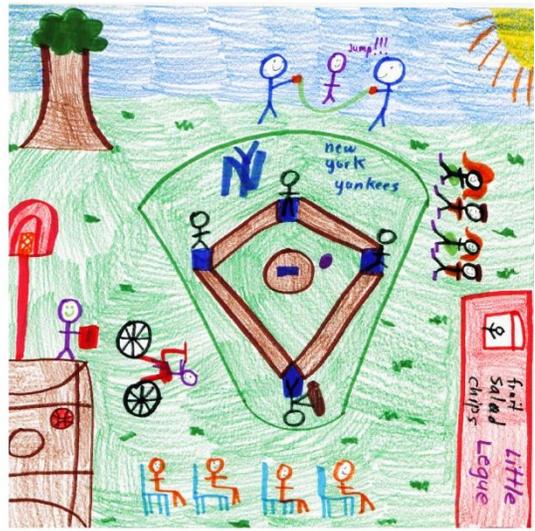
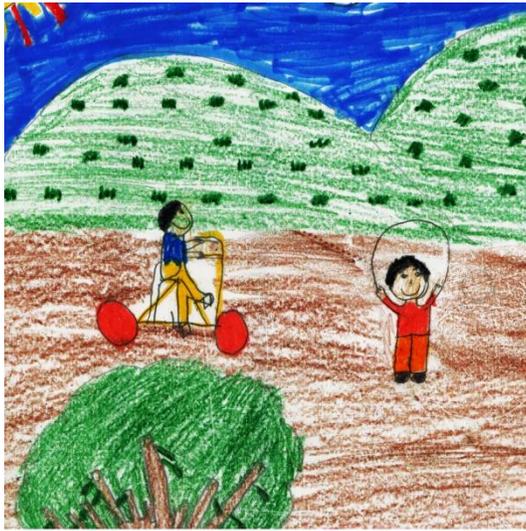


# Arvin General Plan



*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

Adopted by the Arvin City Council on August 21, 2012  
Resolution No. 2012-34 – Introduction, Land Use Element, Conservation and  
Open Space Element, Air Quality Element, Community Health Element,  
Implementation.

General Plan Updated:

Resolution No. 2012-23 - Circulation Element

Resolution No. 2018-23 – Housing Element

Resolution No. 2019- 03 - Safety Element

Resolution No. 2019-09 – Land Use Element

Noise Element – 1988

Economic Development - 1988

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



# City of Arvin

## General Plan Update as of February 2019

### City Council

2019	2012
Jose Gurrola, Mayor	Tim Tarver, Mayor
Jazmin Robles, Mayor Pro Tem	Fernando Guzman, Mayor Pro Tem
Gabriela Martinez, Councilmember	Jose Flores, Council Member
Olivia Trujillo, Councilmember	Steven Ojeda, Council Member
Mark S. Franetovich, Councilmember	Toni Pichardo, Council Member

### Planning Commission

2019	2012
VACANT, Chair	Lonnie Ferguson, Chairperson
Janett Zavala, Vice Chairperson	Victor Garcia, Vice Chairperson
Yesenia Martinez, Planning Commissioner	Martha Flores, Commissioner
Miguel Rivera, Planning Commissioner	George LaFavor, Commissioner
Gerardo Tinoco, Planning Commissioner	Aurelio Reyna, Commissioner

### City of Arvin

2019	2012
Richard G. Breckinridge, City Manager	Tim Chapa, City Manager
Cecilia Vela, City Clerk	Cecilia Vela, City Clerk
Shannon L. Chaffin, City Attorney – Aleshire & Wynder	Issac A. George, Director of Planning & Building (Former)
Jeffery Jones, Finance Director	Greg Collins and Karl C. Schoettler, Contract Planner, Collins & Schoettler Planning Consultants
Adam Ojeda, City Engineer, DeWalt Corporation	Rachel H. Richman, City Attorney, Burke, Williams & Sorensen, LLP
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Jake Raper, AICP City Planner – JAS Consultants	

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Arvin Unified School District, Dr. Michelle McLean, Superintendent

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Committee for a Better Arvin, Salvador Partida

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The Center for Race, Poverty and Environment, Laura Baker

## **Acknowledgment of Artwork – 2012**

Students of Sierra Vista Elementary School

Students of Bear Mountain Elementary School

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The California Endowment

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

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# 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.

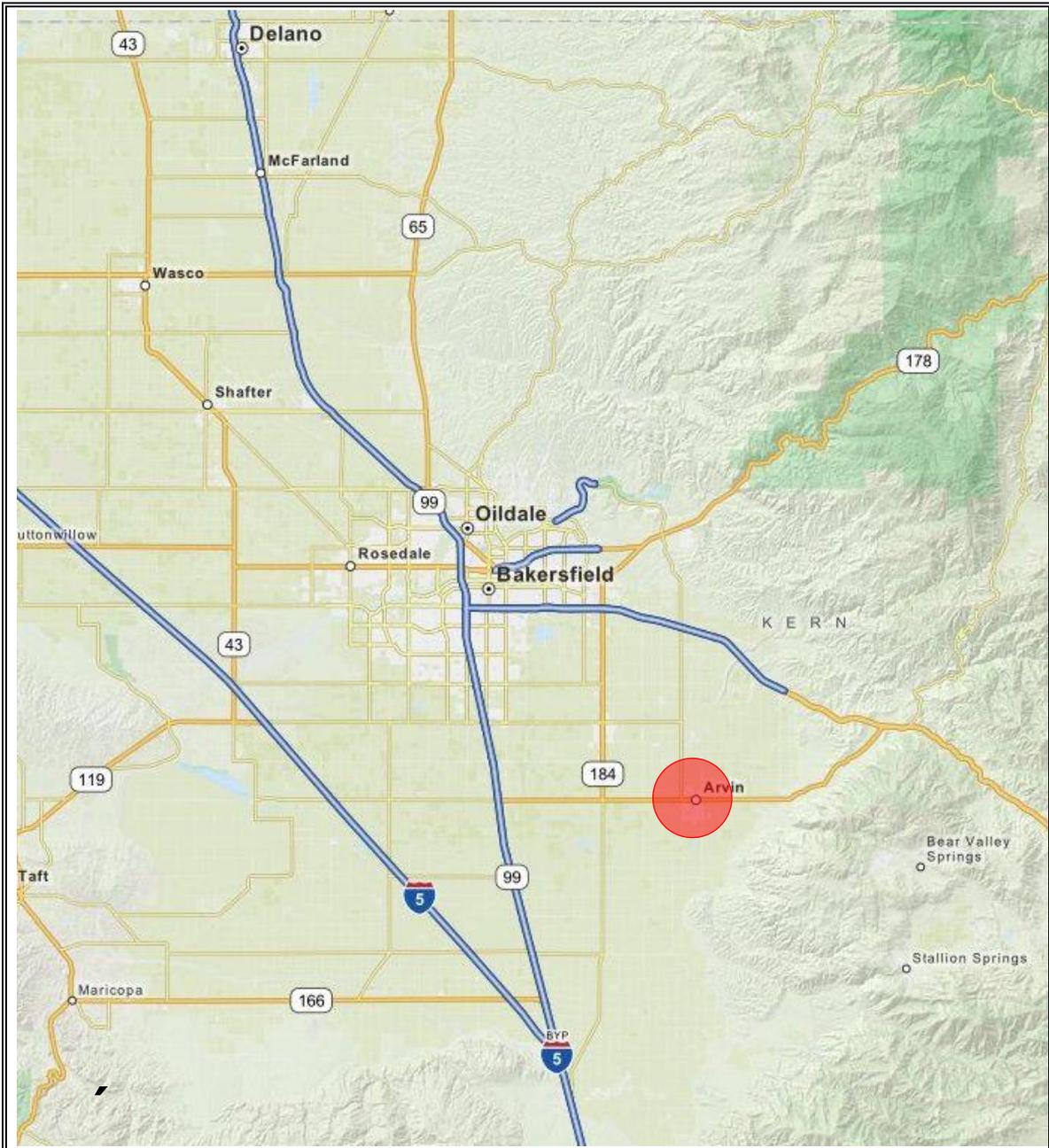
## Purpose of the General Plan

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

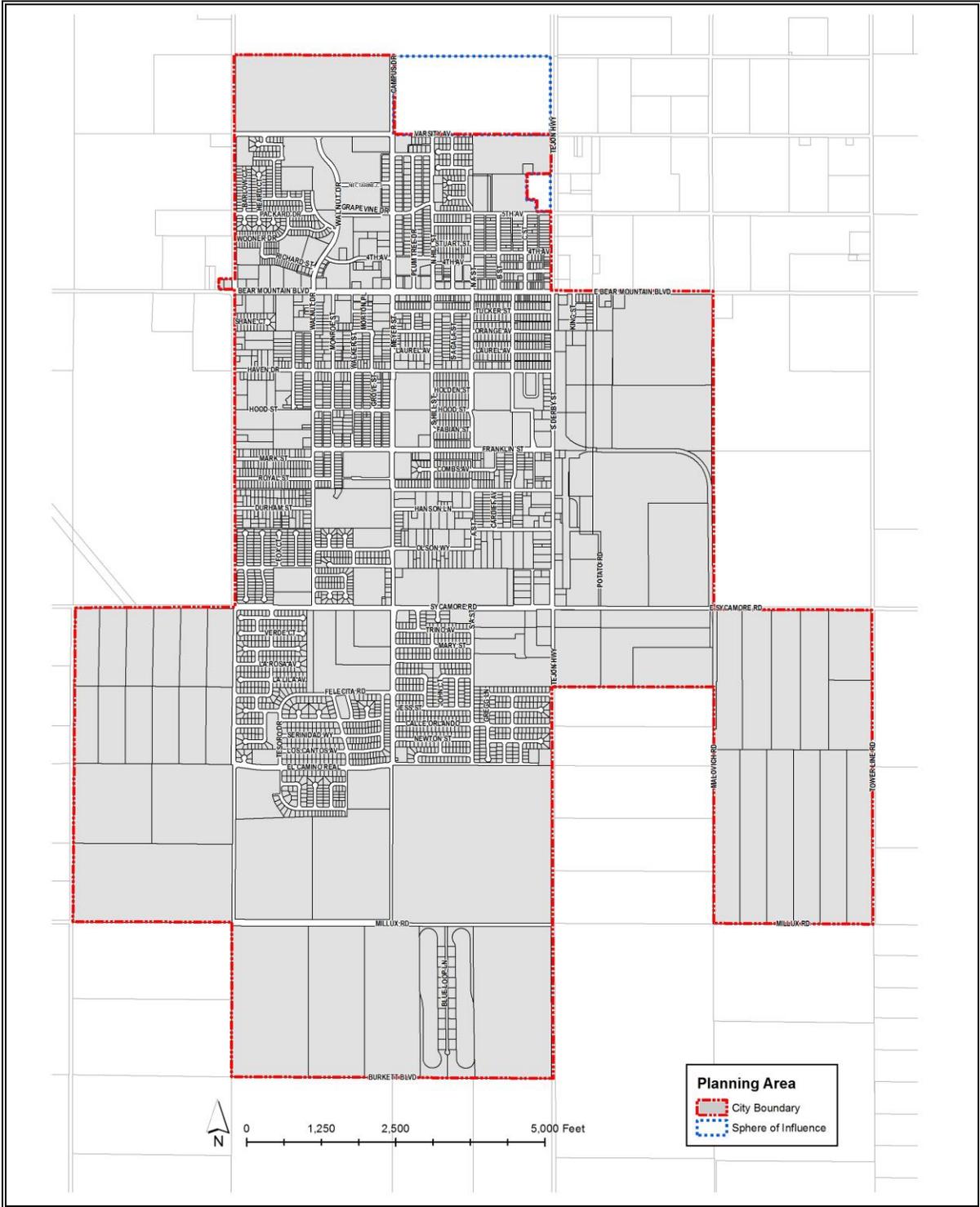
California State law requires that all general plans cover the area within the boundaries of the adopting city or county and “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” The boundaries of the City are illustrated in Figure I-2. In addition, 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.

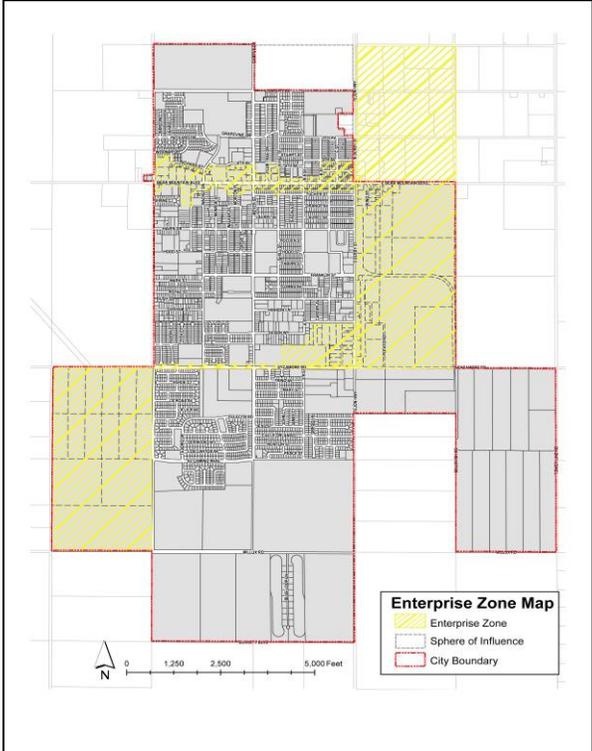
### Enterprise Zone

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.

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**Updated February 2019**

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# 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	643	20.9%
Heavy Industrial	160	5.2%
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%
<b>City Total</b>	<b>3,077.5</b>	<b>100.0%</b>

Source: City of Arvin

Table LU-2 shows General Plan Land Use designations and the corresponding zoning. The General Plan Land Use Diagram 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, M-2
Heavy Industrial	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.

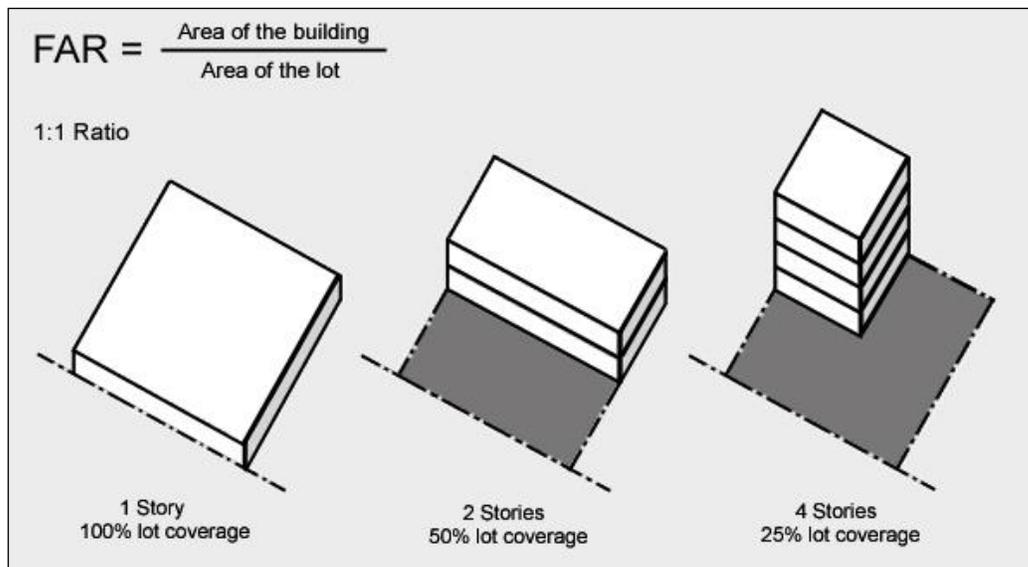
**Density** describes the population and development capacity of residential land. The General Plan describes density in terms of dwelling units per net acre of land (du/ac), exclusive of present or planned streets and other public rights-of-way.

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.

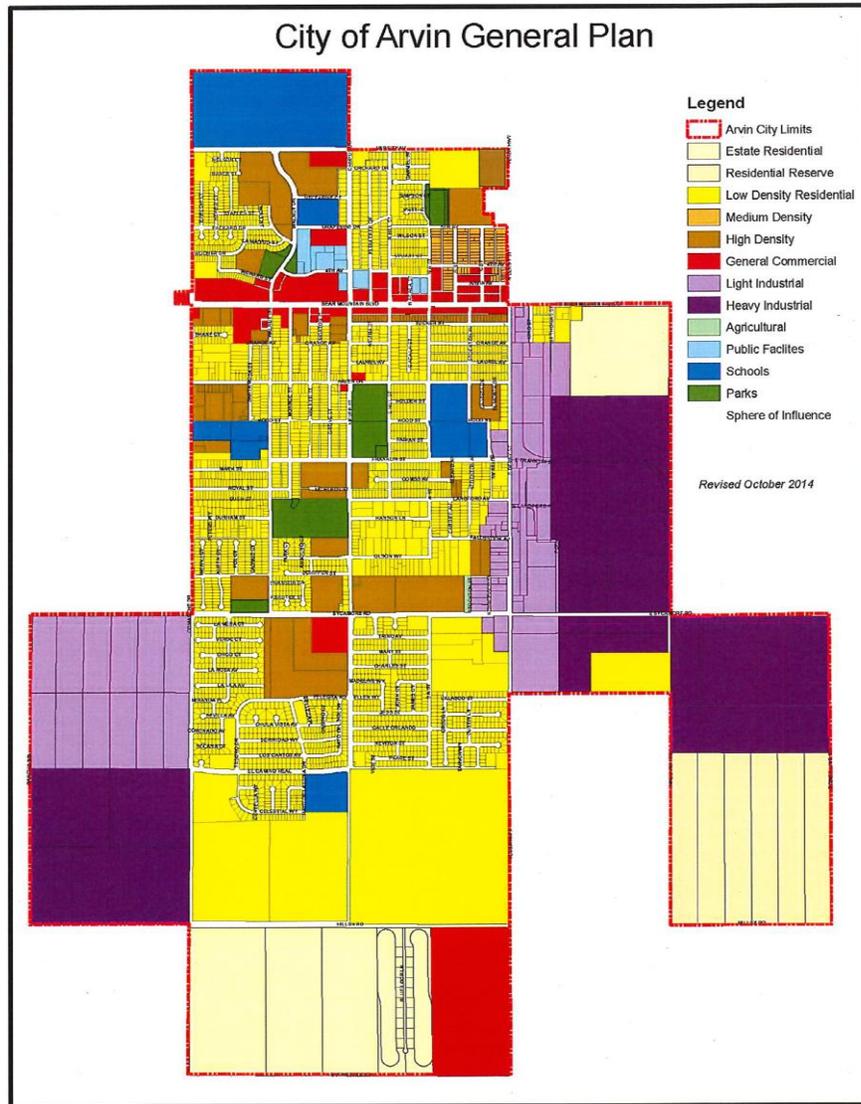
As illustrated Figure LU-1, buildings with the same FAR can be designed in different ways – as low rise building covering most of the lot, as mid-size structure with less lot coverage, or as taller structure with ample surrounding open space.

**Figure LU-1**  
**FLOOR AREA RATIO**



## General Plan Land Use Diagram

The General Plan Land Use Diagram 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 Diagram is consistent with the community's vision and Zoning Ordinance and all new development projects must be consistent with the General Plan Land Use Diagram.



*Arvin General Plan*

**Figure LU-2**  
**GENERAL PLAN LAND USE DIAGRAM is subject to**  
**Amendment – Current General Plan Land Use**  
**Diagram in on file at the Planning Division**

## Description of Land Use Designations

Descriptions of each of the land use designations shown on the Land Use Policy Diagram 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 to 10 units per acre)

The Low Density Residential land use designation allows traditional single-family and two family homes in the City of Arvin with one to ten 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. The two-family homes are typically a duplex with shared front yard and either common drive approach or two separate drive approach to the off-street parking. 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. The typical zoning designation is R-1 and R-2.



*Low Density Single Family Housing*

### Medium Density Residential

(Density Range: 16 to 21 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, two-family residential development, or lower density multi-family units, such as duplexes, apartments, or condominium units. A minimum residential density development shall be 16 units per acre. Should development be proposed at a lower minimum density, it shall be the responsibility of the developer to add additional lands to the Medium Density Residential Land Use Designation and rezone alternative sites to offset the loss of housing opportunities for affordable housing. The replacement of the site(s) for housing opportunity shall occur prior to or concurrent with the development of lower density residential or alternative land use development. Typical zoning designation is R-3.



*Medium Density Duplex Housing*

### High Density Residential

(Density Range: 21 to 24 units per acre)

High Density Residential developments consist typically of multi-family housing projects such as apartments and condominiums. Areas designated High Density Residential are to be integrated thorough the community adjacent to transportation, community services, and commercial developments. A minimum residential density development shall be 21 units per acre.



*High Density Residential Apartments*

Should development be proposed at a lower than minimum density, it shall be the responsibility of the developer to add additional lands to the High Density Residential Land Use Designation and rezone alternative sites to offset the loss of housing opportunities for affordable housing. The replacement of the site(s) for housing opportunity shall occur prior to or concurrent with the development of lower density residential or alternative land use development. Typical zoning designation is R-4

## 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.

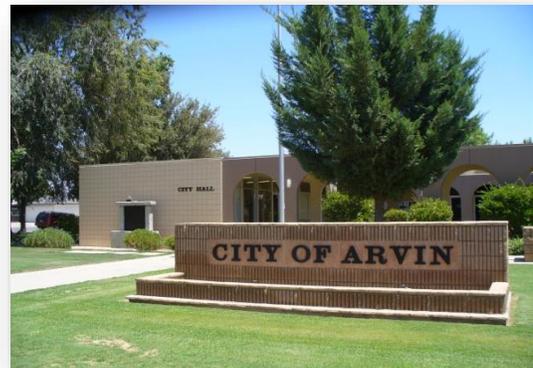


*Di Giorgio County Park*

### 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 54,413 residents and 12,209 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 17.2 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 <sup>a</sup>	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 (10 du/acre)	8-du/acre	950.7	7,605	4,635	4.64	34,983
Medium Density (20 du/acre)	17 du/acre	18.0	306	171	4.31	1,318
High Density (24 du/acre)	20 du/acre	158.3	3,166	3,014	4.31	12,990
<b>City Total</b>		<b>1,600.9</b>	<b>12,209</b>	<b>8,924</b>		<b>54,413</b>

<sup>a</sup> 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	643	11,203,63
Heavy Industrial (FAR 0.5)	0.3	160	2,090,880
Public/Institutional (FAR 0.5) <sup>a</sup>	0.3	149.6	1,954,973
<b>City Total</b>		<b>1,104</b>	<b>17,227,980</b>

<sup>a</sup> Land use designated Schools and Public Facilities

## **A. Disadvantaged Unincorporated Communities (DUC)**

### **IV.B.1 City of Arvin**

The purpose of SB 244, (Wolk, 2011) is to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. Including these communities in the long-range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and structural fire protection. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities. More relevant description and requirements of SB 244 are discussed below.

There is no record nor identified disadvantaged unincorporated communities within the current city limits or sphere of influence of Arvin. However, the DUC of Edmundson Acres is located approximately 0.5 mile to the northeast. If the City expands its SOI and annexes lands in that direction, consultation between the City, LAFCo, the County, and residents will need to occur to help the parties determine the feasibility and appropriateness of bringing Edmundson Acres into the city limits as well. As mentioned, the City is open to the idea of annexing Edmundson Acres, which would require that it increase levels of service as follows:

#### **IV.B.1.1 Fire Protection**

The Kern County Fire Department currently provides service from Station No. 54 in Arvin. No additional service requirements are anticipated.

#### **IV.B.1.2 Law Enforcement**

The Arvin Police Department would become the primary entity responsible for law enforcement services. As a result of its existing mutual aid agreement with the Kern County Sheriff and the proximity of the Arvin Police headquarters to Edmundson Acres, the City is already involved in law enforcement activities in the area. While the Police Department is striving to increase its existing ratio of sworn officers to population, it is unlikely that annexation of Edmundson Acres would require specific actions to increase service levels.

#### **IV.B.1.3 Solid Waste**

Mountainside Disposal (Mountainside) currently provides solid waste services to Edmundson Acres. It would continue to do so if the community were annexed into Arvin, although administrative activities (i.e. billing) would be addressed by City staff instead of directly by Mountainside.

#### **IV.B.1.4 Wastewater**

Since the population of Edmundson Acres currently disposes of wastewater via private septic systems, annexation of the area into Arvin would ultimately require installation of public wastewater facilities and abandonment of the septic systems. City ordinance requires connection when a public sewer is available.

#### **IV.B.1.5 Storm Drainage**

Similarly, annexation of Edmundson Acres would require an analysis of the City's ability to provide storm drainage, a possible update to the adopted Storm Drainage Master Plan, and potentially installation of conveyance and disposal facilities.

#### **IV.B.1.6 Streets**

Kern County currently provides road maintenance within Edmundson Acres. If the area were annexed into Arvin, the City would take over those activities. Since county roads generally see less frequent improvement and maintenance, it is likely that the City would need to perform street repairs for reasons of health and safety. Further, the area would benefit from inclusion in the City's capital street improvement program, resulting over time in more sweeping improvements to the street system.

#### **IV.B.1.7 Transit**

In order to provide transit services to Edmundson Acres, the City of Arvin would have to add a route or routes to its operations. To maintain acceptable levels of service, it would be necessary to purchase one or more additional transit vehicles.

#### **IV.B.1.8 Parks**

It is likely that residents of Edmundson Acres currently utilize some or all of the four existing City parks as well as the Bear Mountain Recreation & Park District's pool at DiGiorgio Park. Annexation of the area would not be likely to increase use of those facilities.

#### **IV.B.1.9 Building & Planning**

Any lands annexed into Arvin would then fall under the City's jurisdiction. Any building permits inspections or development-related activities would be addressed by City staff.

#### **IV.B.1.10 Other Service Providers**

The boundaries of all other districts discussed within this MSR report currently encompass Edmundson Acres. Annexation of the community into Arvin would not materially affect the level of services they provide.

### **Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities**

#### **Background/Purpose of SB 244**

Implementing [Senate Bill 244](#) (Wolk, 2011) a new law addressing disadvantaged unincorporated communities. According to legislative findings in SB 244, hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing. These communities range from remote settlements throughout the state to neighborhoods that have been surrounded by, but are not part of, California's fast-growing cities. This lack of investment threatens residents' health and safety and fosters economic, social, and education inequality. Moreover, when this lack of attention and resources becomes standard practice, it can create a matrix of barriers that is difficult to overcome.

The purpose of SB 244 is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. Including these communities in the long-range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and structural fire protection. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

#### **Requirements of SB 244**

Under SB 244, there are procedural requirements for both local governments and local agency formation commissions (LAFCos). These requirements are summarized and the relevant terms are defined below.

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### **Requirements of Local Agency Formation Commission's (LAFCo's)**

SB 244 requires LAFCOs to make determinations regarding “disadvantaged unincorporated communities.” A “disadvantaged community” is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income (Water Code Section 79505.5). Disadvantaged unincorporated communities (DUCs) are defined as “a territory that constitutes all or a portion of a “disadvantaged community” including 12 or more registered voters or some other standard as determined by the commission.

The bill affects LAFCo’s operations in three areas:

1. Municipal Service Reviews (MSR) Determinations.
2. Sphere of Influence (SOI) updates on or after July 1, 2012.
3. Annexation approval restrictions of territory adjacent to DUCs.

### **Municipal Service Reviews**

The Cortese-Knox-Hertzberg Act of 2000 requires a local agency formation commission to develop and determine the sphere of influence of each local governmental agency in the county or other area designated by the commission. It also requires the LAFCOs to prepare a municipal service review (MSR), which is a written statement of the commission’s determinations with respect to the growth and population projections for the affected area and the present and planned capacity of public facilities and adequacy of public services, financial ability to provide services, opportunities for shared facilities, and accountability for community service needs.

Government Code (GC) Section 56430, as amended by SB 244, now requires LAFCOs to include in the MSR a description of the “location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.” (Gov. Code, § 56430(a)(2).) The MSR must also contain specific written determinations on infrastructure needs or deficiencies related to public facilities and services, including but not limited to sewer, water, and fire protection services in any disadvantaged unincorporated communities within or contiguous to the sphere of influence of a city or special district that provides those services.

### **Sphere of Influence Updates**

In addition to the new requirements for MSRs, GC Section 56425 also requires commissions on or after July 1, 2012, to adopt additional determinations for an update of a sphere of influence (SOI) of a city or special district that provides public facilities and services related to sewer, water, and fire protection. The commission must make determinations regarding the present and probable need for those public facilities and services in any DUCs within the existing sphere of influence.

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## Land Use Element Goals and Policies

### Citywide Goals and Policies

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

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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.

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

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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.

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**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.**

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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.

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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.

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

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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.

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

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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.

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## Residential Goals and Policies

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

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- 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.**

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- 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.**

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

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- 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.

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**Commercial and Industrial Goals and Policies**

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

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- 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.

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

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- 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.

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

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

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### Agricultural Goals and Policies

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

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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.

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

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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.

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

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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

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**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.**

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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.

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

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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.

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# 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

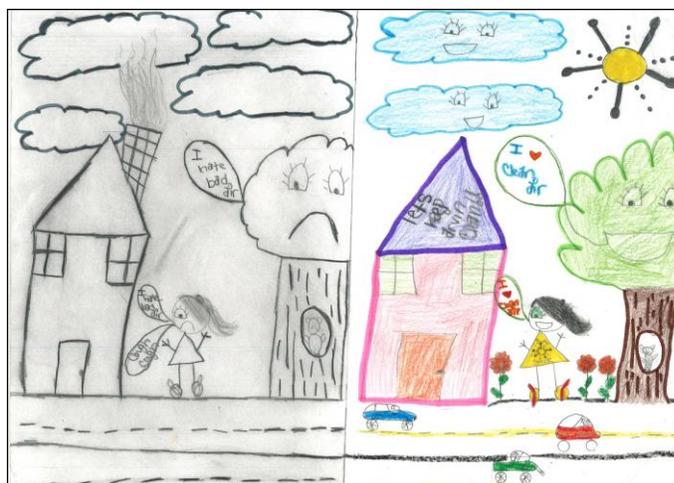
### Air Quality and Asthma

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.

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## Community Health Element Goals and Policies

### Citywide Goals and Policies

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

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- 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.**

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

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

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

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- 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.**

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- 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.
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- 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.
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**Goal 7: Improve access to medical services.**

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

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- 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.**

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- 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.
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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.

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2012

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# 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<sub>x</sub> is the primary culprit in the formation of both ozone and PM<sub>2.5</sub>.

**Ozone** – Ozone (O<sub>3</sub>) 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<sub>x</sub>) that take place in the presence of sunlight. ROG and NO<sub>x</sub> 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<sub>x</sub>) are a family of gaseous nitrogen compounds and are precursors to the formation of ozone and particulate matter. The major component of NO<sub>x</sub>, nitrogen dioxide (NO<sub>2</sub>), is a reddish-brown gas that is toxic at high concentrations. NO<sub>x</sub> 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 (PM<sub>10</sub>), and “fine particles,” with diameters that are 2.5 micrometers and smaller (PM<sub>2.5</sub>).

PM<sub>10</sub> and PM<sub>2.5</sub> are primary pollutants (emitted directly to the atmosphere) and secondary pollutants (formed in the atmosphere by chemical reactions among precursors. Generally speaking, PM<sub>2.5</sub> sources tend to be combustion sources like vehicles, power generation, industrial processes, and wood burning, while PM<sub>10</sub> 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 PM<sub>10</sub>. 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.

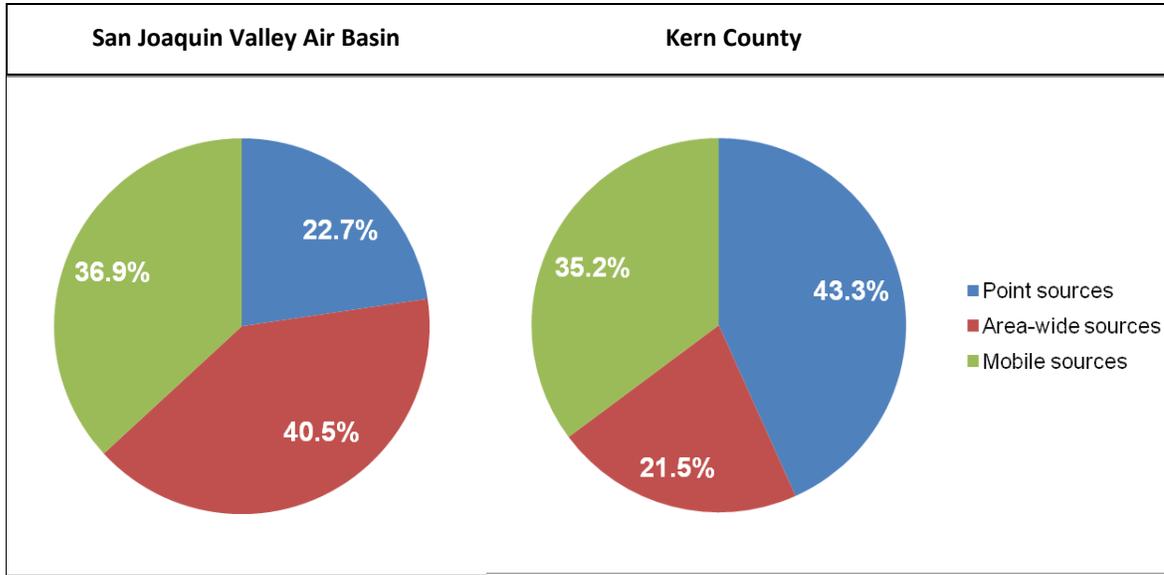
Despite these observed improvements, air pollution remains a serious problem in the Arvin area, as pollutant concentrations exceed State and Federal standards with unacceptable frequency. As mentioned in the Introduction section of the Air Quality Element, ozone concentrations dropped in 2010 compared 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.

