

Indian Wells Valley Land Use Management Plan

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February 17, 2015

Workshop

What are the Goals of the Plan?

Promote landscaping that reduces or eliminates the need for supplemental water for irrigation.

Increase compatibility with the AICUZ for NAWS China Lake

Reduce future water consumption with water-balanced land uses.

Reduce Dust Creation

Ensure land used consistency between the Kern County General and Specific Plans in the region with Title 19 of the Kern County Zoning Ordinance

Proposed Project

- The identified actions are intended to lay the foundational framework for ensuring the long term sustainability of the groundwater basin.

Land Use Changes

- GPA to 34,000 acres.
- ZCC to 151,543 acres.
- Decrease of 49,876 future residential units & 130,669 acres of potential farmland.
- Increase in 123,000 acres of Open Space, 212 acres of Commercial & 7,152 acres of Industrial.

Zoning Ordinance Text Changes

- Landscape requirements for the unincorporated to match IWVWD plant listings.
- Changes in soil stabilization requirements for Eastern Kern County.

ALUCP

- Reflection of NAWS China Lake overflight flight contours.
- Graphics and policies for analyzing future requests within the identified contour areas.

Constitutional Bundle of Rights

Property ownership

“Bundle of Sticks”

“Owned” by multiple parties

Ownership not unlimited

Various Ownership Rights

Title Owner	Public Use	Govt	Third Party
Mortgage	Railroad	Property tax	Free to roam
Lease	Public works	Lien	HOA
Sell	Air Rights	ESA	Historic Pres
Subdivide	Riparian	Wetlands	Con Easement
Covenant	Mineral	Zoning	
	Grazing	Eminent Domain	

