housing. The California Air Resources Board (ARB) Guidance on Planning to Reduce GHG Emissions provides guidance for local governments on meeting the targets for GHG emissions. Details of SB 375 are described in the Introduction chapter of the General Plan.

Kern Regional Blueprint Program

The Kern Regional Blueprint Program ("Blueprint Program"), adopted in 2008 by Kern Council of Governments (KernCOG), articulates a long-term vision for development and growth within Kern County and its 11 incorporated cities. The Blueprint Program is part of a larger eight-county San Joaquin Valley-wide process. The Blueprint Program is designed to help member cities plan for future growth and improve the quality of life through the integration of transportation, housing, land use, economic development and environmental protection. The following are the guiding principles for the Blueprint Program:

- Conserve energy and natural resources, and develop alternatives.
- Provide adequate and equitable services.
- Enhance economic vitality.
- Provide a variety of housing choices.
- Use and improve existing community assets and infrastructure.
- Use compact, efficient development and/or mixed land uses where appropriate.
- Provide a variety of transportation choices.

- Conserve undeveloped land and spaces.
- Increase civic and public engagement.

San Joaquin Valley Air Pollution Control District

The San Joaquin Valley Air Pollution Control District (District) is the local agency with jurisdiction over air quality in the San Joaquin Valley Air Basin. The District has adopted rules and regulations as a means of implementing the air quality plans for the Basin. Relevant plans include the Eight-Hour Ozone Plan, which contains an exhaustive list of regulatory and incentive based measures to reduce emissions of ozone and particulate matter precursors in the Valley. The plan calls for major advancements in pollution control technologies for mobile and stationary sources of air pollution, and a significant increase in state and federal funding for incentive-based measures to create adequate reductions in emissions to bring the entire Valley into attainment with the federal ozone standard. The 2006 Particulate Matter 10 Attainment Plan is an amalgamation of existing federal (EPA), statewide (ARB) and regional (District) air quality measures. The 2006 Particulate Matter Plan seeks to limit the impact of harmful ambient particulate matter caused by construction, demolition, excavation, extraction and agricultural activities.

Green Arvin Program

The Green Arvin Program is a pilot project that translates energy conservation into economic development. The goal of the Green Arvin Program is to demonstrate how small businesses can save money through smart, sustainable energy consumption. This includes, recycling, clean energy sourcing and infrastructure improvements. Infrastructure improvements are encouraged through a variety of utility, state and other incentives as well as Valley CAN grants.

Air Quality Issues

Geography and Climate

The City of Arvin lies within the southern portion of the San Joaquin Valley Air Basin (“Basin”). Air quality has been a serious issue in the San Joaquin Valley because of its topography, climate, and growing population.

The physiography of the southern San Joaquin Valley is a significant factor in the air basin’s limited ability to dilute and disperse air contaminants. For the majority of the

Basin, air movement is restricted by the hills and mountains surrounding it. Although marine air flows into the basin from the Delta, the Coast Range hinders wind movement into the Basin from the west, the Tehachapi Mountains prevent the southerly passage of airflow, and the Sierra Nevada Mountains are a significant wind barrier to the east. These topographic features create a weak airflow pattern that becomes blocked vertically by high barometric pressure over the Basin. As a result, the majority of the Basin is highly susceptible to pollutant accumulation over time.

Air Pollutants in the San Joaquin Valley

The following section summarizes the pollutants of greatest importance in the San Joaquin Valley. It provides a description of the pollutants' physical properties, health effects, sources and the extent of the problems.

In general, primary pollutants are directly emitted into the atmosphere, and secondary pollutants are formed by chemical reactions in the atmosphere. Air pollution in the Valley results from emissions generated in the Valley as well as from emissions and secondary pollutants transported into the Valley. It is thought that the bulk of the Valley's summer and winter air pollution is caused by locally generated emissions. Due to the Valley's meteorology, topography, and the chemical composition of the air pollutants, NO_x is the primary culprit in the formation of both ozone and PM_{2.5}.

Ozone – Ozone (O₃) and particulate matter are the two pollutants that are responsible for the bulk of the Valley's air quality problems. Ozone is the major component of the Valley's summertime "smog," and it affects human health and vegetation. Ozone is not emitted directly into the air, but is created by a series of chemical reactions between reactive organic gases (ROG) and oxides of nitrogen (NO_x) that take place in the presence of sunlight. ROG and NO_x are emitted from fuel combustion, agricultural processes, and industrial processes that are widespread throughout the Valley as well as from natural sources. Studies have also linked urban areas with both higher regional temperatures and higher ozone levels (a phenomenon known as the "urban heat island effect").

High concentrations of ground level ozone can adversely affect the human respiratory system and aggravate cardiovascular disease and many respiratory ailments. Ozone also damages natural ecosystems such as forests and foothill communities, agricultural crops and some man-made materials, such as rubber, paint and plastics.

Reactive Organic Gases – Reactive organic gases (ROG), also known as volatile organic compounds (VOC), are photochemically reactive hydrocarbons that are important for ozone formation. The primary sources of ROG are petroleum transfer and storage, oil and gas production, mobile sources, organic solvent use, farming operations, and

miscellaneous processes. No separate health standards exist for ROG as a group. Because some compounds that make up ROG are also toxic, like the carcinogen benzene, they are often evaluated as part of a toxic risk assessment.

Oxides of Nitrogen – Oxides of Nitrogen (NO_x) are a family of gaseous nitrogen compounds and are precursors to the formation of ozone and particulate matter. The major component of NO_x, nitrogen dioxide (NO₂), is a reddish-brown gas that is toxic at high concentrations. NO_x results primarily from the combustion of fossil fuels under high temperature and pressure. On-road and off-road motor vehicles and fuel combustion are the major sources of this air pollutant.

Particulate Matter – Particulate matter (PM) is any material except pure water that exists in the solid or liquid state in the atmosphere. Suspended particulate matter (airborne dust) consists of particles small enough to remain suspended in the air for long periods. Respirable particulate matter consists of particles small enough to be inhaled, pass through the respiratory system, and lodge in the lungs with resultant health effects. Respirable particulate matter includes “inhalable coarse particles,” with diameters larger than 2.5 micrometers and smaller than 10 micrometers (PM₁₀), and “fine particles,” with diameters that are 2.5 micrometers and smaller (PM_{2.5}).

PM₁₀ and PM_{2.5} are primary pollutants (emitted directly to the atmosphere) and secondary pollutants (formed in the atmosphere by chemical reactions among precursors. Generally speaking, PM_{2.5} sources tend to be combustion sources like vehicles, power generation, industrial processes, and wood burning, while PM₁₀ sources include these same sources plus roads and farming activities. Fugitive windblown dust and other area sources also represent a source of airborne dust in the Valley.

Acute and chronic health effects associated with high particulate levels include the aggravation of chronic respiratory diseases, heart and lung disease, and coughing, bronchitis, and respiratory illnesses in children.

Carbon Monoxide – Carbon monoxide (CO) is an odorless, colorless gas that is highly toxic. It is formed by the incomplete combustion of fuels and is emitted directly into the air (unlike ozone). The main source of CO in the San Joaquin Valley is on-road motor vehicles. Other CO sources in the Valley include other mobile sources, industrial processes such as metallurgy, and fuel combustion from stationary sources.