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## Air Quality Element Goals and Policies

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**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.**

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- 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.

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

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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.

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

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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.

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**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.**

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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.

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**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.**

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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.

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

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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.

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# 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.

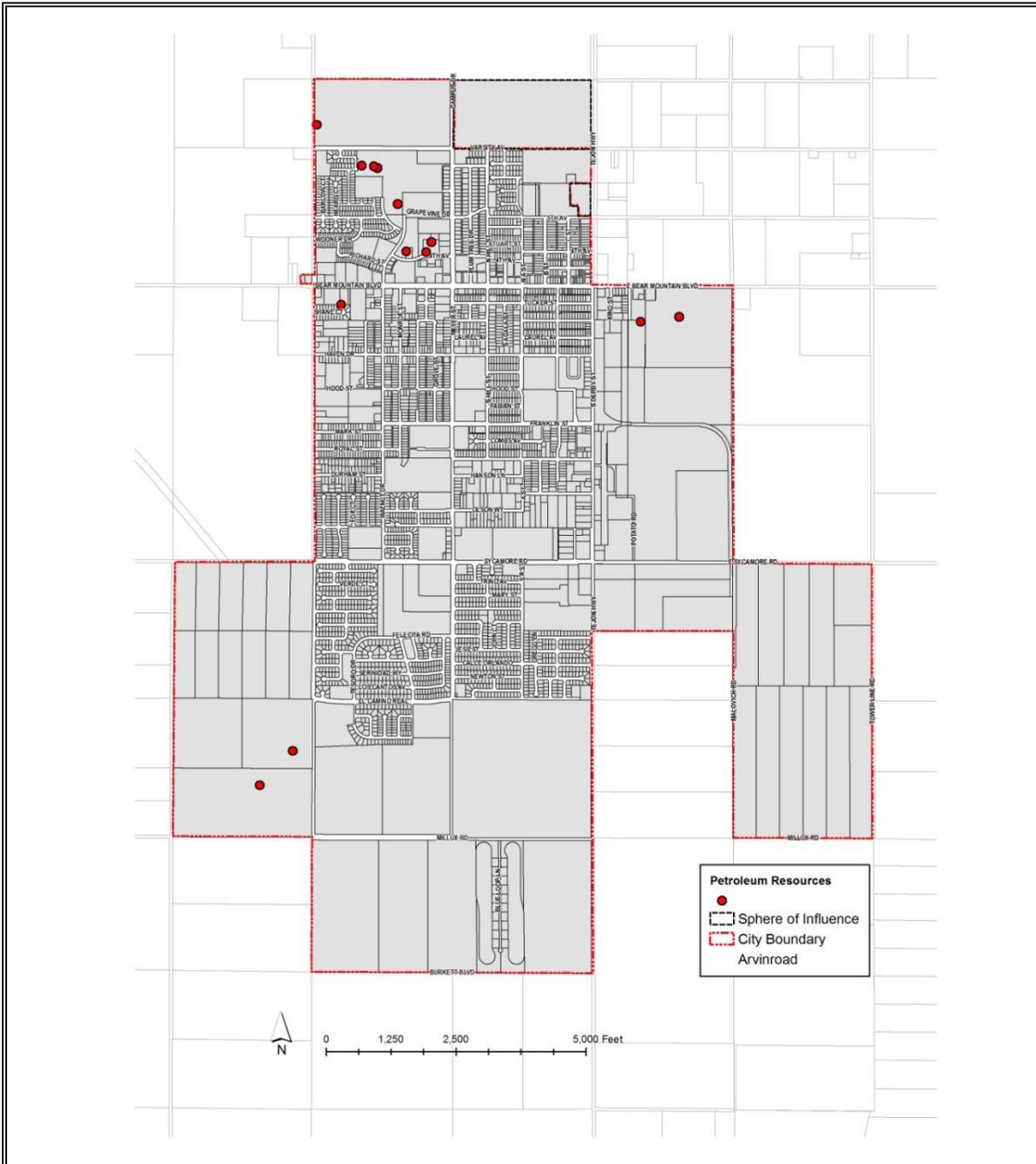
Present oil drilling and potential future oil exploration must be accommodated in land use planning decisions, but balanced against the pressing need to accommodate the logical growth of the City. Potential conflicts and safety and public nuisance problems exist between oil operations and urbanized uses 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 macrotismiticea*). 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.

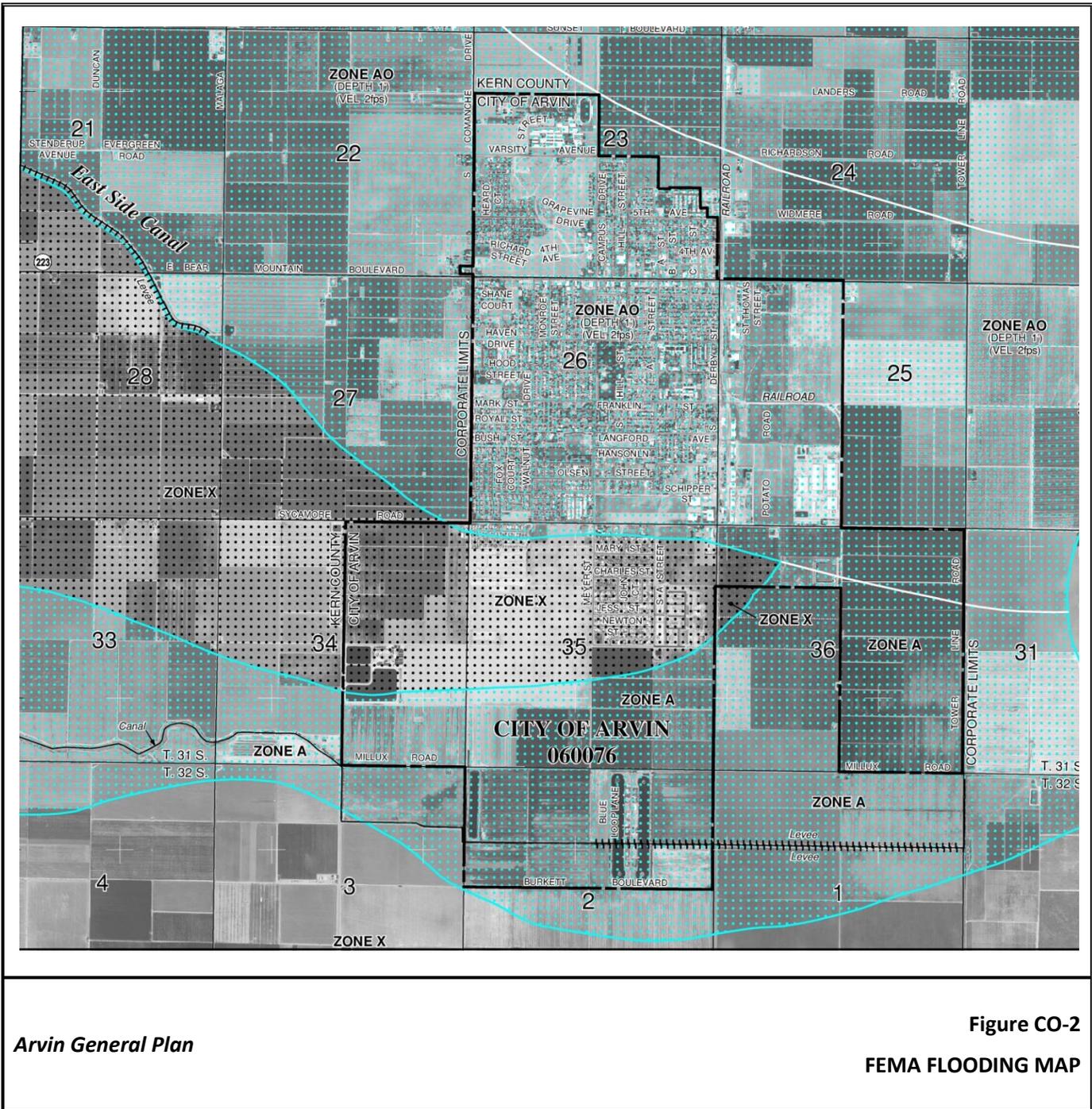
Other potential flood hazards exist in the form of Lake Isabella and Sycamore and Little Sycamore Creeks. If the Lake Isabella Dam were to break, for example, as the result of an earthquake, the ensuing water flow might impinge on the Arvin area. Another potential flood hazard involves Sycamore and Little 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.

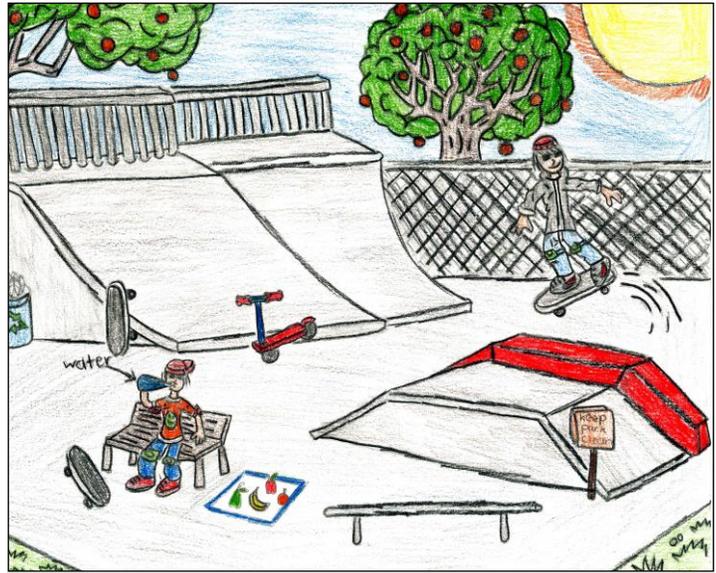


Arvin General Plan

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.

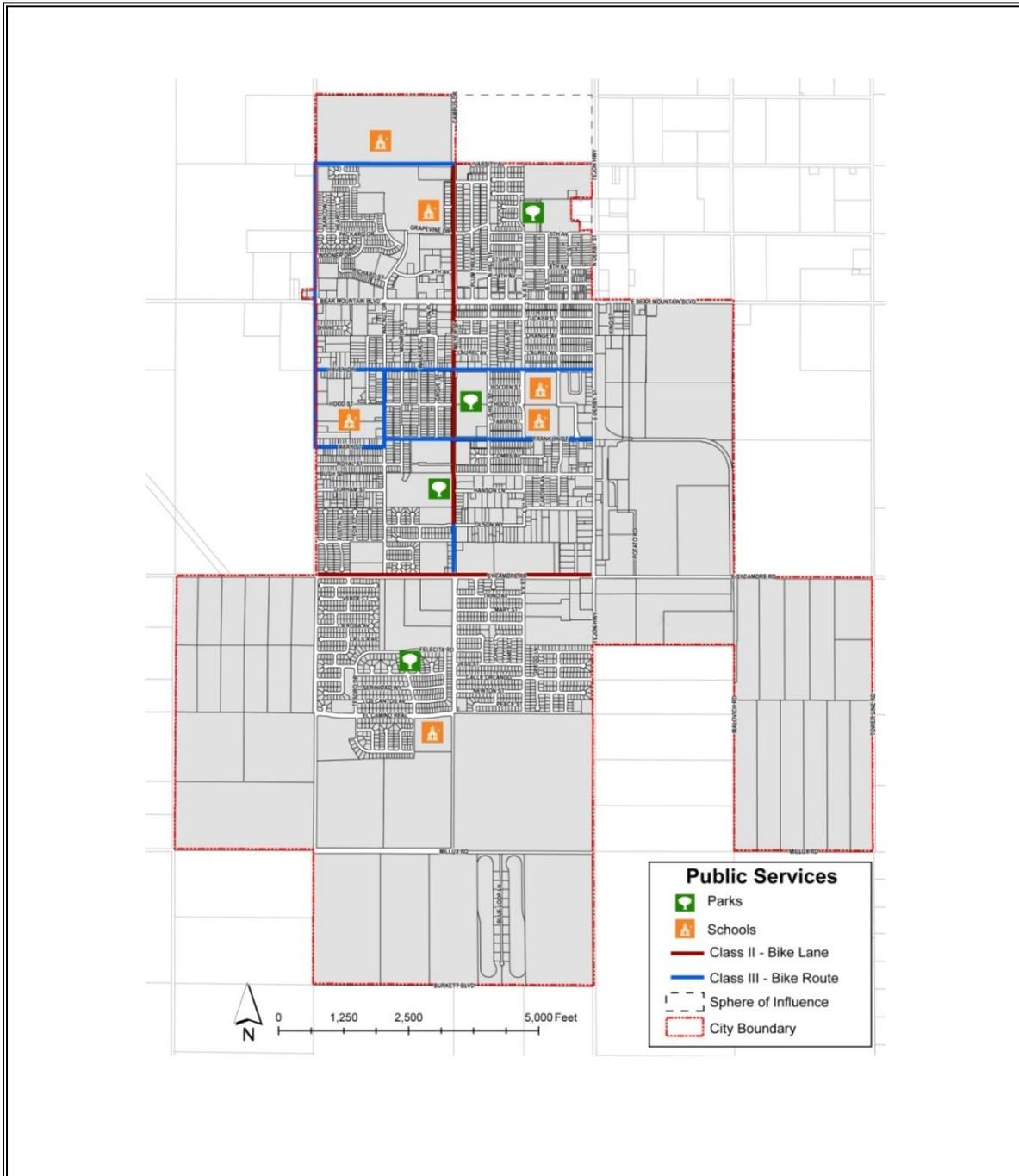


*Kovacevich Park*

**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

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## Conservation and Open Space Element Goals and Policies

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

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- 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.**

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- 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.
-

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

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- 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.
-

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

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- 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.**

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- 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.**

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- 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.
-

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

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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.



EXCERPT FROM 1988  
GENERAL PLAN  
November 1988

# NOISE ELEMENT

Prepared by:  
Max P. Bacerra &  
Associates Planning  
Consultants

# NOISE ELEMENT

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**PREPARED BY:**

**MAX P. BACERRA & ASSOCIATES PLANNING CONSULTANTS**

CITY OF ARVIN

200 CAMPUS DRIVE

ARVIN, CA 93203

REPRODUCED BY:

ARVIN ADMINISTRATIVE SERVICES DEPARTMENT

JANUARY - 2019

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## SECTION VI.

### NOISE ELEMENT

#### Introduction

The noise element of the Arvin General Plan sets forth the policies and standards for acceptable noise levels for different types of land uses within the community. Currently the major sources of noise in the local area are vehicular roadways, namely Bear Mountain Boulevard, and railroad sources, namely the Southern Pacific Railroad line. Noise affects health and is recognized as a nuisance to society. Noise can cause serious physical and psychological effects. Ironically, most people are unaware that noise poses a threat to their health and wellbeing. The State of California has recognized that the potential effects of noise can be hazardous and have subsequently required all cities to include a noise element in their General Plan.

#### 1. Existing Noise Conditions

The Arvin area does not experience any excessive noise sources at the present time. Arvin residents are not generally experiencing any noise problems, especially with the prominence of agricultural open space surrounding the local community and the slow development/expansion of the city. In addition, the community possesses no major freeways or airport facilities and only has a modest amount of industrial development.

Transportation sources are the primary contributors of noise emissions. Bear Mountain Boulevard (State Highway 223) which bisects the Arvin community in an east-west alignment is the major vehicular route in the community carrying a traffic volume of 7000 ADT (Average Daily Traffic) at the present time. Bear Mountain Boulevard is identified as a major highway in the local circulation system. In addition, Comanche Drive, Campus Drive/Meyer Street, and Derby Road are identified as major circulation routes which subsequently contribute to noise levels in the area. Vehicular traffic feeds into these streets from collector and local streets within the community.

Another noise source is the Arvin Branch Railroad Line on the eastern portion of the Arvin community. The existing rail service is an end line which terminates in Arvin. Noise emitted due to this source is very loud and is intermittent throughout the year. Rail service along this segment of the Arvin Branch Railroad Line is seasonal due to its relationship with the local agricultural economy and is composed of freight cars.

Another acoustical source in the Arvin area are the rural roads in the vicinity. Many vehicles, especially larger agricultural-oriented machinery, produce high noise emissions due to their function and purpose. However, because of their low traffic volume, their noise impact is weak.

Land use activities within the Arvin community are subject to minimal acoustic impacts at the present time. While no large stationary noise sources exist within the city, it is important to shield noise-sensitive uses such as hospitals, schools, and home care facilities from extensive noise generators.

#### Future Noise Conditions

As the Arvin community develops, the question of protecting the residents from adverse noise emissions becomes more complex. Increased housing development will create additional vehicular traffic and residential-related activities. This will generate higher noise levels throughout the community. Additional commercial and industrial activities will create additional vehicular traffic from employees and consumers, as well as suppliers and delivery personnel. The expansion of these two land use activities will create higher noise levels from the increased vehicular movement, particularly from larger trucks and delivery vehicles. The industrial sites may also create additional noise emissions from power generating machinery or heavy moving equipment. The anticipated increased noise levels will likely cause a greater nuisance or inconvenience to local residents as the community grows.

The existing Arvin Branch Railroad Line is not expected to expand in the Arvin area, which indicates no increased noise levels from this source. However, the primary vehicular routes in the community, namely Bear Mountain Boulevard, Campus Drive/Meyer Street, Comanche Drive, and Derby Road, will be carrying larger volumes of traffic, thus becoming established "noise corridors". In addition, local collectors such as Haven Street and Franklin Street will also become identified noise corridors as development occurs in the area.

Another possible noise source for the Arvin community is the possible siting of a municipal airport in the area. The introduction of airplanes for personal use and agricultural purposes would significantly impact the noise environment of the community, especially if it is situated in proximity to residential uses. However, as such a facility is still in the preliminary planning stages, discussion of possible acoustical impacts is moot until further information, including alternative sites, is provided.

**Table 4 NOISE STANDARDS FOR LAND USE COMPATIBILITY  
STATE OF CALIFORNIA**

Land Use Category	Exterior Day/Night Noise Levels DNL or L <sub>dn</sub> , dB						INTERPRETATION
	55	60	65	70	75	80	
Residential-Single Family	Light Green	Yellow	Orange	Dark Orange	Red	Dark Red	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements
Residential-Multiple Family	Light Green	Yellow	Orange	Dark Orange	Red	Dark Red	
Transient Lodging-Motels, Hotels	Light Green	Yellow	Orange	Dark Orange	Red	Dark Red	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.
Schools, Libraries, Churches, Hospitals, Nursing Homes	Light Green	Yellow	Orange	Dark Orange	Red	Dark Red	
Auditoriums, Concert	Yellow	Orange	Dark Orange	Red	Dark Red	Dark Red	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
Sports Arena, Outdoor	Yellow	Orange	Dark Orange	Red	Dark Red	Dark Red	
Playgrounds, Parks	Light Green	Yellow	Orange	Dark Orange	Red	Dark Red	Clearly Unacceptable: New construction or development clearly should not be undertaken.
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Light Green	Yellow	Orange	Dark Orange	Red	Dark Red	
Office Buildings, Business Commercial and Professional	Light Green	Yellow	Orange	Dark Orange	Red	Dark Red	
Industrial, Manufacturing, Utilities, Agriculture	Light Green	Yellow	Orange	Dark Orange	Red	Dark Red	

**CONSIDERATIONS IN DETERMINATION OF NOISE – COMPATIBLE LAND USE**

**NORMALIZED NOISE EXPOSURE INFORMATION DESIRED:** Where sufficient data exists, evaluate land use suitability with respect to a “normalized” value of CNEL of L<sub>dn</sub>. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CENL of L<sub>dn</sub>.

**NOISE SOURCE CHARACTERISTICS:** The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 Db CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and

in order to facilitate the ability of airports to comply with the act, residential uses located in Community Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

**SUITABLE INTERIOR ENVIRONMENTS:** One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 Db CNEL of L<sub>dn</sub>. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

**ACCEPTABLE OUTDOOR ENVIRONMENTS:** Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered “normally acceptable” for that land use category, may be appropriate.

B. Noise Issues

1. Vehicular and rail transportation modes are regarded as the most continuous noise sources within the Arvin community. These transportation modes, as well as future transportation sources, contribute to noise pollution which may be harmful to local residents. The planning and implementation of a circulation system that will provide for the efficient measurement of goods and people throughout the community, as well as minimize excessive noise emissions, is considered desirable. Careful planning of future land use development along Bear Mountain Boulevard and Tejon Highway/Derby Street should be particularly considered.
2. The existing residential land uses fronting Tejon Highway are presently impacted by the industrial uses located east of the identified street. The City should seek appropriate solutions to protect the residents from harmful noise while maintaining the economic viability of the industrial and employment services.
3. The placement of noise-sensitive land use activities, such as schools and hospitals, should be located away from major noise sources. Stationary sources, such as industrial plants or mobile sources, such as vehicular movement, increase overall noise levels in the community and can be a significant health hazard or nuisance in specific sensitive land use activities.
4. Planned residential and commercial land use activities along designated major streets, secondary streets, and local connectors should consider the impacts of noise emissions generated by the vehicular traffic flows. Over the years, these streets, especially Campus Drive, Meyer Street, Harvey Street, Comanche Drive, Sycamore Road, and Varsity Avenue will be identified as high noise corridors. Bear Mountain Boulevard is presently a high noise corridor.

C. Noise Goals and Objectives

1. Ensure that the residents of the City of Arvin are protected from excessive noise and harmful sound.
  - 1.1 Encourage viability and continued existence of residential areas by preventing unnecessary noise generating sources from being introduced in the neighborhoods.
  - 1.2 Maintain low noise levels in areas or in the vicinity of activities deemed as

being noise sensitive.

- 1.3 Reduce noise generating sources created by transportation sources.
  - 1.4 Regulate noise impacts generated by land use activities in commercial, industrial, or recreational areas.
2. Maintain a high quality of life within the community by abating existing and potential noise patterns.
    - 1.1 Eliminate unnecessary noise nuisances through the use of regulatory measures.
    - 1.2 Develop strategies to adequately abate excessive noise levels from long-term and special event noise sources.
    - 1.3 Promote the continued existence and protection of low noise levels throughout the City.

### Noise Policies

- 1.1.1 Protect the future residents from adverse and unnecessary noise problems by encouraging the location of new residential subdivisions away from major noise sources.
- 1.1.2 Regulate the noise generated by various family pets and recreational/hobby activities in the residential areas.
- 1.1.3 Encourage in residential areas the planting of trees, hedges, and other types of landscaping to aid in the reduction of noise.
- 1.2.1 Isolate industries whose operations are characterized by high levels of noise from sensitive uses (health care facilities, schools, places of public assembly, etc.) and require adequate buffering from other uses.
- 1.2.2 Utilize a variety of buffering techniques (trees, hedges, block walls) to protect noise sensitive uses from the hazards of noise pollution.
- 1.2.3 Discourage the placement of hospitals, rest homes, and other similar uses along major thoroughfares carrying heavy vehicular traffic.
- 1.3.1 Encourage and enforce State noise abatement requirements on all vehicles and stationary sources.
- 1.3.2 Encourage the California Department of Transportation to develop, in accordance with Federal and State mandates, a noise attenuation buffer along sections of the Bear Mountain Boulevard (State Highway 223) which are presently at grade or plan to be elevated.
- 1.3.3 Encourage the Southern Pacific/Santa Fe Transportation Companies to properly

maintain railway lines and establish operational restrictions in areas where adjacent uses would be adversely impacted.

- 1.3.4 Restrict commercial trucks to designated high-use corridors, excepting those necessary to carry out local construction and deliveries.
- 1.3.5 Discourage the placement of residential uses in close proximity to transportation terminals and heavily traveled transportation routes.
- 1.3.6 Encourage the Southern Pacific Transportation Company to develop a noise attenuation buffer along its corridor.
- 1.3.7 Enforce regulation laws pertaining to muffler/smog emission controls on vehicles.
- 1.3.8 Prohibit motorcycle and “dirt bike” noise in residential areas and in noise sensitive areas.
- 1.3.9 Reduce the noise dangers affecting the uses in close proximity to the Southern Pacific Railroad tracks.
- 1.4.1 Locate light and heavy industrial uses away from existing or planned residential areas.
- 1.4.2 Require landscaping/brick walls and other buffering techniques within the setback areas of industrial and commercial building perimeters.
- 1.4.3 Encourage the use of landscaping in commercial areas to act as a noise inhibitor and as an aesthetic attractor.
- 2.1.1 Utilize maximum anticipated, or “worst case”, noise conditions as the basis for land use and development controls, as a means to prevent future incompatibilities.
- 2.1.2 Update noise standards and criteria as knowledge in the field of noise expands and new insights into its effects on urban and rural life are gleaned.
- 2.1.3 Coordinate with the California Department of Transportation and Federal and local transportation agencies in developing overall noise mitigation programs.
- 2.2.1 Develop a City noise ordinance that includes noise level limits for residential, commercial, and industrial land uses for construction activities; and for motor vehicles operating within the City.
- 2.2.2 Establish a periodic noise monitoring program to measure changes in ambient noise levels as a means to evaluate the effectiveness of source controls and impacts on urban and rural uses.
- 2.3.1 Monitor factors influencing the year 2010 or “worst case” noise exposure levels and as significant changes occur (e.g. traffic volumes and routing, railroad use, technology, rate of development), prepare revised noise contours. As noise contours shift, appropriate land use and development controls shall be applied to

newly impacted areas.

D. Noise Implementation Measures/Action Programs

This section identifies several implementation procedures, techniques, and action programs that should be used by the City of Arvin to effectively apply the Noise Element Policies in a logical timeframe and sequence. The recommended timeframe identified with each program is categorized as:

- a. 1 to 5 years
  - b. 1 to 10 years
  - c. 1 to 20 years
  - d. Continuously
1. The City of Arvin should consider the impacts of noise in all planning decisions, both plan and policy, in order to inhibit the effects of noise as described in the text of the Noise Element. Subsequently a noise impact assessment should be included for all significant developmental projects being proposed within the City (D).
  2. Areas of the community exposed to LDN (DNEL) 65 or greater should be designated as noise impacted areas (D).
  3. New development of residential or other noise sensitive uses should not be permitted in noise impacted areas unless effective noise mitigation measures are incorporated into the project design to reduce exterior noise levels to less than LDN (CNEL) 65 (D).
  4. Noise level criteria for uses other than residential or noise sensitive should follow recommendations made by the State Office of Noise Control (D).
  5. The City of Arvin should adhere to and enforce the guidelines established in the Land Use Classification Outline (found in the Land Use Element) relating to development (D).
  6. The City Building Department should enforce the California Noise Insulation Standards (California Administrative Code, Title 25) for development of all new multi-family dwelling units, such as hotels, apartments and condominiums (D).
  7. The Noise Element should be reviewed and updated periodically to ensure that noise exposure information and implementation policies are consistent with changing conditions within the Community (D).
  8. The local Police Department should be encouraged to enforce existing sections of the California Vehicle Code relating to mufflers and modified exhaust systems and other laws pertaining to motor vehicle noise emissions standards (D).
  9. The City of Arvin shall review and revise, as necessary, its ordinances regarding noise emissions in residential areas to reduce unnecessary noise (D).



FINAL  
JANUARY 22, 2019  
Resolution 2019-03

# SAFETY ELEMENT

Prepared by:  
City of Arvin  
Administrative  
Services  
Department

# SAFETY ELEMENT

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LEAD AGENCY:

CITY OF ARVIN

200 CAMPUS DRIVE

ARVIN, CA 93203

PREPARED BY:

ARVIN ADMINISTRATIVE SERVICES DEPARTMENT

ADOPTED JANUARY 22, 2019

RESOLUTION NO. 2019 - 03

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<b>APPENDICIES (All Appendices are on file at the Community Development Department)</b>	
Appendix 1 - Resolution No. 2014-07 Adopting the Updated Kern Multi-Jurisdiction Hazard Mitigation Plan	
Appendix 2 - Excerpt for City of Arvin – Section 4.5 Vulnerability and Capability Assessment of Participating Jurisdictions of the Kern County Multi-Jurisdiction Hazard Mitigation Plan	
Appendix 3 - 1988 Safety Element – City of Arvin	
Appendix 4 - City of Arvin – Chapter 15.32 Floodplain Management	

<b>REFERENCES (All References are on file at the Community Development Department)</b>	
City of Arvin General Plan – Land Use Element, Conservation and Open Space Element, Air Quality Element Community Health Element, and Implementation Plan – 2012	
City of Arvin General Plan – Circulation Element adopted August 21, 2012	
City of Arvin General Plan – Noise Element adopted 1988, Safety Element adopted 1988, and Economic Development Element adopted 1988	
City of Arvin Zoning Ordinance	
City of Arvin Standards and Specifications	
City of Arvin Drainage Master Plan Update – August 2009	
City of McFarland Safety Element 2014	
Kern County Multi-Jurisdiction Hazard Management Plan 2012	

## **PURPOSE**

The State General Plan Guidelines direct cities to incorporate a number of required elements into their general plans, including Safety. The purpose of the Safety Element is to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from natural and human-induced hazards. The Safety Element establishes preventative and responsive policies and programs to mitigate the potential impacts associated with hazards that may affect the City of Arvin. This Element along with the Kern County Multi-Jurisdiction Hazard Mitigation Plan (HMP) addresses geologic and seismic hazards, flood hazards, fire hazards, hazardous materials, and emergency preparedness and response planning.

The Safety Element also includes policies on natural hazard mitigation planning that implement and supports the Kern County Multi-Jurisdiction Hazard Mitigation Plan (HMP), adopted by the Arvin City Council on March 18, 2014. The Federal Emergency Management Agency (FEMA) requires local agencies to adopt a HMP in order to be eligible for pre-disaster mitigation funds. By law, a Hazard Mitigation Plan (HMP) must describe the type, location, and extent of all natural hazards that can affect the jurisdiction; describe the jurisdiction's vulnerability to these hazards; include a mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses; and, contain a plan maintenance process. The Kern County Multi-Jurisdiction (Arvin) Hazard Mitigation Plan (HMP) addresses several natural disasters that may affect the City: Flood, Geologic, Severe Weather, Drought, and Extreme Heat. The HMP identifies community policies, actions, and tools for implementation to reduce the public's exposure to these hazards, to minimize property damage and community disruption, and to reduce or avoid the costs of disaster relief.

The City of Arvin adopted Resolution No. 2014-07 on March 18, 2014 Adopting the Updated Kern Multi-Jurisdiction Hazard Mitigation Plan (HMP) serves as one major implementation programs of the Safety Element and contains programs that implement its policies. The City of Arvin participates in the Kern County Multi-Jurisdiction HMP and the HMP is updated on a five (5) year cycle. The HMP will continue to be incorporated by reference in the Safety Element. The Safety Element and HMP are complementary documents that work together to achieve the goal to reduce the impacts on a community from a disaster.

## **RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

The California Government Code requires internal consistency among the various elements of a general plan. The Safety Element is affected by policies contained in other elements of the Arvin General Plan including the Land Use, Housing, Circulation, Conservation and Open-Space, and Noise Elements, and may overlap with topical areas addressed in these elements.

The Land Use Element is linked to the Safety Element as the policies and programs are intended to protect current and planned land uses. Potential hazards identified in the Safety Element are addressed through programs established to avoid or mitigate public safety impacts associated with future development, such as land use compatibility.

The Housing Element identifies existing and projected housing needs, and establishes goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing to serve all members of the community. The Safety Element addresses hazards or nuisances that should be considered when determining the location of new housing development and improvements to existing housing.

The Circulation Element is closely related to safety and security as well-designed streets and efficient circulation are imperative during an emergency. The provision of viable evacuation routes within the City are linked to the planned circulation system described in the Circulation Element. Safety is integral in maintaining an efficient, effective, coordinated, multi-modal circulation system that serves the variety of transit, automobile, bicycle, and pedestrian users in a complete street network.

The Conservation and Open Space provides information on soils and erosion, and water quality within the Planning Area in the interest of health, safety, and welfare. Additionally, flood control measures are included in the Conservation and Open Space of the City's General Plan under the title of Public Health and Safety for the protection of the lives and property of its citizens during a disaster. Flooding has been identified as a major issue for areas of the City and is discussed in detail in the HMP.

The Noise Element also affects the Safety Element as it contains safety guidelines regarding acceptable noise levels which consider occupational noise exposure as well as noise exposure in the home. The guidelines recognize exterior noise levels to protect the public from hearing loss, activity interference, sleep disturbance, and annoyance. The Noise Element also documents and guides the location of noise sensitive land uses including all residential uses and schools so they may be less impacted by noise.

Section 65300.5 of the Government Code states that the general plan and the individual elements shall be integrated and internally consistent. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the Arvin General Plan.

## **CONTEXT AND SETTING**

Section 4.5 Vulnerability and Capability Assessment of Participating Jurisdictions of the Kern County Multi-Jurisdiction Hazard Mitigation Plan, refer to Appendices – App -2 Excerpt for City of Arvin, assess each jurisdiction's vulnerability separate from that of the planning area as a whole. Section 4.3 Vulnerability Assessment provides an inventory of the population, property, and other assets located within each jurisdiction, and further analyzes those assets at risk to identified hazards as of 2014. For more information about how hazards affect the County as a whole, see Chapter 4 Risk Assessment in the main plan. This section also presents the capabilities of each jurisdiction to mitigate hazard impacts.

## **GEOLOGIC AND SEISMIC HAZARDS**

Geologic and soils hazards include subsidence, expansive soils, and steep slopes and landslides. Seismic hazards related to earthquakes include ground shaking and ground failures, such as liquefaction, lateral spreading, ground lurching, seiches, mudslides, landslides, and soil slumping. Geologic hazards pose a danger to residents of Arvin and can result in significant property and infrastructure damage.

