

MAR 24 2011

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: KERN COUNTY

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Reporting Period by Calendar Year: from 1/1/10 to 12/31/10

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

~~Department of Housing and Community Development~~

Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044
Sacramento, CA 95812-3044

**KERN COUNTY GENERAL PLANS
AND HOUSING ELEMENT
ANNUAL PROGRESS REPORT
(January 1, 2010 to December 31, 2010)**



Kern County Planning and
Community Development Department
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Lorelei Oviatt, AICP, Planning Director

April 2011

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1.0 Introduction

In compliance with Section 65400 of the California Government Code, this report has been prepared to summarize the status of the General Plans for Kern County's unincorporated areas and the steps that have been taken to amend and implement General Plan policies. Two General Plans govern Kern County, the Kern County General Plan and the Metropolitan Bakersfield General Plan which is shared with the City of Bakersfield. Both General Plans include numerous sub-area Specific Plans. This report includes a summary of the status of the two General Plans and the progress toward their implementation.

The Board of Supervisors approved a reorganization of the Development Services Agency (DSA), formally called Resource Management Agency (RMA), on May 20, 2010. The reorganization consolidated the Planning Department and the Community and Economic Development Department into one new Department called the Planning and Community Development Department. Many other changes were made to increase the efficiency of the Agency as a whole and to help provide the best customer service possible.

1.1 Objectives of the Kern County General Plan

- Encourage economic development that creates jobs and capital investments in urban and rural areas that benefits residents, businesses, and industries, as well as ensuring future governmental fiscal stability while encouraging new development to utilize existing infrastructure and services wherever feasible in the County's urban and rural areas.
- Adopt policies and goals that reflect the County's on-going commitment to consult and cooperate with federal, State, regional, and local agencies to plan for the long-term future of Kern County.
- Ensure the protection of environmental resources and the development of adequate infrastructure with specific emphasis on conserving agricultural areas, discouraging unplanned urban growth, ensuring water supplies and acceptable quality for future growth, and addressing air quality issues.
- Revise the County's General Plan to reflect ongoing activities, changes in laws and regulations, and demographic characteristics of the community to ensure that the interests of the County in the health, safety, and welfare of residents and visitors are reflected in current policies and goals.
- Maintain compliance with the provisions of State Planning and Zoning Laws as they relate to General Plan requirements.

1.2 Objectives of the Metropolitan Bakersfield General Plan

- Incorporate the vision of the Greater Bakersfield Vision 2020 along with its goals and strategies.
- Enhance intergovernmental coordination.
- Provide coordinated and consistent services to all residents, businesses, and visitors in the planning area.
- Incorporate the Kern River Plan Element by reference.
- Coordinate circulation activities between the City of Bakersfield and Kern County.
- Provide joint jurisdictional review and referral for development within the Kern River Plan Element planning areas.
- Conduct joint Bakersfield City Council and Kern County Board of Supervisors meetings to review and act on issues of mutual interest and concern.
- Assist the Local Agency Formation Commission (LAFCO) to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local government agencies so as to advantageously provide for the present and future needs of the county and its communities.

BOARD OF SUPERVISORS
COUNTY OF KERN

TRACKING PAGE

MARCH 15, 2011

TUESDAY - 2:00 P.M.

=====

DEVELOPMENT SERVICES AGENCY
Planning and Community Development Department

All S.D.'s

CA-9) Annual Report regarding General Plan and Housing Element (Fiscal Impact:
None) - RECEIVED AND FILED

Watson-Scrivner: All Ayes

STATE OF CALIFORNIA
COUNTY OF KERN

I, Kathleen Krause, Clerk of the Board of Supervisors, do hereby
certify the foregoing to be a full, true and correct copy of the original
Tracking Page on file in my office.

Witness my hand and seal of the Board of Supervisors.

This 16th day of March 20 11

KATHLEEN KRAUSE

Clerk of the Board of Supervisors

Seal

By: Karen R. Winn Deputy



4.0 Summary of General Plan Amendments

The *General Plan Annual Progress Report* review period runs from January 1, 2010, through December 31, 2010. In June 2004, the Board of Supervisors approved a comprehensive update to the Countywide General Plan. The Metropolitan Bakersfield General Plan, a joint plan with the City of Bakersfield, was last updated in 2002 and is currently undergoing a comprehensive update. That update is expected to be completed in the second half of 2011. Each of the mandatory elements of the General Plans were prepared and/or updated in full compliance with State law, the General Plan Guidelines established by the State Office of Planning and Research and the California Department of Housing and Community Development.

Kern County allows the general plans to be amended quarterly (four times per year) as provided by State law. The quarterly Windows were set for Board of Supervisor hearings in April, June, September and December for 2010.

Table 4.1 indicates the year each of the State mandatory General Plan Elements were last evaluated as a whole and adopted by the Kern County Board of Supervisors. In 2007, Kern County began a 5-year update to the Housing Element. That update was completed in December of 2008, and has been approved the State Department of Housing and Community Development.

Table 4.1		
Adoption of Mandatory Plan Elements		
Kern County General Plan & Metropolitan Bakersfield General Plan		
<i>General Plan Element</i>	Kern County General Plan	Metro Bakersfield General Plan
Land Use	2004	2002
Conservation	2004	2002
Open Space	2004	2002
Circulation	2004	2002
Noise	2004	2002
Safety & Seismic Safety	2004	2002
Housing*	2008	2008

*Note - The Housing Element is utilized for both the Kern County and Metropolitan Bakersfield General Plans and is updated every (5) five years.

Table 4.2 identifies which General Plan Elements and planning documents were amended by the Board of Supervisors actions during the 2010 Annual Cycle.