Because of the local nature of CO problems, the ARB and EPA designate urban areas as CO nonattainment areas instead of the entire basin as with ozone and PM₁₀. Motor vehicles are by far the largest source of CO emissions. Emissions from motor vehicles have been declining since 1985, despite increases in vehicle miles traveled (VMT), with the introduction of new automotive emission controls and fleet turnover.

Other airborne pollutants in the Basin include sulfur dioxide and lead. Emissions of these pollutants, which are mainly a product of fuel combustion in on-road vehicles, have lessened over time as their use in fuels has been phased out. Neither pollutant is currently considered to be a significant problem for air quality in the San Joaquin Valley.

Local Air Quality Conditions

Arvin's air quality has generally improved over the last several years. During the five-year period 2006 to 2010, the area experienced fewer days in excess of State standards for 1-hour ozone, 8-hour ozone, and 24-hour PM10 (estimated) in 2010 than in any other year in this period. This trend reflects improvements observed District-wide, as 2010 saw the fewest State nonattainment days for 1-hour ozone, 8-hour ozone and PM10 (estimated) and the fewest estimated days exceeding the federal standard for PM2.5 of any year in the five-year period. Detailed information on local ambient air quality in Arvin can be found in the Existing Conditions Report, Technical Appendix to the General Plan.

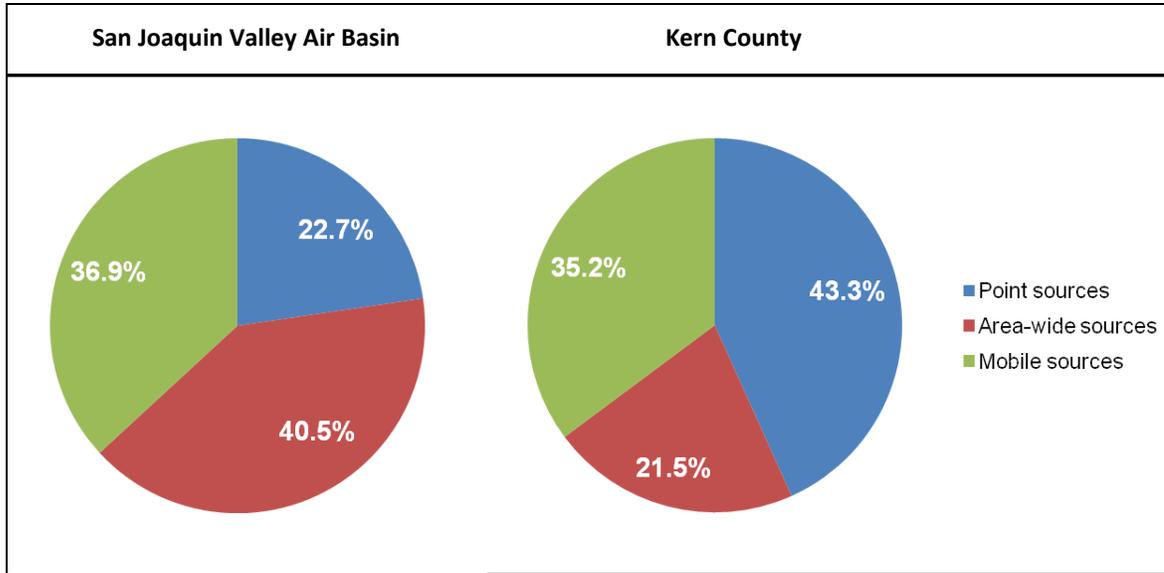
Despite these observed improvements, air pollution remains a serious problem in the Arvin area, as pollutant concentrations exceed State and Federal standards with unacceptable frequency. As mentioned in the Introduction section of the Air Quality Element, ozone concentrations dropped in 2010 compared to previous years; however, the Bakersfield MSA, which includes Arvin, had some of the smoggiest air in the nation. The Bakersfield MSA experienced 69 days in 2010 on which at least one monitor in the area measured an ozone concentration in excess of the 2008 national primary ozone standard, which tied the Bakersfield MSA with Los Angeles-Long Beach for No. 3 on the list of the smoggiest metropolitan areas in the nation. The ten Red Alert days was second only to Riverside-San Bernardino for the highest number of any MSA nationwide.

Mobile Source Emissions

Mobile source emissions are a substantial portion of the pollutant inventory in the San Joaquin Valley. Mobile sources consist of on- and off-road motor vehicles, trains, boats, aircraft, construction equipment, farm equipment, and other vehicles propelled by motors. At the scale of both Kern County and the San Joaquin Valley Air Basin as a whole, mobile emissions, which account for slightly more than one third of human-generated reactive organic gas emissions (one of the main ingredients in smog) in both the County and the Air Basin, as shown by Figure AQ-1. Mobile sources are also notable (and sometimes dominant) sources of other anthropogenic pollutants within the County, accounting for approximately 16 percent of toxic organic gases, 83 percent of carbon monoxide, 77 percent of nitrogen oxides, 12 percent of PM10, and 31 percent of

PM2.5 emissions (all excluding natural source emissions). This makes mobile sources a potentially promising avenue for reducing the City's contribution to regional air pollution across a broad range of pollutants.

Figure AQ-1
ANTHROPOGENIC ROG EMISSIONS BY SOURCE, 2008



Source: California Air Resources Board Almanac Emission Projection Data, Published 2009

Other Emission Sources

Other emission sources include point (or stationary) sources, area-wide sources, and natural sources. Within Kern County, point/stationary sources make up the largest category of human-generated emissions, at 43 percent. They are regulated by the Air District and can only be controlled by the City in the form of land use regulations that permit or prohibit the type of business that typically generates these types of emissions. Because these businesses provide needed employment opportunities and contribute to the City's tax base, it is undesirable to ban them outright; instead, the City's land use policies will focus on separating emissions-generating businesses from residential areas and sensitive receptors. For this reason, it is the second largest source category at 35 percent that commands most of the City's attention as a potential avenue for reducing emissions.

Facilities that have valid Air District permits are called **point sources** or **stationary sources**. Refineries, gas stations, dry cleaners and industrial plants are examples of

point sources in the San Joaquin Valley. The operators of these sources submit detailed information to the Air District, which maintains a database. Almost all facilities with emission greater than 2.5 tons/year of any air pollutant are included.

Area-wide source emissions are from sources that are not regulated by the Air District, or are individually very small emitters that may not be included in the District's survey system. These small sources may not individually emit significant amounts of pollutants, but in aggregation area-wide sources can make appreciable contribution to the emission inventory. Examples of area sources are residential water heating and use of paints, varnishes, and consumer products. Emissions from these sources are grouped into categories and calculated based on surrogate variables.

Natural sources include wildfires, windblown dust, and biogenic emissions from plants and trees. Emissions from natural sources are estimated by ARB.

Land Use Regulation and Development Patterns

Land use regulations influence the distribution of housing, employment centers, and other land uses within a community. The widespread distribution of different land uses affects the way individual residents choose to travel to various destinations within the community; the current orientation of the City's land use patterns toward automobile travel means that driving is the only option for many residents.

The patterns of land uses found in a community are directly tied to the prevalent form of transportation available at the time the area was developed. Urban areas established before the age of the automobile were often developed around a railroad station or streetcar stop with most residential and commercial uses located within walking distance of the station. After World War II, however, automobile ownership became much more widespread as the United States experienced unprecedented economic growth and prosperity. New residential development could appear anywhere a car could reach. Suburban shopping malls were developed away from existing homes and downtown commercial areas. Parking lots began to be placed prominently in front of new commercial development. The practice of using cul-de-sacs in subdivision designs and limiting access from major arterial and collector streets further separated residences from frequently needed goods and services.