## **GEOLOGIC HAZARDS**

### Existing Safety and Geologic Conditions

#### Geology:

The San Joaquin Valley, which includes the Arvin area, is the most extensive basin area in the State of California. This basin area was formed by intermittent westerly tilting of the underlying crystalline rocks, which elevated the Sierra-Nevada Mountains on the east border of the valley and depressed the western portion of the valley. Slopes in the valley feature a

southwest alignment and consist of underlying crystalline based complex and overlying sediments.

In the vicinity of the community of Arvin, the sediment layer is approximately 4,800 ft. thick and consists of older sedimentary rocks composed primarily of stratified sandstone, conglomerates and shale. In addition, there is overlying younger unconsolidated sediment approximately 1,900 ft. thick.

Portions of Kern County are identified as seismically active areas consisting of major unstable fault lines. Within the Arvin vicinity, 8 major fault line systems have been identified. The White Wolf Fault runs 3 miles south of the community of Arvin. The Edison Fault runs 8 miles north of the community. In addition, the San Andreas Fault, the Garlock Fault, the Sierra-Nevada Fault, the Big Pine Fault, the Kern Canyon Fault, and the Bear Mountain Fault are significant fault systems which run in the vicinity of Arvin.

Three major earthquakes have occurred in the county since such events have been historically recorded, the nearest seismic event to the local community occurred in 1952. This major quake, known as the Arvin-Tehachapi quake, measured 7.7 on the Richter scale and caused extensive damage throughout the County. The epicenter of the quake was located on the White Wolf Fault zone which impacted the City. Magnitude 5.0 and above earthquakes occur frequently, but damage has been limited from these events. However, damage to the Arvin community was relatively minimal. (App-3 1988 Safety Element)

#### Hydrology:

The Arvin area significantly contributes to Kern County as being one of the most productive agricultural counties in the nation. In order to sustain the intense farming activities in the area, the local community derives much of its domestic and agricultural water supply from groundwater resources.

#### Groundwater Supply:

Arvin receives its water services from the Arvin Community Services District. The district manages the water source for domestic, agriculture, recreational and industrial purposes from groundwater within the Tulare Lake groundwater basin, which encompasses a significant portion of the San Joaquin Valley. Groundwater within the basin moves in a south-southwest direction within the basin toward the low lying portion of the valley.

The Arvin Community Services District (ACSD), adopted its 2015 Urban Water Management Plan (UWMP), which was an update of the 2010 UWMP, and is required to update the UWMP each cycle where the year ends in 15 and 0. The plan includes a description of the service area of the District, the current and projected population of the District, a description of the climate and other demographic factors that affect water management, identification of the existing and planned water resources of the District including groundwater management plan prepared by the Arvin-Edison Water Storage District ("AEWSD") which is the underlying water purveyor in the area, description of the groundwater basin and groundwater levels, the participation of ACSD with AEWSD in the groundwater management program, the location, the amount of groundwater pumped in the last five years and sufficiency of the supply, a description of the groundwater supply and a projection of the groundwater demands for the next 20 years, a description of the reliability of the groundwater supply and its vulnerability to seasonal or climactic shortage, a statement addressing the consistency of the District's water supply, a

district's anticipated water supply projects, the District's water use projections, water use projections for lower income families, the District's water shortage contingency plan and a water supply reliability assessment.

The District's 2015 Urban Water Management Plan is available at the District's office located at 309 Campus Drive, Arvin, Ca 93203, contact phone number 661-854-2127.

#### Groundwater Quality:

Groundwater quality in the Arvin area is suitable for domestic use. According to the Arvin Community Services District, the water underlying the Arvin community is generally of good quality. As noted above, the 2015 UWMP addresses the water supply and quality for the Arvin area.

The Arvin Community Services District water supply is deemed to be of high quality. This determination relates to an excellent groundwater recharge basin for the Kern River watershed and activities of the Arvin Edison Water Storage District. Water from these sources is of high quality.

#### Surface Hydrology:

The City of Arvin is situated on a deep alluvial fan. The ground surface slopes from northeast to southwest at a 0.5% slope. The primary utilization of the land surrounding the community is almost exclusively agriculture, oil extraction, or open space. The soils in these areas are identified as being highly permeable. As the land is very low sloping and the soils have a tendency of being permeable, water run-off is considered slight.

The Arvin area does not possess any significant natural bodies of water. The Arvin-Edison Canal is located to the north and east of the City, running in a diagonal alignment. The East Side Canal, which runs in a northwest-southwest alignment, approaches within one mile of the southwest portion of the city. Both of these canals are primarily used for agriculture irrigation. Sycamore and Little Sycamore Creeks are natural drainage channels which flow from the Tehachapi Mountains approximately four miles east and southeast, respectively, of the Arvin community. These creeks carry relatively low volumes of water and are only identified on a seasonal basis. The flows from these creeks usually run no farther than the Arvin-Edison Canal.

According to the Federal Emergency Management Agency (FEMA), the entire incorporated land within the City of Arvin as well as the immediate surrounding vicinity, lies within the 100 year floodplain of Caliente Creek. This major drainage channel flows into the Southern San Joaquin Valley floor about 10 miles northeast of the Arvin community. Water flow is only seasonal; however, this channel has historically carried large volumes of water over short time periods. Subsequently, considerable damage has been caused to some of the agriculture in outlying and developed areas in the Southern San Joaquin Valley floor. During similar flood occurrences, the creek water has flowed in a north to south direction into a channel just east of Tower Line Road, which turned in a westerly direction approximately one mile south of the City of Arvin. During more intense flooding periods, the water flow has been less predictable and has been known to cover parts of the Arvin General Planning area.

In recent years, flooding has been a significant issue in the Arvin area. Storm water run-off generated within the City of Arvin is generally collected and transported by streets into the City's existing two drainage sumps. Sump One is located on the west central portion of the City along Comanche Drive near Bear Mountain Boulevard. Sump Two is located on the southwest

portion of the community within the Smotherman Park site.

The City of Arvin maintains a Master Drainage System, which can collect and hold storm water run-off originating within the majority of the city from any storm of a magnitude less than or equal to a 10-year storm. Storm events of greater magnitude can also be accommodated through the overflow provision provided with the existing and proposed sumps. The majority of run-off produced by storms is presently being collected and conveyed to the south end of the City by existing street improvements and pipelines to the sumps. Future run-off is expected to continue being collected in the same manner but will be supplemented by additional street and pipeline improvements.

## **SEISMIC HAZARDS**

Arvin, like most of California, is located within a seismically active region. Faults and earthquakes present direct hazards from fault rupture and ground shaking, as well as indirect hazards, as described further below. Kern County, in general, is recognized as a seismically active region with several major unstable fault lines identified in the county's geologic composition. The Kern County Multi-Jurisdiction Hazard Management Plan, Section 4.2.10 Earthquakes provides an extensive overview of the Hazard/Problem Description for the planning area.

### **Fault Rupture**

Kern County is located in one of the more seismically active areas of California and may, at any time, be subject to moderate-to-severe ground shaking. The reason for this is the presence of the major active faults in portions of the County. The infamous San Andrea's Fault runs just outside of and parallel to the western border of Kern County and eventually enters the south western portion of the county near Frazier Park, where it is intersected by the northeasterly trending Garlock Fault. Please refer to Section 4.2.10 Earthquakes – Kern County Multi-Jurisdiction Hazard Management Plan for a more detailed discussion of faults.

The White Wolf Fault and the Edison Fault are respectively located three miles south and eight miles north of the Arvin community. In addition, a number of other unstable fault lines, including the San Andreas, Garlock, Big Pine, Kern Canyon and Bear Mountain Faults are situated in the general vicinity of Arvin.

The White Wolf Fault Zone is south and east of Arvin. In 1952 a 7.7 earthquake was experienced. Refer to Figure 4.34 Earthquake Shake Map for Kern County. Additionally, seismic hazard mapping indicates that the City has low seismic hazard potential. While there are no known active faults residing within or near the City limits, the Planning Area is likely to experience hazards associated with earthquakes, such as ground shaking.

### **Ground Shaking**

Ground shaking from earthquakes affects the most people and can cause the most damage of any geologic hazard. The amount of ground shaking depends on the magnitude of the earthquake, the distance from the epicenter, and the type of earth materials in between. Arvin experienced significant ground shaking from a Magnitude 7.7 earthquake that occurred on the White Wolf Fault in 1952. Arvin is located within an area identified as having moderate ground shaking probability.

### **Secondary Seismic Hazards**

Ground shaking can induce secondary seismic hazards such as liquefaction, lateral spreading, subsidence, ground fissuring, and landslides. Liquefaction of saturated cohesionless soils can be caused by strong ground motion resulting from earthquakes.

### **Liquefaction**

Liquefaction can occur when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake, resulting in ground failure. The California Geological Survey identifies liquefaction zones where the stability of foundation soils must be investigated and countermeasures undertaken in the design and construction of buildings for human occupancy.

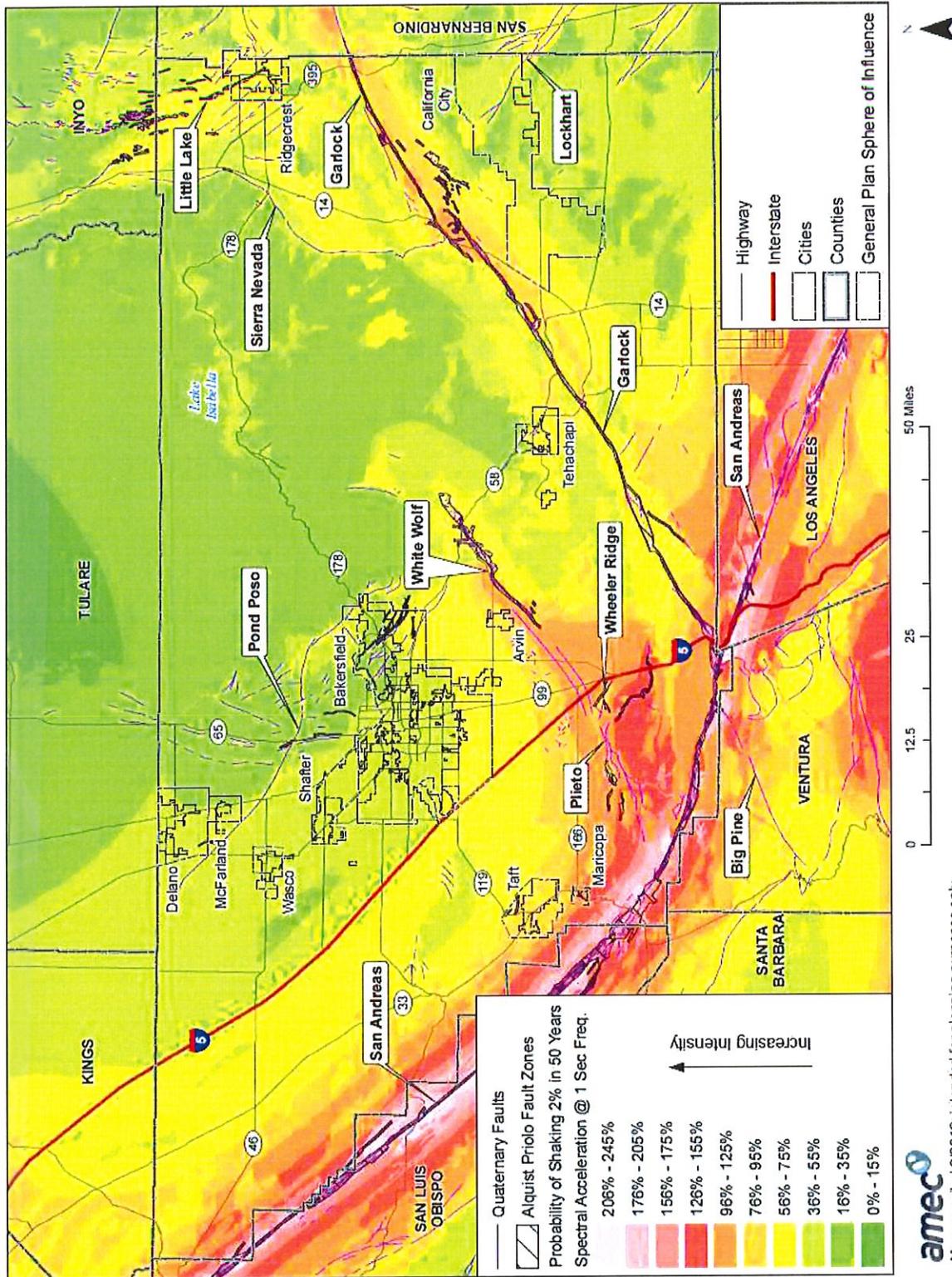
### **Earthquake-Induced Landslide and Slope Failure**

In addition to liquefaction, the California Geological Survey identifies landslide zones, which generally indicate steep hillslopes composed of weak materials that may fail when shaken by an earthquake. These areas are required to be investigated and countermeasures undertaken in the design and construction of buildings for human occupancy. Arvin is not located within an area identified as having the potential for earthquake-induced landslides. Similarly, due to the relatively flat topography of Arvin and the surrounding area, lateral spreading, mudslides, ground lurching, and soil slumping are unlikely to occur.

### **Seismic Seiches**

Seismic seiches are standing waves in an enclosed or partly enclosed body of water, such as rivers, reservoirs, ponds, and lakes. There are no large bodies of water located within the Planning Area. The potential for water from the lake to reach the Planning Area in the event of a seiche is limited.

Figure 4.34. Earthquake Shake Map for Kern County



amec  
 Map compiled 2/2012; intended for planning purposes only.  
 Data Source: Kern County, California Geological Survey

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## FLOOD HAZARDS

Section 4.5 Vulnerability and Capability Assessment of Participating Jurisdictions of the Kern County Multi-Jurisdiction Hazard Mitigation Plan, refer to Appendices – App -2 Excerpt for City of Arvin, assess each jurisdiction's vulnerability separate from that of the planning area as a whole. Section 4.3 Vulnerability Assessment provides an inventory of the population, property, and other assets located within each jurisdiction, and further analyzes those assets at risk to identified hazards as of 2014. For more information about how hazards affect the County as a whole, see Chapter 4 Risk Assessment in the main plan. This section also presents the capabilities of each jurisdiction to mitigate hazard impacts.

### Local Flooding

The location, topography, and land uses in and around the City pose unique drainage situations for the way local runoff is contained. As the City has been developed on predominantly agricultural lands, sump basins are the primary facilities used to retain the local storm water flows. The City has prepared a Storm Drain Master Plan to identify and address local flooding issues within the City. Identified improvements to the existing drainage systems consist primarily of upsizing existing storm drain facilities and extending existing storm drain systems farther upstream to the areas of flooding.

Arvin is within either the 1% or .02% annual chance of a flood event. Much of the flooding in Arvin is characterized by shallow sheet flow of 2 feet depth or less. Arvin adopted Chapter 15.32 Flood Management which promote the public health and safety, and general welfare of its citizenry requiring all new development to comply with the development standards as established and may be modified from time to time.

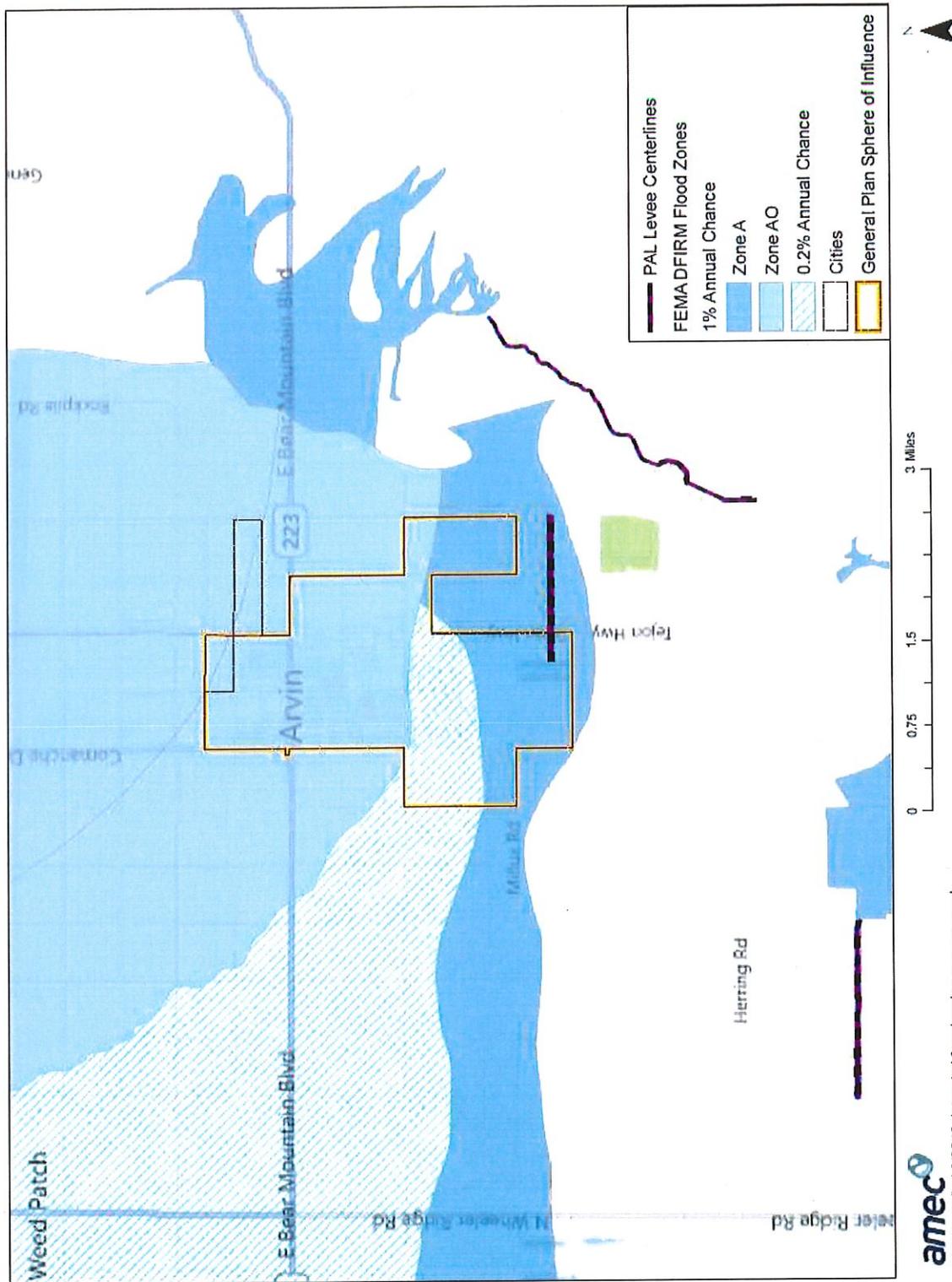
### Dam Inundation

Dams are man-made structures built for a variety of uses including flood control, power, agriculture, water supply, and recreation. When dams are constructed for flood control, they usually are engineered to contain a flood with a computed risk of occurrence. Dam failures can result from any one or a combination of causes, including prolonged periods of rainfall and flooding; earthquake; inadequate spillway capacity resulting in overtopping; or internal erosion caused by embankment or foundation leakage or piping. Dams can fail at any time of year, but the results are most catastrophic when the dams fill or overtop during winter or spring rain/snowmelt events. The onset time of dam failure depends on the type of failure. If the dam is inspected regularly then small leaks allow for adequate warning time. Once a dam is breached, however, failure and resulting flooding occurs rapidly. Although there are several dams that have the ability to affect Kern County in the event of failure, the potential for significant flooding associated with dam inundation to occur within Arvin has not been identified. Dam inundation maps for Lake Isabella, the largest reservoir in the County, indicate that flooding from dam failure would not extend into Arvin.

## Levee Failure

Levees are designed to protect against a certain level of flooding. However, levees can and do decay over time and can also be overtopped, or even fail during large floods. According to the *2012 Kern Multi Jurisdiction Hazard Mitigation Plan* (Kern MJHMP) Figure 4.32, Kern County Levee Location Map, there are no levees located within Arvin or the surrounding area. The Kern MJHMP identifies the likelihood of a levee failure as low with limited affects to Kern County in the event of a levee failure, with the exception of Bakersfield. However, the Friant-Kern Canal, which is located west of the City's western boundary, serves as a levee structure. The Friant-Kern Canal is under the jurisdiction of the U.S. Department of the Interior Bureau of Reclamation. Although unlikely, the canal levee could fail if overtopped. In the event the canal is breached, runoff would spread out and flow into the City of Arvin from the east. No flows have overtopped the canal levee since its opening in 1953, but water has ponded near the top of the levee.

Figure 4.81. City of Arvin Flood Hazard



amec  
 Map compiled 2/2012; intended for planning purposes only.  
 Data Source: Kern County, PAL Levee - Cal DWR,  
 FEMA DFIRM 9/26/2008, Bing Maps - Road

## HAZARDOUS MATERIALS

The California Code of Regulations defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. A hazardous materials incident involves the uncontrolled release of a hazardous substance during storage, use, or transport.

In addition, the California Legislature has passed a law, 65962.5(a) of the Government Code, which requires persons applying for development projects to review a listing of all hazardous waste sites. If the site of your proposed development project is included on the list of hazardous waste sites (Kern County Cal/EPA below), then it shall be noted. Please review the website "<http://envirostor.dtsc.ca.gov>" type in Arvin, CA for most recent listing.

The State's Accidental Release Prevention Law provides for consistency with Federal laws (i.e., the Emergency Preparedness and Community Right-to-Know Act and the Clean Air Act) regarding accidental chemical releases and allows local oversight of both the State and Federal programs. State and Federal laws are similar in their requirements; however, the California threshold planning quantities for regulated substances are lower (stricter) than the Federal quantities. Local agencies may set lower reporting thresholds or add additional chemicals to the program. The Accidental Release Prevention Law is implemented by the Certified Unified Program Agencies (CUPAs) and requires that any business utilizing a greater quantity of a regulated substance than the specified threshold quantity, register with the responsible CUPA as a manager of regulated substances and prepare a Risk Management Plan.

A Risk Management Plan must contain an off-site consequence analysis, a five-year accident history, an accident prevention program, an emergency response program, and a certification of the truth and accuracy of the submitted information. Businesses submit their plans to the CUPA, which makes the plans available to emergency response personnel. The Business Plan must identify the type of business, location, emergency contacts, emergency procedures, mitigation plans, and chemical inventory at each location. Under CUPA, site inspections of these hazardous materials programs (above ground storage tanks, underground storage tanks, hazardous waste treatment, hazardous waste generators, hazardous materials management and response plans, and the California Fire Code) are consolidated and accomplished by a single inspection. In addition, this program provides emergency response to chemical events to furnish substance identification; health and environmental risk assessment; air, soil, water, and waste sample collection; incident mitigation and cleanup feasibility options; and on-scene coordination for state superfund incidents. The program also provides for the oversight, investigation, and remediation of unauthorized releases from underground tanks.

The CUPA for the City of Arvin is Kern County's Environmental Health Services Department. The Environmental Health Services Department (EHSD) was established in 1989 by the Board of Supervisors. The EHSD's Hazardous and Solid Waste Division is designed to protect the public health and the environment in the areas of hazardous material and waste surveillance and enforcement, radiological health, vector control, solid waste and infectious waste. Legal authority for these programs is provided by a variety of state and local statutes including the California Health and Safety Code and the California Code of Regulations, which designates the EHSD as the Local Enforcement Agency for the California Integrated Waste Management Board.

Kern County Environmental Health Division, Hazardous Materials Emergency Response program serves to protect the residents of Kern County by responding to hazardous materials emergencies. The first responders perform health and environmental safety assessment, substance identification and monitoring as part of an interagency Emergency Response team as well as provide and oversee investigation and cleanup of incidents activities.<sup>1</sup>

### **Transportation of Hazardous Materials**

Hazardous substance incidents could occur in Arvin due to the presence of highways and railways. The transport of hazardous materials may occur along the San Joaquin Valley Railroad spur and/or Hwy 223 (Bear Mountain Blvd.) which traverse the City. In the event of train derailment, hazardous materials transported on the rail line could be released impacting adjacent development and properties. Given the City's reliance on groundwater, the potential release of hazardous materials could migrate into the groundwater aquifer, potentially contaminating the City's drinking water supply.

Transportation of hazardous materials/wastes is regulated by California Code of Regulations (CCR) Title 26. The United States Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials. The DOT establishes regulations for safe handling procedures (i.e., packaging, marking, labeling, and routing). The CHP and Caltrans enforce Federal and State regulations and respond to hazardous materials transportation emergencies. Emergency responses are coordinated as necessary between Federal, State, and local governmental authorities and private persons through a State Mandated Emergency Management Plan.

### **Hazardous Materials Sites**

Hazardous materials can be found in certain businesses in Arvin including production or service processes, which generate hazardous waste. These businesses include automotive services, dry cleaners, photo processing, printing lithography, and medical services. The Kern County EHSD is responsible for the remediation of the Underground Storage Tanks through alternatives including soil washing, vapor extraction, bioremediation, and pump and treat of the contaminated groundwater. Remediation alternatives would provide benefits of no contamination of groundwater and soil. Facilities handling moderately and extremely hazardous materials have a greater chance of significant onsite and offsite consequences if the hazardous materials are released. The last inspection date and category are used to determine inspection priority and frequency, respectively.

### **Hazardous Waste**

Hazardous waste is waste with properties that make it dangerous or potentially harmful to human health or the environment. Residential Hazardous Wastes are products purchased for use in or around the home, that when improperly discarded, may threaten human health or the environment including household cleaners; deodorizers; personal hygiene products; pesticides; herbicides; insecticides; pet care products; paint products; photographic chemicals; swimming pool chemicals; and automotive products & fluids.<sup>2</sup> Business Hazardous Waste is generated during the course of operating a business including schools, government agencies, churches, farms, landlords, property managers, ranches, non-profit organizations as well as conventional businesses. Kern County area landfills do not accept hazardous waste. However, households may bring residential hazardous wastes to one of three County Special Waste facilities or

hazardous waste collection events in the county, while businesses that generate hazardous waste are required by state and federal law to contract with registered hazardous waste transporters and disposers. The Kern County Special Waste Facilities serve the hazardous waste disposal needs of Kern County businesses including within the City of Arvin. The Conditionally Exempt Small Quantity Generator (CESQG) Program allows eligible businesses to bring hazardous waste to one of three Special Waste Facilities serving Kern County. State and Federal Laws limit the use of this type of program to businesses that qualify as a CESQG. Businesses generating larger amounts are required to use a licensed hazardous waste hauler to manifest and transport their waste. Historical accumulations of waste may require the services of a licensed hazardous waste hauler.

## **OIL WELLS – SITE DEVELOPMENT ADJACENT TO AND OVER ABANDONED OIL AND GAS WELLS**

### **Oil Well Hazards**

The City of Arvin has a number of active and abandoned Oil and Gas Wells within its jurisdiction and within its Sphere of Influence. Issues related to the oil well productions include occasional spills of crude oil and groundwater contamination. More long-term issues involve the decommissioning of the oil wells, abandonment of the wells and development of the area after it is no longer used as an oil well. Wells must be vented to the atmosphere and plugged for several hundred feet with cement or clay-based mud according to the specification in the

Hazards exist for both active and abandoned oil wells. Potential hazards from active oil wells include potential soil and groundwater contamination, as well as release of methane gas. The abandonment of oil wells falls within the jurisdiction of the California Department of Conservation, Oil, Gas, and Geothermal Resources (DOGGR). Oil wells are subject to regulation and oversight by DOGGR. Additionally, DOGGR provides regulations regarding the placement of structures on abandoned oil well sites. Abandoned wells must be vented to the atmosphere and plugged. A well is plugged by placing cement in the well-bore or casing at certain intervals as specified in California laws or regulations (Abandonment/Reabandonment Guidelines) published by and regulated by the California Department of Oil, Gas, and Geothermal Resources (Division).

### **Construction Site Well Review Program:**

Prior to the development of lands where abandoned or activity wells exist, the City will contact the Department of Conservation's Division of Oil, Gas, and Geothermal Resources (Division) for assistance in the development review process. The Department of Conservation's Division of Oil, Gas, and Geothermal Resources (Division) is charged with implementing Section 3208.1 of the *Public Resources Code (PRC)*. As a result, the Division developed the Construction Site Well Review Program to assist local permitting agencies in identifying and reviewing the status of oil or gas wells located near or beneath proposed structures.

Before issuing building or grading permits, local permitting agencies review and implement the Division's preconstruction well requirements. Interaction between local permitting agencies and the Division helps resolve land-use issues and allows for responsible development in oil and gas fields.

California Public Resources Code Section 3208.1 intent is to prevent, as far as possible, damage to life, health, and property. The operator responsible for plugging and abandoning deserted wells under Section 3237 shall be responsible for the reabandonment as provided in Section 3208.1(a).

## **FIRE HAZARDS**

### **Wildland Fires**

A wildland fire is a large destructive fire that spreads quickly over woodland or brush. The California Department of Forestry and Fire Protection (CAL FIRE) conducts fire hazard severity mapping including mapping areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), define the application of various mitigation strategies to reduce risk associated with wildland fires. According to the Kern County Fire Hazard Severity Zone (FHSZ) map, there are no Fire Hazard Severity Zones (FHSZ) located within the Arvin Planning Area.

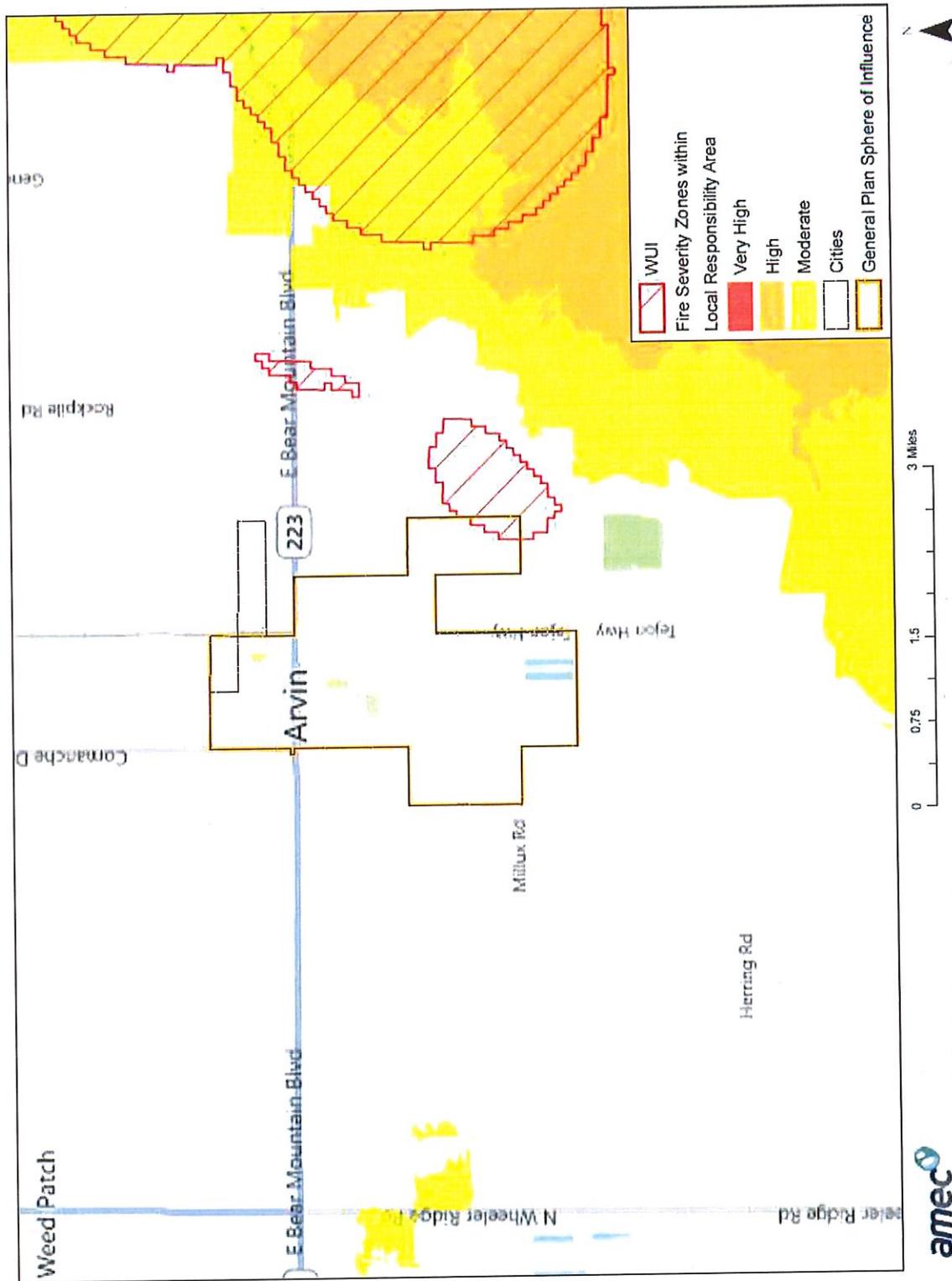
### **Structure Fires**

There is the potential for Arvin to experience structure fires, including homes, industrial and commercial buildings, and other facilities. Many fires are related to human behavior or buildings that do not meet current fire regulations. Fires vary in terms of their potential threat to life and property. Areas with older buildings and deteriorated structures tend to have higher fire hazards. Generally, the risk of injury and damage is greater for higher occupancy structures, such as apartment buildings, hotels, hospitals, and churches. Land use considerations affect fire potential, as industrial and commercial areas tend to have higher risks of fire associated with operations. Consideration for fire protection in the City also involves adequate access for fire and emergency response as new areas develop within the Planning Area.