**Table 4.2
Elements Amended**

General/Specific Plan	Land Use, Open Space & Conservation	Circulation	Text Only (Land Use, Open Space & Conservation)
Kern County General Plan	12	8	4
Metropolitan Bakersfield General Plan	4	3	0
Western Rosedale Specific Plan	1	1	0
Willow Springs Specific Plan	1	1	0
Frazier Park/Lebec Specific Plan	1	0	1
Rosamond Specific Plan	1	0	1
Greater Tehachapi Specific Plan	1	1	1
Total	21	14	7

5.0 Housing Element

The 2008-2013 Housing Element provides programs that are intended to facilitate development of low income housing through funding opportunities and the review and revision of governmental constraints such as fees, codes, improvements and permit procedures. An analysis of the relationship of the Zoning and Land Division Ordinances to the Housing Element has found them in compliance. The State Department of Housing and Community Development (HCD) has reviewing the Housing Element and determined the Element's goals, objectives, and policies will contribute to the attainment of State housing goals. The HCD has also determined the County Housing Element meets all regulatory requirements per the government code.

New guidelines were formed this year to the Department of Housing and Community Development California Code of Regulations (*Title 25, Division 1 Chapter 6*). Starting with this reporting year the following tables will be updated annually. Table A, below, is a summary of newly constructed housing units in Kern County that are classified as very low-, low-, and mixed-income multifamily projects. For this reporting period, a total of 188 units were constructed.

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Rancho Lindo	5+	R		43		1	44	HOME, USDA-RD, Tax Credits	TSAC; HOME		
DiGiorgio	5+	R		79		1	80	HOME, Tax Credits	TSAC; HOME		
Lamont Family	5+	R		63		1	64	HOME, Joe Serna Jr Housing Program	TSAC; HOME		
(9) Total of Moderate and Above Moderate from Table A3 ▶				0		337	337				
(10) Total by Income Table A/A3 ▶ ▶				185		340	525				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Table A2 shows the total number of rehabilitated, preserved and acquired units that meet the requirements of Government Code 65583.1(c)(1). For this reporting year, none of the home owner rehabilitation units that are being financed by the Planning and Community Development Department qualify for reporting under the Government Code, listed above. However, the rehabilitation of existing units is a part of the County's goal of assuring adequate and affordable housing. The 2008-2013 Housing Element estimated 100 housing units would be rehabilitated with public assistance during the 2006-2013 period. From July 2009 through June 2010, 9 single-family residences were rehabilitated with funds issued through the County Planning and Community Development Department's Housing Rehabilitation Program. Households earning less than 80 percent of the County Median Family Income (MFI) occupied all of these units. From July 2005 through June 2010, 96 homes were rehabilitated under the County Planning and Community Development Department's Housing Rehabilitation Program.

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3 is a summary of the above moderate-income units that are not reported in Table A. For this reporting year, the number is 337 units that were constructed in the unincorporated area of Kern County.

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	202	16	5	7	107	337	

* Note: This field is voluntary

Table B is a summary of the Regional Housing Needs Allocation (RHNA) progress that is being made in the unincorporated area of Kern County. The current Housing Element of the General Plan states that a total of 8,586 units will be needed between 2006 and 2014. For this reporting period the total was 525 units, bring the total for the reporting period to 4,633 units constructed.

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	2,088											2,088
	Non-deed restricted												
Low	Deed Restricted	1,416										329	1,087
	Non-deed restricted				144		185						
Moderate	Deed Restricted	1,583											1,583
	Non-deed restricted												
Above Moderate		3,519	2,001	954	491	518	340					4,304	-785
Total RHNA by COG. Enter allocation number:		8,588											
Total Units			2,001	954	635	518	525					4,633	3,953
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

5.1 Programs

The County Planning and Community Development Department (PCD) fulfilled some of the low-income housing funding opportunities mentioned in the Housing Element, by virtue of its function. The PCD receives federal funds from Community Development Block Grants (CDBG) and HOME Investment Partnerships (HOME) Program used in part and where appropriate for financial assistance in creating and sustaining affordable housing. The CDBG is used in part to develop suitable living environments principally for persons of low or moderate income. The new total CDBG funding amount for FY 2010-2011 is to be \$5,728,036. Approximately 85% of the CDBG funds were intended for projects that primarily benefit persons with low or moderate incomes. The Home Program grant funds are used to increase the number of low-income families served with decent, safe, sanitary, and affordable housing through various means, which can include acquisition, new construction, rehabilitation, and preservation of existing affordable housing. Total HOME Program funding is estimated for FY 2010-11 to be \$2,341,277.

Table C is a summary of the major programs that have been established within the Housing Element of the General Plan. A complete list can be found online at http://www.co.kern.ca.us/planning/pdfs/he/HE2008_toc.pdf. Some of the programs are geared towards removing governmental constraints with regards to constructing housing units as needed by the RHNA and stated within GC Section 65583.

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
Policy 1.1 Maintain and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards	Continue to inform eligible applicants of the availability of County-sponsored rehabilitation programs.	Annually or Semi-annually	The County will promote rehabilitation through periodic mailings and by posting information on the County's website as well as on Community Boards.
Policy 1.2 Promote the repair, rehabilitation, or improvement of the structures that are substandard or in disrepair	Provide home improvement and rehabilitation assistance to extremely low-, very low-, and moderate-income households including seniors, disabled persons, and farmworkers	Ongoing	Continue to advertise program availability in targeted neighborhoods. The County expects to provide funds to rehabilitate 10 units using HOME funds and 10 Units using CDBG funds per year through the planning period
Policy 1.3 Continue participation in state and federal programs designed to maintain housing affordability, including Housing Choice Vouchers (Section 8), HOME, CDBG, and Rural Development	Continue to provide tenant referral received through the Fair Housing Hotline as well as other inquires to Housing Authority of the County of Kern (HACK) for Housing Choice Vouchers Rental Assistance	Annually	Support HACK as appropriate in preparation of the Annual Public Housing Agency Action Plan to identify and adjust strategies for expanding the use of Housing Choice Voucher assistance
Policy 1.4 Preserve the existing stock of assisted rental housing for long-term occupancy by lower- and moderate-income households	Participate in the preservation of at-risk units	Ongoing	Provide available financial and/or technical assistance to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling
Policy 2.1 Facilitate the provision of housing that meets the needs of all economic segments of the community.	Encourage the development of affordable housing, provide financial and/or regulatory incentives where feasible	Ongoing	The County will work to giving expedited reviews and fee deferrals/waivers to affordable housing projects
Policy 3.1 Periodically review County regulations, ordinances, and residential discretionary permit fees to ensure that they do not unduly constrain housing development	Continue to review development regulations and permit processing procedures	Ongoing	Continue to ensure that development regulations and permit processing procedures allow for the most efficient development processing possible