After more than 50 years of automobile-oriented development, the personal automobile now accounts for the vast majority of our daily trips. (U.S. Department of Transportation 1999). This is driven by necessity, due to the increased physical separation between home, work, school and retail commerce. Driving is often the only way to get to one's workplace in a timely manner. Most parents must act as chauffeurs

for their children, shuttling them to school, to little league, to fast food, or to day care. Most destinations are perceived as unsafe for children to walk or to bicycle due to the lack of sidewalks and/or high vehicle speeds.

The community orientation to the automobile is not without benefits. People enjoy having quiet residential neighborhoods, with commercial and industrial employment sites situated well away from their homes. However, if Arvin wishes to reduce mobile source emissions, the City as a whole will need to address the overwhelming reliance on automobiles, and to increase the range of options available to Arvin residents. Land use patterns and transportation systems must continue to allow people to efficiently use their cars, but also must provide an environment where walking, bicycling and transit use are practical, safe and enjoyable alternatives for meeting mobility needs.

The City of Arvin plans to achieve these objectives in a number of ways. An important land use strategy will be to prioritize “infill” development on vacant sites within the boundaries of the City’s existing built-up area rather than expansion onto adjoining farm land. This will ensure new residents are near existing retail commerce and public services and will not need to travel farther to meet their daily needs. The largest opportunities for such development are the planned Jewett Square area (north of Bear Mountain Boulevard, west of Campus Drive) and the two large vacant sites at the intersection of Meyer Street and Sycamore Road). Beyond these major development sites, which are discussed in detail in the Land Use Element of the General Plan, this Air Quality Element contains numerous policies stating the City’s commitment to ensuring site and building designs that prioritize safe, convenient pedestrian access, as well as to developing a network of bicycle- and pedestrian-friendly streets that reduce the stress, discomfort and danger of non-motorized travel in Arvin neighborhoods.

Energy Conservation in Building Construction and Operations

Another potential avenue for reducing City emissions is the reduction of the amount of energy consumed in building, maintaining, operating, heating and cooling homes and businesses in Arvin. Natural gas-burning appliances used for space heating, water heating and cooking are a sizable source of NOx emissions. The consumption of electricity also causes pollutant emissions from the operation of power plants fueled by fossil fuels. Local efforts to reduce energy consumption can save consumers money and improve air quality.

Air Quality Element Goals and Policies

Goal 1: Integrate air quality, land use and transportation planning and policy to reduce the emission of criteria pollutants and greenhouse gases from mobile sources.

- Policy AQ-1.1: Encourage strategic land use patterns for businesses that reduce the number and length of motor vehicle trips, and that encourage alternative modes of travel.
- Policy AQ-1.2: Encourage employment-intensive development within walking or bicycling distance of existing neighborhoods, and discourage such development in more remote areas.
- Policy AQ-1.3: Support the location of ancillary employee services (such as child care, restaurants, banks, convenience markets) at or adjoining major employment centers, in order to reduce the need for midday vehicular travel.
- Policy AQ-1.4: Promote self-supporting developments inclusive of homes, schools, civic uses, retail and neighborhood services within walking distance of each other.
- Policy AQ-1.5: Promote infill growth within existing urban areas as a priority over outward expansion, where appropriate.
- Policy AQ-1.6: Promote site planning and design that prioritizes pedestrian and bicycle access and contributes to a safe, pleasant street environment for those arriving on foot or bicycle.
- Policy AQ-1.7: Recommend the use of traffic calming measures, where appropriate, within subdivision plans (e.g., median crossing islands, curb extensions, mini-roundabouts) in order to improve the safety and viability of pedestrian and bicycle travel.
- Policy AQ-1.8: Coordinate with the SJVAPCD on the review of proposed development projects.
- Policy AQ-1.9: Submit transportation improvement projects to be included in regional transportation plans (RTP, RTIP, CMP, etc.) that are found to be consistent with the air quality and climate change goals and policies of the General Plan.
- Policy AQ-1.10: To the greatest extent feasible, identify and mitigate the air quality and greenhouse gas emissions impacts of all development projects.

Goal 2: Encourage the use of low-emission vehicles in City operations and in the larger community.

Policy AQ-2.1: Replace City fleet vehicles with low-emission technology vehicles wherever possible.

Policy AQ-2.2: Give preference to contractors using reduced-emission equipment for City construction projects, as well as for City service contracts.

Policy AQ-2.3: Encourage developments and street systems that accommodate the use of neighborhood electric vehicles (NEVs) for local travel.

Goal 3: Promote energy conservation in homes, businesses, and City operations.

Policy AQ-3.1: Incorporate energy-conserving design and construction techniques into the construction and renovation of City facilities.

Policy AQ-3.2: Encourage the use of building materials and methods that increase efficiency beyond State Title 24 standards.

Policy AQ-3.3: Encourage the use of energy-efficient appliances, such as water heaters, cooking equipment, refrigerators, furnaces and other units, where feasible.

Policy AQ-3.4: Encourage the implementation of cost-effective and innovative emissions-reduction technologies in building components and design.

Policy AQ-3.5: Promote the implementation of sustainable design strategies for “cool communities” such as reflective roofing, light-colored pavement, shade trees, and other measures to reduce energy demand.

Policy AQ-3.6: Proactively work with appropriate State, County, regional, and local agencies as well as private partners to seek funding sources and implement programs to reduce water and energy use, reduce pollutant emissions and reduce the creation of greenhouse gases.

Goal 4: Provide the community with accurate, complete information about the role of individual choices in affecting air quality and climate change, and provide encouragement for individuals to make voluntary changes that lead to reduced emissions.

Policy AQ-4.1: Encourage employers to participate in SJVAPCD public education programs.

Policy AQ-4.2: Encourage businesses to provide employees with information about alternatives to single-occupant auto travel, including public transit, ridesharing, bicycling and other means of travel.

Policy AQ-4.3: Provide air quality information through the City's web site, including links to SJVAPCD and ARB public information.

Policy AQ-4.4: Support infrastructure and programs that enable and encourage children to safely walk or bicycle to school.

Policy AQ-4.5: Support the efforts of local public and private groups that provide air quality, public health and climate change education and outreach programs.

Policy AQ-4.6: Work with the Kern County Office of Education and the Arvin Union School District to provide information to students on air pollution, public health effects and climate change.

Goal 5: Minimize exposure of the public to hazardous air pollutant emissions, particulates and noxious odors from highways, major arterial roadways, industrial, manufacturing, and processing facilities.

Policy AQ-5.1: Locate adequate sites for industrial development and major roadway projects away from existing and planned sensitive land uses in accordance with the provisions of ARB's Air Quality and Land Use Handbook.

Policy AQ-5.2: Locate residential development projects and projects housing populations categorized as sensitive receptors an adequate distance from existing and potential sources of hazardous emissions in accordance with the provisions of ARB's Air Quality and Land Use Handbook.

Policy AQ-5.3: Coordinate with the SJVAPCD to ensure that construction, grading, excavation and demolition activities within the County's jurisdiction are regulated and controlled to reduce particulate emissions to the maximum extent feasible.

Policy AQ-5.4: Require that all access roads, driveways, and parking areas serving new commercial and industrial development be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of use.