## **AIRPORT OPERATIONS**

The nearest public use airport is the Bakersfield Municipal Airport which is located approximately 18 miles to the northwest, and the nearest private airport is the agricultural (crop dusting) landing strip located approximately on quarter mile to the southwest of the city limits.

Figure 4.82. City of Arvin Wildfire Risk



amec  
 Map compiled 2/2012; intended for planning purposes only.  
 Data Source: Kern County, FRAP, CALFIRE LRA 11/2008,  
 Bing Maps - Road

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## EMERGENCY SERVICES, PREPAREDNESS, AND RESPONSE

### Fire Protection Services

The City of Arvin provides fire prevention, fire protection, emergency medical services, and related services through a contract with the Kern County Fire Department (KCFD). Other Fire Department functions include hazardous materials mitigation, public education and training, arson investigation, air operations, and apparatus maintenance. The Department provides service to Arvin and the surrounding area from Station 54 located at 301 Campus Drive in Arvin (**Figure II-3**). KCFD employs more than 625 permanent staff, and serves an area spanning more than 8,000 square miles and a population of more than 500,000. Station 54 maintains a staff of three full-time firefighters equipped with two Type 1 engines and one Type 4 FWD Watershed Patrol. In the event that additional personnel are needed to address an emergency, Station 51 is located in Lamont approximately 6.2 miles to the northwest.

### Fire Prevention

The fire prevention inspection program consists of Title 19 mandatory inspections, miscellaneous or permit inspections and the Company Fire inspections which are completed by fire station personnel.<sup>3</sup> Arvin utilizes its Municipal Code to promote public safety and welfare and to prescribe regulations governing conditions hazardous to life and property from fire or explosions by the adoption of minimum fire prevention standards.

### Police Protection Services

The Arvin Police Department is a full-service department with a variety of specialties and community services. The Police Department strives to work as partners with the community to serve and protect. They provide law enforcement services that focus on building the quality of life of citizens and visitors in the City through proactive problem solving, fair and equitable police services, and utilizing resources effectively. The Police Department ensures public safety in the community by responding to all crime-related matters, hazardous situation incidents, neighborhood disputes, and suspicious activities.

The City's public safety services include Administration, Animal Control, Dispatch, Patrol, School Resources Officer. The Traffic Division is dedicated to keeping citizens safe in the City whether they are driving, biking, or walking by incorporating traffic education through enforcement, seminars at local schools to educate students on the rules of the roadway and to conduct traffic collision investigations. The Police Department School several community programs including the Police Explorer Program that allows community members to experience first-hand how the department functions and what it takes to get started in a law enforcement career and the Citizen Volunteer Program in which volunteers donate their time assisting patrol officers or attending special events.

## **Emergency Medical Services**

The Emergency Medical Services Department (EMS) is the lead agency for the emergency medical services system in Kern County. In Kern County, the Board of Supervisors designated the EMS Department as the Local EMS Agency. The Kern County Ambulance Ordinance, which governs the majority of the pre-hospital systems in the County, was adopted by the Board of Supervisors in November 1990, and became effective on February 28, 1991. As a result of this ordinance and the subsequent regulations, the EMS System in Kern County became more structured and included, for the first time, measurable standards for the response of paramedic level of care to the citizens of Kern County during an emergency. EMS is responsible for coordinating all system participants in the County. Participants include the public, fire departments, ambulance companies, other emergency service providers, hospitals, and EMT training programs. EMS also provides certification and re-certification for EMT's, paramedics, specialized nurses, and specialized dispatchers.

EMS includes a system of services organized to provide rapid response to serious medical emergencies, including immediate medical care and patient transport to definitive care in an appropriate hospital setting. While most EMS responses are day-to-day emergencies, EMS agencies also plan and prepare for disaster medical response. In addition, EMS is becoming more and more involved with preventative health care and managed care in the overall scope of its functions. EMS includes:<sup>4</sup>

- Public safety dispatch;
- Fire services first response and treatment;
- Private ground and air ambulance response, treatment and transport;
- Law enforcement agencies;
- Hospitals and specialty care centers;
- Training institutions and programs for EMS personnel;
- Managed care organizations;
- Preventative health care; and
- Citizen and medical advisory groups.

## **Emergency Communications Center**

The Emergency Communications Center (ECC) is responsible for receiving and dispatching all fire, medical and rescue calls. The ECC receives transfers calls from 21 different law enforcement agencies and gives calls to seven different private ambulance companies with an annual call volume at approximately 86,000 calls. All calls requiring medical aid or ambulance dispatch are put through the National Academy of Emergency Medical Dispatch (EMD) protocols, insuring that all medically related calls will be processed the same way and the appropriate response is sent on every call. It also requires dispatchers to remain on the line for life threatening emergencies and give appropriate pre-arrival instructions to the caller such as CPR, the Heimlich maneuver, and childbirth. During fire season, wildland fire dispatching is a large part of ECC operations, utilizing Resource Ordering and Status System (ROSS) to ensure that responders receive the needed resources to fight wildland fires, from engines, bull dozers, hand crews, and aircraft.

## Emergency Operations Center

The Emergency Operations Center (EOC) is a centralized location to support multi-agency and/or multi-jurisdiction disaster response coordination and communication. Unique to the State of California is the definition of an Operational Area, which includes all political subdivisions within the County boundary. On behalf of the Kern Operational Area, the Kern County EOC will serve as the designated point of contact between the jurisdictions within the County, as well as between the State and the Operational Area. During an emergency, staff in the EOC will facilitate effective emergency management. The EOC supports multi-agency and multi-jurisdiction coordination and communication.

## Emergency Operations Plan

The Kern County Emergency Operations Plan establishes an emergency management organization and assigns functions and tasks consistent with California's Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). The County of Kern is the lead agency for the Kern Operational Area and is tasked to coordinate emergency activities between the county, cities, and special districts and to serve as a communications link focusing on the collection, processing, and dissemination of vital disaster information. The Plan provides for the integration and coordination of planning efforts of the County/Operational Area with those of its cities, special districts and the state. The content is based on guidance provided by the California Emergency Management Agency, FEMA, and Department of Homeland Security. The intent of the Plan is to facilitate emergency response and short-term recovery by providing a framework for response to all significant emergencies, regardless of the nature of the event. The Plan is comprised of four major parts as follows:<sup>5</sup>

- **Basic Plan** – Overview of County/Operational Area's emergency management program, Emergency Management Organization, and concept of emergency operations.
- **General Procedures** – Emergency procedures to be implemented by employees at the time of a major emergency or disaster.
- **Emergency Operations Center (EOC) Procedures and Annexes** – EOC procedures, annex and checklists for each major EOC function, and resource and contact lists.
- **Contingency Plans** – Event-specific information and emergency instructions (e.g., Terrorism). The Contingency Plans are separate documents that may be implemented independent of the Plan and are incorporated into the Plan by reference.

Further, Kern County's Health and Medical Branch, comprised of EMS, Department of Public Health (DPH), Environmental Health Services (EHS) and Mental Health Services (MHS), oversees and coordinates disaster medical and mental health care and public and environmental health services on a countywide basis in the field, Department Operations Centers (DOC), and County/Operational Area (OA) Emergency Operations Center (EOC).

## **Terrorism Response and Recovery Plan**

The Terrorism Response and Recovery Plan describes the emergency procedures that will be used in the event of a terrorist threat or incident that occurs or impacts the Kern County Operational Area (OA), which includes Arvin. This Plan is designed to establish responsibilities, and to coordinate preparedness, response, and recovery from a terrorist initiated incident, with emphasis placed upon incidents involving Weapons of Mass Destruction (WMD). The contingency plan supplements the existing Kern County Emergency Operations Plan. It is intended to provide general guidance. Actual response will be dependent upon conditions existing at the time of the emergency, including the availability of local and mutual aid resources.

## **Evacuation Routes**

Currently, the City of Arvin has no defined emergency routes. SR 233 (Bear Mountain Boulevard) would serve as the primary emergency route since it bisects the City and provides an east west regional access to SR-99 and I-5 within Kern County and Sr-58 (Bakersfield-Tehachapi Hwy) to the east.

## **Emergency Incident Information and Notification**

Kern County has implemented ReadyKern, an emergency notification system that alerts residents and businesses about natural disasters and other crises. The emergency notification system enables Kern County to provide essential information quickly in a variety of situations, such as earthquakes, severe weather, fires, floods, or evacuation of buildings or neighbourhoods. Residents and businesses with listed telephone numbers and those that register for notifications receive a message about a potential safety hazard or concern. Messages are sent to all standard voice and text communication devices, including land line phones, cell phones, and e-mail. If receipt of the message is not confirmed, the system will try to reach the second contact number or email. The system will continue trying to contact someone until it receives a confirmation.

When the EOC is activated during an emergency, the Joint Information Center (JIC) is established to coordinate, develop, and disseminate emergency-related public information. The JIC is the central point of contact for all news media. Public information officials from all participating agencies/jurisdictions are collocated at the JIC. The news media receives regular briefings about the emergency in the Media Room adjacent to the JIC.

## **GOALS AND POLICIES**

This section contains goals and policies that provide for the safety and protection of life and property from the occurrence of a natural or manmade hazard. Citywide safety goals and policies apply generally to any potential hazardous event, which may be addressed further in topic-specific goals and policies.

## Citywide Safety

- Goal SAF-1:** A community protected from and prepared for natural and man-made hazards.
- Policy SAF-1.1: Support projects, programs, policies, and regulations to mitigate potential impacts associated with natural and man-made hazards.
- Policy SAF-1.2: Regularly participate in the maintain and update of the Kern County Multi-Jurisdiction Hazard Maintenance Plan relevant to the Arvin Local Hazard Mitigation Plan.
- Policy SAF-1.3: Support programs, policies, and regulations that discourage or limit development within areas that are vulnerable to natural disasters, particularly in areas with recurring damage.
- Policy SAF-1.4: Support programs that promote greater public awareness of disaster risks, personal and business risk reduction, and personal and neighborhood emergency response.
- Policy SAF-1.5: Investigate and pursue available funding sources to fund safety programs, provide services, upgrade/construct facilities, and purchase equipment.

## Geologic and Seismic Hazards

- Goal SAF-2:** A community protected from loss of life or injury and damage to property due to geologic and seismic hazards.
- Policy SAF-2.1: Continue to incorporate geotechnical hazard data in future land use decision-making, site design, and construction standards.
- Policy SAF-2.2: Adopt the latest version of the building codes adopted by the State of California and ensure implementation in all new construction and renovations.
- Policy SAF-2.3: Require site-specific soils and/or geologic reports for development in areas where potentially serious geologic risks exist.
- Policy SAF-2.4: Monitor and enforce mitigation measures to reduce risks for projects where seismic and geologic hazards can be mitigated and prohibit development in areas where seismic and geologic hazards cannot be mitigated.
- Policy SAF-2.5: Promote the upgrade, retrofitting, and/or relocation of all existing critical facilities (e.g., police and fire stations, hospitals, schools, community centers, water facilities, public works yard, emergency access routes) and other important public facilities that do not meet current building code standards and are within areas of seismic or geologic hazard risks.
- Policy SAF-2.6: Continue to seek out opportunities to educate and encourage the community on ways to implement measures to mitigate potential injury and damage associated with earthquakes.

## Flood Hazards

- Goal SAF-3:** A community protected from loss of life or injury and damage to property due to flood hazards.
- Policy SAF-3.1: Continue to work with the appropriate local, State, and Federal agencies to maintain the most current flood hazard and floodplain information and use it as a basis for project review and to guide development.
- Policy SAF-3.2: Actively promote and participate in a regional drainage analysis and implementation of regional and local flood control measures to reduce regional flooding conditions within the City.
- Policy SAF-3.3: Continue to participate in the National Flood Insurance Program (NFIP) and ensure that City regulations are in full compliance with the standards adopted by the Federal Emergency Management Agency (FEMA).
- Policy SAF-3.4: Implement recommendations contained in the Arvin Storm Drain Master Plan that are within the City's jurisdiction.
- Policy SAF-3.5: Minimize whenever possible flood risks associated with existing development.
- Policy SAF-3.6: Require evaluation of potential flood hazards prior to approval of grading permits and require floor elevation certification as required by Chapter 15.32 Flood Management.
- Policy SAF-3.7: Identify construction or other methods to minimize damage if new development is located in flood hazard zones.
- Policy SAF-3.8: Prohibit or require mitigation of new development within the 100-year flood zone unless it can be shown that the development will not:
- Create danger to life and property due to increased flood heights or velocities caused by excavation, fill, roads and intended use.
  - Create difficult emergency vehicle access in times of flood.
  - Create a safety hazard due to the unexpected heights velocity, duration, rate of rise and sediment transport of the flood waters at the site.
  - Create excessive costs in providing governmental services during and after flood conditions, including maintenance and repair of public facilities.
  - Interfere with the existing waterflow capacity of the floodway.
  - Substantially increase erosion and/or sedimentation.
  - Change the water storage/volume capacity of the flood basin.
- Policy SAF-3.9: Require that essential public facilities be located and designed to mitigate potential flood risk to ensure long term operation.
- Policy SAF-3.10: Promote low impact development techniques and design features such as pervious paving, on-site groundwater recharge, rainwater harvesting, minimization of building footprints, and bioretention to improve defensive measures against storm events and stormwater pollution.

Policy SAF-3.11: Educate property owners and residents located in flood hazard areas about opportunities to mitigate flood hazards and damage, implementation of flood preparation activities, and evacuation and recovery efforts associated with a flooding event.

Policy SAF-3.12: Continue to encourage and support efforts of Kern County and the Bureau of Reclamation in the proper maintenance and repairs of the Friant-Kern Canal are accomplished.

## Hazardous Materials

**Goal SAF-4: A community protected from the harmful effects of hazardous materials, hazardous waste, and environmental contamination.**

Policy SAF-4.1: Ensure that land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials are located and operated to reduce risk to other land uses.

Policy SAF-4.2: When approving new development, ensure that the site:

- Is sufficiently surveyed for contamination and remediation, particularly for sensitive uses near existing or former toxic or industrial sites.
- Is adequately remediated to meet all applicable laws and regulations, if necessary.
- Is suitable for human habitation.
- Is protected from known hazardous and toxic materials.
- Does not pose higher than average health risks from exposure to hazardous materials.

Policy SAF-4.3: Assist the Kern County Health Department in the monitoring operations of businesses and individuals that handle hazardous materials through the planning and business permit processes.

Policy SAF-4.4: Work with the appropriate Federal, State, regional, and local agencies to identify previously unidentified contaminated sites in the City, particularly on sites with a high likelihood of past contamination, such as old gas stations or industrial sites, and work with the property owners and applicable agencies to remediate them.

Policy SAF-4.5: Ensure the safe transport of hazardous materials through the City by:

- Restricting transport of hazardous materials within Arvin to designated routes.
- Prohibiting the parking of vehicles transporting hazardous materials on City streets.
- Requiring new pipelines or other channels carrying hazardous materials avoid residential areas to the greatest extent possible.

Policy SAF-4.6: Support Caltrans and California Highway Patrol efforts to ensure safe transportation of hazardous materials on SR-223 (Bear Mountain Blvd.)

- Policy SAF-4.7: Assist Kern County Health Department in the education of residents and businesses on how to reduce or eliminate the use of hazardous materials and products, and encourage the use of safer, nontoxic, environmentally friendly equivalents.
- Policy SAF-4.8: Assist Kern County Health Department and the Sanitation District in raising public awareness of appropriate disposal for household hazardous waste, and publicize collection events and locations.
- Policy SAF-4.9: Prior to the development of lands where abandoned or activity wells exist, the City will contact the Department of Conservation’s Division of Oil, Gas, and Geothermal Resources (Division) for assistance in the development review process. The Department of Conservation’s Division of Oil, Gas, and Geothermal Resources (Division) is charged with implementing Section 3208.1 of the *Public Resources Code (PRC)*. As a result, the Division developed the Construction Site Well Review Program to assist local permitting agencies in identifying and reviewing the status of oil or gas wells located near or beneath proposed structures.
- Before issuing building or grading permits, local permitting agencies review and implement the Division’s preconstruction well requirements. Interaction between local permitting agencies and the Division helps resolve land-use issues and allows for responsible development in oil and gas fields.
- California Public Resources Code Section 3208.1 intent is to prevent, as far as possible, damage to life, health, and property. The operator responsible for plugging and abandoning deserted wells under Section 3237 shall be responsible for the reabandonment as provided in Section 3208.1(a).

**Fire Hazards**

- Goal SAF-5: A community protected from loss of life or injury and damage to property due to fire hazards.**
- Policy SAF-5.1: Continue to coordinate fire protection services with Kern County Fire Department to ensure sufficient capacity, stations, personnel, and equipment are available to meet growth needs in Arvin for fire protection and related emergency services.
- Policy SAF-5.2: Ensure adequate water supply and water pressure is provided throughout the City for firefighting purposes.
- Policy SAF-5.3: Ensure all new development provides adequate access for emergency vehicles and evacuation.
- Policy SAF-5.4: Regularly update building and fire codes to provide for fire safety design.
- Policy SAF-5.5: Promote public safety education programs to reduce accidents, injuries, and fires, as well as to train members of the public to respond to emergencies.

Policy SAF-5.6 Investigate the development and adoption of Fire Impact Fees to off-set the increase cost of fire protection.

Policy SAF-5.7 Enforce and maintain weed abatement and brush clearance programs to reduce Fire hazards to developed property in the immediate vicinity of vacant undeveloped land.

### **Emergency Services, Preparedness, and Response**

**Goal SAF-6: A community prepared to provide effective response and recovery efforts in the event of an emergency.**

Policy SAF-6.1: Continue to implement emergency preparedness and response measures in coordination with Kern County’s Emergency Operations Plan.

Policy SAF-6.2: Participate in Kern County trainings on emergency operations procedures and response.

Policy SAF-6.3: Support policies and programs that ensure adequate resources are available to respond to health, fire, and police emergencies.

Policy SAF-6.4: Investigate and seek out opportunities to improve emergency access and circulation throughout the community.

Policy SAF-6.5: As in the development of and provide residents and businesses with information about local safety hazards and emergency plans, including evacuation plans and procedures to accommodate special needs populations and efficient post-disaster recovery.

Policy SAF-6.6: Support policies and programs to involve and educate the community in emergency preparedness.

Policy SAF-6.7: Collaborate with the school district, businesses, nonprofit organizations, and community members/groups to maintain safety throughout the City.

Policy SAF-6.8: Involve the Police Department in the development review process to address safety concerns, access issues, and potential traffic conflicts, and identify opportunities to apply Crime Prevention Through Environmental Design (CPTED) principles.

# City of Arvin 2013-2023 HOUSING ELEMENT



ADOPTED MARCH 27, 2018  
RESOLUTION NUMBER: 2018-23

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# I. Introduction

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## A. Purpose of the Housing Element

The 2013-2023 City of Arvin Housing Element (Housing Element) focuses on the quality, quantity, condition and occupancy of the City's dwelling units. It is evident that, by the adoption of this Housing Element into the Arvin General Plan, the City Council and the Planning Commission of the City of Arvin reflect the concern of the citizens that clean, fair and upgraded housing be of primary importance in the development of the community. The authority for producing this Housing Element is provided in Government Code Section 65580 *et. seq.* The Housing Element considers the current condition in affordable housing as a key issue that needs immediate attention. It is the intent of this Housing Element to assure that every attempt is being made to provide suitable housing for all members of the Arvin community regardless of income, age, race, color, religion, gender, ethnic background or disability. The City of Arvin seeks to promote free housing choices for all its citizens as well as to provide guidance for municipal decisions on the quality, inventory and conservation of its existing housing.

## B. Consistency with State Law

This Housing Element must be consistent with the State Law (Government Code Section 65583) which requires all housing elements to identify and analyze existing and projected housing needs and establish goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing in the City. The housing element is also required to identify adequate sites for housing, including rental housing, factory-built housing, and mobile-homes, and make adequate provision for the existing and projected needs of all Arvin residents, regardless of income, age, race, religion, gender or ethnic background.

## C. Relationship to Other Elements and Plans

Government Code Section 65300.5 requires that the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent statement of policies. This update of the Housing Element has been prepared in a manner making it consistent with other elements and areas of the General Plan. The Housing Element is implemented primarily by the Arvin Municipal Code (Municipal Code). The Municipal Code contains ordinances, including those that pertain to the subdivision regulations, zoning, and building code. Implementation of the Housing Element also benefits from special activities and programs authorized by the Arvin City Council, and the Successor Agency of the Arvin Community Redevelopment Agency.

On April 21, 2016 the Arvin City Council adopted the 2013-2023 Arvin Housing Element; however, just prior to its adoption the City received comments from the State Department of Housing and Community Development (HCD) indicating that additional changes were necessary for State certification of the Arvin Housing Element. Therefore, in response to the HCD comments, the City is proposing that this revised Housing Element be an amendment to the adopted 2013-2023 Housing Element.

## General Plan Amendments

Since the adoption of the 2008-2013 Arvin Housing Element in March 2012, the City has updated and amended the Arvin General Plan. The City has amended the General Plan as it relates to housing through the following resolutions.

**Resolution No. 2012-34 (adopted August 21, 2012).** Adoption of the updated Land Use, Conservation and Open Space, Air Quality, Circulation, and Community Health Elements of the Arvin General Plan. While there were significant policy revisions and additions to the General Plan, key housing-related policies included:

- Increase the maximum density permitted in the High Residential Density land use designation from 16 units per acre to 24 units per acre.
- Establish Residential Reserve (max. density of 6 units/acre) and Medium Density Residential (density range of 7 to 15 units/acre) of land use designations.
- Ensure that all new development incorporates sound design practices and is compatible with the scale, mass and character of the surrounding area.
- 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.
- Provide opportunities for residents to obtain healthy food nearby and at low cost, by supporting grocery markets, farmers markets, community gardens, and other sources of fresh and healthy food.
- Locate new medium and high density residential developments within walking distance of local retail, services, and community facilities.
- Design pedestrian and bicycle connections that support active and healthy living and increase accessibility to daily needs and services.
- Ensure residential densities are compatible with available public service and infrastructure systems.
- Incorporate green building practices such as on-site solar energy generation, water conservation and environmentally friendly building materials as part of new residential development.
- Ensure that new multi-family developments include high-quality residential amenities such as open space, recreation, off-street parking, landscaping and pedestrian features.

**Resolution No. 2012-46 (adopted November 20, 2012).** The adoption of this resolution amended the General Plan land use designation of a property located on the southwest corner of Tejon Highway and the easterly extension of Varsity Avenue (APN 190-030-48 formally 190-030-07) from Low Density Residential to High Density Residential.

**Resolution No. 2013-16 (adopted November 5, 2013).** The City adopted the 2013 Amendment to the Land Use Element and Land Use Policy Map of the Arvin General Plan. The amendment changed the land use designations on the City's General Plan Land Use Map for properties within the Jewett Square opportunity area, a 58-acre area located west of Campus Drive between Varsity Road and Bear Mountain Boulevard. The key land use amendments included changing areas designated Low Density Residential to High Density Residential, Parks, and General Commercial. The amendment further incorporated the statewide planning priorities identified under SB 375, the Sustainable Communities and Climate Protection Act of 2008. A few of the key principles of SB 375 include: increasing housing affordability, promoting infill and compact development, revitalizing urban and community centers, reducing automobile usage and fuel consumption, and promoting water and energy conservation and efficiency.

**Resolution No. 2015-12, (adopted March 3, 2015).** The Arvin City Council adopted this resolution, which amended the City's traffic impact fee program to reduce the traffic impact fees for new residential development projects.

**Resolution No. 2016-14 (adopted April 21, 2016).** The Arvin City Council amended the Arvin General Plan by adopting the 2013-2023 Housing Element.

## Municipal Code Amendments

In addition to housing-related amendments to the General Plan, the Arvin Municipal Code was amended through the following ordinances.

**Ordinance No. 405 (adopted December 4, 2012).** The City Council adopted Ordinance No. 205 which amended the Arvin Municipal Code to reclassify the zoning on the six-acre property located on the southwest corner of Tejon Highway and the easterly extension of Varsity Avenue (APN 190-030-48 formally 190-030-07) from Single-Family Residential (R-1) to Multi-Family Residential (R-3). This Ordinance conforms to the General Plan Amendment Resolution 2012-46 which amended the land use designation from Low-Density Residential to High-Density Residential.

**Ordinance No. 407 (adopted July 16, 2013).** This Ordinance amended the Arvin Municipal Code regarding the definition of "Family". "Family" means an individual, or two (2) or more persons related by blood or marriage or legal adoptions, or a group of six (6) or fewer unrelated persons, living in a dwelling.

**Ordinance No. 411 (adopted December 3, 2013).** This Ordinance amended the Municipal Code and Zoning Map as it related to the introduction of a Pedestrian-Oriented Mixed-Use Overlay Zone and an Open Space Zone, and changes to zoning designation of certain properties. The Pedestrian-Oriented Mixed-Use Overlay (MUO) zone and development standards, permitted a mix of residential, commercial, school and public facility uses as part of a pedestrian-oriented

community. The maximum residential density of the MUO zone is the same as the underlying residential zoning. If the underlying zone is commercial, the residential density shall be 24 units per acre. The ordinance also introduced a new Open Space (OS) zone and development standards to correspond to the Parks designation of the Land Use Element of the Arvin General Plan. Finally, the ordinance changed the zoning designations on the City's Zoning Map for properties within Jewett Square (58-acre area bounded generally by Bear Mountain Boulevard, Campus Drive, and Varsity Road), and Sycamore/Meyer (45-acre area at the southwest corner of Sycamore Road and Meyer Street) areas to be consistent to the amended General Plan Land Use Map adopted by Resolution No. 2013-16.

**Ordinance No. 416 (adopted September 2, 2014).** This ordinance amended the Arvin Zoning Map by reclassifying the zoning of various parcels to ensure consistency with the land use designations of the Arvin General Plan Land Use Map.

**Ordinance No. 421 (adopted July 7, 2015).** This Ordinance amended Chapter 17 of the Arvin Municipal Code to implement the action plan contained in the 2008-2013 Arvin Housing Element. Adoption of this ordinance implemented the following housing programs in the Housing Element to comply with State law:

- Permit specific housing types in various zones. The special housing types include:
  - ✓ Transitional Housing is a type of housing for those transitioning from homelessness to permanent housing. This type of housing must be permitted in all residential zones in the City.
  - ✓ Supportive Housing is a type of housing for those with medical conditions that prevent them from living independently – therefore a certain level of support services is provided. This type of housing must be permitted in all residential zones in Arvin.
  - ✓ Emergency Housing is intended for homeless persons, for a stay of up to six months in any given year. This type of housing will be permitted in the Light Industrial (M-2) zone.
  - ✓ Single Room Occupancy (SRO) units are a form of affordable multi-family housing. As the name implies, these are typically multi-family projects with one room per tenant. With some projects there may be sharing of common facilities like restrooms and kitchens. This use is proposed to be permitted in Arvin's multi-family residential zones (R-2, R-3, and R-4).
  - ✓ Residential Care Facilities are a community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis. State law requires cities to allow this form of housing as a permitted use in single family residential zones (R-1) and by Conditional Use Permit in multi-family residential zones (R-2, R-3 and R-4).
  - ✓ Employee Housing is as the name implies, (affordable) housing reserved for persons employed in various industries – though agriculture is the industry most

often used in this category (and especially in this part of the state). This use needs to be added to the Zoning Ordinance as a “permitted use” in the single and multi-family residential zones. This would allow up to six unrelated individuals to legally live in the same residential unit. It should be noted that owners of employee housing also require a permit from the State Department of Housing and Community Development.

- ✓ Second Dwelling Units are, as the name implies, a second residential unit that is subordinate to the principal dwelling on a single family residential zoned (R-1) lot. State law now requires cities to allow a second dwelling unit on single family-zoned lots. The City can establish certain development standards for second dwellings pertaining to things like size of unit, parking, architectural appearance, etc.
- Establish a density bonus ordinance that allows the City to consider granting a bonus or increase in the number of dwelling units that a developer can build if the developer agrees to reserve a certain percentage of the units as available to “target households”, which include lower income households and/or senior citizens.
- Establish a reasonable accommodation ordinance that allows a person with disability to request exceptions to certain zoning standards that would normally require a variance. An example might be a building projection into a required yard setback to accommodate a wheelchair ramp.

## D. Public Participation

As required by State law, all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. As part of the public outreach effort, the City has conducted four community workshops on the Housing Element. The first community workshop was held on May 7, 2015 at Arvin Veterans Hall, 414 Fourth Street, Arvin. There were 12 attendees at the first workshop. The community workshop discussed housing issues facing the City and received input for the development of the Housing Element. The second community workshop, which was attended by 17 people, was held on January 13, 2016 at Arvin Veterans Hall. The focus of the discussion was the proposed housing programs identified in the Draft Housing Element. The third community workshop, which was conducted after the April adoption of the Housing Element and was part of the Housing Element Amendment outreach effort, was held on July 21, 2016 at St. John's Valley of Faith Church located at 500 Campus Drive, Arvin. This workshop focused on the new housing programs requested by HCD, the California Rural Legal Assistance, Inc., and the Leadership Counsel for Justice and Accountability. Comments raised at the July 21 workshop included: 1) the accessibility of housing program information by the majority of non-English speaking residents of Arvin; 2) the capacity of the existing infrastructure to accommodate the level of growth projected for Arvin; 3) the importance of code enforcement in ensuring decent and safe rental housing units; 4) the ways to resolve fair housing complaints, and 5) the need for anti-displacement measures. These comments have been addressed in this Housing Element

Amendment. (See Chapter VI 2013-2023 Housing Plan). The fourth community workshop was conducted on July 25, 2017 at the Arvin City Council Chambers, 200 Campus Drive, Arvin. This workshop discussed the final housing programs included in the Housing Element Amendment.

Notices for all four community workshops were published in the Arvin Teller, and posted at City Hall and the library. The City also notified local organizations of the community workshops. The community workshop notices (English and Spanish), presentation material, list of attendees, and a summary of key public comments from the community workshops are presented in **Appendix A** of this Housing Element.

In compliance with the Americans with Disabilities Act (ADA), any resident in need of special assistance to participate in these workshops could contact the Office of the City Clerk by phone or email. Additionally, to involve as many participants at the community workshops, a Spanish interpreter was available for the presentation and public comments.

In addition to the community workshops on the Housing Element Amendment, City staff has met four times with local organizations that included the California Rural Legal Assistance, the Leadership Counsel for Justice and Accountability, the Committee for a Better Arvin, and Lideres Campesinas to discuss and clarify the proposed housing programs. The latest meeting was held on July 28, 2017. There were also numerous conference call with these organizations.

The Draft Housing Element Amendment was available for public review on the City's website starting in August 2016, with the latest version available in July 2017. The public will have opportunities to provide additional comments on the Housing Element Amendment at the Arvin Planning Commission and City Council public hearings.

After the adoption and certification of the Housing Element Amendment, there will be numerous community meetings where the Housing Element will be discussed as part of the comprehensive General Plan update effort, which is anticipated to be occur in 2018. The City's General Plan update will focus on economic development and sustainability.

## II. Housing Needs Assessment

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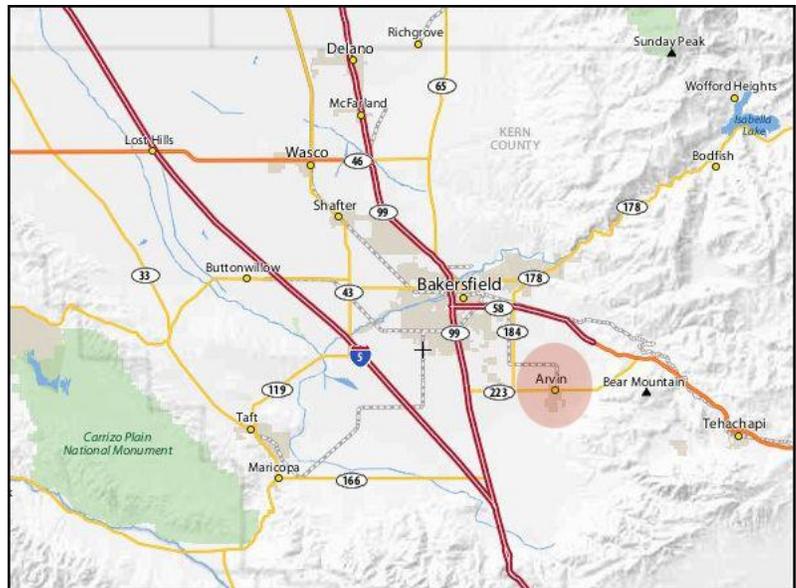
A strategy to determine the existing and projected housing needs of a community must be based on an understanding of its socio-economic and housing characteristics. This entails a review of the City's population and employment base, an analysis of housing conditions, and the special housing needs of groups within the population. This information provides a database upon which decisions concerning policies and programs for the provision of adequate housing can be based.