6.0 State Office of Planning and Research Guidelines

The Kern County General Plan and the Metropolitan Bakersfield General Plan adhere to the Governor's Office of Planning and Research (OPR) General Plan Guidelines. Both documents contain all seven mandatory elements and include some additional elements dealing with issues of local importance. The County General Plan includes an Energy Element that focuses on the oil and gas production industry and its challenges as well as opportunities for renewable energy production in the County. The Metropolitan Bakersfield General Plan includes the Kern River Plan Element for the protection of the Kern River Corridor through the Metropolitan area.

The County maintains and periodically updates their general plans. The County General Plan was updated in 2004 with participation from the public throughout the County. The Metropolitan Bakersfield General Plan (MBGP) was updated in 2002 utilizing concepts in the Greater Bakersfield 2020 Visioning program. Due to recent population growth and changing issues, both the City and the County are jointly updating the MBGP with participation from the public.

Kern Council of Governments (KernCOG) has developed a Blueprint Visioning program throughout the County. The Kern Regional Blueprint Program, led by KernCOG, is part of a larger 8-county San Joaquin Valley wide process. At both the County and Valley levels, the Blueprint process will result in a range of transportation, land use, and environmental programs responding to the many challenges associated with anticipated population growth over the next 40 years.

6.1 Environmental Justice

Environmental justice is defined in State planning law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies (§65040.12(e)). The Kern County General Plan 2004 update incorporated policies for environmental justice in the Land Use, Open Space and Conservation Element. These policies are used when processing and evaluating General Plan Amendment requests.

Policy 6, page 62 of the Kern County General Plan (KCGP) states that the County shall ensure the fair treatment of people of all races, cultures, incomes and age groups with respect to the development, adoption, implementation and enforcement of land use and environmental programs.

Policy 7, page 62 of the KCGP states that in administering land use and environmental programs, the County shall not deny any individual or group the enjoyment of the use of land due to race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation or age.

Policy 8, page 62 of the KCGP states that the County shall ensure that new industrial uses and activities are sited to avoid or minimize significant hazards to human health and safety in a manner that avoids over concentrating such uses in proximity to schools and residents.

6.2 Military Lands and Collaborative Planning

The County General Plan provides guidance in policies and implementation as it relates to coordinating land use planning with the military.

Policy 1, page 8 of the Plan states that coordination and cooperation will be promoted among the County, the incorporated cities, military bases, and the various special districts where their planning decisions and actions affect more than a single jurisdiction.

Policy 4, page 8 states that the County will solicit comments and coordinate with local governments, the military, and other federal or State jurisdictions on projects which are proposed within a peripheral area established mutual agreement between the County and the jurisdiction.

Implementation Measure D, page 8 states that the County shall establish a “Review Area” around each State, military, or other federal jurisdiction. Review development proposals or proposed General Plan Amendments and revisions within the established area with the appropriate agency.

The General Plan intends to ultimately incorporate a Military Readiness Element when the OPR prepared guidelines for the formulation and implementation of military readiness elements is completed. As explained later in this report, the County is one of several jurisdictions participating in a Joint Land Use Study with OPR and the military.

6.3 Native American Tribes

The Kern County General Plan addresses the issue of consultation with Native American tribes. This is in addition to the Planning and Community Development Department's implementation of SB 18 and consultation with the Tribes during processing of general plan amendments and adoption of new planning programs.

Implementation Measure N, page 67 states that the County shall develop a list of Native American organizations and individuals who desire to be notified of proposed discretionary projects. Besides the consultation request through the implementation of SB 18, the Planning and Community Development Department continues to include Native American Tribes in the CEQA process as well as notification of all hearings.

Implementation Measure O, page 67 states that on a project specific basis, the Planning and Community Development Department shall evaluate the necessity for the involvement of a qualified Native American monitor for grading or other construction activities on discretionary projects that are subject to a CEQA document.

Implementation of these measures, in addition to the consultation provisions through requirements of SB18, allows the County to communicate and consult with local Native American tribes. Since adoption of SB 18, all general plan amendments processed through Kern County have provided for notification and consultation with affected Native American Tribes as determined by the Native American Heritage Commission in Sacramento.

7.0 Recent Comprehensive General Plan Updates

- County General Plan - June 2004.
- Metropolitan Bakersfield General Plan - December 2002. Currently in process of being updated.

8.0 Emergency Ordinances

None adopted for this time period.

9.0 Goals, Policies, Objectives, Standards or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted

During the time covered by this report, the County has been continually evaluating policies and implementation of the General Plans. During this reporting period two new changes were identified in regards to the Frazier Park/Lebec Specific Plan's goals, policies, objectives, standards. More specifically related to the oak tree preservation policies and the implementation of the master trails plan policy.

10.0 General Plan Amendments

10.1 Planning Activities Initiated

The Kern County Planning and Community Development Department has initiated, or is in the process of initiating, a number of projects related to the implementation of the General Plans.

Metropolitan Bakersfield General Plan - Update

The City of Bakersfield and Kern County have each adopted one common General Plan for the Metropolitan Bakersfield area. State law requires local governments to work together with other agencies in preparing and implementing their general plans. (Government Code Sections 65304 and 65400 (a)). In the case of the Metropolitan Bakersfield General Plan, where both the City and the County are responsible for coordinated planning, cooperation is paramount. The County last adopted this general plan in December 2002. However, due to population growth and the issues which come with rapid growth, both jurisdictions have begun a comprehensive review and update of this 2002 General Plan.

Specific Plans

A specific plan is a tool for the systematic implementation of the general plan, in accordance with Government Code Sections 65450-65547 which includes the requirement for the seven mandated elements.