Goal 6: Proactively coordinate City air quality improvement activities with County and regional programs and those of neighboring communities.

Policy AQ-6.1: Designate an Air Quality and Climate Change Coordinator to coordinate City efforts and work with neighboring jurisdictions and affected agencies to minimize cross-jurisdictional and regional transportation and air quality issues.

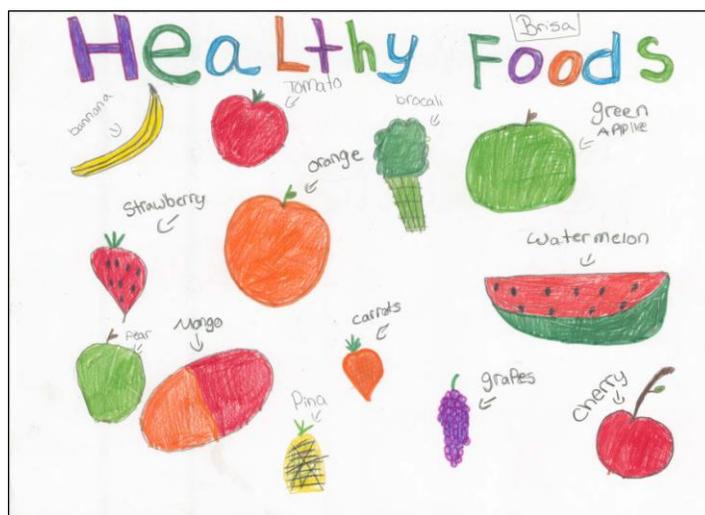
Policy AQ-6.2: Consult with the SJVAPCD and KernCOG during CEQA review of discretionary projects having the potential for causing adverse air quality, transportation, and climate change impacts. Participate in the SJVAPCD Climate Change Action Plan implementation.

Policy AQ-6.3: Actively work with and support agricultural activities to develop, implement and find funding sources for programs and initiatives that improve air quality, reduce greenhouse gases and particulate matter.

COMMUNITY HEALTH ELEMENT

Introduction

The City of Arvin, a small town that is driven by its agricultural community, is located in one of the most productive areas of California. However, the City faces numerous environmental challenges and health-related issues. Arvin, as well as many communities in Kern County and the San Joaquin Valley are struggling to address these interrelated issues, such as how the community's health is impacted by air and water pollution, dependency on cars, lack of physical activity and accessibility to medical care and healthy food. Recognizing that there are critical health risks in the community and that the City can take a proactive approach solving these issues, the City has developed a Community Health Element for its General Plan. This Community Health Element primarily addresses concerns that relate to the built environment, as well as identifying programs that will educate, support, and encourage a healthy lifestyle.



Brisa Valencia, Sierra Vista Elementary School

Authority

The State of California has mandated that city and county governments adopt a General Plan. The General Plan consists of seven required elements and gives the flexibility to include optional elements. The California Governmental Code Section 65303 enables a county or city to adopt “any other elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city.” The Community Health Element is not a required element in the General Plan, but including the Community Health Element enhances and supports the City’s vision of a sustainable and prosperous future.

Purpose

The purpose of the Community Health Element is to establish the community's vision for the future and outline a clear but flexible policy framework in regards to the community's health. Its goal is to provide informed guidance for long-term decision-making that will encourage and support improved health and quality of life in the City as it grows and evolves over time. In the service of this goal, the Element includes a set of policies and action programs that collectively form an integrated strategy to ensure a sustainable and prosperous future for the community. These policies and actions are anticipated to guide the City in terms of how the design of the built environment is to enrich the health of the community, how it conserves the City's resources and how it maintains and expands its recreational and cultural resources. This planning effort will occur in conjunction with developing air quality, land use and transportation policies and within the context of the Sustainable Communities Strategy to reduce greenhouse gas (GHG) emissions as required by SB 375. The City's focus on providing effective transportation and land use policies can change the built environment to reduce air pollution emission and promote healthy active lifestyles. The built environment is all the physical, human-made surroundings that provide the setting in which we live and work (e.g., homes and buildings, streets, and parks). An example of how the built environment can affect public health when the unavailability of assessable sidewalks and bicycle or walking paths becomes a factor of physical inactivity. Lack of physical activity can lead to poor health outcomes such as obesity, cardiovascular disease, diabetes, and some types of cancer.

Relationship to Other Elements, Plans and Planning Tools

As stated previously, that the Community Health Element is an optional element, but must still comply with all other elements and policies that have been adopted by the City in accordance with the California Governmental Code Section 65300.5, which states,

"In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."

The Community Health Element comply with all other general plan elements, especially the Land Use Element policies. Additionally, there are several regional plans and programs that are also considered in the formulation, adoption, and implementation of local land use policies as well as the sustainability principles of the Strategic Growth Council, the California Global Warming Solutions Act of 2006 (AB 32), the Sustainable Communities Planning Act (SB 375) and the Kern Regional Blueprint Program, which are all describe in the Introduction chapter of the General Plan.

The Built-Environment and Health

An important consideration in developing the Community Health Element is the effect of its policies on Arvin's public health. By shaping the built environment, the City can contribute to healthier community lifestyles and reduce reliance on automobile travel by enabling more residents to live within walking or bicycling distance of neighborhood services. These changes can help reduce pollutant emissions from mobile sources and make it easier for resident to incorporate physical activity into their daily routine. Residents' ability to choose whether or not to drive a car, to obtain healthy food, and to incorporate physical activity into their daily routines are influenced by three important characteristics of the built environment: development patterns, site and building design, and the design of streets and public spaces.

- **Development patterns** that incorporate a variety of housing types and locate jobs and services close to neighborhoods can contribute to healthier lifestyles and reduce reliance on automobile travel by enabling more residents to live within walking or bicycling distance of neighborhood services.
- Good **site design** --the placement of buildings on their lots and their relationship to the street and sidewalk — can contribute to the ease of non-automobile travel by offering safe pedestrian access and making public spaces more inviting.
- The **design of streets and public spaces** can make it easier for residents to get around without a car by including safe, pleasant sidewalks, crosswalks and bicycle paths, and can serve as a resource for residents to engage in physical activity and gather with other community members.

These design concepts and principles are further explained in the Existing Conditions Report for the Community Health and Air Quality elements as areas where the City could potentially improve.

The street network, while offering smooth and efficient automobile travel, should also enable and encourage users to meet their mobility needs by means other than the private automobile, and should serve as a resource for residents to engage in physical activity. To the greatest extent possible, streets should be designed to enhance the safety, comfort and convenience of people who are not drivers, whether they are too young or too old to drive, physically unable to drive, lack access to a vehicle, or have chosen not to drive for a particular trip. In order to encourage healthy lifestyles and reduce reliance on automobiles, the



Pedestrian walkways in Jewett Square

City must incorporate pedestrian- and bike-friendly designs into the street network. The use of alternative transportation such as bicycles, walking, and public transportation may both reduce carbon emissions produced by cars and provide physical activity for people. The City's policies pertaining to the built environment will look to encourage these modes of transportation by making these processes safe, easy to access and enjoyable.