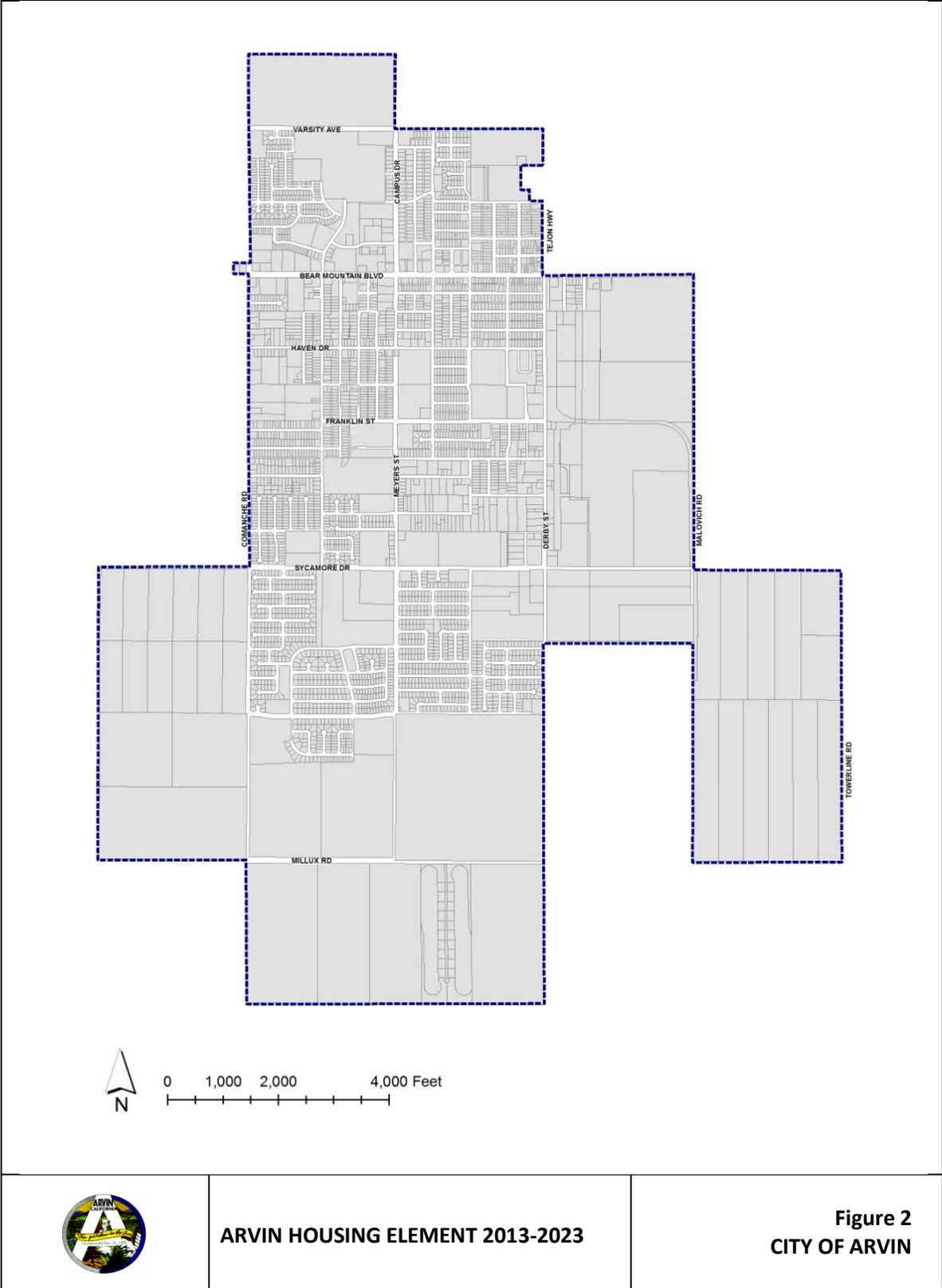
### A. City Overview

The City of Arvin is located in Kern County approximately 15 miles southeast of the City of Bakersfield. **Figure 1** shows the location of Arvin from a regional perspective. Arvin is situated in one of the most fertile and productive agricultural areas of the San Joaquin Valley. Much of this agricultural land is protected by the Williamson Agricultural Preservation Act, which sets forth strong financial incentives for maintaining agricultural uses on the land. Incorporated in 1960, the City of Arvin's growth, like much of the surrounding cities in Kern County, is driven by its agricultural community. Agricultural crops such as cotton, grain, carrots, potatoes, almonds, oranges, and grapes, surround the City as well as numerous private dairies and farmland.

**Figure 2** presents a map of the City, which totals 4.8 square miles in size.

**Figure 1**  
**REGIONAL MAP**





## B. Population Characteristics

### Population Growth Trends

All indicators point out that Arvin’s population has been in continual growth since the 1970s. This trend is mostly a result of the increase in farm workers, and the availability of affordable housing in Arvin. As presented in **Table 1**, during the decade of the 1980s the City’s population grew by 32 percent; the growth rate increased to 35.5 percent during the 1990s. According to the 2010 U.S. Census, Arvin was home to 19,304 residents, 49.0 percent more than in 2000. While the residential population in Arvin has continued to increase in recent years, the rate of growth dipped significantly after 2010. According to California Department of Finance (DOF) estimates, the 2015 residential population of Arvin is 20,113 – a percentage change of 4.2 percent over the course of five years from the 2000 population. Considered in terms of simple annual percentage change, Arvin’s population grew by an average of 4.9 percent per year during the 2000-2010 period; after 2010, the growth rate dropped to an average of 0.8 percent per year. This pattern of continued growth from 1970 to 2010, followed by a dramatic drop in growth rates in recent years, was also witnessed in Kern County as a whole.

**Table 1**  
**ARVIN POPULATION GROWTH TRENDS**

Year	Total	Percent Change	Annual Percent Change
1970	5,199	--	--
1980	6,863	32.0%	3.2%
1990	9,286	35.3%	3.5%
2000	12,956	39.5%	4.0%
2010	19,304	49.0%	4.9%
2015	20,113	4.2%	0.8%

*Source: U.S. Census 1990, 2000, 2010, DOF Series E-5 January 2015*

**Table 2** presents 1990-2015 growth trends within Kern County. Arvin's population growth from 2000 to 2010 was the second highest rate (49.0%) among cities in Kern County, and greater than Kern County as a whole, which experienced a population growth of 26.9 percent. Between 2010 and 2015, population growth rates for Kern County cities and jurisdictions ranged widely, from 10.5 percent growth in McFarland and 6.3 percent growth in Bakersfield, to population contractions in the cities of Tehachapi, California City, and Delano (-9.6%, -6.8%, and -1.5% growth rates, respectively). During this period, Arvin and Kern County have experienced almost equal rates of growth (4.2% and 4.1%, respectively).

**Table 2**  
**POPULATIONS IN KERN COUNTY**  
**1990-2015**

Jurisdictions	1990	2000	2010	2015	Percent Change 2000-2010	Percent Change 2010-2015
Arvin	9,286	12,956	19,304	20,113	49.0%	4.2%
Bakersfield	174,978	246,899	347,483	369,505	40.7%	6.3%
California City	5,955	8,385	14,120	13,165	68.4%	-6.8%
Delano	22,762	39,499	53,041	52,222	34.3%	-1.5%
Maricopa	1,193	1,111	1,154	1,169	3.9%	1.3%
McFarland	7,005	9,835	12,707	14,037	29.2%	10.5%
Ridgecrest	28,295	24,927	27,616	28,419	10.8%	2.9%
Shafter	8,409	12,731	16,988	17,970	33.4%	5.8%
Taft	5,902	8,811	9,327	9,456	5.9%	1.4%
Tehachapi	6,182	11,125	14,414	13,028	29.6%	-9.6%
Wasco	12,412	21,263	25,545	26,130	20.1%	2.3%
Unincorporated	262,602	264,111	297,932	309,050	12.8%	3.7%
Kern County	549,477	661,645	839,631	874,264	26.9%	4.1%

*Source: U.S. Census 1990, 2000, 2010, DOF Series E-5 January 2015*

## Age Composition

The age distribution of the population is an important determinant of housing demand in an area. Young adults (18-34 years of age) tend to favor apartments, low to moderate cost condominiums, and smaller single-family units. The population 35 to 64 years of age represents the major market for moderate to relatively high cost condominiums and single-family homes. People over 65 years of age tend to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes.

In 2012, residents 18 to 34 years represent the largest age group in Arvin, followed closely by the 35-64 year age group. These groups, generally including the population in the prime working ages, combined account for 57.1 percent of the City's total population, slightly lower than the Kern County total of 60.6 percent for these two age groups. As shown in **Table 3**, the 18-34 age group is higher than the percentage of the County, while the 35-64 age group is lower than the County proportion. Arvin comprises a significantly higher proportion of minors under

the age of 18 years as compared to the County’s proportion of the same age group. Kern County is significantly higher than Arvin in the 65 years and older age group. Overall, Arvin has a younger population than the County with a median age of 23.7 years as compared to 30.7 years countywide, and two out of three Arvin residents are younger than the age of 35, and 38.5 percent are minors under the age of 18.

**Table 3**  
**AGE DISTRIBUTION**  
**AND DEPENDENT POPULATION YEAR 2012**

Age Group	Arvin	Kern County
Under 5	11.1%	8.7%
5-17	27.4%	21.5%
18-34	27.8%	25.7%
35-64	29.3%	34.9%
65+	4.5%	9.1%
Median Age	23.7	30.7
Dependency Ratio	0.75	0.65
Child Dependency Ratio	0.67	0.50
Old-Age Dependency Ratio	0.08	0.15

*Source: 2008-2012 ACS 5-Yr Est. Table S0101*

The dependency ratio, which is the ratio of the population under 18 and over 65 years of age to the population 18 to 64, is an indicator of the reliance of children and senior citizens on the working age population. The lower the dependency ratio, the lesser the “burden” is on a community’s working age residents. Table 3 shows that on average, a working age individual in the City of Arvin must support more dependents (0.75) than a working age resident in Kern County (0.65), which again indicates the need for dependent care and senior housing. Within the composite age dependency ratio, the proportion of minor-age dependents versus dependent populations over the age of 65 differ between the City and County averages, reflecting the relatively younger population in Arvin and the greater proportion of seniors in the countywide total population. In addition to Arvin having a higher dependency ratio than the County average, the data indicates that the types of services needed would skew more towards childcare and other youth-targeted amenities, with relatively less demand for senior services.

## Race and Ethnicity

The racial and ethnic composition of a community determines the household characteristics and influences housing needs. The City of Arvin is a predominantly Hispanic/Latino community, of which nearly 9 out of 10 city residents are Hispanic. **Table 4** presents estimates of the 2012 race/ethnic composition of Arvin's population. Compared to the County, the Arvin comprised a smaller proportion in all ethnic and racial categories except with the Hispanic/Latino population.

**Figure 3** depicts the growth rates of different racial/ethnic categories within Arvin and Kern County between 2000 and 2012. During this period, the total population of Arvin grew by 49.0 percent. The Asian/Pacific Islander community grew much faster than this average rate, increasing over 110 percent from the 2000 figure. The Hispanic/Latino community grew by 51.1 percent, the Black/African-American population increased by 47.1 percent, and non-Hispanic Whites increased by 28.1 percent. Arvin residents identified as “other race” or having two or more races grew by 4.4 percent over the 2000 number. In Kern County, the total population grew by 26.8 percent between 2000 and 2012. While the number of non-Hispanic White residents decreased slightly (-1.1%), all other segments of the population grew in numbers during these years. The Hispanic/Latino community grew by 62.5 percent, Asian/Pacific Islanders increased by 57.1 percent, the Black/African-American population increased by 17.8 percent, and there was a 15.6 percent increase in County residents identified as other/two or more races.

In terms of proportions of the total residential population, the Hispanic/Latino category in Arvin gained 1.3 percentage points – the Hispanic/Latino community represented 87.5 percent of the City population in 2000 and 88.8 percent in 2012. For Kern County, the Hispanic/Latino category comprised 49.5 of the total population in 2000, decreasing to 38.6 percent of the 2012 County population – a swing of -10.9 percentage points. The changing ethnic characteristics of a community, coupled with shifting in age composition, lead to changes in household composition and ensuing housing needs.

**Table 4**  
**RACE AND ETHNICITY 2012**

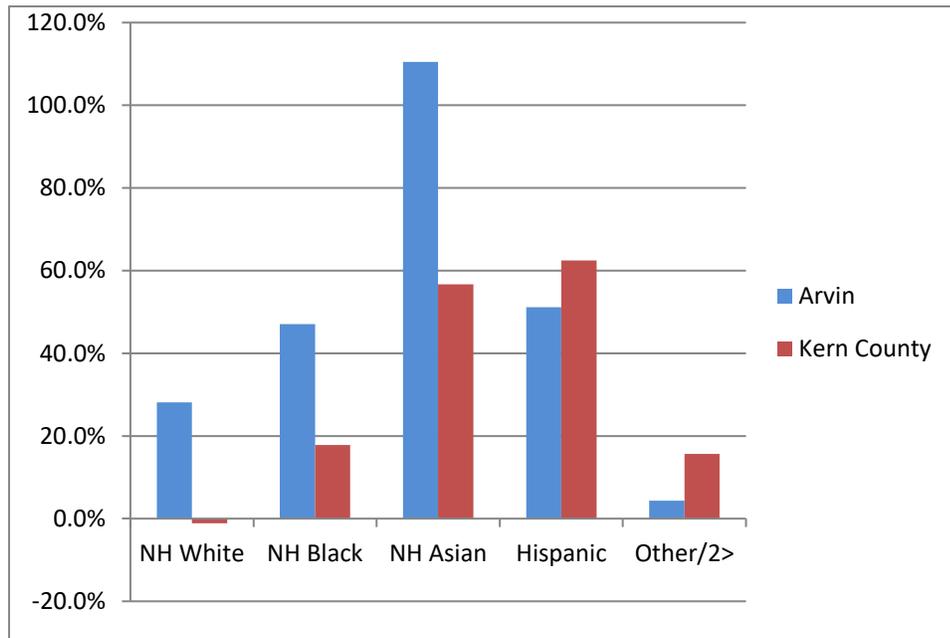
Race/Ethnicity	Arvin	Kern County
Non-Hisp. White	8.5%	38.6%
Non-Hisp. Black	0.5%	5.3%
Non-Hisp. Asian/Pac. Islanders	1.5%	4.1%
Hispanic/Latino	88.8%	49.2%
Other Race**	0.2%	0.8%
Two or More Races	0.5%	2.1%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>

Source: 2008-2012 ACS 5-Yr Est. Table DP05

\* Non-Hispanic

\*\* Includes American Indian and Alaska Native

**Figure 3**  
**RACE/ETHNIC COMPOSITION**  
**PERCENTAGE CHANGE 2000-2012**



Source: 2008-2012 ACS 5-Yr Est.

### C. Household Characteristics

The census defines a “household” as all persons who occupy a housing unit. This includes persons living alone, families related through marriage or blood, or unrelated persons sharing a housing unit. Persons living in retirement or convalescent homes, school dormitories, or other group living situations are not considered households, but are considered part of the group quarter category. Household characteristics are an important indicator of the type of housing needed in a community.

#### Household Growth

According to California DOF estimates presented in Table 5, household growth in Arvin was consistently higher than that of the County as a whole in the period 1990 to 2010. During the 1990s, the number of households in Arvin grew by over 26 percent as compared to 15 percent growth experienced countywide. During the following decade Arvin and Kern County populations increased to 40.5 percent and 22 percent, respectively. After 2010, household growth in both jurisdictions dropped significantly, with the County growth rate exceeding than

of the City. Arvin households total 4,343 in 2015 estimates, an increase of 2.7 percent from 2010 levels. Considered in terms of simple annual percentage change, households in Arvin increased by an average of 0.5 percent per year during these five years; this is a significant drop from the simple annual percentage change of 4.1 percent between 2000 and 2010, and 2.6 percent between 1990 and 2000. Kern County households total 262,965 in 2015 estimates, an increase of 3.3 percent from 2010 levels. Considered in terms of simple annual percentage change, total County households increased by an average of 0.7 percent per year during these five years; in comparison, the simple annual percentage change during the 2000s was 2.2 percent, and 1.5 percent during the 1990s.

**Table 5**  
**HOUSEHOLD GROWTH 1990-2015**

Jurisdiction	1990	2000	2010	2015	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 2010-2015
Arvin	2,385	3,010	4,228	4,343	26.2%	40.5%	2.7%
Kern County	181,480	208,655	254,610	262,965	15.0%	22.0%	3.3%

Source: DOF Series E-8 1990 and Series E-5 estimates, 2000, 2010, 2015

## Household Type

The household characteristics of a community, to an extent, determine the existing and future type and size of housing needs. According to **Table 6**, family household population (related persons and/or married couples living together) represented 85.4 percent of Arvin’s total households. This compares to 75.0 percent countywide. In addition, the proportion of the non-family households (group quarter population, which includes many senior residents, accounted for 14.6 percent of the total households in Arvin, which is lower than the countywide total of 25.0 percent.

**Table 6**  
**2012 POPULATION DISTRIBUTION**  
**BY HOUSEHOLD TYPE**

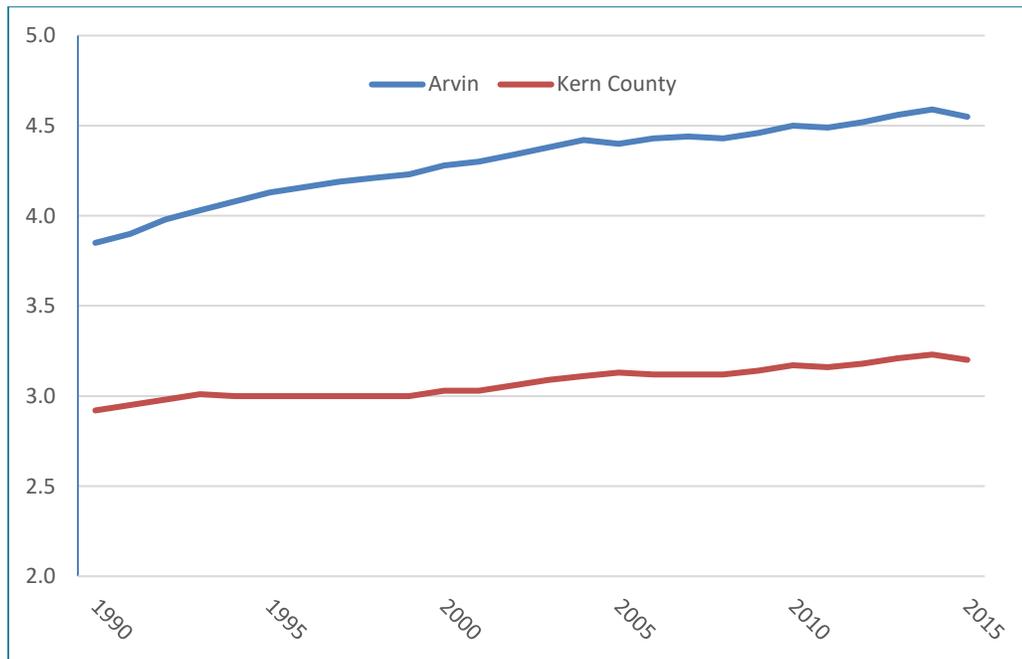
Type	Arvin	Kern County
Family Households	85.4%	75.0%
Non-Family Households	14.6%	25.0%

Source: 2008-2012 ACS 5-Yr Est. Table DP02

## Household Size

Household size is the number of persons per occupied dwelling unit. Over the decades, the County and the State have experienced a continued increase in the household size. This trend is the result of factors such as larger families, which reflect the changing demographics and the shift in the ethnic composition of the region, as well as a consolidation of families' necessitated by the increase cost of living. **Figure 4** displays this general upward trend in household size in both Arvin and Kern County between 1990 and 2015. During this time period, average household size was consistently larger in Arvin than in Kern County. As of 2015, the average household size is 4.55 for Arvin, over 40 percent larger than the Kern County average household size of 3.20. The rate of growth for household size is higher in Arvin than countywide – as seen in **Figure 4**, the upward trend for Arvin has a steeper slope than the Kern County rate. Average household size in Arvin increased 11.2 percent during the nineties and 6.3 percent between 2000 and 2015; the growth rate for Kern County during these time periods was 3.8 percent and 5.6 percent, respectively.

**Figure 4**  
**PERSONS PER HOUSEHOLD**



Source: DOF Series E-8 estimates, 1990, DOF Series E-5 estimates, 2000, 2010, 2015

**Table 7** shows that 39.3 percent of households in Arvin were composed of five or more persons, which by the State Department of Housing and Community Development (HCD) definition is considered “large households”. This is over twice the countywide proportion of large household, 19.1 percent of total households. Conversely, the County’s percentage of households with one and two persons (48.1%) was significantly higher than that of Arvin (26.3%). This indicates a need for larger units for both renters and homeowners in the City.

**Table 7**  
**PERSONS IN UNITS**  
**AS PERCENTAGE OF TOTAL HOUSEHOLDS 2012**

Household Size	Arvin	Kern County
1 person	11.5%	20.1%
2 person	14.8%	28.0%
3-4 person	34.4%	32.8%
5 + person	39.3%	19.1%
Average. HH Size	4.3	3.2

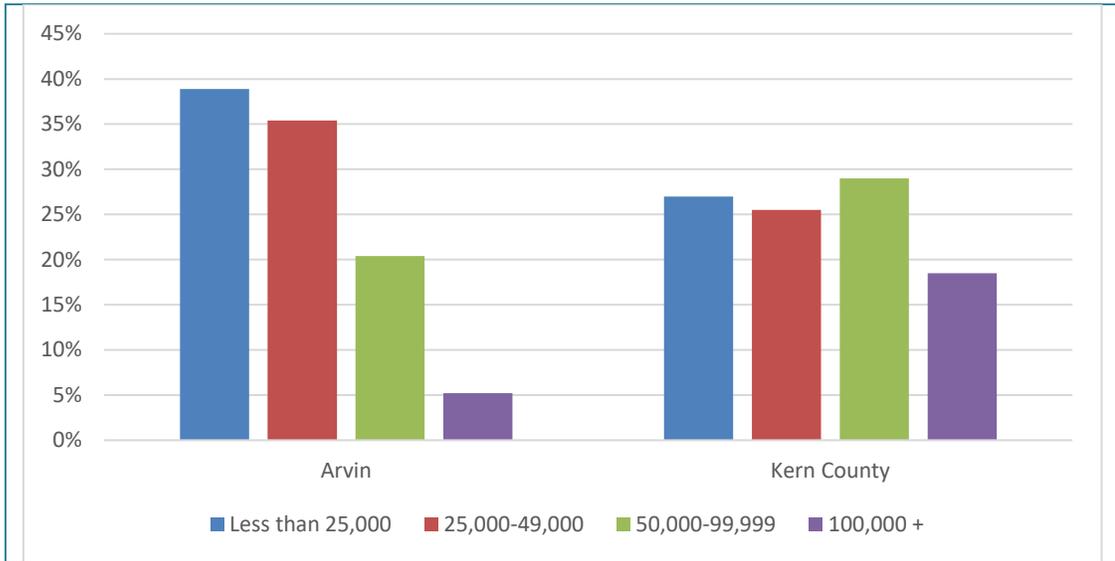
*Source: 2008-2012 ACS 5-Yr Est. Tables B25009, DP02*

## Household Income

**Figure 5** illustrates the household income distribution of Kern County and the City of Arvin. As shown in the figure, Arvin has approximately 39 percent of households making \$25,000 or less compared to the 27 percent of the same income level in the County. Almost three out of four households in Arvin have incomes of less than \$50,000. Distribution of household incomes in Kern County is split roughly equally – 47.5 percent at or above \$50,000 and 52.5 percent below \$50,000. Household income distribution differs greatly on the City and County level at higher income brackets. Within Kern County, 18.5 percent of households make \$100,000 or more, with 2.7 percent of total households receiving incomes greater than \$200,000. Correspondingly, the percentage of households in Arvin making incomes in excess of \$100,000 is 5.2 percent; the vast majority of these households earn less than \$150,000. No Arvin households had incomes in excess of \$200,000.<sup>1</sup> Kern County has slightly more households than Arvin at the lowest end of the income bracket. For household incomes of less than \$10,000 the percentages of total households are 7.1 percent in Kern County and 5.6 percent in Arvin. Median household income (in 2012 inflation-adjusted dollars) was \$31,462 in Arvin; this is \$15,232 dollars less than the countywide value of \$46,694. For family households, the median family income was \$32,338 in Arvin and \$50,969 in Kern County, a difference of \$18,631 dollars.

<sup>1</sup> 2010-2012 ACS 3-Year Estimates, Table DP-03

**Figure 5**  
**2012 HOUSEHOLD INCOME DISTRIBUTION**



Source: 2010-2012 ACS 3-Yr Est. Table DP03

According to the U.S. Census Bureau, the estimated poverty threshold for a four-person household was approximately \$23,500 in 2012. For two-person households, the threshold was \$13,892 if the householder was age 65 or older, and \$15,450 for householders under 65 years. In **Table 8**, approximately one-third (32.6%) of the 2012 households in Arvin were below the poverty level, while 19.3 percent of the County’s households were below the poverty level. For senior citizen households (ages 65 years and over) the percentage of those below the poverty levels was 14.3 percent in Arvin, slightly higher than the 11.9 percent for the County.

**Table 8**  
**HOUSEHOLDS DISTRIBUTION**  
**BY AGE AND POVERTY STATUS 2012**

Poverty Level	Arvin	Kern County
Above Poverty	67.4%	80.7%
<i>Under 65</i>	65.2%	82.5%
<i>65+</i>	85.7%	88.1%
Below Poverty	32.6%	19.3%
<i>Under 65</i>	34.8%	17.5%
<i>65+</i>	14.3%	11.9%

Source: 2008-2012 ACS 5-Yr Est. Table B17017

## D. Employment Characteristics

As shown in **Table 9**, 54.5 percent of Arvin’s population ages 16 and over were employed in 2012, with no residents employed in the armed forces. In Kern County, 51.2 percent of the working age population were employed in the civilian sector and one half percentage point were in the armed forces. The unemployment rate within the civilian labor force was higher in Arvin than within the County, 9.3 percent and 7.7 percent, respectively. In total, Arvin had a higher work force participation rate than Kern County; 36.2 percent of the working age population of Arvin was not in the labor force compared to the countywide rate of 40.6 percent.

**Table 9**  
**EMPLOYMENT STATUS OF POPULATION 16+**  
**2012**

<b>Employment Status</b>	<b>Arvin</b>	<b>Kern County</b>
<b>In Labor Force</b>	<b>63.8%</b>	<b>59.4%</b>
Employed in Armed Forces	0.0%	0.5%
Employed Civilians	54.5%	51.2%
Unemployed Civilians	9.3%	7.7%
<b>Not in Labor Force</b>	<b>36.2%</b>	<b>40.6%</b>

*Source: 2008-2012 ACS 5-Yr Est. Table DP03*

Agriculture plays a major role in the lives of Arvin’s residents. Classified in terms of industry, 3,390 individuals were employed in agriculture, forestry, fishing and hunting, and mining positions, representing 48.6 percent of the total civilian employed population ages 16 and older of 6,979. In comparison, the Kern County average for these economic sectors was 15.4 percent.<sup>2</sup> Table 10 shows the occupational distribution of the residents of Arvin in 2012. Almost half (47.7%) of the employed individuals were occupied in the Natural Resources, Construction, and Maintenance Sector, compared to less than twenty percent for Kern County in whole. At the same time, the proportions of Arvin workers in the Management, Business, Science, and Arts categories was less than a third of the Countywide average.

<sup>2</sup> 2008-2012 American Community Survey 5-Year Estimates, Table DP03

**Table 10**  
**DISTRIBUTION OF EMPLOYED CIVILIAN POPULATION 16+**  
**BY OCCUPATION 2012**

Occupation	Arvin	Kern County
Management, Business, Science, and Arts	8.5%	26.2%
Service	14.1%	19.2%
Sales and Office	12.4%	22.2%
Natural Resources, Construction, & Maintenance	47.7%	19.4%
Production, Transportation, & Material Moving	17.2%	13.1%

*Source: 2008-2012 ACS 5-Yr Est. Table DP03*

## E. Housing Characteristics

### Housing Growth Trends

Kern County experienced a prolonged housing boom between 2000 and 2006; however, the U.S. economy went into one of the greatest recessions in history in 2007. Through 2007 and 2008, the U.S. housing bubble burst as housing prices dropped dramatically. Nationally, the median price for resale homes declined more than 12 percent in 2008. It was the largest year-over-year drop for records going back to 1979.

In Kern County, the median housing price plummeted by approximately 14 percent. Though the number of units sold in 2008 was 1,011 more than in 2007, there was a decrease in housing value. Along with these staggering sales and the drop in housing prices, the number of permits issued for construction of new privately owned dwelling units fell in 2008.

This housing crisis could be attributed to the soaring rate of unemployment and large number of foreclosures. Of the Kern homeowners receiving default notices, 1,512 lost their homes. Similarly, 6,960 more workers were unemployed in 2008 than in 2007—raising the unemployment rate by 1.5 percent. The level of unemployment had a direct effect on housing values. The unprecedented housing crisis at the local and national level, which continued through about 2012, was a multifaceted problem of falling housing prices, loss of equity, high foreclosure activity, and lack of refinancing opportunity. Despite the housing slump during this period, the County continues to experience a growth in population.

**Table 11** presents the continual housing growth trends in Arvin and the neighboring cities. Arvin has experienced approximately 46 percent growth in housing, similar to that in Bakersfield and McFarland, and significantly larger than Kern County (26.4%). However, the percentage growth of housing is lagging behind the percentage of growth in population. This suggests that there is overcrowding or shortage of housing in the City of Arvin.

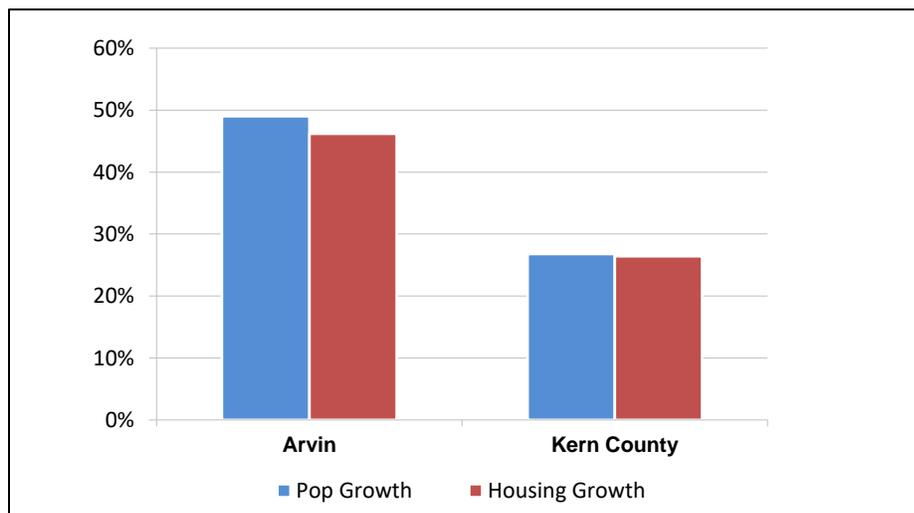
**Table 11**  
**HOUSING GROWTH, 2000-2015**

Jurisdiction	2000	2015	Growth 2000-2015	Percent Change
Arvin	3,145	4,598	1,453	46.2%
Bakersfield	88,266	126,154	37,888	42.9%
Delano	8,832	10,875	2,043	23.1%
McFarland	2,030	2,916	886	43.6%
Shafter	3,623	4,707	1,084	29.9%
Taft	2,478	2,521	43	1.7%
Wasco	4,256	5,786	1,530	35.9%
Kern County	231,567	292,774	61,207	26.4%

Source: U.S. Census 2000, DOF series E-5 2015 Estimates

**Figure 6** shows the percentage of population growth and housing growth for both Arvin and the County between 2000 and 2015. The City of Arvin had a population growth percentage of 49.0 percent and housing growth percentage of 46.2 percent. Kern County had 26.8 percent in population growth and 26.4 percent in housing growth.

**Figure 6**  
**PERCENTAGE OF POPULATION GROWTH AND HOUSING GROWTH 2000-2015**



Source: U.S. Census 2000, DOF series E-5 2000- 2015 Estimates

## Type and Size of Units

As presented in **Table 12**, DOF estimated that of the 4,568 total housing units in the City of Arvin in 2012, three-quarters were single-family dwelling units – both detached and attached units, which is similar to the countywide proportion of single-family units (73.5%). A clear difference between Arvin and the County occurs when comparing mobile homes and multiple dwelling units with five or more units. According to the estimates, there were 143 mobile homes in Arvin and 22,935 in the whole of Kern County. These numbers represent approximately three percent of Arvin’s total housing stock, and 8 percent countywide. About 13 percent of Arvin’s housing stock were multi-family dwelling units with over five units; In Kern County, this category represented 8.5 percent of the total housing stock.

**Table 12**  
**TYPES OF HOUSING UNITS 2012**

Jurisdiction	Total DU	Single DU	Multiple DU		Mobile Homes
			2 to 4 Units	5+ Units	
<b>Arvin</b>					
No. of Units	4,568	3,425	422	578	143
Percent	100.0%	75.0%	9.2%	12.7%	3.1%
<b>Kern County</b>					
No. of Units	288,624	212,209	28,928	24,552	22,935
Percent	100.0%	73.5%	10.0%	8.5%	7.9%

Source: DOF Series E-5, January 2012

## Housing Conditions

The condition of any city’s housing stock is a function of its age and how well the units have been maintained over the years. Arvin’s housing stock can generally be characterized as “aging” and in poor condition. Building age is a significant factor in the deterioration and health and safety risks of structures. In general, homes built over 30 years ago are likely to require structural renovation and maintenance. According to Census data presented in **Table 13**, approximately one-quarter (24.9%) of the homes in Arvin were built prior to 1970. Homes built after 1970, which account for three-quarters (75.1%) of the City’s housing stock, should meet most of the existing building code standards. 1971 was a landmark year because significant changes were made to standard building codes, particularly for those requirements related to seismic safety as a result of the building failures experienced from the Sylmar earthquake.