- Land Use Element
- Open Space Element
- Conservation Element
- Circulation Element

- Noise Element
- Safety Element
- Housing Element

A specific plan effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. Initiation of a specific plan process may be motivated by any number of factors including development issues or the efforts of private property owners. The Planning and Community Development Department is processing a number of staff initiated specific plans.

- Kern River Valley Specific Plan
Staff initiated 172 square mile community plan for the Sierra Nevada mountain area around Lake Isabella.
- Indian Wells Valley Specific Plan
Staff initiated 250 square mile community plan for the area around China Lake Naval Weapons Center and the City of Ridgecrest and the unincorporated area of Inyokern.

The following specific plans were approved during the reporting year:

- Greater Tehachapi Area Specific Plan
Staff initiated 275 square mile community plan for the unincorporated area surrounding the City of Tehachapi.

Master Plans

No Master Plans were approved during the reporting year.

Housing Element

The Planning and Community Development Department has prepared the 2008 Update to the Kern County Housing Element pursuant to Article 10.6, §65580 et seq., of the Government Code. The update was submitted to the State Housing and Community Development Department (HCD) for on July 31, 2008 and was approved on September 29, 2008.

Alternative Energy

In 2010, the Planning and Community Development Department has processed or is processing projects for alternative or renewable energy sources. Most of these applications do not require a general plan amendment but are included in this yearly report to discuss implementation of the goals and policies of the County General Plan. These applications support the goal of the Land Use Element of the County General Plan, Resource: *Encourage alternative sources of energy, such as solar and wind energy, while protecting the environment.* The County General Plan also includes an Energy Element, which promotes and facilitates energy development. On February 22, 2011, the Board of Supervisors adopted a new goal to be incorporated into the Energy Element that would promote the development of 10,000 MWs (10GWs) of renewable energy within the County by the year 2015. Projects completed or in process at this time, which would promote this alternative energy goal, are listed below.

- **Alta-Oak Creek Mojave Project**
The Alta-Oak Creek Mojave Project has an electric generating capacity of 800-MW and is owned by Terra Gen. Kern County is the Lead Agency in charge of local land use entitlement for the Wind Energy (WE) zoning. The project is located in Eastern Kern County and was approved in December 2009. This project is currently under construction, with more than 200+ turbine building permits issued and being erected in 2010.
- **Aero Energy Project**
The Aero Energy Project has an electric generating capacity of 65-MW and is owned by Aero Energy. Kern County is the Lead Agency in charge of local land use entitlement for the Wind Energy (WE) zoning. The project is located in Eastern Kern County and was approved in April 2009.
- **PdV Infill Project**
The PdV Infill Project is an in-fill project within the previously approved PdV Project. Kern County is the Lead Agency in charge of local land use entitlement for the Wind Energy (WE) zoning. The project is located in Eastern Kern County and was approved in March 2010.
- **Pacific Wind Project**
The Pacific Wind Project has an electric generating capacity of 250-MW and is owned by enXco Development Corp. Kern County is the Lead Agency in charge of local land use entitlement for the Wind Energy (WE) zoning. The project is located in Eastern Kern County and was approved in October 2010.
- **Pahnamid Wind Project**
The Pahnimid Wind Project has an electric generating capacity of 250-MW and is owned by Alta Windpower, LLC. Kern County is the Lead Agency in charge of local land use entitlement for the Wind Energy (WE) zoning. The project is located in Eastern Kern County and expected to be presented before the local hearing body in 2011.
- **Morgan Hills Wind Project**
The Morgan Hills Wind Project has an electric generating capacity of 300-MW and is owned by Alta Windpower, LLC. Kern County is the Lead Agency in charge of local land use entitlement for the Wind Energy (WE) zoning. The project is located in Eastern Kern County and expected to be presented before the local hearing body in 2011.
- **Alta East Wind Project**
The Alta East Wind Project has an electric generating capacity of 250-MW and is owned by Alta Windpower, LLC. Kern County is the Lead Agency in charge of local land use entitlement for the Wind Energy (WE) zoning, while a joint CEQA/NEPA document is being prepared for use by both Kern County and the BLM. The project is located in Eastern Kern County and expected to be presented before the local hearing body in 2012.
- **North Sky River and Jawbone Wind Energy Projects**
The North Sky River and Jawbone Wind Energy Projects have an electric generating capacity of 330-MW and are owned by North Sky River, LLC and Jawbone Wind Energy, LLC. Kern County is the Lead Agency in charge of local land use entitlement

for the Wind Energy (WE) zoning. The project is located in Eastern Kern County and expected to be presented before the local hearing body in 2011.

- Lower West Wind Project
The Lower West Wind Project has an electric generating capacity of 21-MW and is owned by Aero Energy. Kern County is the Lead Agency in charge of local land use entitlement for the Wind Energy (WE) zoning. The project is located in Eastern Kern County and expected to be presented before the local hearing body in 2011.

Kern County Dairy Program Environmental Impact Report (EIR)

The County General Plan contains policies regarding confined animal facilities, including dairies and feedlots that shall consider proximity to incorporated areas of urban development and sensitive receptors such as schools and hospitals. Environmental documentation shall analyze distances to these areas, as well as potential impacts and mitigation. Due to the number of applications for conditional use permits to allow dairy facilities received by the Planning and Community Development Department, the County is preparing a comprehensive environmental evaluation of approximately 16 dairy animal facility proposals within the southern San Joaquin Valley portion of Kern County for future location of these types of facilities. Ongoing in 2011

Joint Land Use Study (JLUS)

Kern County is one of the member agencies working with the State Office of Planning and Research on the R-2508 Joint Land Use Study. The objective of the JLUS is for joint collaboration among participating local governments, the Department of Defense and other stakeholders, which will prevent or mitigate conflicting land uses and/or military operations and promote community economic development, safety and health. Two military bases, Edwards Air Force and the Naval Air Weapons Station China Lake have land within Kern County. Ongoing in 2011

10.2 Implementation of the General Plans

The following table identifies 4 of the 27 General Plan Amendments that were approved or denied during the 2010 amendment cycle in response to the policies and implementation measures of the County General Plan and the Metropolitan Bakersfield General Plan. The project referenced includes the policy/implementation measure of the General Plan or Specific Plan that was used to approve the project.