Health Issues Facing Arvin

Air Quality and Asthma

The physiography of the southern San Joaquin Valley is a significant factor in the air basin's limited ability to dilute and disperse air contaminants. Within the majority of the San Joaquin Valley Air Basin, air movement is restricted by the hills and mountains surrounding it. Although marine air flows into the Basin from the San Joaquin Delta, the Coast Range hinders wind movement into the Basin, the Tehachapi Mountains prevent the southerly passage of airflow, and the Sierra Nevada Mountains create a significant wind barrier to the east. These topographic features create a weak airflow pattern that becomes blocked vertically by high barometric pressure over the Basin. As

a result, the majority of the Basin is highly susceptible to pollutant accumulation over time. Air pollution Arvin is not entirely due to the contaminants drifting from northern counties to the southern end of the Basin. Local emissions, especially those produced by automobiles and trucks, greatly affect the Arvin area. Also of significance in the Arvin area are suspended particulate matter emissions (dust) generated primarily through the cultivation of the agricultural soils.

Automobile emissions contribute greatly to the creation of smog—photochemical oxidants created by chemical interactions in the presence of sunlight. Ozone is one of the primary photochemical oxidants and is a major pollutant in the air of the southern San Joaquin Valley. Currently, the Kern County portion of the San Joaquin Valley Air Basin experiences violations of both state and federal air quality standards for ozone and suspended particulate matter.

Another, large scale air quality issue affecting Arvin is that of greenhouse gas (GHG) emissions, which trap heat in the atmosphere and contribute to global climate change. The presence of GHGs in the atmosphere regulates the earth's temperature; however, it is



Yisel Para, Sierra Vista Elementary School

believed that emissions from human activities, such as electricity production and vehicle use, have elevated the concentration of those gases beyond naturally occurring concentrations and are contributing to the gradual warming of the earth's climate.

The negative effects of air pollution on human health and the environment have been known for many years. Studies have shown how ozone and particulate matter damage lung and other tissues and lead to an increased risk for asthma, heart ailments, and cancer. According to the American Lung Association, the San Joaquin Valley is home to more than 10 percent of California's population and represents 13 percent of California's criteria pollutant emissions. In its 2011 State of the Air report, the Association found that the Bakersfield-Delano Metropolitan Statistical Area, which includes Arvin, ranked highest in short-term and year-round fine particulate pollution (PM2.5) and second-highest in ozone levels. In 2008, ozone levels in Kern County exceeded the regulatory standards on 106 days — only San Bernardino County was higher with 117 days, while Riverside County equaled number of days at 106. During the same year, the annual average particulate matter concentration in Kern County was 23.5 micrograms per cubic meter, which is considerably higher than the 15.0 micrograms per cubic meter standard. Any particulate matter concentrations over the standard are considered potentially harmful.

Water Quality

Water quality is also a key issue for the City of Arvin. The level of arsenic found in the public drinking water was over 50 parts per billion (ppb) in the northwestern portion of the City. Arsenic is a known carcinogen, and drinking high levels of it over many years can increase the chance of cancer and other diseases. The federal Environmental Protection Agency (EPA) has ordered the Arvin Community Services District to lower the arsenic levels to federal Safe Drinking Water Act's arsenic standard of 10 ppb. Within the City of Arvin, the Brown and Bryant site (APN 193-130-11) located at 600 Derby Street is identified on the National Priority List. This site covering approximately five acres, contains formulated liquid agricultural chemicals. As a result of poor handling practices by the company and the contamination of the soil and groundwater with numerous pesticides such as Dinoseb C, ethylene dibromide and other fumigants, the EPA added the site to the NPL in 1989. The contaminated site is located approximately 1,500 feet from the City of Arvin Well #1 and within three miles of other public and private wells, which provide drinking water to 7,200 residents and irrigate 19,600 acres of cropland. This site is also identified on the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), the California Department of Toxic Substances Control (DTSC) Calsites, the Site Mitigation and Brownfields Reuse Programs Database (SMBRPD) and the Hazardous Waste and Substances Site List (Cortese List AB 3750).

Tobacco Control

According to the American Lung Association, tobacco use is the number one preventable cause of death and disease in California. Despite significant gains in the last 20 years, four million Californians still smoke, and smoking kills nearly 40,000 people every year. The State of California aims to have smoke free outdoor air, smoke free housing, and reducing sales of tobacco products. The State has passed several legislative policies that pertain to prohibiting smoking in public areas such as places of employment, schools, enclosed bars and restaurants, health care facilities, and child care facilities. In addition, the State has several laws regarding restricting minors from purchases and possessing tobacco, holding tobacco retailers accountable to selling to minors. More recently, the State has passed SB332, which makes it explicit that landlords have the right to make their rental properties smoke free.

The American Lung Association's State of Tobacco Control 2012 report tracks progress on key tobacco control policies at the state and federal levels. The report assigns grades to the states in four key areas — tobacco prevention and control spending, smokefree air, cigarette tax and cessation coverage. According to this report, both the County and the City had unsatisfactory reports. Recently, the County has implemented a tobacco retailer's permit ordinance and a comprehensive outdoor secondhand smoke ordinance which is in review. The Kern County Housing Authority is planning to implement a 100 percent smoke free policy for all the facilities owned or managed starting July 1, 2012. In efforts to be aligned with the State and County goals in tobacco control, the City will adopt similar policies in the health element.

Obesity and Lack of Physical Activity

One of the greatest public health concerns in the United States is obesity. The Centers for Disease Control and Prevention (CDC) considers obesity as the number one health risk in the nation, with approximately one-third of the adult population defined as obese. Obesity is a growing health concern because it is linked with many types of chronic illnesses such as diabetes, heart disease, hypertension and stroke. It is estimated that obesity results in approximately 400,000 deaths a year nationwide and costs the national economy over \$120 billion annually. The San Joaquin Valley counties have some of the highest adult obesity rates in the state. Lack of



Bike lane on Campus Drive

physical activity is one of the main factors of obesity. Some of the barriers to living an active lifestyle are:

- Time spent in front of TV and computers doing work, schoolwork, and leisure activities
- Reliance on cars instead of walking or bicycling for local travel
- Lack of sidewalks in local neighborhood
- Lack of bicycle access or poor bicycle access
- Lack of access to parks, trails, sidewalks, and affordable gyms
- Lack of time
- Increased employment in the service industry and desk jobs that involve little physical activity

Many of these barriers discouraging an active lifestyle are a result of the built environment. In addition, reliance on automobile travel contributes to an increase in physical inactivity. Contrastingly, walking, bicycling and the use of public transit are signs of an active population.

Food and Nutrition

While genetics, age, pregnancy and other factors may contribute to becoming overweight or obese, it is generally accepted that too much food — especially widely marketed fast food and junk food — and too little exercise are the main causes. Therefore, both nutrition and physical activity are critical to control the obesity epidemic.

The nutrition side of the obesity equation must include the availability of fresh food products and the accessibility to food outlets, such as grocery stores. The California Center for Public Health Advocacy found the following relationship between available food outlets and health:

- Where there are high numbers of fast-food restaurants compared to grocery stores, there are higher rates of diabetes, cardiovascular disease, and cancer.
- People who live near supermarkets are more likely to eat more fruits and vegetables and less likely to be obese.



Art on Convenient Store Wall

- Eating at fast-food restaurants is associated with consuming more calories and fewer vegetables; it is also associated with higher rates of obesity.
- People consistently underestimate how many calories are in fast-food meals.