**Table 13**  
**AGE OF HOUSING STOCK IN 2012**

<b>Housing Built</b>	<b>Percent of Total</b>
2010 or later	0.0%
2000-2009	23.2%
1990-1999	22.2%
1980-1989	10.1%
1970-1979	19.7%
1960-1969	7.8%
1950-1959	6.8%
1940-1949	4.5%
1939 or earlier	5.8%

*Source: 2008-2012 ACS 5-Yr Est. Table DP04*

In fall of 2008, a parcel-by-parcel survey was conducted to assess the exterior condition of the existing housing stock. For the purpose of identifying areas of potential rehabilitation and recycling within the City, the City used the Community Development Block Grant (CDBG) survey form to determine the condition of the buildings. This survey, which is presented in Figure 7, included a scoring system for the foundation, roofing, siding, windows and electrical condition of residential units. Based on the calculated total sum of each score, the structure received a “Sound”, “Minor”, “Moderate”, “Substantial” or “Dilapidated” condition ranking. An example of evaluated residential structure using the CDBG criteria is presented below:

<b><u>Needed Improvements</u></b>	<b><u>Score</u></b>
Needs partial foundation	15
Shingles missing on roof	5
Siding needs patching and repainting	5
Windows need replacement	10
Minor Electrical repair	5
<b>TOTAL SCORE</b>	<b>40</b>



*Example of Arvin Housing in Sound Condition*

<u>Housing Condition</u>	<u>Scoring</u>
Sound:	9 or less
Minor:	10 – 15
Moderate:	16 – 39
Substantial	40 – 55
Dilapidated:	56 and over



*Example of Arvin Housing in Dilapidated Condition*

In the example shown above, a structure scoring a total of 40 indicates that the structure needs substantial improvements. For the purposes of this study, structures scoring 40-55 points (Substantial) or 56 points and over (Dilapidated) were considered as physical blight and requiring significant rehabilitation or demolition. The result of the survey is illustrated in **Figure 8**, showing the various conditions of building structures throughout the City.

The results of the survey are presented in **Table 14**. It shows that 3,400 parcels zoned are residential. Of these surveyed parcels, 2,158 parcels (63.5%) had housing that was in good condition, 195 parcels (16.8%) exhibit minor to moderate conditions and 308 parcels (9.1%) are in substantially deteriorated conditions. There are also 360 (10.6%) vacant parcels.

**Table 14**

**ARVIN HOUSING SURVEY 2008**

	No. Units	Percent
Sound: 9 or less	2,158	63.5%
Minor: 10 to 15	195	5.7%
Moderate: 16 to 39	379	11.1%
Substantial: 40 to 55	139	4.1%
Dilapidated: 56 and over	169	5.0%
Vacant*	360	10.6%
<b>Total</b>	<b>3,400</b>	<b>100.0%</b>

*Source: GRC Associates Inc. Survey*

*\*Vacant land in all zoning designation*

**Figure 7  
CDBG SURVEY**

**ARVIN REDEVELOPMENT PARCEL SHEET -- HOUSING CONDITIONS**

APN#: _____	Map Page <input type="text"/>
Address: _____	Added Area <input type="text"/>
Mixed-Use _____	Existing Project Areas <input type="text"/>
No. Units: _____	
Garage Attached: _____	Photo Numbers: _____
Detached: _____	Building Age _____
None: _____	

Construction Type:	Wood _____	Frontage Improvements:	Curbs _____
	Masonry _____		Paved Street _____
	Mobile _____		Gutters _____
	Modular _____		Sidewalk _____
			Driveway _____
			Adequate Site Drainage _____

**DILAPIDATED UNIT:** A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation, may be considered for demolition or at a minimum, major rehabilitation required

YES		NO	
-----	--	----	--

FOUNDATION		ROOFING	
Existing foundation in good condition		Good condition	
Repair needed		Shingles missing	
Needs partial foundation		Chimney needs repair	
No foundation or needs complete foundation		Needs re-roofing	
		Roof structure needs replacement or re-roof	

SIDING/STUCCO		WINDOWS	
Good condition		Good condition	
Needs re-painting		Broken window panes	
Needs to patching and re-painting		Needs repair	
Needs replacement and painting		Needs replacement	
Asbestos/Lead-Based			

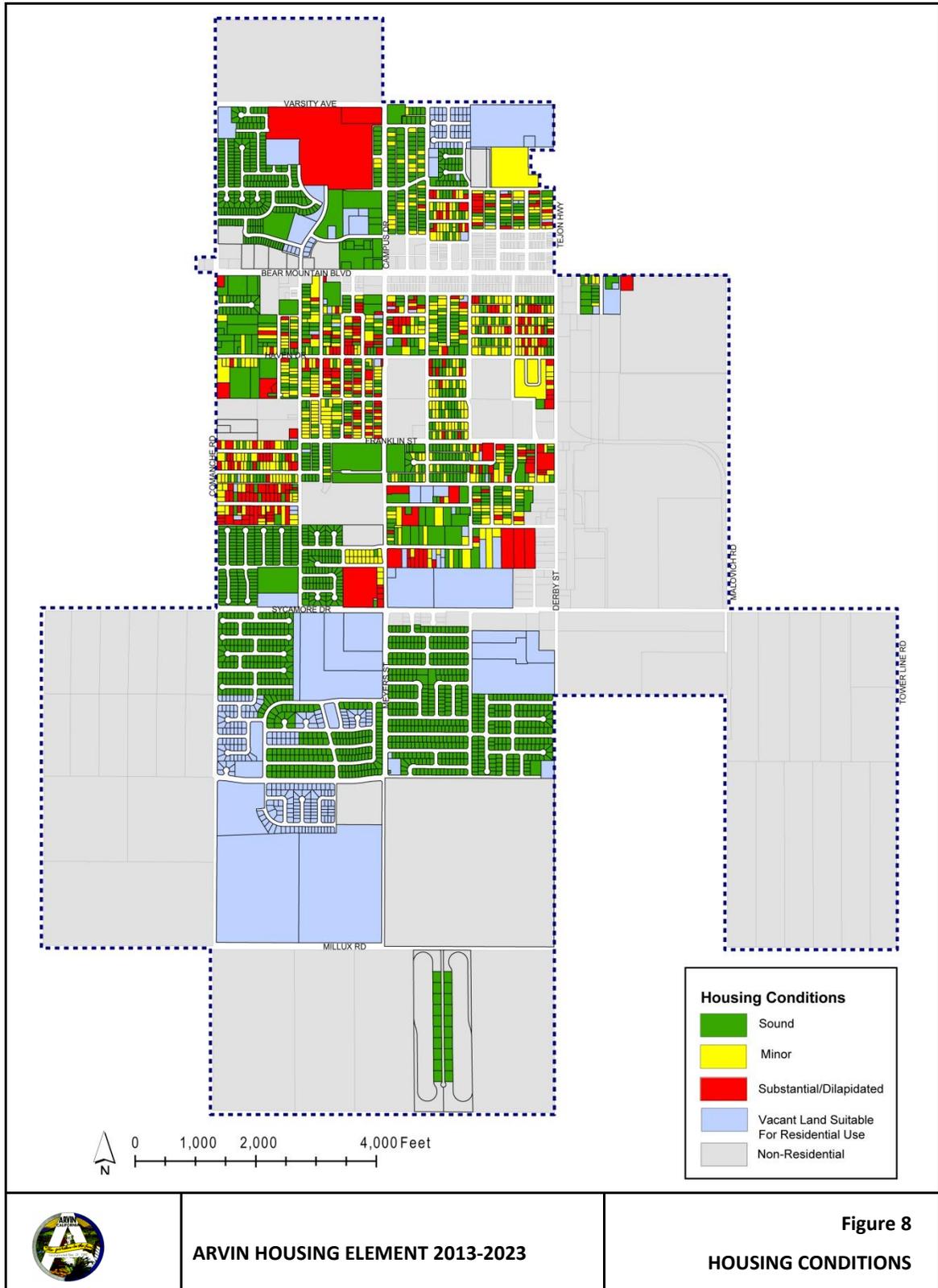
ELECTRICAL		SCORE	
Good condition		Sound: 9 or less	
Minor repair		Minor: 10-15	
Repair main panel		Moderate: 16-39	
		Substantial: 40-55	
		Dilapidated: 56 and over	

ECONOMIC BLIGHT			
Vacancy		Security Bars/Doors/Barbed Wire	
High Crime*		Graffiti	
Evidence of Homeless			

Comments \_\_\_\_\_

For Sale/Rent Phone No.: \_\_\_\_\_ Rent \_\_\_\_\_

Source: HCD: Building Blocks



More recently, the 2012 Housing Conditions Analysis was conducted by Kern Council of Governments for inclusion in the Kern Regional Housing Data Report. Rather than a windshield survey of individual parcels, the 2012 Analysis utilized sampling data, GIS modeling, and existing data sets<sup>3</sup> to determine generalized housing conditions within the cities and unincorporated areas of Kern County. This sampling method creates assumptions about generalized housing conditions on a per-parcel basis based upon the improved value (value of the residential structure only without the land value) of single family residential units within the County. **Table 15** summarizes the five categories of housing conditions designated by the 2012 Analysis, including the range of assessed improved value and the general assumptions made for residential structures within each category.

**Table 15**  
**2012 HOUSING CONDITIONS ANALYSIS OVERVIEW**

Category	Improved Value/SF	Generalized Housing Conditions Assumptions
Standard Condition	\$0-\$11	Residential unit has conforming roof, windows, paint/siding, structure, foundation, and yard.
Minor Rehabilitation	\$11.01-\$28	Residential unit could require repairs to small roof section; broken windows or doors; repairs to mechanical equipment; peeling and chipping paint/siding.
Moderate Rehabilitation	\$28.01-\$45	Replacement of roof, doors, outdated windows, and/or mechanical equipment required; cracked, faulted, or missing exterior surfaces.
Major Rehabilitation	\$45.01-\$55	Residential unit could have sagging roof; missing fascia; broken, missing, or severely damaged windows and doors; faulted, cracked, or missing exterior structures; cracked or sagging foundation.
Demolition Needed	\$55.01+	Roof is missing, severely sagging, or structurally unsound; windows and doors are missing or boarded up; missing or faulted foundation; residential structure is partially missing, tilted, or dilapidated.

*Source: KernCOG, Kern County Regional Housing Data Report 2012*

<sup>3</sup> The three data sets used were the Kern County Assessor's Integrated Property System (KIPS), the U.S. Census Bureau's Topologically Integrated Geographic Encoding and Referencing (TIGER) file, and a spatially-referenced GIS point file derived by the City of Bakersfield GIS Division from information contained in the Kern County Assessor's parcel shape file.

**Figure 9** displays the results of the 2012 Analysis by Split Block Group. Housing conditions within the southern half of Arvin were noticeably better, with over three-fourths of residential units deemed standard conditions and the remainder deemed mostly in need of minor rehabilitation. The majority of the homes in the northwest portion of the City also had housing conditions that were standard or in need of minor rehabilitation. Housing condition issues were most prevalent in central and northeast parts of Arvin.

**Table 16** contains the results of the 2012 ACS information for the City of Arvin. Of the 2,726 single-family residential parcels surveyed, 42.9 percent were found to be in standard condition. Roughly half of the studied units were designated as minor or moderate rehabilitation, 6.9 percent were designated as major rehabilitation, and 32 units (1.2%) were considered likely to require demolition. Of the units designated as demolition needed, the vast majority (87.5%) were constructed prior to 1950. For residential units found to require major rehabilitation, 86.8 percent were constructed prior to 1970.

**Table 16**  
**ARVIN HOUSING CONDITIONS BY DECADE BUILT**

Decade Built	Demolition Needed		Major Rehab		Moderate Rehab		Minor Rehab		Standard Condition		Total Houses	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1910	1	33.3%	2	66.7%	0	0.0%	0	0.0%	0	0.0%	3	100.0%
1920	2	4.0%	14	28.0%	26	52.0%	5	10.0%	3	6.0%	50	100.0%
1930	9	8.3%	36	33.3%	44	40.7%	16	14.8%	3	2.8%	108	100.0%
1940	16	4.8%	73	21.7%	193	57.4%	43	12.8%	11	3.3%	336	100.0%
1950	0	0.0%	28	11.9%	117	49.6%	79	33.5%	12	5.1%	236	100.0%
1960	0	0.0%	11	7.8%	57	40.4%	61	43.3%	12	8.5%	141	100.0%
1970	2	0.9%	15	6.4%	77	33.0%	120	51.5%	19	8.2%	233	100.0%
1980	2	1.4%	3	2.1%	32	22.1%	83	57.2%	25	17.2%	145	100.0%
1990	0	0.0%	5	0.9%	18	3.3%	109	20.0%	414	75.8%	546	100.0%
2000	0	0.0%	1	0.1%	15	1.7%	238	27.3%	617	70.8%	871	100.0%
2010	0	0.0%	1	1.8%	2	3.5%	0	0.0%	54	94.7%	57	100.0%
<b>Total</b>	<b>32</b>	<b>1.2%</b>	<b>189</b>	<b>6.9%</b>	<b>581</b>	<b>21.3%</b>	<b>754</b>	<b>27.7%</b>	<b>1,170</b>	<b>42.9%</b>	<b>2,726</b>	<b>100.0%</b>

Source: 2008-2012 ACS 5-Yr Est.



## Housing Tenure

An examination of household tenure in Arvin in recent decades shows the City's homeownership rate fluctuated over time. **Table 17** presents Arvin's household tenure between 1990 and 2012. The approximately 49 percent homeownership rate in 1990 increased to 55.5 percent by 2000, then decreased considerably to the 2012 rate of 43.3 percent. In 2012, renter-occupied households were the majority type by tenure, accounting for 56.7 percent of the Arvin total. In comparison, tenure in Kern County was divided approximately 59 percent owner-occupied to 41 percent renters. There is a need for quality rental housing that is affordable to all economic segments of the community.

**Table 17**  
**ARVIN HOUSEHOLD TENURE 1990-2012**

Tenure	1990		2000		2012	
	Number	Percent	Number	Percent	Number	Percent
Owner	1,167	48.9%	1,660	55.5%	1,922	43.3%
Renter	1,218	51.1%	1,331	44.5%	2,518	56.7%
Total	2,385	100.0%	2,991	100.0%	4,440	100.0%

Source: U.S. Census 1990, 2000, ACS 2008-2012 5-Yr Est. Table DP04

## Home Prices and Rents

During the 2000-2008 period, the price of single-family homes increased by 43 percent in the City of Arvin and countywide single-family home prices increased by 48 percent. According to **Table 18**, a comparison of the sales price of homes in Arvin during the month of September 2014 was September 2015 increased from \$135,000 to \$188,000, an increase of 39.3 percent. During the same period, Countywide home sale prices increased for \$190,750 to \$203,000, an increase of 6.4 percent. The table also shows Arvin's median sales price was lower than the County's by \$15,000 or eight percent. This compares with a difference of almost \$56,000 or 41 percent a year before. While prices are increasing, it is still we below the average sale price of a home of \$231,000 in 2007, just before the market downturn.

**Table 18**  
**HOME SALES PRICES**  
**(September 2014 and 2015)**

	2014 Median Sales Price	2015 Median Sales Price	Percent Change
Arvin	\$135,000	\$188,000	39.3%
Kern County	\$190,750	\$203,000	6.4%

*Source: Corelogic, Nov. 2015*

The median monthly rents in Arvin were \$668 in 2012. This compares with a countywide median of \$738, which was approximately 110 percent of Arvin’s rent or 10 percent higher. In comparison, Bakersfield's rent was 125 percent of the median rent in Arvin, and the city with the lowest median rent in Kern County was Wasco, which was 82 percent of Arvin's rent. **Table 19** summarizes the median monthly rents in all the cities in Kern County and countywide.

**Table 19**  
**MEDIAN MONTHLY CONTRACT RENT, 2012**

	Median Rent	Percent of Arvin Rent
Arvin	\$668	--
Bakersfield	\$834	125%
California City	\$751	112%
Delano	\$655	98%
Maricopa	\$620	93%
McFarland	\$642	96%
Ridgecrest	\$702	105%
Shafter	\$615	92%
Taft	\$600	90%
Tehachapi	\$706	106%
Wasco	\$549	82%
Kern County	\$738	110%

*Source: ACS 2009-2013 5-Yr. Estimates, Table B25058*

## F. Special Needs

There are certain categories of households that, because of their physical or economic condition, need for particular space or support services requirements, or other factors, are “special needs households”, which may have some difficulties in finding affordable housing. These households include disabled persons, elderly, large families, farm workers, families with female heads of household and homeless or families with persons in need of emergency shelter. The City of Arvin has entrusted the Kern County and the Housing Authority of Kern County (HACK) to administer most housing programs for the City. Many of these services and facilities may not be located in the City of Arvin, but are nearby.

### Disabled Persons

A disabled individual is defined as a person who has been determined to have some kind of impairment to their ability to function in a manner consistent with the general population. The 1990 Census defines three types of disabilities: work, mobility, and self-care limitations.

Disabilities are defined as mental, physical or health conditions that last over six months. The Census tracks the following disabilities.

- **Work disability** - Refers to a condition lasting more than six months that restricts a person’s choice of work and prevents that person from working full-time.
- **Mobility limitation** - Refers to a physical or mental condition lasting more than six months that makes it difficult for a person to go outside the home alone.
- **Self-care limitation** - Refers to a physical or mental condition lasting more than six months that makes it difficult to take care of one’s personal needs. This impairment is expected to be of definite duration and is of such a nature that the person’s ability to live independently could be improved by more suitable housing conditions.

In 2012, according to the American Community Survey presented in **Table 20**, an estimated 10 percent of Arvin’s population between the ages of 18 and 64 were classified as having a disability. Close to half of the population age 65 and older were found to have one or more forms of disability, the most prevalent being ambulatory difficulties (30.7% of the senior population). The mobility limitation does not necessarily indicate a need for special need/supportive housing and statistics on the total number of disabled persons needing supportive housing in the City is not available. Using the national standard of one to three percent of the total disabled population needing supportive housing, it can be estimated that the City has approximately 15 to 45 disabled individuals in need of supportive housing.

To assist disabled individuals in providing adequate housing to meet their needs, the State of California, in 1984, mandated Title 24, of the Uniform Building Code. Title 24 provides regulations for adaptability and accessibility of apartment units to provide for the safety and welfare of physically disabled inhabitants and visitors. An adaptable apartment is one that is accessible for entry and circulation and that can at any future point, be adapted to meet the specific needs of a person with disabilities. These improvements would include the installation

of wider doors, grab bars, lower cabinets, lower light switches and sidewalk-to-front door ramps.

The living arrangement of disabled persons depends on the severity of the disability. Many live at home independently or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions among others. Services are typically provided by both public and private agencies.

**Table 20**  
**PERSONS WITH DISABILITIES 18 AND OLDER**  
**BY DISABILITY TYPE 2012**

Type of Disability	Persons 18-64		Persons 65+	
	Number	Percent of Age Group	Number	Percent of Age Group
Total Disabled Persons	1,106	10.0%	388	48.7%
Total Persons in Age Group	11,016	100.0%	796	100.0%
Disability				
Hearing	261	2.4%	129	16.2%
Vision	378	3.4%	106	13.3%
Cognitive	412	3.7%	51	6.4%
Ambulatory	576	5.2%	244	30.7%
Self-care	221	2.0%	73	9.2%
Independent Living	480	4.4%	133	16.7%

*Source: ACS 2008-2012 5-Yr Est. Table S1810*

For persons with mental illness, the Mental Health Services Department provides a full range of services throughout the County. Services include initial assessment, crisis services, ongoing case coordination, case management, and counseling services, among others. Hospitalization and inpatient treatment and placement programs may be contracted for the Department with private providers.

Several County programs assist persons with physical disabilities. The Community Development Program Department operates the Home Access Program, providing grants for home accessibility improvements. In addition, HACK has made five percent of the affordable public

housing stock accessible to persons with physical disabilities (45 units), and two percent of units adaptable to the sensory impaired (18 units).

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, requires that housing elements analyze the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism.

According to the California Department of Developmental Services' consumer count in zip code 93203 (Arvin) in June 2016, there were 142 residents with developmental disabilities. Of this total, 56 percent were ages 17 or under and approximately 90 percent lived in the home of their parents, family, or guardian. Additional information from the California Department of Social Services, Community Care Licensing Division, indicate that there is a licensed Adult Residential Facility (ARF) that is located at 14150 Sunset Boulevard, which is in the unincorporated area adjacent to the Arvin city limits. As defined by the Department of Social Services, an ARF provides 24-hour non-medical care for adults ages 18 years through 59 years old who are unable to provide for their own daily needs. ARFs include board and care homes for adults with developmental disabilities and mental illnesses.

In addition, for persons with developmental disabilities, the Kern Regional Center located at 3200 North Sillect Avenue, Bakersfield, provides diagnostic, assessment, placement, and case management services. In addition, the Kern Regional Center contracts with various service providers for structured day programming, employment help, residential facilities, placement, evaluation, equipment, and other necessities. Several service providers throughout the County also aid people with disabilities. The National Association for People with Disabilities (NAPD) operates activity centers in Bakersfield with day programs and special services. Haven Counseling Center located at 730 Chester Avenue, Bakersfield, provides a group home for people who are severely handicapped and need 24-hour supervision and care. They also have nine apartment units for persons with developmental disability who are able live independently.

## Elderly Persons

Another population segment that requires special consideration is the elderly -- the population over 65 years of age. Their concerns are related to housing, health care, their fixed-income and transportation. In 2012, 796 residents in Arvin were reported as 65 years or older, comprising 4.4 percent of the total population. As shown in **Table 21**, there were 461 elderly households in the City in 2012 and over two-thirds (68.1%) lived in owner occupied units. This compares to 43.3 percent of the total household in the City residing in owner occupied units. It is also important to note that about 49 percent of the elderly in Arvin are identified as disabled.

**Table 21**  
**ELDERLY HOUSEHOLD TENURE 2012**

	Occupied Housing Units	Occupancy
<b>Elderly Households</b>		
Elderly Owner Occupied*	314	68.1%
Elderly Renter Occupied*	147	31.9%
Total Elderly Households	461	100.0%
<b>Total Households</b>		
Total Owner Occupied	1,922	43.3%
Total Renter Occupied	2,518	56.7%
Total Households	4,440	100.0%

*Source: 2008-2012 ACS 5-Yr Est. Table B25007*

*\* 65 years of age and over*

There are many programs to accommodate the special needs of seniors, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the elderly, or those with disabilities, housing with functional design features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. Senior housing with supportive services can be provided for those who require assistance with daily living.

The Senior Citizens Information and Referral Service provides seniors with information on available services in the County, including Social Security, Medicare, Medi-Cal, nutrition sites, discount cards, and transportation information, among other things. The Office on Aging also operates 27 senior nutrition sites at senior and community centers throughout the County. Home delivered meals are also available upon request. In Arvin, the senior nutrition site is located at the Arvin Senior Center located at 800 Walnut Drive.

### Large Families

Large families are defined as households with five or more members. Large families have special housing needs because they typically require larger size units than what the market usually provides. As a result, many large families are often forced to occupy inadequately sized units because housing units that meet their needs are either unavailable or beyond their ability to pay. According to the 2008-2012 ACS, the number of households with five or more persons in the City totaled 1,747 or 39.9 percent of the total (both family and non-family) households of

Arvin. Subtracting group quarters and other non-family households, the percentage of family households defined as large families is 45.7 percent. To address overcrowding, communities can provide incentives to facilitate the development of affordable apartments with three or more bedrooms to meet the needs of large households.

The shortage of large rental units can be alleviated through the provision of affordable ownership housing opportunities, such as homeownership assistance and self-help housing (through Habitat for Humanity and other organizations). In addition, Section 8 rental assistance provided by HACK can enable large families to rent units they otherwise cannot afford. HACK currently operates 941 public housing units, of which 123 are single-family units that can accommodate larger families. The County has also contributed CDBG and HOME funds to assist in the development of housing for large families.

## Farmworkers

Agriculture is a key economic industry in Kern County, and particularly in Arvin. According to the 2010-2014 ACS Five-Year Estimates, there were an estimated 4,203 Arvin residents or over one-half (54.6%) of the Arvin's civilian employed population 16 years and over that were employed in the agricultural, forestry, fishing and hunting, and mining industry. This compares to 16.4 percent countywide that were employed in this industry. Almost all of those Arvin residents employed in this sector were in agriculture.

Farmworkers are defined as persons whose primary source of income is derived from seasonal agricultural labor. Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal and 3) migrant. Permanent farmworkers are typically employed year round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of their earned income from farm work. Migrant farm workers are seasonal farm workers who have to travel to do the farm work. They are unable to return to their permanent residence within the same day. As presented in **Table 22**, there were 1,004 farms located in Kern County according to the USDA 2012 Census of Agriculture, of which 41.0 percent of the farms employed permanent farmworkers (working 150 days or more per year), 26.6 percent of farms employed workers solely on a seasonal basis, and 32.4 percent employed both permanent and seasonal farm workers. Additionally, 21.1 percent of the farms were employed by a single farm worker, 50.6 percent employed between two and nine workers, and 32.4 percent were larger farms employing ten or more workers. **Table 22** also indicates that the total number of farm workers in Kern County was 34,501 – 47.1 percent classified as permanent and 52.9 percent classified as seasonal employees. Migrant workers totaled 7,438, representing 21.6 percent of total farm workers and 40.7 percent of the subset population of seasonal farmworkers.

Farmworkers are generally considered to have special housing needs because of their limited income and their seasonal and migratory nature of their work. In a recent report prepared for the California Rural Legal Assistance Priorities Conference in 2013, it stated that, “The most significant recent development for housing hired farmworkers in California is the very great increase in their reliance on unsubsidized, private-market, off-farm housing.” The report also

indicated that California’s hired farmworkers typically rent an apartment or house, but many live in informal dwellings, some of which are not intended for human habitation<sup>4</sup>.

In response to the need for farmworker housing and to comply with State Housing law, the City of Arvin adopted Ordinance No. 241 in July 2015, which amended the Zoning Ordinance to permit by-right housing reserved for person employed in various industries – though agriculture is the industry most often used in this category. Since agriculture is a key industry in Arvin, this is especially importance for farmworker housing. This ordinance permits by right up to six unrelated individuals to legally live in the same residential unit. Owners of employee housing are required to obtain a permit from the State Department of Housing and Community Development.

Housing options that are currently available to farmworkers include privately- and publicly-owned farm worker housing, which are described below.

**Table 22**  
**KERN COUNTY FARM WORKERS**  
**2012**

	Number	Percent
<b>Farms</b>		
Permanent Workers only	412	41.0%
Seasonal Workers only	267	26.6%
Both	325	32.4%
<b>Total Number of Farms</b>	<b>1,004</b>	<b>100.0%</b>
Farms with 1 worker	212	21.1%
Farms with 2-4 workers	349	34.7%
Farms with 5-9 workers	160	15.9%
Farms with 10+ workers	325	32.4%
<b>Total Number of Farms</b>	<b>1,004</b>	<b>100.0%</b>
<b>Farmworkers</b>		
Permanent	16,235	47.1%
Seasonal	18,266	52.9%
<b>Total Number of Farmworkers</b>	<b>34,501</b>	<b>100.0%</b>

Source: USDA 2012 Census of Agriculture

<sup>4</sup> California’s Hired Farm Workers Move to the Cities: The Outsourcing of Responsibility for Farm Labor Housing, Don Villarejo, Ph.D., California Rural Legal Assistance Priorities Conference, Asilomar, California, July 16, 2013; revised manuscript, January 24, 2014

**Privately-Owned Farm Workers Housing.** Table 23 identifies 18 camps, 12 of which are year round camps and six of which are seasonal, and provide housing for 474 farm workers. The County of Environmental Health Services Department indicates that the demand for lettuce, and that most agricultural workers in the County are full-time residents. seasonal

**Table 23**

**PRIVATELY OWNED FARM WORKER HOUSING KERN COUNTY**

<b>Name</b>	<b>Number of Farm Workers</b>	<b>Months of Occupation/Year</b>
Bonanza Farms	16	12
Wheeler Highway 99	9	12
Wheeler Adobe	7	12
Paramount 27	5	12
Paramount Belridge	28	12
Opal Frye	15	12
Westfarmers	8	12
Cauzza	7	12
Jimmie Icardo	7	12
Spring Farms	6	12
Belridge Drilling	8	12
San Emigdio	5	12
GVC 37	72	7-10
GVC 23B	120	7-10
GVC 10A	11	7-10
GVC 10B	90	7-10
Kovacevich Clark	15	6-8
Kovacevich Hildebrand	45	6-8
<b>Total</b>	<b>474</b>	

*Source: Kern County Regional Housing Allocation Plan, May 2001*

**Publicly-Owned Year-Round Farmworker Housing.** Public housing for farmworkers has been subsidized by the U.S. Department of Agriculture-Rural Development (USDA-RD) and was developed to provide housing for persons with a minimum annual income of \$5,753 from farm labor. HACK owns and/or manages eight year-round developments of this type, located in Delano, Shafter, Arvin, Bakersfield, Wasco and Lamont/Weedpatch. The 48-unit Sun Garden Village located at 701 Meyer Street is the only farmworker housing currently in Arvin. Others in the vicinity of Arvin include Lamont H.R. Olson Homes and Ruben J. Blunt Village in the communities of Lamont and Weedpatch, which are located approximately six miles to the northwest of Arvin.



*Sun Garden Village*

As presented in **Table 24** there are eight year-round farmworker housing developments with 398 units and two seasonal housing developments with 172 units.

**Table 24**  
**PUBLICLY OWNED FARM WORKER**  
**HOUSING KERN COUNTY**

Name	Location	Number of Units
<b>Year Round Housing</b>		
Sun Garden Village	Arvin	48
International Village	Delano	50
Shafter	Shafter	99
Beckes Street Apartments	Wasco	57
Lamont H.R. Olson Homes	Lamont	50
Ruben J. Blunt Village	Lamont/Weedpatch	50
Casa del Valle	Delano	35
Greenfield Homes	Bakersfield	35
<b>Migrant Seasonal Housing</b>		
North Shafter Farm Labor Center #5	Shafter	84
Arvin Farm Labor Center #26	Lamont/Weedpatch	88

Source: <http://kernha.org/wp/affordable-housing/find-housing/farm-worker-housing/farm-worker-housing-locations/>

**Migrant Seasonal Farm Worker Housing (Labor Centers).** Under contract with HCD, HACK operates a total of 172 seasonal farm labor units in two migrant housing centers. The centers are open for approximately six months each year, from April to October. Residents must be seasonal farm laborers whose permanent residence is at least 50 miles away from the centers. The North Shafter Farm Labor Center #5 is located in the City of Shafter and includes 84 units. The Arvin Farm Labor Center #26 is located approximately five miles west of Arvin and has 88 units available for migrant farm workers.

## Female Heads-of-Household

As previously shown in **Table 6**, of the 4,440 (85.4%) of total households in Arvin, 3,792 or 85.4 percent were classified as family households. **Table 25** includes details of family household composition in the City. According to the 2012 ACS data, 2,572 households in Arvin were comprised of domestic couples (either married, or residing together); 70.8 percent of these households included one or more children under the age of 18. Domestic couple-headed households represent 67.8 percent of family households and 57.9 percent of total households in the City. Family households with a single female head of household totaled 847, representing 22.4 percent of family households and 19.1 percent of total Arvin households. 681 out of 847 (80.4%) female-headed households included dependent children under 18 years of age, comprising 15.3 percent of total Arvin households. Families with female heads of household typically display a need for housing assistance due to the demand for day care services and lower wages earned, and is therefore identified as a special needs group.

Single individuals with dependent children face a variety of housing problems. Single parent renters often have difficulty finding suitable housing due to the high cost of rent compared to income, as well as discriminatory housing practices. These problems are of particular concern for family households with a single female householder. Though the majority of female households were in the labor force, this segment of the community generally represents one of the lowest categories of wage earners as compared to other householders.

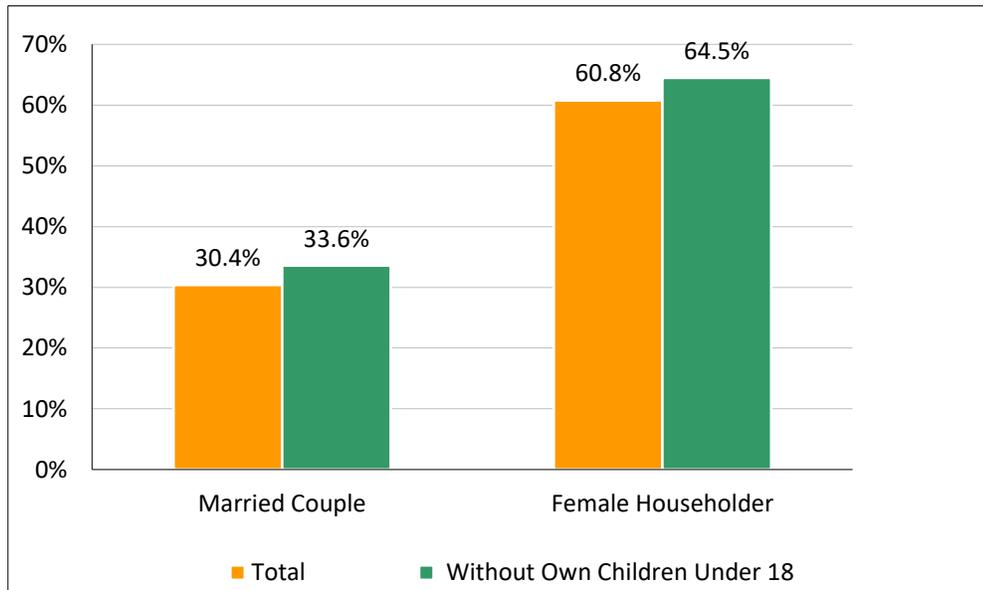
In comparison to married couples that are below the poverty line, **Figure 10** illustrates that female householder population have twice the percentage of households below the poverty line. Over 60 percent of the single female head of households were below the poverty level, compared to approximately 30 percent of married-couple family households. For female-headed households with related children under 18 years, the percentage below the poverty level rises to 64.5 percent.