Zoning Upheld

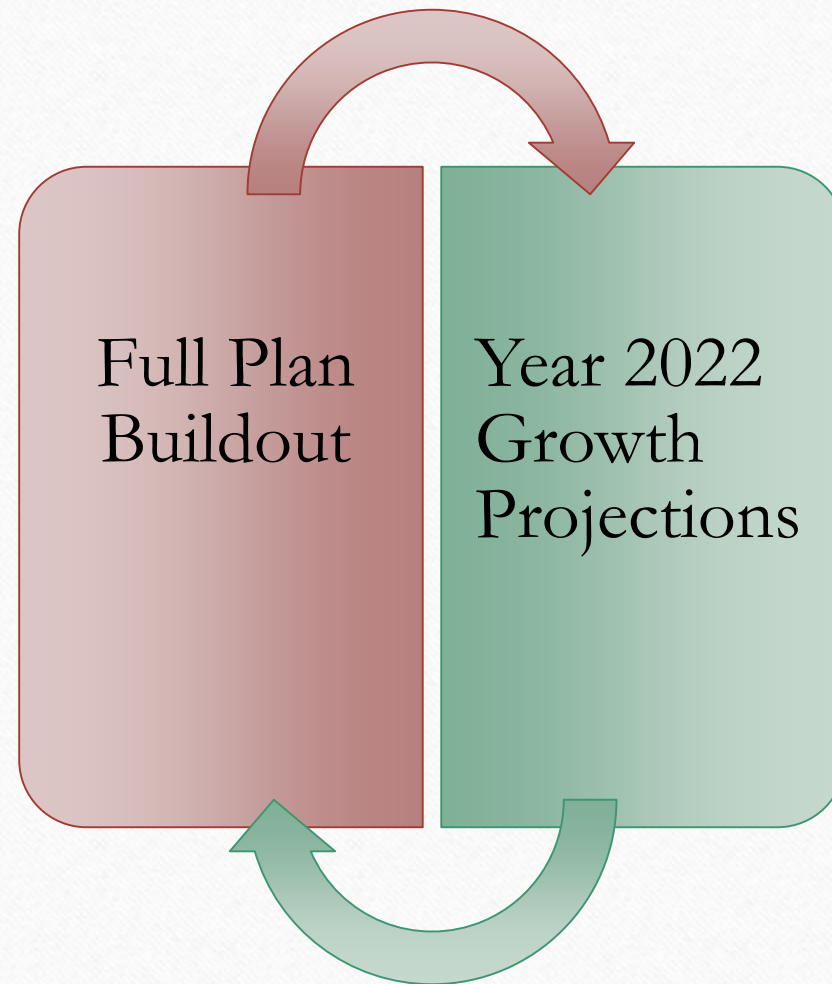
United States Supreme Court

Euclid V. Ambler - 1926

- Ambler Realty – 68 acres in Euclid, Ohio
- First Zoning Ordinance
- Sued based on a reduction in value
- Court affirmed reasonable regulations

How was the Water Analysis Prepared?

- Water analysis was prepared utilizing two (2) methods.
 - Full Buildout of the Plan Area
 - Year 2022 Growth Projections
 - ✓ No Action
 - ✓ Active Agricultural Uses Remain
 - ✓ Conversion of Active Agricultural Uses to Commercial or Industrial



Full Buildout Plan Comparison

Existing Authorized Land Uses

- 133,388 acres of Agricultural
- 0 acres of Commercial
- 113 acres of Industrial
- 46,747 acres of Open Space (BLM)

Proposed Authorized Land Uses

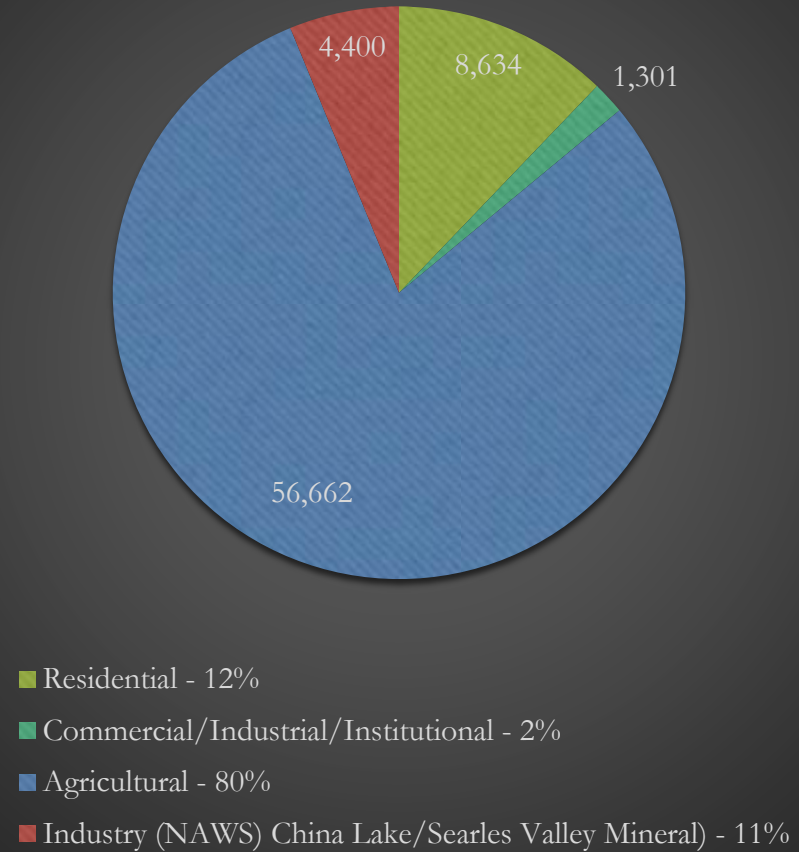
- 1,877 acres of Agricultural
- 211 of Commercial
- 7,265 acres of Industrial
- 169,756 acres of Open Space (BLM)

2022 Water Demand (AFY) No Action

- 1 % Growth Rate for Residential, Commercial & Industrial Uses
- 3% Growth Rate for Agricultural Uses (1,089 New Farmland by 2022)

47,234 (AFY)