According to the California Health Interview Survey, approximately 75 percent of the residents of Kern County consumed fast food at least once a week and the County also has about four times the number of fast food restaurant and convenience stores to the number of supermarkets and produce vendors. Similarly, the California Center for Public Health Advocacy conducted a study of type of food retailers in communities around the state. The study found that in Bakersfield had the highest concentration among the state's largest cities. According to recent market study of health-related establishments, Bakersfield has six fast food restaurants and convenience stores for every one grocery store, farmers market, or produce store, and at the same time, has one of the highest levels of obesity and diabetes in the state. In comparison, the City of Arvin has over eight fast food and convenience stores to markets and produce vendors. There are seven fast food establishments and 11 convenience stores and only two markets that sell fresh meats and produce in the City. The market study indicates that there is a lack of establishments that provide fresh produce and an excess of convenience stores.

Although Arvin is located in one of the most fertile and productive agricultural areas in the state, the City lacks fresh produce and healthy restaurants. Alternative food markets such as farmers' markets or community gardens are an affordable way of accessing healthier foods. However, there are currently no farmers' markets or community gardens in the City. The nearby community of Lamont has a farmers' market that operates once a week during the summer months. Bakersfield has six farmers' markets within the city that operate once or twice a week. Two markets operate year round. Smaller communities such as Delano, Shafter, Rosedale and Tehachapi all have farmers' markets.

Community Health Element Goals and Policies

Citywide Goals and Policies

Goal 1: Improve the overall safety of the transportation system for pedestrians, cyclists, and all non-motorized roadway users.

- Policy CH-1.1 Consider pedestrian safety and crime prevention measures in major transit centers and high pedestrian traffic generators such as schools, community centers, parks, etc.
- Policy CH-1.2 Pursue funding for projects that reduce the risk of non-motorized/motorized vehicle collisions, particularly in areas where such collisions frequently occur.
- Policy CH-1.3 Ensure sidewalks are sufficiently wide and clear of obstructions to facilitate pedestrian movement and access for the disabled.
- Policy CH-1.4 Implement traffic-calming and traffic-slowing measures on roads with a high level of pedestrian and non-motorized vehicle activity.
- Policy CH-1.5 Ensure that the City has a network of “complete streets”.
-

Goal 2: Improve environmental conditions through good transportation system design.

- Policy CH-2.1 Designate truck routes away from residential neighborhoods and other sensitive uses.
- Policy CH-2.2 Create air pollution buffers by locating residences, schools, child care facilities, elderly care facilities, parks, and health care facilities away from heavy industrial areas.
- Policy CH-2.3 Use landscaping and other buffers to separate existing sensitive uses from rail lines, heavy industrial facilities, and other emissions sources.
-

Goal 3: Improve the community's health by providing opportunities for physical activity through walking and bicycling.

- Policy CH-3.1 Improve sidewalks and the pedestrian environment citywide with particular emphasis in the civic center area and areas around schools and parks.
-

- Policy CH-3.2 Maximize the potential of the City's streets as universally accessible public spaces for pedestrians to walk and socialize. Explore opportunities to reclaim portions of streets, such as excess parking spaces, as open spaces, parklets and additional sidewalk areas.
- Policy CH-3.3 Increase the number of multi-use trails and create a network of striped bicycle lanes, signed bicycle routes, bicycle priority streets, and secure bicycle parking throughout the City.
- Policy CH-3.4 Provide incentives to employers and developers to include secure bicycle parking and storage in existing and new businesses and in all new development projects.
- Policy CH-3.5 Encourage bicycle safety through education programs targeting bicyclists and motorists and promotional events such as bicycle rodeos and free helmet distribution events.
- Policy CH-3.6 Work collaboratively with the school district, school board, PTA, and community residents to identify and address access and safety issues for students arriving at school by bike or on foot.
-

Goal 4: Encourage physical activity through parks, open space and recreational facilities.

- Policy CH-4.1 Ensure an equal distribution of parks within the City such that all homes are within one-quarter mile walking distance of at least one usable park and/or open space.
- Policy CH-4.2 Work with the school districts and other community organizations to provide and support after-school fitness and education programs for school age children.
- Policy CH-4.3 Improve the use of existing venues and programs through marketing, promotion, extended park supervision/hours, and other high visibility strategies.
- Policy CH-4.4 Provide a range of quality recreational facilities that are well maintained, have adequate lighting, signage, hours of operation and represent the multi-ethnic and multi-cultural needs of the community.
- Policy CH-4.5 Protect visitors of parks and recreational facilities from exposure to structural and safety hazards, wildland fires, crime and other natural or human-induced incidents.
-

- Policy CH-4.6 Promote park and facility design that discourages vandalism, deters crime, provides natural surveillance and creates a safe and comfortable environment.
- Policy CH-4.7 Pursue a variety of creative financial mechanisms that will ensure adequate recreational services and facilities to meet public demand.
- Policy CH-4.8 Work with school districts to open up school playgrounds and recreational facilities outside of school hour use through a joint-use agreement.
- Policy CH-4.9 Promote the use of vacant land within developed neighborhoods for temporary recreational use, with maintenance provided by neighborhood residents and businesses.
-

Goal 5: Improve access to fresh fruits, vegetables, and other healthy food by encouraging a mix of food establishments that offer healthy food choices.

- Policy CH-5.1 Encourage new and existing food retailers to improve the quality and selection of healthy foods through financial incentives, zoning, technical assistance and other similar programs.
- Policy CH-5.2 Work with school districts to ensure that healthy food options are available in all Arvin schools.
- Policy CH-5.3 Limit the number of fast food restaurants and liquor stores in areas with high existing concentration of these uses.
- Policy CH-5.4 Promote the production and distribution of locally grown food by reducing barriers to farmers markets, food cooperatives, and neighborhood or community gardens.
-

Goal 6: Reduce alcohol, tobacco, and other drug use by creating a social and physical environment that supports healthy choices, ensuring access to treatment services and enforcing existing regulations.

- Policy CH-6.1 Adopt and enforce tobacco control laws. Continue updating and reinforcing tobacco control laws that pertain to location and retailing practices of tobacco stores, smoking restrictions, and smoke-free home and workplace laws.
-

Policy CH-6.2 Raise awareness of alcohol and other drug issues. Reduce positive associations and increase perceptions of harm among youth by changing social norms through supporting a comprehensive, evidence-based prevention approach that includes media, enforcement, education, and policy.

Policy CH-6.3 Prohibit smoking in areas around public facilities designated as smoke-free zones by the City. Public areas include City Hall, parks and recreational facilities, schools, and other public meeting places.

Goal 7: Improve access to medical services.

Policy CH-7.1 Expand public transit service to neighborhood and regional medical facilities.

Policy CH-7.2 Encourage the provision of a range of health services (including but not limited to primary, preventive, specialty, prenatal, dental care, mental health, and substance abuse treatment/counseling) in a manner accessible to City residents.

Policy CH-7.3 Develop a partnership with nearby cities to provide expanded regional medical services.

Goal 8: Strengthen social and mental well-being through neighborhood design.

Policy CH-8.1 Provide diverse public spaces that provide pleasant places for neighbors to meet and congregate.

Policy CH-8.2 Pursue an integrated strategy to reduce street crime and improve personal safety.

Policy CH-8.3 Support community organizations that do workforce development and connect people to social services.

Goal 9: Promote and encourage development of child care facilities and programs.

Policy CH-9.1 Encourage the inclusion of community of child care centers and other community-serving uses at public facilities (schools, community centers, etc.) in the City.

Policy CH-9.2 Encourage and facilitate the operation of child care centers at private and nonprofit locations, including major employers, commercial centers, churches and private schools.