**Table 25  
FAMILY HOUSEHOLD COMPOSITION 2012**

	Number	Percent
Married-Couple Family	2,572	67.8%
With Children under 18 yrs.	1,821	48.0%
Without Children under 18 yrs.	751	19.8%
Single Female Householder	847	22.4%
With Children under 18 yrs.	681	18.0%
Without Children under 18 yrs.	166	4.4%
Single Male Householder	373	9.8%
With Children under 18 yrs.	246	6.5%
Without Children under 18 yrs.	127	3.3%
<b>Total Families</b>	<b>3,792</b>	<b>100.0%</b>

Source: 2008-2012 ACS 5-Yr Est. Table DP02

**Figure 10  
PERCENTAGE OF FAMILY HOUSEHOLDS BELOW POVERTY LEVEL**



Source: 2008-2012 ACS 5-Yr Est. Table DP03

## Homeless

Over the last several decades, the homeless population and its attendant social problems have become issues of national significance. Lack of affordable housing can exacerbate homelessness and its negative impacts, and hinders a community's ability to effectively address these challenges. A homeless family or individual as defined by federal regulations is a person or family that lacks a fixed and regular nighttime residence. The homeless population can be divided into two major groups, the sheltered and the unsheltered homeless. Sheltered homeless are those families or individuals whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, a shelter for runaway children, or people living in a motel/hotel under a voucher arrangement. Unsheltered homeless are those individuals whose primary residence is a place not designated for sleeping. Unsheltered homeless are typically chronically transient homeless persons, usually de-institutionalized mental health patients. They are often alcohol/substance abusers, although mental illness, respiratory infections and malnutrition are common contributors to the general poor health of these individuals. They are predominantly male and usually know how to utilize available charitable and government services.

Families become homeless for different reasons than transient persons do. A certain percentage of homeless families come from other areas seeking employment. Their efforts are hampered, in part, by outdated skills. They are usually able to find employment in minimum wage jobs; however, they rarely make enough money to support their families. In other situations, medical illness has depleted a family's savings and other assets. Commonly, these families are living on the "economic edge." Rent payments for shelter in some of these cases are two thirds of a family's monthly income, leaving insufficient amounts for food and other necessities, such as medical care. If a wage earner in this type of situation loses his/her job, the family cannot pay their rent and are evicted. They resort to living in their cars and depend upon community service programs and churches for food and shelter.

According to the 2016 Kern Homeless Census conducted by the Kern County Homeless Collaborative (designated Continuum of Care), 1,067 people were reported to be experiencing homelessness, which includes people sleeping outside, in an emergency shelter or in transitional housing. The information was based on a "Point in Time Count" conducted over a 24-hour period of January 27-28, 2016. The countywide homeless count revealed that 53 percent of the homeless were in shelters and 47 percent unsheltered. It also showed that of the total countywide homeless, 82 percent were adults, 7 percent were adults with children, and 11 percent were children. The homeless census also counted five (5) individuals in the City of Arvin. All of the five homeless individual were unsheltered. The 2016 count for Arvin was a decrease from the 2015 count of seven (7) homeless.

In response to the needs of the homeless in Arvin and to comply with State law, the City adopted Ordinance No. 421 in July 2015, which amended the Zoning Ordinance to permit emergency shelters by-right in the M-2 zone. The ordinance states:

Emergency Housing is intended for homeless persons, for a stay of up to six months in any given year. This type of housing will be permitted in the Light Industrial (M-2) zone, subject to certain development standards, including:

- Number of beds: It is recommended that the maximum number of beds in an emergency housing facility be set at 20 beds.
- Parking: It is recommended that a parking standard be established that an emergency housing facility provide one on-site parking space per employee on the maximum shift, plus one space per six beds. This standard recognizes that many homeless people do not own a vehicle.
- An On Site Manager must be present at all times.
- On-site security must be provided at all times.
- Outdoor security lighting must be provided.
- Occupancy is limited to a maximum of six months during any one year period.
- Storage space for resident's belongings shall be provided at a rate of 10 square feet per bed.
- An operational plan must be provided for City review and approval.
- The facility must be licensed by the State of California

Though the City of Arvin does not have any homeless programs, the County does provide aid for the homeless. Formed in 1999, the Kern County Homeless Collaborative was formed to combat the problem of homelessness. Under the Collaborative, eight committees contribute to alleviating homelessness. The committees include needs assessment, resource assessment, evaluation, service integration, sustainability and development, advocacy/public relations, rural issues, and continuum of care. The chairs of each committee meet as a steering committee to exchange information and set direction for the collaborative, while the collaborative meets quarterly.

Three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing. These facilities are defined below and presented in **Table 26**:

- **Emergency Shelter** – A facility that provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to three months. The major providers of emergency shelter in the County are the Bakersfield Homeless Center and the Bakersfield Rescue Mission. The Bakersfield Homeless Center has capacity for 110 beds for men, 9 beds for women, 27 beds for families, and an additional 25 beds for men or women depending on the need. The Bakersfield Rescue Mission has space for approximately 40 women and children, and 80 men. The Mission has capacity for 138 persons per meal, and serves two meals per day.

- Transitional Housing** – A residence that provides housing for up to two years. Residents of transitional housing usually include supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Services may include mental and physical health care interventions, substance abuse treatment, job training and employment services, individual and group counseling and life skills training. Currently, HACK operates the only transitional housing facility in Kern County. The program includes seven units in the unincorporated area near Bakersfield. Other services exist throughout the County to assist individuals and families with making the transition from emergency shelter to permanent housing. Bethany Services’ Transitional Services Center provides support services for residents of supportive housing and homeless persons not in supportive housing. Recreation Community Project, Inc. (RCPI) provides transitional housing and support services targeted toward adult men and women with dependent children in inner-city neighborhoods. Also, some substance abuse programs offer limited transitional housing services in addition to treatment.
- Permanent Housing** – Service enriched permanent housing that is linked with on-going supportive services (on-site or off-site) and designed to allow formerly homeless clients to live at the facility on an indefinite basis. Units operated by HACK, as well as the Section 8 program provide some housing. However, the large demand may prevent many residents from gaining access to permanent housing. Other facilities in the County are geared toward homeless populations with special needs. Living Connections, Inc. operates two board and care homes for persons with mental illness, as well as 21-unit and 25-unit apartment complexes.

**Table 26  
FACILITIES FOR SPECIAL NEEDS**

<b>Facilities</b>	<b>Address</b>	<b>Service Provided</b>
Bakersfield Homeless Center	1600 E. Truxtun Avenue Bakersfield, CA 93305	Healthcare, Counseling, Food, Shelter, Job placement, emergency services, child care, Home Assistance
Bakersfield Rescue Mission	724 E. 21st Street Bakersfield, CA 93305	Case management and referrals to community resources such as Human Services, Mental Health, Disabled Services, and Medical Services
Alliance Against Family Violence and Sexual Assault	1921 19th Street Bakersfield, CA 93301	Shelter Service, Counseling, Education Services, Meal Services, Substance Abuse Counseling
Bethany Services’ Transitional Services Center	1600 East Truxtun Bakersfield, CA 93305	Rent, Utilities, Referrals, Food, & Shelter for Women, Children & Families

*Source: Kern County Housing Element*

## G. Assisted Housing Inventory

The Housing Authority of the County of Kern currently provides several housing programs in the City. These programs include Low-Income Public Housing (LIPH), senior housing and farm worker housing. There are also affordable housing projects that are not affiliated with Kern County and HACK.

### Low-Income Public Housing

This federally-funded program is administered at 15 low-income public housing complexes, owned and operated by HACK. **Table 27** presents the names, addresses, and the number of units that are available. Rents are based on 30 percent of the tenant’s monthly net adjusted income or ceiling rents, based on the size of the unit – whichever is less. Families must pay a minimum of \$50 for rent each month. There are a total of 941 LIPH units in Kern County. Three of the facilities are located in Arvin and total 114 units. All three are located at 701 Meyer Street. **Table 28** lists the three housing facilities in the City of Arvin.

**Table 27**  
**LOW INCOME PUBLIC HOUSING -- HOUSING AUTHORITY OF THE COUNTY OF KERN**

Name	Location	Number of Units
Adelante Vista	1104 South Robinson St. Bakersfield	142 Units
Baker Street Village	1015 Baker Street, Bakersfield	37 Units
Valle Vista	327 Dover Place, Delano	62 Units
Monte Vista	701 Meyer Street, Arvin	50 Units
Little Village (2 complexes)	714 Smith Street, Bakersfield	155 Units
Terra Vista	300 Terra Vista, Shafter	35 Units
Plaza Towers and Annex	3015 Wilson Road, Bakersfield	200 Units
Parkview	701 Meyer Street, Arvin	28 Units
Homer Harrison	1910 Garces Highway, Delano	50 Units
Haciendas del Sol	701 Meyer Street, Arvin	36 Single-family Homes
Milagro del Valle	106 11th Street, McFarland	46 Single-family Homes
Maganda Park	312 S. Austin, Delano	20 Single-family Homes
Greenfield	403 Boomerang Drive, Bakersfield	4 Units
Park 20th	20th Street, Downtown Bakersfield	55 Units
Almond Village (Under Construction)	Lost Hills	21 Single-family Homes

Source: <http://kernha.org/wp/affordable-housing/find-housing/low-income-public-housing-liph>

**Table 28**  
**ARVIN PUBLIC HOUSING**

Name	Date Built	Total Units	1/BR	2/BR	3/BR	4/BR
Monte Vista	1951	50	10	24	12	4
Parkview	1986	28	28	0	0	0
Haciendas del Sol	1999	36	0	12	14	10
<b>Total</b>		<b>114</b>	<b>38</b>	<b>36</b>	<b>26</b>	<b>14</b>

Source: Housing Authority of Kern County, <http://kernha.org/wp/affordable-housing/>

### Housing for Seniors and the Disabled

There are four housing complexes totaling 299 units available to senior that are operated by HACK countywide. Of the four senior apartments, Village Congregational Community located at 112 Richard Street is located within Arvin. The apartments are owned by HACK and consist of 60 units for seniors and the disabled. There are 25 studios and 35 one-bedroom apartment units.

### Other Housing

The 12-unit Grove Apartments is located at 332 Grove Street, Arvin, is also owned by HACK. It is for very low to moderate-income farm labor families or non-farm labor families. As previously mentioned in Section F (Special Needs), there are also publically-owned farm worker housing for year-round and seasonal workers.

### Non-HACK Affiliated Affordable Housing

There are 11 affordable (income-restricted) rental housing projects in the City that are not affiliated with HACK. These housing projects are listed in **Table 29**. In addition, in 2007 Habitat for Humanity constructed four low-income units located on Arvin Avenue between C Street and Tejon Highway in the City. These projects are not affiliated with HACK.

## H. Assisted Housing At-Risk Of Conversion

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of 2013 through 2023.

**Table 29**

**NON-HACK AFFORDABLE HOUSING PROJECTS IN ARVIN**

<b>Projects</b>	<b>Address</b>
Arvin Apartments	1410 Hood Street
Bear Mountain Apartments	128 Monroe Street
Caliente Creek	909 Meyer Street
Casa de Paloma (Arvin Family Apts.)	1301 Haven Drive
4-Units Habitat for Humanity	Arvin Avenue
Hood Street Family Apartments	1400 Hood Street
La Amistad	1001 Walnut Drive
Summer View Apartments	225 Meyer Street
Summerset Apartments	668 Comanche Road
Sycamore Family Apartments I and II	740 Sycamore Road
Walnut Apartments	293 Walnut Street
Villa Del Comanche	1507 Bear Mountain Boulevard

Source: <http://kernha.org/wp/wp-content/uploads/2012/05/AffordableHousingDevelopmentsList-10-28-151.pdf>

According to the California Housing Partnership (CHP), there are four possible affordable housing projects in Arvin (two funded through HUD and two funded through USDA) that may be at-risk of conversion to market rate within the next ten years. The first HUD project is the 60-unit Village Congregational Community (112 Richard Street) senior housing complex owned by HACK. This project was funded by HUD’s Section 202 Program. In communication with HACK, the HUD Section 202 fund agreement was extended in 2008 and is not considered at-risk at this time. The second HUD assisted-housing project identified as a possible at-risk candidate is the 57-unit Villa Del Comanche (1501 Bear Mountain Boulevard). The property management company for Villa Del Comanche indicated that the HUD use agreement restricts the units at affordable levels until October 2031. Therefore, Villa Del Comanche is not considered at-risk at this time. The Bear Mountain Apartments (128 Monroe Street) were awarded tax credits in 2012, and therefore, the possible conversion to market rate is far beyond the next ten years. The CHP list indicates that the Walnut Apartment (293 Walnut Street) expired in 2010, however, the 32-unit apartments are being subsidized and the program is still being used.

For Kern County, the State has identified 11 local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects. The 11 entities are presented in **Table 30**.

**Table 30**  
**ENTITIES CAPABLE OF ACQUIRING AND MANAGING**  
**AT-RISK DEVELOPMENTS**

Entity	Address		
Abbey Road Inc.	15305 Rayen Street	North Hills	CA
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA
Golden Empire Affordable Housing, Inc	3600 CheSte.r Ave. Ste. B	Bakersfield	CA
Housing Authority of the County of Kern	601 24th Street	Bakersfield	CA
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA
Keller & Company	4309 Argos Drive	San Diego	CA
Poker Flats LLC	1726 Webster	Los Angeles	CA
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA
Self-Help Enterprises	P.O. Box 351	Visalia	CA
Southern California Housing Development Corp	8265 Aspen St, Ste. 100	Rancho Cucamonga	CA
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA

Source: HCD Website

## Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. Recipients of Housing Choice Vouchers are able to find their own housing, including single-family homes, townhouses and apartments. Under this program, owners are given favorable tax treatment provided that they preserve the units at rents that are affordable to low-income households. According to HACK, 16 Arvin residents are currently issued Section 8 vouchers. There are approximately 13,000 residents on the HACK waiting list to enter the program.

## Preservation and Replacement Options

Preservation or replacement of at-risk projects can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; 3) replacement or development of new assisted multi-family housing units; 4) purchase of affordability covenants; and/or 5) refinance of mortgage revenue bonds on bond funded units. These options are described below, along with a general cost estimate for each.

## Transfer of Ownership

Cities can make efforts to transfer ownership to other organizations, such as non-profit corporations, in order to help manage and keep from units being at risk.

## Rental Assistance

The future availability of Section 8 funding is uncertain. In the event that Section 8 funding is no longer available, rent subsidies can be used to maintain affordability, by using local, state, or other funding sources. The subsidies can be structured to mirror the Section 8 program, whereby tenants receive the difference between the Fair Market Rent (determined by HUD and the local housing authority) and the maximum affordable rent of the tenant (30% of household income).

The feasibility of this alternative depends on the property owners' willingness to accept rental vouchers. In this case, the owners are likely to accept vouchers given that non-profit corporations own all three projects, and the projects currently maintain rental subsidies.

## Construction of Replacement Units

The construction of new low-income housing units is a means of replacing at-risk units that are converted to market rate. The cost of developing housing depends upon a variety of factors, including density, the size of the units, location, land costs, and the type of construction.

**Table 31** shows the housing cost of replacing and constructing affordable units in the City. If the parcels meet the minimum lot size for its zone, the development standards generally do not constrain a project from achieving the maximum number of units. The R-4 zone is the most accommodating of housing for lower income households. The cost of developing an affordable unit in the R-4 zone averages about \$137,500 per unit or a monthly rental cost of \$850.

**Table 31**  
**ESTIMATED CONSTRUCTION COST FOR AFFORDABLE HOUSING**

Items	Cost
Hard Cost*	\$70,000
Soft Costs*	\$17,500
Financing Cost	\$17,500
Other Cost	\$17,500
<b>Total</b>	<b>\$122,500</b>
Land	\$15,000
<b>Total Cost per Units</b>	<b>\$137,500</b>
<b>Monthly Rental Cost</b>	
Monthly Payment	\$664
Insurance	\$83
Monthly taxes	\$103
<b>Total</b>	<b>\$850</b>

Source: GRC Associates,

\* Estimates taken from sample survey for construction cost

## Purchase of Affordability Covenants

There are various methods that may be used to calculate affordability covenants. One method of preserving at-risk units is to purchase the affordability covenants. The cost of purchasing the covenants is calculated by determining the difference of the market rate rent and the current rent for a comparable unit at Arvin Apartments, and extending the rent differential for 55 years. Currently, the market rent for a two-bedroom apartment unit in Arvin is approximately \$664 per month and the current rental rate for a two-bedroom unit at the Arvin Apartments is \$565 per month, which calculates to a difference of \$99 per month. Assuming rents increase by two percent annually, the total rent differential over a 55-year period is approximately \$117,100. With an assumed net present value at a discount rate of seven percent, the estimated value of covenant per unit is \$22,050.

Another option that will preserve the affordability of at-risk projects is providing an incentive package to owners to maintain the units as low-income housing. Incentives could include an interest rate write-down on the remaining loan balance, or supplementing the Section 8 subsidy to achieve market rents. The feasibility of this option depends on both the physical and financial condition of the complex. If the complex requires rehabilitation or is too highly leveraged, the cost of affordability covenants goes up. However, by providing lump sum financial incentives, on-going subsidies of rents, or reduced mortgage interest rates, the City can ensure that at-risk units remain affordable.

## Potential Preservation Finance Sources

The City is limited in its economic ability to provide funding for the acquisition, preservation and/or rehabilitation of at-risk projects. The City's current General Fund is balanced to the extent that it provides for mandated and necessary services to the community. However, since redevelopment set-aside funds are no longer available and the City no longer participates in the County CDBG funding, future funding is anticipated through the State CDBG program to help provide for affordable housing and provide alternative rental subsidies for at-risk units if Section 8 contracts are not renewed in the future.

## I. Regional Housing Needs Assessment

State law requires that the community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine where the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under the State law (California Government Code section 65583[c][1], adequate sites are those with appropriate zoning in and development standards, with service and facilities, needed to facilitate and encourage the development of housing for all income levels.

The State Department of Housing and Community Development makes a periodic evaluation of statewide housing needs based on population trends, demographic changes, migration patterns, etc., and the Kern Council of Governments Regional Housing Needs Assessment (KernCOG RHNA) quantifies the housing needs for each jurisdiction between 2013 and 2023. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth. The RHNA produces information on number of households and housing units, households paying over 30 percent of income for housing, and projections of future needs. All RHNA estimates are broken down into five income categories, with the County median as a baseline, and according to owner and renter occupancy.

## 2008-2013 Housing Growth

The City of Arvin’s previous 2008-2013 Housing Element, that was adopted by the City in 2012, complied with State housing element law. It identified adequate sites available to accommodate the City’s share of the regional housing need during the 2008-2013 planning period.

The KernCOG 2006-2013 RHNA projected a need of 532 units in the City of Arvin for the previous 2006-2013 planning period. The following shows a breakdown of housing units needed by income levels.

Extremely Low:	64 units
Very Low:	65 units
Low:	88 units
Moderate and Above:	315 units
Total:	532 units

The 2008-2013 Housing Element indicated that during the 2000-2007 period, there was a shortfall of 62 units available to extremely low-income households. The Arvin City Council addressed the 62-unit shortfall of extremely low-income units by adopting Resolution No. 2011-27 approving General Plan Amendment (GPA) No. 2011-01 and Ordinance No. 396 approving Zone Change (ZC) No. 2011-01 on July 19, 2011. The GPA changed the General Plan land use designation of a 17.9-acre vacant property located at the northwest corner of Sycamore Road and Stockton Street (APN 192-170-06) from Low Density Residential (LDR) to High Density Residential (HDR). The GPA also changed the land use designation of 100 feet of the easterly portion of that property from LDR to Agricultural (A), which serves as a buffer between the residential uses and the adjacent industrial area to the east. The ZC ordinance rezoned the corresponding zone from Light Agricultural (A-1) to Multiple Family Dwelling (R-4), with 100 feet of eastern portion of the property remaining as A-1. The property includes 16.4 acres of R-4 and 1.5 acres of A-1 zone.

In 2012, the City adopted Resolution No. 2012-34, which updated the various elements of the Arvin General Plan. Two key policies related to housing was the increase of the maximum density permitted in the High Residential Density land use designation from 16 units per acre to

24 units per acre, and the establishment of the Medium Density Residential designation which included a density range of 7 to 15 units per acre.

The following is a summary of the affordable housing projects developed between 2002 through 2012.

- **Casa de Paloma (constructed in 2002):** Casa de Paloma family apartment complex is located at 1301 Haven Drive. The apartment includes 18 very low-income restricted units and 24 low-income restricted units. The project received 9-percent tax credits from the California Tax Credit Allocation Committee (CTCAC) to assist with the construction costs.
- **La Amistad (2003):** La Amistad apartment is located at 1001 Walnut Drive. This 80-unit affordable housing complex includes 51 very low-income units and 29 low-income units. The La Amistad apartment was funded with 9-percent tax credits and a 30-year conventional loan.
- **Hood Street Family Apartments (2004):** Hood Street apartments are located at 1400 Hood Street. The apartments include three extremely low-income units, seven very low-income units and 16 low-income units. This apartment project was developed with 9-percent tax credits and funds from the Affordable Housing Program Grants (AHP).
- **Summerset (2006):** The Summerset multi-family affordable housing complex is located at 669 Comanche Road. It includes 60 rental units for low-income households and one unit for the manager. This project received 9-percent tax credits from CTCAC.
- **Summer View (2006):** The Summer View apartment complex is located at 225 Meyer Street. It consists of 60 low-income units and one manager's unit. This affordable housing project also received 9-percent tax credits from CTCAC.
- **Habitat for Humanity (2007):** Habitat for Humanity constructed three low income units on Arvin Avenue and one low-income unit at the corner of Arvin Avenue and N. Derby Street in northeast Arvin. The previous Redevelopment Agency provided the land and funded the construction costs for curbs and sidewalks.
- **Sycamore Family Apartments I (2011):** The apartments are located at 740 Sycamore Road, at the northeast intersection of Sycamore Road and Meyer Street. It was developed as a tax-credit project, with a total of 49 affordable units.

As presented in **Table 32**, 139 units were developed during the 2008-2012 period. Of the total increase, 55 units were available to lower-income households.

**Table 32  
HOUSING UNITS DEVELOPED IN ARVIN  
2008-2012**

Year	Income Levels				Total Units
	Extremely Low	Very Low	Low	Moderate and Above	
2008	0	0	7	24	31
2009	0	0	0	25	25
2010	0	0	0	22	22
2011	0	17 <sup>a</sup>	31 <sup>a</sup>	7 <sup>a</sup>	55
2012	0	0	0	6	6
<b>Total 2008-2012</b>	<b>0</b>	<b>17</b>	<b>38</b>	<b>84</b>	<b>139</b>

Source: City of Arvin

<sup>a</sup> Sycamore Family Apartment with 17 Very Low, 31 Low and 1 Mod.

## RHNA 2013-2023 -- Future Housing Needs

Future housing need in a city is defined as the number of units needed to accommodate future household growth as well as units, which would have to be added to achieve an “ideal” vacancy rate, and to compensate for anticipated attrition of the housing stock. An adjustment is also added to avoid over-concentration of lower income households in any one jurisdiction.

Arvin’s future housing needs as projected in the KernCOG RHNA for the 2013-2023 planning period indicates a need for 1,168 units. As presented in **Table 33**, the total housing needs include 198 units for extremely low-income, 199 units for very low-income, 239 units for low-income, 183 units for moderate-income, and 349 units for above moderate-income. Housing for lower-income households represents 54.5 percent of the total housing needs of the City.

**Table 33  
ARVIN’S RHNA 2013-2023 BY INCOME LEVEL**

	Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
Units	198	199	239	183	349	1,168
Percent	17.0%	17.0%	20.5%	15.6%	29.9%	100.0%

Source: KernCOG RHNA, 2013-2023 Assessment

\* Extremely Low Income represents 50% of the RHNA Very Low- Income allocation

## Housing Problems

Through the Comprehensive Housing Affordability Strategy (CHAS) database, HUD provides estimates of households with one or more of four types of housing problem. The four housing problems are incomplete kitchen facilities, incomplete plumbing facilities, overcrowding (more than 1 person per room), and overpayment (housing cost burden in excess of 30 percent of household income). **Table 34** depicts housing problems among Arvin households in 2012, detailed by tenure and income level. It is estimated that of a city total of 4,440 households, 2,730 households (61.5%) had housing problems. On the basis of tenure, 67.7 percent of renter households experienced housing problems, compared to 53.4 percent of owner households.

According to ACS estimates, 1.5 percent of total Arvin households lacked complete plumbing facilities in 2012, and 1.3 percent lacked complete kitchen facilities. Overpayment and Overcrowding conditions are examined in detail below.

**Table 34**  
**ARVIN HOUSEHOLDS WITH HOUSING PROBLEMS, 2012**

Tenure	Extremely Low <30% of MIF	Very Low 30-50% of MIF	Low 50-80% of MIF	Moderate 80-100% of MIF	Above Moderate >100% of MIF	Total
Owner Households	160	440	365	295	665	1,920
w/ Hsg. Problem	125	335	225	120	225	1,025
Percent	78.1%	76.1%	61.6%	40.7%	33.8%	53.4%
Renter Households	445	920	670	130	350	2,520
w/ Hsg. Problem	290	830	360	130	95	1,705
Percent	65.2%	90.2%	53.7%	100.0%	27.1%	67.7%
Total Households	605	1,360	1,035	425	1,015	4,440
w/ Hsg. Problem	415	1,165	585	250	320	2,730
Percent	68.6%	85.7%	56.5%	58.8%	31.5%	61.5%

Source: HUDuser website, CHAS Data Query Tool

**Housing Overpayment.** To determine existing housing needs, it is necessary to examine the relationship between the cost of home ownership or renting to a household's ability to pay for housing. The distinction between housing affordability for renters and owner households is important, because while homeowners may overextend themselves financially to purchase a home, they retain the option of selling. Renters, however, are limited to the rental market and are generally required to pay the rent established in that market.

According to U.S. Department of Housing and Urban Development (HUD), housing affordability is the expenditure of no more than 30 percent of gross household income on housing costs. For owner households, this includes mortgage payments, utilities, association fees, insurance, and real estate taxes. For renter households, housing cost is gross rent (contract rent plus utilities). Overpayment occurs when the housing cost burden exceeds 30 percent of gross household income, and a cost burden in excess of 50 percent of gross household income is considered severe overpayment.

**Table 35** depicts overpayment conditions among Arvin households in 2012, detailed by tenure and income level. A total of 2,055 households were overpaying for housing, of which 835 households had housing costs burdens greater than 50 percent.

**Table 35**  
**ARVIN HOUSEHOLDS OVERPAYING FOR HOUSING**  
**BY INCOME LEVEL 2012**

Household Income	Owner		Renter		Total	
	Number	%	Number	%	Number	%
Less than 30% MFI	160		445		605	
Cost Burden >30%	110	68.8%	240	53.9%	350	57.9%
Cost Burden >50%	75	46.9%	180	40.4%	255	42.1%
30-50% MFI	440		920		1,360	
Cost Burden >30%	305	69.3%	815	88.6%	1,125	82.7%
Cost Burden >50%	145	33.0%	370	40.2%	515	37.9%
50-80% MFI	365		670		1,035	
Cost Burden >30%	190	52.1%	160	23.9%	355	34.3%
Cost Burden >50%	10	2.7%	20	3.0%	30	2.9%
80-100% MFI	295		130		425	
Cost Burden >30%	40	13.6%	50	38.5%	90	21.2%
Cost Burden >50%	10	3.4%	0	0.0%	10	2.4%
More than 100% MFI	665		350		1,015	
Cost Burden >30%	135	20.3%	0	0.0%	135	13.3%
Cost Burden >50%	25	3.8%	0	0.0%	25	2.7%
<b>Total</b>	<b>1,920</b>		<b>2,520</b>		<b>4,400</b>	
Cost Burden >30%	780	40.6%	1,265	50.2%	2,055	46.7%
Cost Burden >50%	265	13.8%	570	22.6%	835	19.0%

Source: HUDuser website, CHAS Data Query Tool

As a percentage of total households, overpayment occurred in 46.7 percent of cases, and 19.0 percent of Arvin households experienced severe overpayment. Among the 2,055 overpaying households, 780 were owner-occupied and 1,265 were renter-occupied; therefore, the ratio of

overpaying households by tenure was approximately 38 percent owners to 62 percent renters. Severe overpayment conditions were even more skewed – 68.3 percent of severely overpaying households were renter households. Table 32 shows that overpayment is most pronounced in the very low (30-50% MFI) income group, while severe overpayment most pronouncedly affected extremely low-income households. The greatest housing costs burden was experienced by very low-income renters. Of the 920 renter households at this income level, 815 (88.6%) were overpaying for housing. For severe overpayment, the greatest affected demographic was extremely low-income owners, with 46.9 percent of these households having housing cost burdens in excess of 50 percent of gross household income.

**Housing Overcrowding.** The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding can take a variety of forms. Many overcrowded households may include three generations or extended families. More than two families may share the same units, or a family may be renting living space to non-family members. Overcrowding results directly from lack of affordability, as large households find that they are unable to afford units of sufficient size to meet their needs and are forced to economize beyond modern acceptable standard.

In 2012, 1,078 households in Arvin were living in overcrowded and severely overcrowded conditions, as shown in **Table 36**. These households represented 24.3 percent of the total 4,440 households in the City. Renters comprised almost three quarters (74.8 percent) of the overcrowded and severely overcrowded households within the City’s total occupied housing stock. Overcrowding conditions differ significantly by tenure – 14.2 percent of owner-occupied housing units were overcrowded or severely overcrowded, compared to 32.0 percent of renter households. Concerning severely overcrowded households only, 2.6 percent of owner-occupied units and 1.7 percent of renter-occupied units lived in conditions with more than 1.5 persons per room. In total, the 94 severely overcrowded households comprised 8.7 percent of the total number of overcrowded households, and 2.1 percent of the City’s occupied housing stock. With the high percentage of overcrowding and severe overcrowding and the high number of household in low and extremely low-income household, there is a need to provide assistance in to develop programs to address affordability and overcrowding.

**Table 36**  
**OVERCROWDED HOUSEHOLDS IN ARVIN 2012**

	Owners	Renters	Total
Occupied Units	1,922	2,518	4,440
Overcrowded Units (1.01 PPB or more)	272	806	1,078
Severely Overcrowded (1.5 PPB or more)	50	44	94

*Source: 2008-2012 ACS 5-Yr Est. Table B25014*

## III. Housing Constraints

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As a requirement of the Government Code, the Housing Element must address constraints that are likely to impede the City from reaching its quantified housing goals. There are two sets of constraints that must be addressed. The first set is non-governmental constraints that is largely outside the influence of City officials, but nonetheless contribute to the challenges and obstacles the City faces in meeting the housing needs of its residents. Governmental constraints are generally those which community leaders have a measure of involvement and control.

### A. Non-Governmental Constraints

#### Land Availability

The amount of available land to be developed directly affects a City's ability to meet housing demand. Regardless of how land is zoned or how the General Plan designates it, many cities face decreasing supply of both vacant and underutilized sites, which makes it difficult to meet the communities housing needs. However, analyzed further in the Housing Resource section, Arvin still has a vast amount of vacant land that is designated for residential use. The majority of new dwelling units in Arvin will be added on land designated for LDR development in the southern portion of the City, while HDR development is anticipated to take place in the northwest portion. These vacant sites have potential to exceed the KernCOG RHNA projections.

#### Construction Costs

Construction costs can be a major impediment to the ability of a community to augment its housing stock, and influence rents and sale prices when new units are placed on the market. According to the National Association of Home Builders (NAHB), construction costs (i.e., permit and impact fees, excavation, materials, etc.) for a single-family market-rate home increased from \$151,671 in 2002 to \$222,511 in 2009, and to \$246,453 in 2013<sup>5</sup>. The average share of the home's sales prices which goes to the construction costs jumped from 59 percent in 2009 to 62 percent in 2013. The NAHB construction cost survey indicated that the average single-family home declined from 2,716 square feet in 2009 to 2,607 square feet in 2011, which resulted in the average price per square foot declining from \$82 per square foot in 2009 to \$80 per square foot in 2011. In 2013, the average price per square foot increased to \$95 per square foot.

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<sup>5</sup> National Association of Home Builders, *Eye on Housing, Cost of Construction a Single-Family Home in 2013*, January 2014, <http://eyeonhousing.org/2014/01/cost-of-constructing-a-single-family-home-in-2013/>

## Availability of Financing

Financial constraints affect the decisions of consumers and developers alike. Nearly all homebuyers must obtain a loan to purchase property, and loan variables such as interest rates and insurance costs play an important role in the decisions of homebuyers. Homeowners also give consideration to the initial costs of improvements following the purchase of a home. These costs could be related to making necessary repairs or tailoring a home to meet individual tastes. While the City does not control these costs directly, City activities, such as code enforcement, are related to the maintenance of housing stock.

Mortgage rates also have a strong influence over the affordability of housing. The availability of financing affects a person's ability to purchase or make improvements on a home. Increases in interest rates decrease the number of persons able to afford a home purchase, while decreases result in more potential homebuyers being introduced into the market.

Interest rates are determined by economic conditions and policies developed at the national level. Since local jurisdictions cannot affect interest rates, they can offer interest rate write-downs to extend home purchase opportunities to targeted resident segments, such as lower income households. Local governments may also insure mortgages, which would reduce down payment requirements.

Recent mortgage interest rates for new home purchases are in the four percent range for a 30-year loan. According to the Federal Home Loan Mortgage Corporation's (Freddie Mac) survey of 30-year fixed-rate mortgage presented in **Table 37**, the national annual average interest rate fell from 6.04 percent in 2008 to a low of 3.66 percent in 2012. In 2014 the annual average rose slightly to 4.17 percent. Changes in the national housing and financial markets and economic policies could cause rates to differ significantly from recent trends.