**Table 10-1
General Plan Amendments and Implementation of
General Plan Goals and Policies**

Project	General Plan/Element	Status	Implementation of General Plan
Kern County Planning and Community Development GPA#18, Map 102; GPA#4, Map 102-14; GPA#8, Map 102-	County General Plan: Circulation Element	Approved	<i>Economic Development in the County.</i> Policies and Implementation: Economic Development in the County shall recognize the importance of major transportation

Project	General Plan/Element	Status	Implementation of General Plan
15;change the road designation of Landco Drive from a collector to a local street, between Olive Drive and Hageman Road; change the road designations of Knudsen Drive from a local to a collector, between Olive Drive and Hageman Road			corridors as important economic tools for commercial and industrial development and promotion.
Fallingstar Homes/Cornerstone Engineering, Inc. SPA#136, Map 500; SPA#8, Map 254; 8.5/2.1 to 6.1/2.1 on 25.3 acres; from 8.5/2.1 to 5.3/2.1 on 6.1 acres; 8.5/2.1 to 5.5/2.1/2.4 on 217.41 acres; 8.5 to 5.5/2.4 on 184.72 acres; 8.5 to 5.6/2.4 on 25.54 acres (557 homes on 459.07 acres total)	Kern County General Plan: LU/OS & C	Approved	<i>Provide adequate housing sites through appropriate land use.</i> Policies and Implementation: Allow for the development of a variety of residential types and densities. Provide adequate housing sites for special needs groups including farmworkers, large families, homeless persons and elderly households through appropriate zoning designations and regulations.
Gene and Alice Gibson GPA#2, Map 71-8; 5.6 to 5.5	Kern County General Plan: LU/OS & C	Approved	<i>Accommodate new development which provides a full mix and complements existing land uses.</i> Policies and Implementation: Allow for the development of a variety of residential types and densities.
Victor Moya and Nancy Shebasta GPA#5, Map 63-12 5.3 to 6.2	Kern County General Plan: LU/OS & C	Approved	<i>Accommodate new development which provides a full mix to support its population.</i> Policies and Implementation: Allow for the development of a variety of commercial uses, including those which serve residents (groceries, clothing, etc.), highway users, and tourists-visitors.

10.3 Agency- and Applicant-driven General Plan Amendments

Table 10-2 presents the entire list of 27 amendments that were requested during the period covered by this report, as well as the outcome of the hearing.

Table 10-2
Applicant-Initiated General Plan Amendments
January 1, 2010 to December 31, 2010

Applicant	Type	Hearing Date	Acres	Res. Units	Action	Prime Ag. Land Converted
Alta Windpower Development, LLC	GPA#6, Map 197; GPA#1 Map 198; eliminate section and midsection line future road reservations internal to the project site	12/14/2010	n/a	0	approved	0
Kern County Planning and Community Development	GPA#18, Map 102; GPA#4, Map 102-14; GPA#8, Map 102-15; change the road designation of Landco Drive from a collector to a local street, between Olive Drive and Hageman Road; change the road designations of Knudsen Drive from a local to a collector, between Olive Drive and Hageman Road	12/14/2010	n/a	0	approved	0
Aera Energy, LLC / Swanson Engineering	GPA#1, Map 75; eliminate the section line future collector road reservation internal to the project site	12/14/2010	n/a	0	approved	0
Domingo Zepeda / Hughes Surveying	GPA#5, Map 79-22; from 5.6 to 5.3; amend the Appendix E Map, "Smith's Corner Community Plan Map" to show the approved map code changes	12/07/2010	1.67	15	approved	0
Rosamond Solar / SGS Antelope Valley Development, LLC	SPA#16, Map 232; from 5.3/4.4/2.85, 5.3/4.4/2.6, 7.1/4.4, and 7.1/4.4/2.6 to 8.1/2.85, 8.1/2.6/2.85, and 8.1; eliminate section and midsection line future road reservations internal to the project site; 120 MW Solar PV	11/09/2010	960	-5572	approved	-960

Kern County Planning and Community Development	SPA#138, Map 500; adopt Greater Tehachapi Area Specific Plan text, land use, and circulation map; from various map codes to 4.1 and underlying land use map code(s) identified within the Specific Plan; make changes to Kern County General Plan Circulate Element to recognize adoption of Specific Plan Circulation Element; rescind the following Map Code 4.1 Appendix A Maps: Bear Valley Springs, Golden Hills, Keene Rural Community, Monolith, Mendiburu Springs, North Cummings Valley, old Towne, Stallion Springs Phase II, Stallion Springs Tract 4286, and Tamaron	11/09/2010	176,000	N/A	approved	0
NSM Recycling, Inc. / T.J. Cross Engineers	GPA#1, Map 56; from 8.1 to 7.2	10/26/2010	3.65	0	approved	3.65
Kern County Waste Management	GPA#2, Map 70; from 3.4 to 3.4.1; eliminate section and midsection line future road reservations internal to the project site; amend Appendix E Map, "Ridgecrest Recycling and Sanitary Landfill" to show the revised permitted facility boundary with the added buffer property areas	10/26/2010	320	0	approved	0
Rosamond Holdings, LLC	SPA#68, Map 230; from 5.5/2.5/2.8 to 5.4/2.5/2.8; amend the text of the Rosamond Specific Plan	10/26/2010	70.4	225	approved	0
Lost Hills Solar / Nextlight, LLC	GPA#6, Map 28; eliminate future road reservations for midsection lines with project boundary	10/26/2010	n/a	0	approved	0