Policy CH-9.3 Provide incentive programs for new developments to encourage the provision of child care facilities and child care programming.

This page is intentionally left blank

IMPLEMENTATION PLAN

The City of Arvin General Plan 2012 establishes the foundation and policy framework for guiding Arvin's future development. The General Plan establishes official goals and policies related to community development, resources, health and safety. This Implementation Plan identifies specific actions the City will take to implement the General Plan's policies. Its purpose is to serve as a reference for City staff and decision makers as they strive to put these policies into effect in the form of ordinances, programs and practices. The Implementation Plan will be updated as often as necessary to ensure that it reflects the City's policy priorities and available resources. In addition, the Implementation Plan will be updated whenever the General Plan is amended in order to ensure that it remains consistent.

The following actions will put the General Plan goals and policies into effect. Many of these actions help to implement policy priorities identified in more than one element; for example, Action 3, which concerns placing new residential development within walking distance of retail commerce and neighborhood services, addresses land use policies concerning compact development, community health policies concerning physical activity, and air quality policies concerning non-polluting transportation. Therefore, because of these overlapping relationships, actions are not grouped according to the various individual General Plan elements, but by a set of nine focus areas that address specific topics, some of which are common threads that run through multiple elements.

The responsible agency and/or City department for each action is identified, as well as the recommended time frame and funding source. Time frames for each action are primarily either "short-term" (one to five years from plan adoption) or "long-term" (after five years, but within the General Plan's 15 to 20-year time horizon). Activities that are anticipated to be sustained over the entire planning period are shown as "ongoing."

Table IP-1

ARVIN GENERAL PLAN: IMPLEMENTATION ACTIONS		
Action	Responsible Agency	Time Frame
Focus Area 1 Livable Neighborhoods and Orderly Development		
Action 1.1: Revise the Zoning Map and Zoning Ordinance to be consistent with the General Plan.	Arvin Planning and Building	Short-term
Action 1.2: Update the Zoning Ordinance to reflect the principles of sustainable communities planning, increase energy efficiency, and reduce greenhouse gas emissions. Incorporate design guidelines for residential, commercial and industrial development that employ sound architectural principles, facilitate active living, and enhance neighborhood livability. Include standards for pedestrian and bicycle accommodation and accessibility.	Arvin Planning and Building	Short-term
Action 1.3: Prepare Specific Plans to guide the development of compact, mixed-use communities on the Jewett Square and Meyer/Sycamore opportunity sites, with pedestrian linkages to retail commerce on Bear Mountain Boulevard and community services along Campus Drive.	Arvin Planning and Building	Short-term
Action 1.4: Create a façade rehabilitation program for commercial and industrial development.	Arvin Planning and Building	Short-term
Action 1.5: Adopt design guidelines for commercial and industrial development.	Arvin Planning and Building	Short-term
Action 1.6: Develop incentive programs for clean and light industry uses in appropriate locations.	Arvin Planning and Building	Long-term
Action 1.7: Continue to designate industrial uses near major streets and incorporate transit policies from the circulation element for industrial land designations.	Arvin Planning and Building	Short-term
Action 1.8: Maintain the City's inventory of all vacant parcels and abandoned properties within City boundaries.	Arvin Planning and Building	Ongoing
Action 1.9: Initiate a request to the Kern County Local Agency Formation Commission to amend the City's Sphere of Influence to include strategic growth areas outside the City's existing corporate boundaries.	City Manager; Arvin Planning and Building	Long-term

Table IP-1

ARVIN GENERAL PLAN: IMPLEMENTATION ACTIONS		
Action	Responsible Agency	Time Frame
Focus Area 2 Clean and Active Transportation		
Action 2.1: Update the subdivision ordinance to include standards for pedestrian and bicycle accommodation and accessibility in the design and planning of major new development projects.	Arvin Planning and Building	Short-term
Action 2.2: Prepare and adopt a Bicycle Master Plan.	City Manager, Arvin Planning and Building, Arvin Public Works	Short-term
Action 2.3: Prepare and adopt a citywide Safe Routes to School Plan.	City Manager, Arvin Planning and Building, Arvin Public Works; Arvin Union School District	Short-term
Action 2.4: Initiate discussions with major employers regarding the creation or expansion of ridesharing programs within Arvin and to major destination points, such as Bakersfield and the Grapevine/Tejon Ranch area.	Arvin Planning and Building, Arvin Transit	Ongoing
Action 2.5: Amend the Zoning Ordinance to require the installation of secure bicycle parking facilities at major destination points within Arvin.	Arvin Planning and Building	Short-term
Action 2.6: Establish pedestrian access standards by thoroughly reviewing pedestrian amenities for commercial projects and activity centers during the project review and approval process. Revise development standards and design guidelines to emphasize the provision of safe pedestrian access.	Arvin Planning and Building	Short-term
Focus Area 3 Green Buildings and Vehicles		
Action 3.1: Adopt a green building ordinance that establishes guidelines, standards and incentives for energy efficiency, water efficiency and reduced pollutant emissions in new buildings.	Arvin Planning and Building	Short-term

Table IP-1

ARVIN GENERAL PLAN: IMPLEMENTATION ACTIONS		
Action	Responsible Agency	Time Frame
Action 3.2: Initiate and/or support planning, financing, construction and implementation programs for energy-efficient projects.	City Manager; Arvin Planning and Building	Ongoing
Action 3.3: Adopt an ordinance requiring the installation of water-efficient fixtures in all new residential, commercial, and industrial developments.	Arvin Planning and Building	Short-term
Action 3.4: Adopt an ordinance requiring all future residential development to install water meters to prevent unnecessary and costly water usage.	Arvin Planning and Building, Arvin Public Works	Short-term
Action 3.5: Replace all conventional-engine vehicles in the City fleet with low-emission vehicles (LEVs), gradually phasing out conventional vehicles as their useful lives expire.	City Manager, Arvin Public Works, Arvin Police Dept.	Ongoing
Action 3.6: Establish mechanisms in the City’s procurement processes that give preference to vendors and contractors using low-emission vehicles and equipment.	City Manager, Arvin Public Works	Short-term
Focus Area 4 Resource Management: Land		
Action 4.1: Create a Specific Plan for the open space on the periphery of the incorporated area that limits physical development to strictly agricultural and recreational use.	Arvin Planning and Building	Long-term
Action 4.2: Provide local farmers with information on the benefits of entering into the Williamson Act Program and how to begin the process.	Arvin Planning and Building	Ongoing
Action 4.3: Prepare a memorandum that investigates the possibility of valuable agricultural lands in the area becoming involved in various Conservation Resource Management Programs approved by the U.S. Department of Agriculture – Soil Conservation Service.	Arvin Planning and Building	Short-term
Action 4.4: Prepare a memorandum that investigates the possibility of employing open space easements to conserve agricultural lands and potential wildlife habitats within the City. With this method of agricultural land conservation, the City may acquire the easement at virtually no initial cost, and the landowner donating the easement retains all other rights of ownership and may receive a charitable tax deduction and a reduction in property taxes.	Arvin Planning and Building	Short-term
Action 4.5: Create an inventory of all existing agricultural lands within City boundaries.	Arvin Planning and Building	Short-term