According to the Federal Reserve, "prime" mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. "Subprime" loans are loans to borrowers who have less-than-perfect credit history, poor employment history or other factors such as limited income. By providing loans to those who do not meet the credit standards for borrowers in the prime market, subprime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home but have blemishes in their credit record, insufficient credit history or nontraditional credit sources might otherwise be unable to purchase a home. The subprime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Subprime lenders generally have interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In the past decade, however, many large and well-known banks became involved in the subprime market either through acquisitions of other firms or by initiating loans that were subprime directly.

**Table 37**  
**NATIONAL ANNUAL AVERAGE**  
**MORTGAGE INTEREST RATES**

Year <sup>a</sup>	Average Interest Rates
2008	6.03%
2009	5.04%
2010	4.69%
2011	4.45%
2012	3.66%
2013	3.98%
2014	4.17%

*Source: Federal Home Loan Mortgage Corporation*

<sup>a</sup> 30-Year Fixed Rate Mortgage

Most subprime loans provide families with payments for the first few years at a low “teaser” rate. After that, the loans reset every six months or year to a higher, fully indexed rate, which can cost borrowers hundreds of extra dollars each month.<sup>6</sup> This extra expense has increased the housing cost burden of many families and for many has ultimately resulted in foreclosure.

## Environmental Constraints

### Flood Hazard

FEMA has defined flood zones according to varying levels of flood risk. According to Figure 12, which shows designated FEMA flood zones, the majority of the developed area of the City falls within the AO flood zone, which is considered to be high-risk areas. 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 30 years. 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 1 percent annual change 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.

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

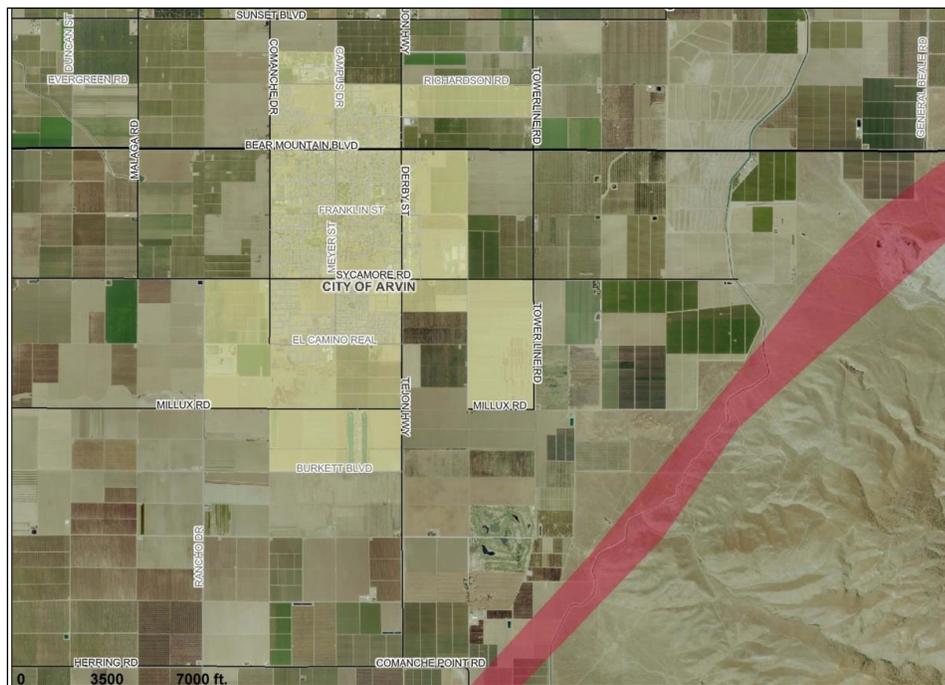
<sup>6</sup>Christie, L. (2007, March 22). Subprime risk: Most vulnerable markets: 2.2 million homeowners are endangered by the subprime crisis. Which markets may be hardest hit? CNN Money.

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.

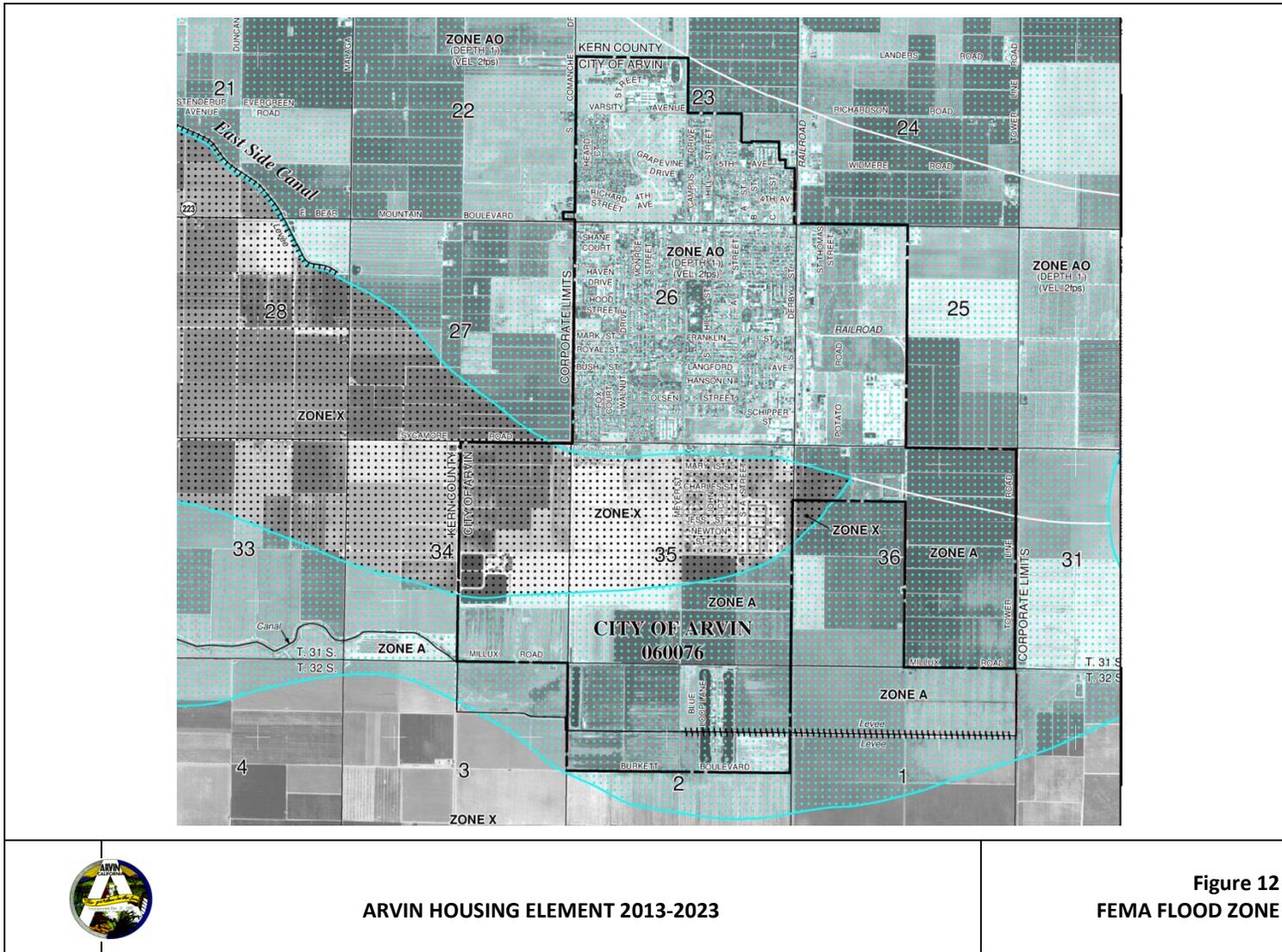
**Seismic Hazard**

Earthquake safety is important to all California residents, especially to the residents and workers of the Arvin, which is in a region of active faults. In 1952, an earthquake along the White Wolf Fault, which is located less than three miles east of the City, caused immense and widespread damage to the City and the region. This 7.5 magnitude earthquake resulted in many deaths and damaged buildings beyond repair. The location of the White Wolf Fault is illustrated in **Figure 11**.

**Figure 11**  
**WHITE WOLF FAULT**



Source: Kern County GIS



ARVIN HOUSING ELEMENT 2013-2023

Figure 12  
FEMA FLOOD ZONE

The age of a building is an important risk consideration when it is in a seismically active area. Older buildings generally require greater maintenance, which results in higher costs to the owner. These older structures often violate building code standards and lack safety features such as fire suppression, home security devices and seismic safety retrofits. In fact, stringent seismic safety codes were not developed until after the 1971 Sylmar earthquake. After that event, many building codes were revised to ensure that structures could withstand seismic activity of similar magnitude. New construction would not be affected because seismic safety is a requirement under the State Building Code.

### *Water Supply and Quality*

The City's water service is provided by the Arvin Community Service District (ACSD), a privately-owned utility company created in 1957. The ACSD service area encompasses approximately five square miles and all of the City of Arvin and a few small residential tracts and individual services that are located in the surrounding unincorporated area of the County. In August 2016, the ACSD Board of Directors adopted the 2015 Urban Water Management Plan (UWMP), which is required by the State Water Resources Board to address the following key requirements:

- Identify the existing and planned water resources of the ACSD
- Describe the reliability of the groundwater supply and its vulnerability to seasonal or climactic shortage
- Address the consistency of the ACSD's water supply
- Discuss the ACSD's demand management measures
- Describe the ACSD's anticipated water supply projects
- Project the ACSD's water use
- Project the water use for lower income families
- Prepare the ACSD's water shortage contingency plan
- Assess the water supply reliability

According to the 2015 UWMP, the ACSD's depends on groundwater for its water supply through eight active water wells. Well water is also supplemented with above-ground water storage from the Arvin Edison Water Storage District (AEWSD). The total combined capacity of the wells is 6,650 gallons per minute (gpm), which can produce at total of approximately 10,700 acre-feet per year. Actual water production is about 3,000 acre-feet per year.

In 2015, water production totaled 635 million gallons (mg) with 577 mg of water delivered to 3,776 water connection throughout the service area (95% of service area totally within the City of Arvin). By 2025, total water demand is projected to increase to 1,340 mg. Included in this water demand is the demand from Arvin's low-income residents. Since Arvin is a Severely Disadvantaged, Low-Income Community, the UWMP estimated the 2015 water demand for Arvin's low-income residents at 174 mg and projected the year 2025 water demand at 332 mg.

According to ACSD, Arvin's water demand in 2025 can be adequately accommodated by the projected water supply from its existing water sources. At this time none of the ACSD's wells are in danger of going dry. A single dry year usually has a minimal effect on groundwater levels in Kern County. However, as stated in the UWMP, multiple dry years do have an effect and this is due to several reasons: 1) Increased pumping of groundwater by those who have temporarily lost their surface water supplies; 2) Lower groundwater levels resulting from the absence of surface water for direct recharge; 3) Reduced groundwater recharge from excess surface water application to crops and landscaping; and 4) Reduced groundwater recharge due to the absence of rainfall, resulting in reduction or absence of stream and river flows. Therefore, it is necessary that municipal water purveyors that depend on groundwater to assure that adequate groundwater recharge occurs and that wells are sufficiently deep in order to provide water during times of extended drought (occasionally pumps must be lowered in the wells due to changes in groundwater levels.)

The ACSD has not experienced a severe water supply shortfall due to drought conditions in its 58 years of existence because the groundwater resource underlying the ACSD has remained stable as a result of importation of surface water by AEWSD. Therefore, the ACSD has been able to pump 100 percent of its water demand in years of drought. An extended drought increases the possibility that the ACSD will have to lower its pumps to even deeper depths to maintain a stable supply of water.

As a water conservation measure, the UWMP states that as a disadvantaged low-income community. The cost of water is a factor that governs water use. The ACSD is 100 percent metered. Each residence is billed monthly according to its water use. The residents are more aware of their water costs than in more affluent communities, where the monthly water bill is a smaller part of the monthly budget. Therefore, the community is involved in policing itself and residents frequently report to the Board about water waste in the community.

Water from the City of Arvin's sewer treatment facility is also recycled for irrigation of forage crops on lands west of ACSD. This use of the recycled water generated from ACSD's groundwater is used to replace water that would otherwise be pumped from the groundwater basin. Therefore, ACSD benefits from the City of Arvin's recycled water, resulting in reduced depletion of the groundwater resource that would otherwise be used by irrigators, and therefore, the benefit is shared by both agriculture and domestic water users. The wastewater has not been considered a candidate for tertiary treatment and reapplication on lands within ACSD's service area or for human consumption.

Arvin has had unsafe arsenic contamination for over a decade. The City is now on track to have safe water by the end of 2019. Six of the community's wells currently exceed arsenic standards, which led to enforcement action from USEPA Region 9 starting in 2008. In September 2015, the ACSD agreed to a new Administrative Order with a timeline for Arvin's Arsenic Mitigation Project. The new Administrative Order outlines clear milestones with specific deadlines which ACSD is obligated to comply with, and regular updates on the timeline being provided from ACSD.

## *Sewer System*

Arvin's wastewater system is serviced by the City, and according to the City, the existing system is adequate to meet the needs of its residents and businesses. Most of the City has sewer lines that connect to the municipal sewer system; however, a few parcels are still dependent on septic tanks for sewer disposal. The majority of the parcels on septic tanks are located in the industrial areas along Derby Street. The City is currently examining the adequacy of the municipal sewer system for all Arvin residents and the cost of connecting the few remaining units to the system.

All future housing developments will be adequately connected to the existing wastewater system using funds collected through development fees currently established by the City.

## *Hazardous Material*

**Superfund Site.** United States Environmental Protection Agency's (EPA) National Priorities List (NPL) identifies properties with the highest priority for cleanup and hazardous waste site identified under this list receives priority remediation under the Superfund Program.

In the City of Arvin, the Brown and Bryant site (APN 193-130-11) located on Derby Street is identified on the NPL. This site, which covers 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, ethylene dibromide and other fumigants, EPA listed the site in the 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. 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 or Site Mitigation and Brownfields Reuse Programs Database (SMBRPD), and the Hazardous Waste and Substances Site List (Cortese List AB 3750).

The most recent inspection of the remedial systems at the site was performed by URS on behalf of the California Environmental Protection Agency Department of Toxic Substances Control (DTSC) in June 2015 and maintenance activities were completed in September 2015. Maintenance included fence and cap repairs, and animal burrow mitigations. Inspection of the site is performed annually. Because remediation measures are in place for the Superfund site and its location in the industrial area, this would not constrain housing development in the rest of the City.

**Oil and Gas Wells.** The City of Arvin has numerous active, capped, and abandoned oil and gas wells within its jurisdiction and Sphere of Influence. As required by State law, the abandonment of oil wells falls with the jurisdiction of the California Department, Division of Conservation, Oil, Gas, and Geothermal Resources (DOGGR). Oil wells are subject to regulations and oversight by DOGGR. Additionally, DOGGR provides regulations regarding the placement of structures on abandoned oil well sites. Abandoned wells must be vented to the atmosphere and plugged. A well is plugged by placing cement in the well-bore or casing at certain intervals as specified in

California laws or regulations (Abandonment/Reabandonment Guidelines) published by and regulated by the DOGGR.

Prior to the development of lands where abandoned or activity wells exist, the City will contact the DOGGR for assistance in the development review process. The Department of Conservation, Division of Oil, Gas, and Geothermal Resources is charged with implementing Section 3208.1 of the Public Resources Code (PRC). As a result, DOGGR developed the Construction Site Well Review Program to assist local permitting agencies in identifying and reviewing the status of oil or gas wells located near or beneath proposed structures.

Before issuing building or grading permits, local permitting agencies review and implement the DOGGR's preconstruction well requirements. Interaction between local permitting agencies and DOGGR helps resolve land-use issues and allows for responsible development in oil and gas fields. California Public Resources Code Section 3208.1 intent is to prevent, as far as possible, damage to life, health, and property. The operator responsible for plugging and abandoning deserted wells under Section 3237 shall be responsible for the reabandonment as provided in Section 3208.1(a).

Additionally, the City of Arvin significantly updated its Oil and Gas Ordinance to ensure more rigorous public protections and oversight of existing and future oil and/or gas exploration within the city limits of Arvin. The ordinance was adopted City Council in November 2017.

The Housing Element has identified four properties as residential opportunity sites (Appendix B) that currently have active, capped, or abandoned oil wells. To ensure that these potential housing sites within the City were safe from hazardous waste and toxic substances, two hazardous sites data sources were reviewed. These sources included the State Water Resource Control Board (SWRCB) GeoTracker that tracks regulatory data on sites that require cleanup, such as Leaking Underground Storage Tank (LUST) sites, and the Department of Toxic Substance Control (DTSC) EnviroStor that tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons for further investigation. None of the four identified sites have been identified as hazardous sites. It should also be noted that properties with existing oil wells within the City have been developed with residential uses in the past. For example, the Sycamore Family Apartments, a 119-unit lower-income apartment complex located at the northeast corner of Sycamore Road and Meyer Street (APN 192-170-07) was developed on a property with a capped well.

**Vehicle Service Facilities.** Included in the Housing Element's adequate sites inventory of potential properties for consolidation and recycling (Appendix C), is a property (APN 191-040-33) which is currently used for vehicle storage. However, because this site is located adjacent to a vehicle service facility (APN 191-040-40) that is not included in the inventory of potential recycling properties, the GeoTracker and the EnviroStor databases of hazardous site and leaking underground storage tanks were reviewed. Either of the two sites were not identify in the databases. If the vehicle storage site (APN 191-040-33) was to be recycled to a residential use, it will go through the City's environmental clearance process, which will require CEQA documentation and a Phase I environmental site assessment. Furthermore, if it is also

determined that this site could not be developed for residential use, then this site would be removed from the adequate sites inventory. Should the removal of this site result in a reduction of affordable housing units below the RHNA requirements, the City will implement the proposed Housing Program 23, Housing No Net Loss Program and identify and zone sufficient sites to accommodate the shortfall.

In addition, in 2014, the City adopted Ordinance No. 416 which rezoned the vehicle storage property from M-1 (Limited Manufacturing ) to R-3 (Limited Multifamily Residential). The Zone Change for this property was necessary to be compatible with the neighboring residential uses and to be consistent with the General Plan land use designation of High Density Residential. As part of the Zone Change process, the owner of the property was notified of the change and a public hearing was conducted.

## B. Governmental Constraints

Housing affordability is affected by factors in both the public and private sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

### Land Use Controls

The Land Use Element of the Arvin General Plan sets forth the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. The General Plan land use map and zoning ordinance identify those areas of the City that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are a necessary tool in an effort to promote and ensure a healthy, compatible, and high-quality living environment. Over 50 percent of the acreage in Arvin is designated for residential use. The Zoning Ordinance allows for a wide range of residential uses, with densities ranging from a maximum of 6 units per acre in lower density residential areas, up to 24 units per acre in the higher density multi-family and mixed-use overlay zones. With the recent adoption of the density bonus ordinance a developer can request a density bonus of up to 35 percent over the maximum density that is allowed by the zone in which the project is located if the developer agrees to reserve a certain percentage of the units as available to lower income households and/or senior citizens. **Table 38** summarizes the residential land use categories and their corresponding zone designations.

Table 38

RESIDENTIAL LAND USE CATEGORIES

General Plan Land Use Category	Zoning Designation	Maximum Housing Density (du/ac)	Residential Types
Estate Residential	E, E-1 to E-5	1 du/1.25 ac	Single Family
Residential Reserve	R-1	6 du/ac	Single Family
Low Density Residential	R-1, R-S	6 du/ac	Single Family
Medium Density Residential	R-2	15 du/ac	Duplex or Condominium
High Density Residential	R-3, R-4, MUO	24 du/ac	High Density Multiple-Family and Mixed-Use

Source: City of Arvin General Plan and Zoning Ordinance

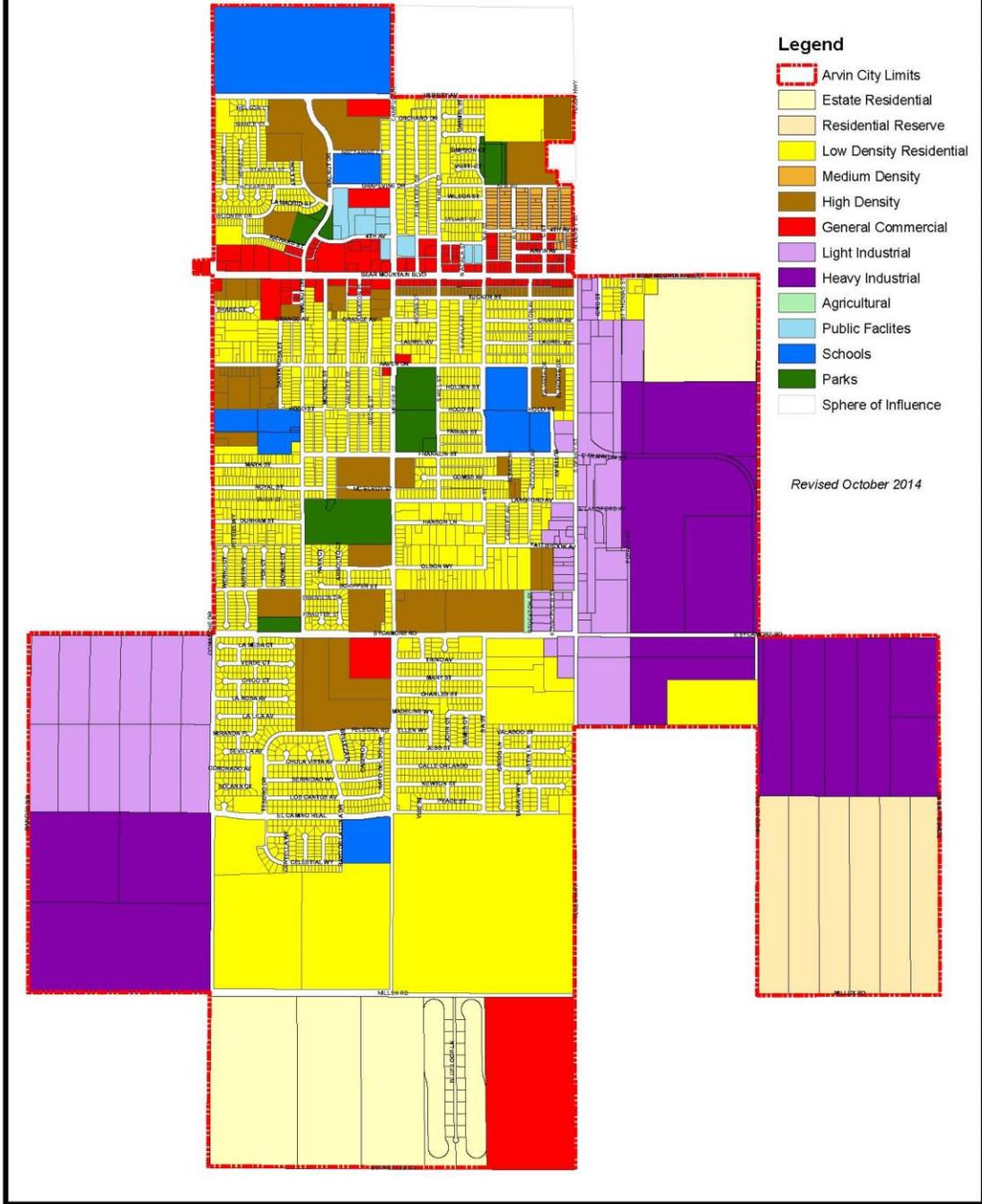
Each residential land use designation is illustrated in **Figure 13** and is defined as follows:

**Estate Residential.** The Estate Residential land use designation is implemented by corresponding E-1, E-2, E-3, E-4, and E-5 zones, which provide development of single-family detached homes. Estate zones are similar to R-1 zone’s development standards, however, in the Estate Residential zone, the minimum lot size is larger than in the R-1 zone. Under this designation the maximum residential density is one unit per 1.25 acres.

**Residential Reserve.** 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. It corresponding zoning is R-1 with a maximum density of six units per acre.

**Low Density Residential.** The majority of residential areas in Arvin are designated Low Density Residential (LDR), which are less than six units per acre. The LDR designation is implemented by the corresponding R-1 and R-S zones. The LDR provides for the development of conventional single-family detached houses.

# City of Arvin General Plan



ARVIN HOUSING ELEMENT 2015-2023

Figure 13  
GENERAL PLAN LAND USE

**Medium Density Residential.** 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. This land use designation’s corresponding zoning is R-2 with a density range of 7 to 15 units per acre.

**High Density Residential.** The High Density Residential (HDR) designation provides for a high quality, compact, multiple-family living environment. This designation is implemented by the R-3, R-4 and MUO zones and is to be integrated with the City’s transportation, community services and commercial development. It has a density range of 16 to 24 units per acre.

## Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety and welfare of local residents, as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods through development standards that include density, lot area, lot coverage, and parking requirements.

The standards presented in **Table 39** are described in detail below.

- **Site Requirements.** Minimum lot size and maximum density limit the number of units constructed on a given lot. Lot vary for all residential zones, however all residential zones have at least a minimum lot size of 6,000 square feet. With the exception of the R-3 zone, front yard and side yard requirements for residential zones are identical. In most residential zones, front yard has a minimum requirement of 25 feet, except R-3 zone, which has a front yard minimum of 15 feet. All residential zones have a side yard minimum of 5 feet and 10 feet for corner lots.
- **Parking Requirements.** In multiple-family residential zones, one and one-half space per dwelling units are required. For single–family uses two spaces per dwelling units are required. Front lawns cannot be used as parking spaces.
- **Unit Sizes.** The Zoning Ordinance requires a single-family unit, such as R-1 and Estate zones, to have a size of at least 775 square feet. In the R-2-7.5 zone a unit must have at least 1,200 square feet, and in all others residential zones there are no minimum of unit size. This Housing Element includes Housing Program 13(f) to eliminate the R-2-7.5 zone’s minimum units size.

**Table 39**  
**CURRENT DEVELOPMENT STANDARDS**

<b>Standards</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>E</b>	<b>E-1</b>	<b>E-2</b>	<b>E-3</b>	<b>E-4</b>	<b>E-5</b>	<b>MOU</b>
Min. Lot Size	6,000 sf 8,000 sf (R-1-8) 10,000 sf (R-1-10)  Varies (R-1-PUD)	6,000 sf  7,500 sf (R-2-7.5)	6,000 sf	6,000 sf	6,000 sf	10,000 sf	12,000 sf	18,000 sf	24,000 sf	1 Acre	2.5 Acre	6,000 sf
Max. Density	6 du/ac.	15 du/ac.	20 du/ac.	24 du/ac.	6 du/ac.	1 du /1.25 ac.	Underlying Res. Zone or 24 du /ac. Com. Zone					
Max. Building Height Stores (Feet)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	4 (45 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	4 (45 ft.)
Min. Front Yard	25 ft.	25 ft.	15 ft.	10 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	10 ft.
Min. Side Yard	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Min. Rear Yard	10 ft.	5 ft.(15ft)	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.
Min. Unit Size	775 sf 1,251 sf (R-1-8) 1,500 sf (R-1-10)  Varies (R-1-PUD)	NA  1,200 sf (R-2-7.5)	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A

Source: Arvin Municipal Code

Though the development standards for the R-3 and R-4 zones place limitations on the level of development that can take place on any given site, it is in accordance with the goals and objectives of the General Plan's Land Use Element. They do not, however, prohibitively constrain projects from including the zone's maximum density, as the development standards and densities are designed concurrently. An example of a typical multiple-family development in the R-3 zone is the 61-unit Summer View apartment complex. This complex is located on a three-acre lot on Meyers Street and Tucker Street. Even with the required setbacks requirements (15 ft. front yard, 5 ft. side yard, and 35 ft. height) and 1.5 parking spaces per unit parking requirement, a maximum density of 20 units per acre was achieved without a variance.

Minimum unit size may be considered a housing development constraint due to the added cost per unit (adds more cost to smaller homes), and therefore, increasing the overall cost of housing and limits lower price housing. As mentioned above, Arvin's zoning code excludes any minimum unit size for all residential zones other than the R-1 and R-2-7.5. Since affordable housing is generally available in multi-family developments, housing in the R-2, R-3, and R-4 zones are not consider a constraint to affordable housing. The recent adoption of Ordinance No.421 now permits SROs in the multi-family residential zones (R-2, R-3, and R-4).

In 2014, the California Department of Housing and Community Development (HCD), the California Tax Credit Allocation Committee (TCAC), the California Housing Finance Agency (CalHFA), and the California Debt Limit Allocation Committee (CDLAC) prepared the Affordable Housing Cost Study, Analysis of the Factors that Influence the Cost of Building Multi-Family Affordable Housing in California. A few of the key findings from the study indicated:

- Affordable housing is characterized by economies of scale, with larger projects costing less per unit than smaller projects. For each 10 percent increase in the number of units, the cost per unit declines by 1.7 percent.
- Different types of units have different development costs. Larger units, such as those with 3 or more bedrooms, clearly cost more per unit to develop. Smaller units, such as single room occupancy (SRO) units, cost less per unit but more per square foot to develop. The report suggests that SROs were approximately 31 percent less expensive per unit to construct relative to large family units, while units for seniors were about 18 percent less expensive per unit relative to large family units.

## On and Off-Site Improvements

According to service providers and utility companies, the City's present infrastructure is adequate to accommodate planned growth. If the City determines that a street dedication or improvement is required, the City shall be in accordance with the width, standards and right of way lines of the City's General Plan Circulation Element, which are presented in **Table 40**. Costs for dedication are not directly imposed on the housing developed in the neighborhood where the street is located. However, the City's engineer recently estimated improvement costs for a 10.4-acre, 40-lot single-family subdivision, at approximately \$688,000 for street improvements, \$101,000 for sewer improvements, \$161,000 for water improvements, and miscellaneous cost

such as block wall, landscaping, oil well re-abandonment, and totaled \$181,000. The total cost of all improvements for this project was approximately \$1.13 million or \$28,250 per unit.

**Table 40**  
**RIGHT-OF-WAY STANDARDS**

Street Classifications	Right-of-Way Width (feet)
Major Street	110
Secondary Street	90
Collector Street	60
Local Street	60
Alley	20

*Source: Arvin General Plan Circulation Element*

## Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards, to encourage the development of various types of housing. This includes, single-family housing, multi-family housing, mobile homes, emergency shelters, and transitional housing, among others. The various housing types permitted under residential zones in Arvin are summarized in **Table 41**.

Since the 2008-2013 Housing Element, the City has adopted amendments to the Municipal Code to include residential care facilities, emergency shelters, transitional and supportive housing, single-room occupancy (SRO), and employee/farmworker housing as a permitted use under various zones. Please see a description of Ordinance No. 421 in Chapter 1 of this Housing Element.

## Fees and Improvements

The City assesses various development fees in order to cover the costs of permit processing, as well as the costs of providing public services to the developments shown in **Table 42**. Most of the fees charged by the City are flat fees based on the cost of services, with a few fees dependent on the value of the project. Many of the planning and entitlement fees for both single- and multiple-family developments are the same and are calculated for the entire project. Building permit fees are calculated on a valuation of type of construction and on a case by case basis depending on the building square foot valuation. According to the City's calculation for housing valuation, a single-family unit is valued at \$98.99 per square foot, a garage at \$36.91 per square foot and a covered porch at \$15.00 per square foot. For a multiple-family homes, the value is based on \$88.82 per square foot for the unit, with the garage and porch value factors the same as single-family units. Therefore, a typical 2,000-square foot single-family home with a 400 square foot garage and 120-square foot porch would be valued at \$214,464.

The City applies a fee factor of 1.9 percent to the total value of the home to determine the building permit fee. Thus, the building permit fee for a typical square foot single-family home is approximately \$4,075 that is paid to the City. As shown in **Table 43**, total development fees for a typical 2,000-square foot single-family unit would be \$35,787.61. From this total fee, \$16,480 of school fees would go to the Arvin Union and Kern High School Districts. For a typical 1,200-square foot multiple-family unit, the total fee would be \$25,016.46, with school fees totaling \$9,888.

On March 3, 2015 the Arvin City Council adopted Resolution No. 2015-12, amending the City's traffic impact fee program to reduce the traffic impact fees for new residential development projects. This amendment was intended to encourage residential development within the City. Any negative economic and fiscal effects of reducing development impact fees would be offset by increased sales tax and property tax revenues to the City's General fund and the creation of new jobs for City residents. New traffic impact fees are \$3,942.84 for a single-family residential unit and \$2,739.80 for a new multi-family unit. These are significant reductions from the previous traffic impact fees of \$7,646 per single-family unit and \$5,313 per multi-family unit.

Fees also are paid to outside agencies include the Indirect Source Rule (ISR) and Dust Control Fees that are charged by the San Joaquin Valley Air Pollution Control District. The purpose of the Air District's ISR Program is to reduce emissions of NOx and PM10 from new development projects for projects 50 units or more. Indirect Source Review fees are not set, but are based on the calculation of the amount of NOx and PM10 emissions. Fees will vary depending on the amount of emissions. Dust Control Plan fees (Rule 3135 and Rule 8021) are for project size of over 50 units or 10 or more acres. In order to mitigate harmful dust because of construction and vehicle movement on unpaved surfaces, the Air District requires a \$367 flat fee.

Other agency fees include:

- Arvin Community Service District (water connection fee): \$4,160 unit for single-family and \$4,160 for multi-family units (depending on the scale of the landscaping plan).
- Arvin Union and Kern County High School Districts (school impact fee): \$8.25 per square foot.