Water Usage (AFY)

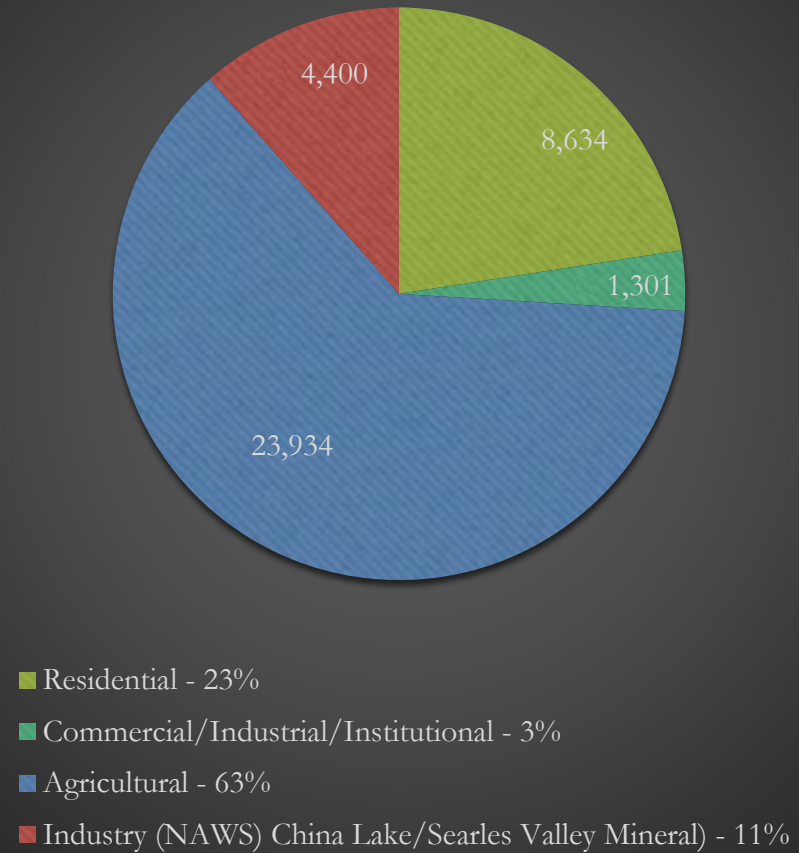


2022 Water Demand (AFY) Active Agricultural Uses Remain

- 1 % Growth Rate for Residential, Commercial & Industrial Uses

38,269 (AFY)