National Farm Workers Service Center	GPA#3, Map 103-33; from LMR to HMR	10/26/2010	24	178	approved	0
Kern County Planning and Community Development	GPA#147, Map 500; amend Circulation element text to clarify proposed future Bakersfield Beltway System	10/26/2010	n/a	0	approved	0
Victor Moya / Nancy Shebasta	GPA#5, Map 63-12; from 5.3 to 6.2	09/21/2010	1.5	-14	approved	0
Kern County Planning and Community Development	GPA#3, Map 81-35; from HMR to LJ	09/21/2010	26	-451	approved	0
Alta Windpower Development, LLC	GPA#5, Map 197; eliminate the arterial and collector future road reservation within the boundaries of an existing wind farm	09/21/2010	n/a	0	approved	0
Enos Properties, LLC / McIntosh & Associates	GPA#1, Map 79-26; from 5.6 and 8.1 to 4.1 with underlying 7.1	06/29/2010	78.93	-6	approved	61
Garrett Rentz and Yvonne Johnson / MSW Architectural and Engineering	GPA#5, Map 102-30 from SR to OC	06/29/2010	0.5	0	approved	0
Kern County Waste Management	GPA#2, Map 138; from 8.4 to 3.4.1; eliminate road reservations for midsection and section lines within proposed buffer; amend Appendix "E" Map, Taft Sanitary Landfill	06/29/2010	61.7	-3	approved	0
Fallingstar Homes / Cornerstone Engineering, Inc.	SPA#136, Map 500; SPA#8, Map 254; from 8.5/2.1 to 6.1/2.1 on 25.3 acres; from 8.5/2.1 to 5.3/2.1 on 6.1 acres; from 8.5/2.1 to 5.5/2.1/2.4 on 217.41 acres; from 8.5 to 5.5/2.4 on 184.72 acres; from 8.5 to 5.6/2.4 on 25.54 acres (557 homes on 459.07 acres total); Special Plan #1, Map 254	05/11/2010	846	535	approved	0

Neighborhood Development	SPA#78, Map 101; from SR and ER to GC; rescind Driver Road Specific Plan Line	05/04/2010	6.5	-19	approved	0
Jim's Supply Company / R.L. Abbott & Associates	GPA#4, Map 57; GPA#5, Map 57; from 8.1 and 8.1/2.5 to 7.2; change a portion of Driver Road from an arterial designation to a local road	04/20/2010	16.34	0	approved	16.34
Gene and Alice Gibson	GPA#2, Map 71-8; from 5.6 to 5.5	04/20/2010	2.7	1	approved	0
City of Bakersfield	GPA#3, Map 102-14; GPA#7, Map 102-15; change road designation of a portion of Hageman Road from a collector to an arterial; eliminate future bikeway route along a portion of Hageman Road; revise the alignment of Standard Street	04/20/2010	n/a	0	approved	0
Jose Ramos / Jamie Sandoval	GPA#4, Map 143-31; from 8.1/2.3 to 5.7/2.3	04/20/2010	21.18	3	approved	21.18
Mettler County Water District / Hansen Engineering	GPA#1, Map 203-1; from 8.1 to 7.2	04/20/2010	15	0	approved	15
Vilate Bolanos / SmithTech USA	GPA#2, Map 83; from R-EA to RR	02/02/2010	83	0	denied	0
Kern County Planning and Community Development	GPA#1, Map 216; from 1.1 to 8.5	01/05/2010	40	2	approved	0
			178577	-5,121	n/a	-843

*Negative numbers represent the potential housing units lost by approval of the projects listed

10.4 Major Development Applications

During the period covered by this report Kern County has processed or is currently processing several alternative energy projects.

Wind Energy

Project Name	Case File	Acreage	MWs	Hearing Date - Decision/Process
PdV (Manzana)	ZCC #3, Map 216; ZCC#10, Map 233; CUP 2, Map 216	5820	300MW	07/29/2008 - Approved
Alta (Terra-Gen)	ZCC #40, Map 197; ZCC #58, Map 198; ZCC #24, Map 214	9,175	800MW	12/15/2010 - Approved
Windstar (Western Wind)	ZCC #41, Map 197; ZCC #59, Map 197	1,007	65 MW	04/09/2009 - Approved
Coram, Inc	ZCC , Map 198	69.09	3.0 MW	05/27/2010 - Approved
Coram, Inc	ZCC #42, Map 197	60.1	3.0 MW	05/27/2010 - Approved
PdV Addendum (Enxco)	ZCC #6, Map 216	2,423	PdV infill - no additional MWs	03/02/2010 - Approved
Alta Addendum I (Terra-Gen)	LLA	1	LLA - no additional MWs	06/03/2010 - Approved
Pacific Wind (Enxco)	ZCC 4, Map 216; ZCC 11, Map 233	8,300	151MW	10/26/2010 - Approved
Windstar Addendum I (Western Wind)	ZCC #41, Map 197; ZCC #59, Map 197	1	LLA - no additional MWs	07/22/2010 - Approved
Alta Addendum II (Terra-Gen)	GPA #5, Map 197; ZCC #45, Map 197; ZCC #64, Map 198; ZCC #25, Map 214; CUP #9, Map 197; CUP #42, Map 198;	4,610	330MW	12/14/2010 - Approved
North Sky River Project (Nextera)	ZCC 2, Map 111; ZCC 8, Map 131; ZCC 5, Map 132; ZCC 7, Map 149; ZCC 14, Map 150	19,300	292MW	NOP

Jawbone Wind Energy Project (Phil Rudnick)	ZCC 9, Map 131	640	35MW	NOP
Avalon (Enxco)	ZCC, Map 197; ZCC, Map 198; ZCC, Map 214; ZCC, Map 215; ZCC, Map 216	10,000	255MW	
Sand Canyon/ Sand Creek (Helo Energy)	ZCC 28, Map 167 ZCC 29, Map 167	300	20MW	RFP
Alta East (Terra-Gen)	ZCC 10, Map 168; ZCC 4, Map 168-27; ZCC 3, Map 179; ZCC 6, Map 180; ZCC 47, Map 197	3,660	300MW	RFP
Rising Tree (Horizon Wind)	ZCC, Map 180 ZCC, Map 197	4,019	350MW	RFP
Pahnamid (Terra-Gen)	ZCC 10, Map 182; ZCC 1, Map 182-36; ZCC 11, Map 199	7,106	200MW	RFP
Morgan Hills (Terra-Gen)	TWRA Boundary	3,604	230MW	RFP
Catalina (Enxco)	ZCC 8, Map 215; ZCC 8, Map 216	7,440	350MW	RFP
Pacific Wind Addendum (Enxco)	ZCC 9, Map 215; ZCC 9, Map 216; ZCC 35, Map 232; ZCC 14, Map 233	1,325	Pac Wind infill - no additional MWs	04/12/2011