Table IP-1

ARVIN GENERAL PLAN: IMPLEMENTATION ACTIONS		
Action	Responsible Agency	Time Frame
Action 4.6: Compile information regarding government-approved best management practices concerning soil quality and maintenance, and disseminate via the City's website and various other media, as appropriate.	Arvin Planning and Building	Ongoing
Action 4.7: Update and revise zoning ordinance to ensure that agricultural zones are confined to agriculture-related uses and other compatible uses such as oil and gas production.	Arvin Planning and Building	Short-term
Action 4.8: Foster personal and professional relationships between responsible agencies, the City and local farmers through annual forums and town hall meetings.	Arvin Planning and Building	Ongoing
Focus Area 5 Resource Management: Water		
Action 5.1: Continue coordination and cooperation with the Arvin Community Services District and the Arvin-Edison Water Storage District to assure the wise management of groundwater resources.	Arvin Public Works	Ongoing
Action 5.2: Prepare or support the preparation of water quality and water management studies to ensure the continued provision of good quality water to residents of the community provision.	Arvin Public Works	Ongoing, as needed
Action 5.3: Periodically inspect septic tanks located within City jurisdiction to insure that strict health standards are being met and public safety is maintained.	Arvin Planning and Building	Ongoing
Action 5.4: Allow development in areas identified as being within the 100-year flood zones as long as specific conditions specified by the City Engineer are met.	Arvin Planning and Building	Ongoing
Action 5.5: Pass an ordinance requiring, as a condition of approval, that all proposed developments demonstrate the availability of City water and sewer lines to the development parcel.	Arvin Planning and Building	Ongoing
Action 5.6: Enforce the ordinance requiring that all new development be constructed at least 18 inches above adjacent existing grades prior to development.	Arvin Planning and Building	Ongoing
Action 5.7: Construct and require, as a condition of approval, the drainage improvements outlined in the Arvin Master Drainage Plan.	Arvin Planning and Building, Arvin Public Works	Long-term; ongoing

Table IP-1

ARVIN GENERAL PLAN: IMPLEMENTATION ACTIONS		
Action	Responsible Agency	Time Frame
Focus Area 6 Resource Management: Other		
Action 6.1: Implement a relocation program for any rare and/or endangered animal species found within the City boundaries. The City shall seek the advice of the U.S. Fish and Wildlife Service, the California Department of Fish and Game, and the Facility for Animal Care and Treatment (FACT) at California State University, Bakersfield.	City Manager	Ongoing, as needed
Action 6.2: Actively participate in the preparation of the next round of updates to the various air quality plans of the San Joaquin Valley Air Pollution Control District, providing input on how to design air quality programs that take the needs of Arvin's residents and businesses into account.	Arvin Planning and Building	Short-term
Action 6.3: Support county, state and federal legislation and programs to reduce and control air pollution.	City Manager	Ongoing
Action 6.4: Initiate commercial and industrial waste stream monitoring programs to efficiently reuse paper, glass and aluminum products.	City Manager	Short-term
Action 6.5: Utilize the Green Arvin Plan as a policy guide for future sustainable energy resource legislation.	City Manager; Arvin Planning and Building	Ongoing
Focus Area 7 Safe, Healthy and Well-Maintained Places to Play		
Action 7.1: Prepare a memorandum evaluating the feasibility of implementing user fees, facility fees, and registration and industrial development fees in order to ensure the continued financial viability of recreational resources.	City Manager, Bear Mountain Recreation and Park District, Kern County Department of Parks and Recreation	Short-term
Action 7.2: Work with the Bear Mountain Recreation and Park District to explore financial assistance and programs from federal, state, local, and private sources that can assist in providing more recreational amenities for the community.	City Manager, Bear Mountain Recreation and Park District, Kern County Department of Parks and Recreation	Ongoing

Table IP-1

ARVIN GENERAL PLAN: IMPLEMENTATION ACTIONS		
Action	Responsible Agency	Time Frame
Action 7.3: Pursue funding for recreational development through capital improvement programs and state grants.	City Manager, Arvin Planning and Building	Ongoing
Action 7.4: Create a monitoring and maintenance program for public facilities and parks, to be revised annually.	City Manager, Arvin Public Works, Bear Mountain Recreation and Park District	Ongoing
Action 7.5: Prepare a list of physical upgrades to recreational facilities that will help the facilities comply with the Americans with Disabilities Act (ADA).	City Manager	Short-term
Action 7.6: Develop a City signage program to aid in visibility of public facilities such as parks, city hall, and other public buildings.	Arvin Planning and Building, Arvin Public Works	Short-term
Action 7.7: Provide marketing material such as brochures and signage for historical and cultural sites.	City Manager	Ongoing
Action 7.8: Adopt a "Safe and Healthy Parks" ordinance that reduces children's exposure to secondhand smoke, strengthens prohibitions against alcohol and drug use, protects park users from violence, and ensures that neighborhood parks are safe for families to use.	City Manager, Bear Mountain Recreation and Park District	Short-term
Action 7.9: Initiate a joint use agreement among all relevant agencies for opening up public school playgrounds to community use outside of school hours.	City Manager, Bear Mountain Recreation and Park District, Arvin Union School District	Short-term
Action 7.10: Adopt an ordinance establishing smoke-free zones on public property in the immediate vicinity of places where children are likely to congregate, possibly including but not limited to schools, parks and daycare facilities.	City Manager	Short-term

Table IP-1

ARVIN GENERAL PLAN: IMPLEMENTATION ACTIONS		
Action	Responsible Agency	Time Frame
Focus Area 8 Healthy, Affordable Food for All		
Action 8.1: Create a “Healthy Food Retailer” certification program offering assistance and incentives for existing retailers to offer affordable, fresh, wholesome food and to emphasize such food in their advertising and interior displays.	City Manager	Short-term
Action 8.2: Adopt an ordinance discouraging the proliferation of “fast food” establishments and removing barriers to the operation of produce markets and other sources of healthy food.	Arvin Planning and Building	Long-term
Action 8.3: Work with local farms, food retailers and nonprofit organizations to establish a regularly occurring farmers’ market in a prominent and accessible location within the City.	City Manager	Short-term
Action 8.4: Create zoning that explicitly allows and encourages small-scale community gardens near or within existing neighborhoods.	Arvin Planning and Building	Short-term
Action 8.5: Compile a list of existing resources residents can use to gain greater access to healthy food — such as cooking classes, gardening classes and financial support — and disseminate it through a variety of channels, including the City website, schools and community organizations.	City Manager	Short-term
Focus Area 9 Accessible Medical, Wellness and Social Services		
Action 9.1: Work with Kern Regional Transit to provide more convenient and direct transit service between Arvin and medical facilities in Lamont and Bakersfield.	City Manager, Arvin Transit	Short-term
Action 9.2: Prepare a memorandum assessing the local need for medical and wellness services, identifying any deficiencies and proposing a strategic approach for improving access.	City Manager	Short-term
Action 9.3: Work with the Arvin Union School District to develop, as part of the Jewett Square area, a one-stop facility that connects residents with a variety of social services and also supports school district use for instructional activities.	City Manager, School District	Short-term

Table IP-1

ARVIN GENERAL PLAN: IMPLEMENTATION ACTIONS		
Action	Responsible Agency	Time Frame
Action 9.4: Compile and disseminate — via community organizations, the City website, and various other media — a comprehensive listing of resources residents can use to connect with various health, wellness and social services, including but not limited to free or low-cost medical care, mental health counseling, child care, senior services, food assistance, housing assistance, career counseling, and other services that contribute to the well-being of individuals and families.	City Manager	Short-term