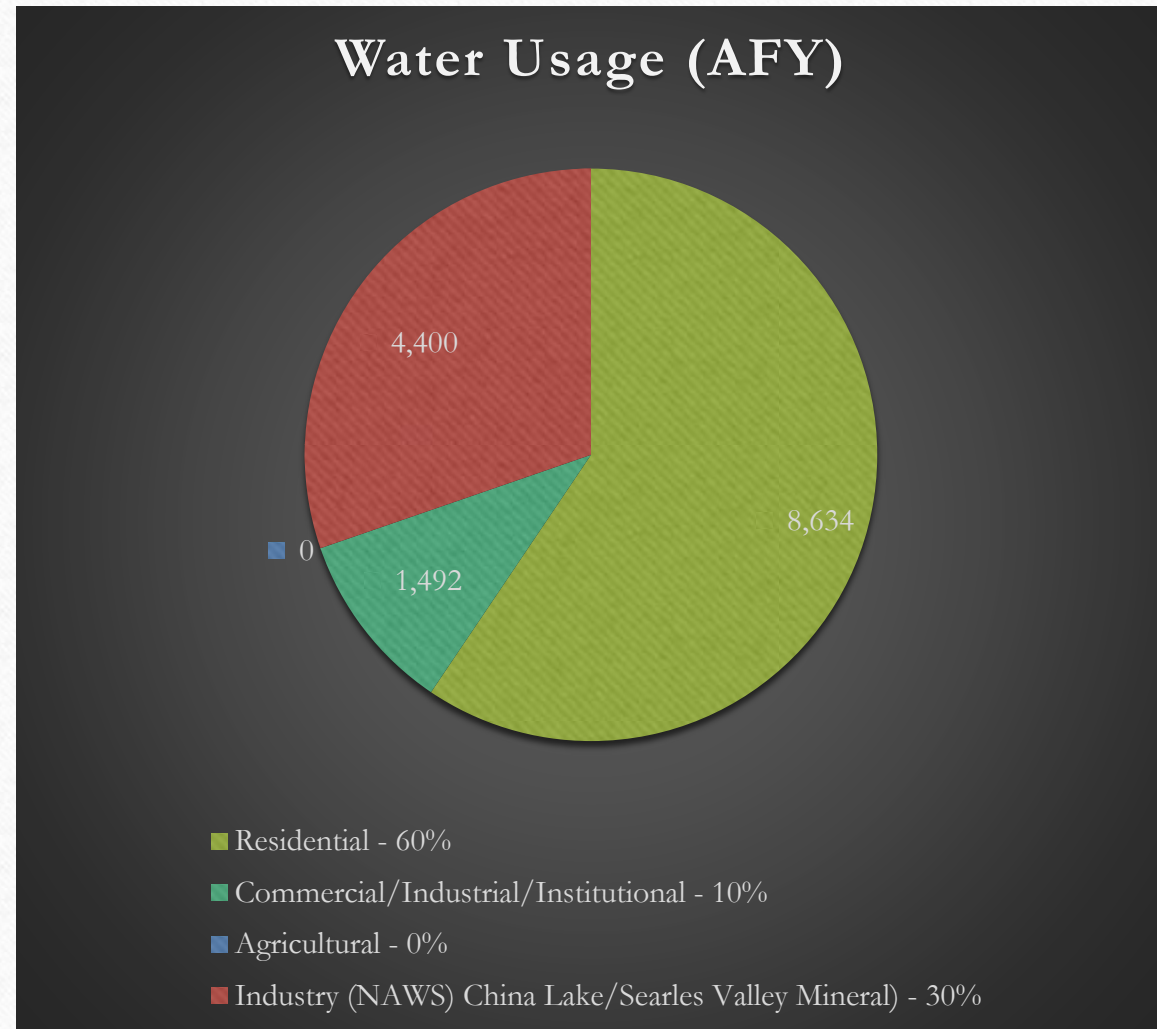
Water Usage (AFY)



2022 Water Demand (AFY) No Agricultural Uses

- 1 % Residential Growth Rate
- 3% Commercial & Industrial Growth Rate

14,526 (AFY)



General Topics

Difference
between A-1 and
E Zone Districts

Legal Non-
Conforming
Uses

Extension of
Time

Water Rights &
State Water Law

Future Comment
Opportunities

Opportunities for Public Comment

Environmental Impact Report

Draft Program Environmental Impact Report will **circulate for public review** from January 30, 2015 through March 16, 2015

Planning Commission

Kern County Planning Commission Hearing scheduled for April 9, 2015 at **Ridgecrest City Hall Chambers**

Board of Supervisors

Final consideration of the project by the Kern County Board of Supervisors is scheduled for consideration on **April 28, 2015**

How Can I Learn More?

➤ Organization of the Draft Program Environmental Impact Report

- Four (4) Volumes
 - Volume 1 – Distribution Material
 - Volume 2 – Project Description & Property Information
 - Volume 3 – Environmental Impact Analysis
 - Volume 4 - Appendices

➤ Notices & Upcoming Hearings

- Blue or White Notice?
- March 7, 2015 Public Workshop
- April 9, 2015 Planning Commission Hearing
- April 28, 2015 Board of Supervisors Hearing

Resources

Staff Contact Information

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Document Available for Download

- <http://pcd.kerndsa.com/planning/environmental-documents/390-indian-wells-valley-land-use-management-plan>