Solar Energy

Name	Case Number	Acreage	MW	Location
Chevron Energy Solutions Company by URS Corporation	CUP 24, Map 103-7	18	2	former Chevron Bakersfield Refinery
Meadows Field Solar Project	CUP 53, Map 102	9	750 kWh	Meadow Field Airport
GE Energy LLC by URS Corp	CUP 36, Map 167	337	40	13681 Chantico Rd
LADWP-	CUP 5, Map 150	75	10	Jawbone Canyon Rd
Vaquero Energy	CUP 15, Map 125	10	1	
Cenergy Power by McIntosh & Assoc.	CUP 18, Map 55	2	500kw	
Renewable Technology Development	CUP 17, Map 57	2	NA	Driver Road, South of Kimberlina
Rosamond Solar Project by SGS Antelope Valley LLC	GPA 16, ZCC 33, CUP 27, Map 232	960	120	Rosamond
Lost Hills Solar by NextLight	GPA 6, CUP 11, Map 28	307	32.5	East of Hwy 46 and Hwy 33
Cenergy Power	CUP, Map 29	prt 159.6	1.5	GP Rd, NW of Lost Hills
RE Distributed Solar Projects (RE Barren Ridge 1)	CUP 1, Map 151	588	74	North of Philips Road
RE Distributed Solar Projects (RE Rio Grande)	CUP 30, Map 196	47	5	Mojave
RE Distributed Solar Projects (RE Rosamond One)	SPA 1, ZCC 1, CUP 3, Map 231-03	320	20	NW Favorito and 60th
RE Distributed Solar Projects (RE Rosamond Two)	CUP 4, Map 231-03	160	20	Willow Springs
RE Distributed Solar Projects (RE Columbia One)	ZCC 46, CUP 31, Map 196	165	20	Mojave
RE Distributed Solar Projects (RE Columbia Two)	CUP 32, Map 196	132	20	Purdy west of Hwy 14
RE Distributed Solar Projects (RE Columbia Three)	CUP 33, Map 196	68	10	Purdy west of Hwy 14

RE Distributed Solar Projects (RE Tehachapi Solar One)	CUP 75, Map 164	160	20	Tehachapi
RE Distributed Solar Projects (RE Tehachapi Solar Two)	CUP 76, Map 164	157	20	Tehachapi
RE Distributed Solar Projects (RE Great Lakes)	ZCC 118, CUP 34, Map 230	40	5	NE of Sierra Hwy and Avenue A
Monte Vista Solar Array by First Solar	GPA 24, ZCC 45, CUP 29, Map 196	1,040	126	Southeast of Mojave
Maricopa Sun Solar Complex Project by Maricopa Sun LLC	GPA 5, CUP 5, Map 158/ GPA 1, CUP 7, Map 159	6,046	700	West of I-5 and east of Taft
Rosamond Solar Array by First Solar	GPA 14, ZCC 31, CUP 25, Map 232	1,177	155	West of Rosamond
Willow Springs Solar Array by First Solar	GPA 15, ZCC 32, CUP 26, Map 232	1,402	160	Northwest of Rosamond
Porter & Associates	CUP 6, 7 & 8, Map 158	321.4	20	South Kern Industrial Center
Elk Hills Solar by enXco	CUP 16, Map 139	47	7	Highway 119 east of Valley West Road
Goose Lake Solar by enXco	CUP 7, Map 53	94	15	Corcoran Rd and Carmel Rd
San Bernard Solar by enXco	CUP 5, Map 162	43	6	San Bernard. David Road, east of Edison Rd Neuralia Rd and Washburn
Smyrna Solar by enXco	CUP 5, Map 7	125	20	Intersection of Pond Rd and Peterson Rd
Antelope Valley Solar Project by Renewable Resources	GPA 17, ZCC 34, CUP 28, Map 232; GPA 3, ZCC 13, CUP 8, Map 233	5,698	650	Rosamond
Weldon Solar Project by Renewable Resources	ZCC 3, CUP 1, Map 42-13; ZCC 1, CUP 1, Map 42-24	500	60	North & South of Hwy 178; between Fay Ranch Rd & Bonkell St.

Old River One by RE Old River One LLC	CUP 63, Map 142	105	16	Old River Rd
Old River Two by RE Old River Two LLC	CUP 64, Map 143	110	17	Old River Rd
High Desert Solar by Element Power	CUP 34, Map 196	154	18	NW United Street and Purdy Ave
Sunshine Solar by Congentrix	SPA 25, ZCC 146, CUP 104, Map 231	319	40	East of 100th Street West and Gaskell Road
Avenida Del Sol Solar Project	CUP, Map 46	37	5	Inyokern
Cygnus Solar by Fotowatio Renewable Ventures	CUP, Map 125	423	80	SEC Hermosa Rd and Malaga Rd
Rigel Solar by Fotowatio Renewable Ventures	CUP, Map 161	319	80	Adobe Rd and Wheeler Ridge Rd
Orion Solar by Fotowatio Renewable Ventures	CUP, Map 162	286	40	Herring Rd and S. Edision Rd
Gateway Solar Project by East Kern Properties, LLC	CUP, Map 194	3,066	350	NWC Hwy 58 and California City Blvd
Pioneer Solar	CUP, Map 97	640		N of Lokern, S of D7th Standard Rd
Browning Rd Solar by Integrated Resources Development	CUP, Map 33-1	27.23	4.5	Browning Rd, McFarland
La Paloma Solar	CUP Map 118	398	5.5	East of McKittrick
Twisselman Solar by Gestamp	CUP, Map 33-1	103	17	S/S of Twisselman Rd, betwn Holloway Rd and West Side Hwy
Pham Solar Project by Sunlight Partners, LLC		29		APN 252-332-20 NWC of West Rosamond Blvd & 83rd Street West

