



**CITY OF ARVIN**  
**200 Campus Drive**  
Arvin Ca 93203  
Phone 661-854-3134758-7200  
FAX 661-854-0817  
**CANNABIS APPLICATION PACKET**

**DEVELOPMENT AGREEMENT – OPTIONAL**

- DEVELOPMENT AGREEMENT APPLICATION

**DEVELOPMENT AGREEMENT - OPTIONAL**



# CITY OF ARVIN

Community Development Department – Planning Division  
 141 Plumtree Drive, P.O. Box 548, Arvin, CA 93203  
 Phone (661)854-6183 Fax (661)854-2969  
**DEVELOPMENT AGREEMENT APPLICATION**  
**DA Application No. 2018-**  
**Date: \_\_\_\_\_**

## SECTION 1: Payment of Fees- See Payment Processing Request – Fee Calculation and Deposits and Flat Fees:

Attach Calculation Work Sheet to Application Submittal:	<b>Total Deposit Due: \$5,000.00</b>
	<b>Total Flat Fee Due: \$</b>

### SECTION 1a: *Receipt and application date:*

Payment of application fees in the amount of	\$
Date Received:	
Staff:	
Receipt No.	

### SECTION 2: *Applicant's Information:*

Name:			
Address:	City:	State:	Zip
Phone Number:	Fax Number:		
Email:	Other:		

### SECTION 3: *Property Owners Information.*

Name:			
Address:	City:	State:	Zip
Phone Number:	Fax Number:		
Email:	Other:		



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## SECTION 4: Project Information and Description:

1.	Projection Description – Requested Deal Points - Add additional pages if needed			
2.	Address:			
3.	Location:			
4.	Assessor Parcel Number:			
5.	General Plan Designation:		Zoning Designation:	
6.	Parcel Size:			
7.	Direction:	Surrounding Uses:	General Plan Designation	Zoning Designation
	Subject Site			
	North			
	East			
	South			
	West			
8.	Existing Structures: - Describe and show on the site plan and Provide Photos:			
9.	Proposed Development Compliance– Utilize the Attached Section 17.70 Site Development Standards with the proposed project to determine compliance.			



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## SECTION 5 Submittal Information:

### Submittal Information required:

The Community Development Department, within thirty (30) days of submittal, will either accept or reject the applications. If the application is rejected, the Community Development Director or designee will specify in writing, the additional information that is required to make the application complete

The Development Agreement will be binding on both parties during the term of the Agreement; therefore, determining the content of the Agreement will be thorough and shall include all conceivably valuable provisions.

All materials, data and information requested shall be submitted prior to the application being processed. The required information, maps shall be submitted in the sequence as listed. The format shall include:

#### Proposed Development Agreement: Title

- Table of contents
- Page Number
- Subsections Separated and Titled

NOTE: Provide all information and attach to the application. Provide tabs and inserts to separate the information and provide an index for easy access.

- Address of project site
- Legal description of property (*attached description and map*)
- Most recent Assessor's Map
- Assessor's Parcel Number
- The City of Arvin will require certain mutual benefits to the City of Arvin and its residents as well as the applicant. The project applicant shall provide a detailed statement that accomplish the desired mutual benefits.
- Part I – General Information
- Forms to be Signed by Authorized Agent -  Indemnification Agreement
- Preliminary Title Report – Current Title Report is required.
- 3 sets of Site Plan and Architectural Plans drawn to scale, one set 11 X 17, and one electronic file either CD or Flash Drive.
- Flood plain elevation – Flood Plain Management
- General Plan designation
- Zoning designation
- Project description – Attach
- Deed Restriction Certificate: (*I/We certify that there are/are not deed restrictions on the subject site or other State of Federal restrictions on the subject site. If Deed Restrictions or other State or Federal restrictions exist, attach copy. Attach Certification.*)



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- A map or maps drawn to scale showing the property for which the DA is requested. The following number of maps shall accompany this application: two (2) full size drawings and one (1) 11 x 17 reduced drawing, and one electronic copy either CD or Flash Drive. All full size maps shall be folded to 8 ½ x 11 and placed in an envelope in the proper sequence
- A clear indication of the names of all the streets and of the Assessor's Parcel Numbers of each parcel shown on the map of each parcel that is the subject of the DA.
- The names and mailing addresses as listed on the latest Assessor's Roll of the owners of the property owners on the map subject to the DA. If any property is in escrow, contact for sale, etc., attach documents
- The proposed use or uses, density or intensity of use of the property, the maximum height and size of any proposed buildings subject to the DA.
- The time period in which the DA is proposed. Time periods may range from one (1) years to twenty (20) years.
- An outline of the specific areas requested to be included in the DA.
- Letter of authorization, if applicant is not the property owner.
- Environmental assessment application
- The project applicant will be responsible for off-setting all current and future costs in the administering, monitoring, servicing the development agreement.
- The City encourages the project applicant to commit to a community benefit, off-set all direct and indirect costs now and in the future as may be associated with the project.

### City Council Criteria

- The City Council in considering the establishment of a Development Agreement will consider the following:
  - a. *The City Council may approve the development agreement only if it finds in writing that the agreement:*
  - b. *Is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan and any applicable specific plan; and*
  - c. *Will not be detrimental to the health, safety and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City as a whole; and*
  - d. *Will not adversely affect the orderly development of property or the preservation of property values; and*
  - e. *Is consistent with the provisions of Government Code Section 65864 through 65869.5; and*
  - f. *Contains a legal description of the property.*
  - g. *The project applicant will be responsible for off-setting all current and future costs in the administering and monitoring, the development agreement*
  - h. *The project applicant commits to a community benefit, (either in services or a yearly financial donation), off-set all direct and indirect costs now and in the future as may be associated with the project.*



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### **APPLICATION PROCESS FOR DEVELOPMENT AGREEMENTS**

#### ACTIVITY

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1. **Applicant Contacts City  
for Development Agreement**
2. **Preapplication Conference  
with city Staff**
  - City Manager,  
Planner, Public  
Works, City Engineer,  
City Attorney, Other Agencies Kern Fire, Water and Sewer Service
3. **City Attorney**
  - Reviews DA, for legal  
format and content
4. **Community Development Director**
  - Reviews File, Processes
5. **Application for PC and CC  
Action**
6. **Public Hearing Notices**
  - Typical cost of Published  
Hearing Notice
7. **Recording of Documents**
  - Estimated # of Pages
8. **Annual Review of DA**
  - Review DA and PC and CC  
hearing process