Reck Solar Project by Sunlight Partners, LLC		19		APN 374-250-08 North of Elder Ave, between 90th Street West & 85th Street West
Calwest Energy by Jonathan Bender		29		APN 236-360-64 & 12
Interstate Ministorage by Duane DeBlauw		10		Apn 258-090-27 Adjacent to 2463 15th Street West
Champagne Road Solar Photovoltaic Project by Aurora Solar, LLC (Iberdrola Renewables)		320	40	APN 346-032-05 6970 Tehachapi Willow Springs Road

11.0 Agricultural Land Conversion

Agriculture continues to be Kern County's most economically productive industry that contributes to the nation and world's needs. Similar to the Statewide trend, the County's agriculture areas are facing increasing pressure to convert productive farmland to housing, industrial, and commercial development. The Land Use, Open Space, and Conservation Elements incorporate policies and programs that recognize the importance of agriculture and the necessity to manage this resource for future use. Kern County's Williamson Act and Farmland Security Zone programs also are instrumental in conserving lands in agricultural use.

The County General Plan designates areas of irrigated cropland Intensive Agriculture. The Metropolitan Bakersfield General Plan designates areas of irrigated cropland as R-IA (Resource-Intensive Agriculture). Other resource planned land use designations protect properties for various ranching activities. The General Plans also recognize that tax and economic incentives, available markets, and water are important factors to ensuring the long-term retention of agricultural use. The continued existence of large, contiguous areas of agricultural zoning, Williamson Act and Farmland Security Zone land, and the County's adopted Right-to-Farm/Right-to-Business Resolutions and planned land use policies acknowledge agriculture's importance to the County.

There are 2,439,996 acres of prime, nonprime agricultural land, and grazing land in Kern County. Approximately one third of this land is designated Intensive Agricultural (902,423 acres is designated Map Code 8.1 and 72,845 acres is designated Map Code R-IA). During 2010, a total of 117-acres of Intensive Agricultural designated lands were re-designated for non-agricultural use. As *Table 11-1* indicates, there was a gain of 960-acres of prime farm land re-designated to Intensive Agriculture, with a net gain of 843 acres between what was lost and gained within the reporting year.

Table 11-1
Planned Land Use Designation Conversions to Non-Agricultural Use
January 1, 2010 to December 31, 2010

Applicant	Kern County General Plan Description	Agricultural Land Converted
Rosamond Holdings, LLC	SPA#16, Map 232; from 5.3/4.4/2.85, 5.3/4.4/2.6, 7.1/4.4, and 7.1/4.4/2.6 to 8.1/2.85, 8.1/2.6/2.85, and 8.1	-960
NSM Recycling, Inc. / T.J. Cross Engineers	GPA#1, Map 56; from 8.1 to 7.2	4
Enos Properties, LLC / McIntosh & Associates	GPA#1, Map 79-26; from 8.1 to 4.1 with underlying 7.1 and 6.2/2.5	61
Jim's Supply Company / R.L. Abbott & Associates	GPA#4, Map 57; from 8.1 and 8.1/2.5 to 7.2	16
Jose Ramos / Jamie Sandoval	GPA#4, Map 143-31; from 8.1/2.3 to 5.7/2.3	21
Mettler County Water District	GPA#1, Map 203-1; from 8.1 to 7.2	15
	County General Plan Total	-843
Applicant	Metropolitan Bakersfield General Plan Description	Agricultural Land Converted
N/A	N/A	0
	Metro Bakersfield General Plan Total	0
	County Total	-843

Table 11-2 illustrates the number of acres of prime farmland converted to urban use within the Kern County General Plan area, as well as the total number of agricultural (prime and non-prime) lands that have been changed. The total loss of prime agricultural lands in the unincorporated area of the County between 1998 and 2010 has been 1,897 acres. Most of the properties converted to nonagricultural uses in the County are located within the Metropolitan Bakersfield General Plan. In the Kern County General Plan area, most of agricultural lands converted have been used as solid waste buffer and continue to be farmed through leases to neighboring farmers.

**Table 11-2
Planned Land Use Designation Conversions to Non-Agricultural Use
General Plan Amendments
1998-2010**

	Outside Metro Bakersfield GP				
	To Urban (acres)	To Ag Resource (Acres)	To Solid Waste (acres)	Loss (acres)	Gain (acres)
1998-1999	221	413	111	0	81
1999-2000	23	0	2285	2308	0
2000-2002	57	1011	119	0	835
2002-2003	1163	0	253	1416	0
2003-2004	43	0	0	43	0
2004-2005	87	125	0	0	37
2005-2007	119	990	0	0	871
2007-2008	14	0	0	14	0
2008-2009	53	5285	801	0	4431
2009-2010	117	960	0	0	843
Total	1897	8784	3569	3781	7098

12.0 Greater Tehachapi Area Specific and Community Plan

The following Implementation Measure was approved with the adoption of the Greater Tehachapi Area Specific and Community Plan (GTASCP) in 2010:

Implementation 11: Government Code Section 65400 mandates that Kern County submit an annual report on the status of the Kern County General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1 of each year. Upon adoption of this plan, the County shall include a section in the annual report regarding the GTASCP. This section will be presented to the Board of Supervisors and will evaluate how the Plan has been implemented and will include a recommendation regarding the need to re-open and/or revise any portion(s) of the Plan. Policies LU. 5, 11

In order to comply with the Measure, Planning Staff has compiled information regarding the total number of dwelling units that were approved within the boundaries of the Plan for the reporting year. During the reporting period a total of 26 residential units were constructed (21 conventional single family residential homes and 5 mobilehomes). Due to the relatively low number of permits issued and the recent adoption of the GTASCP, Staff does not recommend the Plan be re-opened at this time.