

### 3.3.1 Water Resources

#### *Goals*

**GOAL COS.1 Ensure that the GTA can accommodate projected future growth and development while maintaining a safe and healthful environment and prosperous economy by guiding development away from hazardous areas, and assuring the provision of adequate public services and infrastructure.**

**GOAL COS.2 Encourage water conservation to reduce demand for limited water resources and maintain a balance between water supply and water consumption.**

#### *Policies*

Policy COS.1 The County shall require adherence to any applicable UWMP within the Plan area and participate in 5-year annual updates to the UWMP.

Policy COS.2 Ensure that water quality standards are maintained for existing users and future development and that water-related infrastructure is provided in an efficient and cost effective manner.

Policy COS.3 Support water purveyors in developing plans for responding to droughts and the effects of global climate change, including contingency plans and the sharing of water resources to improve overall water supply reliability for the existing and future needs of the GTA.

Policy COS.4 Encourage the use of low-impact landscaping development techniques, such as the installation of permeable surfaces for hardscape applications. Impervious surfaces such as driveways, streets, and parking lots should be minimized so that land is available to absorb storm water and reduce polluted urban runoff.

Policy COS.5 Require the use of drought- and fire-tolerant landscaping in all development areas.

Policy COS.6 New high-consumptive water uses, such as lakes and golf courses, etc. shall provide evidence of additional verified sources of water other than local groundwater. Other sources may include recycled stormwater or wastewater.

Policy COS.7 Encourage effective groundwater resource management while promoting water conservation and water recycling/reuse in all new development and building design.

- Policy COS.8 Require the use of feasible and practical best management practices (BMPs) to protect surface water and groundwater from the adverse effects of construction activities and post-construction runoff, including stormwater runoff.
- Policy COS.9 Require all discretionary actions submit proof of the availability of a sufficient water supply via connection to an existing CSD or public utility (with the necessary infrastructure to facilitate the delivery of water), annexation to the City of Tehachapi, evidence of available groundwater/well sources, or through the use of contracted banked water or other means as established by this plan.
- Policy COS.10 Implement water conservation as a part of any development proposal and utilize water banking as a tool to provide a safe and reliable water source for future residents.
- Policy COS.11 Discretionary projects shall analyze watershed impacts and reduce impacts from construction-related and urban pollutants, as well as alterations of flow patterns and introduction of impervious surfaces to prevent the degradation of the watershed to the extent such measures are practical.
- Policy COS.12 Encourage drainage designs which retain or detain stormwater run-off to minimize volume and pollutant concentrations.
- Policy COS.13 Minimize the alteration of natural drainage areas. Require development plans to include necessary mitigation to stabilize runoff and silt deposition through utilization of grading and flood-protection ordinances. Conserve areas along rivers and streams to enhance drainage, flood control, recreational, and other beneficial uses while acknowledging existing land use patterns.
- Policy COS.14 Encourage utilization of wastewater treatment facilities which provide for the reuse of wastewater and require the highest possible quality of wastewater treatment to increase the potential use of recycled water for existing and future needs of the GTA.
- Policy COS.15 Encourage retrofitting of existing development and agricultural irrigation with water-conserving devices, such as drip or micro-drip irrigation systems, weather-based irrigation controllers, and water-efficient plumbing fixtures.
- Policy COS.16 The County shall encourage coordination between all water providers and land owners throughout the GTA to develop and maintain a Development Rights Transfer Program which would allow property owners to sell their individual development rights on outlining areas less

suitable for development for the purpose of maintaining an efficient use of existing water supply.

Policy COS.17 The County shall coordinate with City of Tehachapi, Tehachapi-Cummings County Water District and other water purveyors within the GTA to pursue funding to support infrastructure improvements, specifically improvements that would allow for increased pumping of water into the plan area.

### *Implementation Measures*

Implementation 1 The County shall assist local water districts and agencies in developing water conservation strategies that ultimately reduce the demand for peak-hour water supply and wastewater capacity. These may include the development of an Urban Water Management Plan or other water conserving strategies or programs. Policies COS.1, 3, 4, 5, 6, 10, 12, 14

Implementation 2 The County shall encourage and cooperate with the California Corrections Institute (CCI), water suppliers and wastewater treatment providers in the planning, development, and construction of water and wastewater facilities needed to transmit, treat, store, and distribute recycled water supplies. Policies COS.1, 3, 4, 5, 6, 10, 12, 14

Implementation 3 Throughout the development process, the County shall ensure that all new development incorporates construction standards which protect groundwater quality by incorporating comprehensive well construction standards and groundwater protection strategies for any affected watersheds. Policies COS.1, 7, 8, 9, 10, 11, 14

Implementation 4 All discretionary development proposals shall implement a water-wise program that includes all feasible measures to reduce water use and establish a Maximum Applied Water Allowance (MAWA) budget for each lot or home. The MAWA shall be calculated based on standards established by the CSD serving the individual project or on a project-by-project basis as determined by the Kern County Planning and Community Development Department during the discretionary review process. Policies COS.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16

Implementation 5 Continue conservation efforts and actively pursue water storage and source alternatives, including dry year water transfer options and use and production of reclaimed water. Policies COS.1, 3, 4, 5, 6, 10, 12, 14

- Implementation 6 All development proposals shall be reviewed to ensure that landscaping is designed to reduce water demand, retain water runoff, decrease flooding, and recharge groundwater. Drought- and fire-tolerant plant materials shall be incorporated in all new development. Policies COS.2, 3, 4, 5, 6
- Implementation 7 All development proposals shall be reviewed to ensure that the plans incorporate permeable surfaces in outdoor landscaping and pedestrian areas unless technical studies and/or engineering studies indicate they are infeasible. Permeable surfaces may include porous asphalt, decomposed granite or other aggregate, landscape materials, or other paving materials that are porous. Policies COS.2, 3, 4, 5, 6
- Implementation 8 All discretionary development proposals shall include the submittal of erosion and sediment control plans. The project shall be designed according to the recommendations of the plan and to prevent increased discharge of sediment at all stages of grading and development. Policies COS.7, 9, 11, 12, 13, 14
- Implementation 9 All development proposals shall incorporate the use of bioswale landscape elements or other natural features to reduce runoff, trap sediment, and increase on-site infiltration, whenever feasible. Policies COS.2, 3, 4, 5, 6
- Implementation 10 All new discretionary development proposals shall incorporate, when feasible, water conservation techniques with the goal of reducing individual water use and limiting outdoor water use. Such techniques include, but are not limited to: use of low-flow plumbing fixtures on new construction, use of high-efficiency irrigation systems for new development and retrofitting of existing development and agricultural irrigation, use of gray water for landscaping, use of reclaimed water resources for reasonable and beneficial use, and use of drought-tolerant vegetation. Policy COS.8
- Implementation 11 The County shall encourage effective groundwater resource management for the long-term benefit of the County through the following:
- a. Promote groundwater recharge activities in various zone districts.
  - b. Support for the development of Urban Water Management Plans and promote Department of Water Resources grant

funding for all water providers.

- c. Support the development of Groundwater Management Plans.
- d. Support the development of future sources of additional surface water and groundwater, including conjunctive use, recycled water, conservation, additional storage of surface water, and groundwater. Policies COS.1, 6, 7, 8, 9, 10, 11

Implementation 12      The County shall encourage existing developments and agricultural irrigation to retrofit existing facilities with water-conserving devices, such as drip or micro-drip irrigation systems, weather-based irrigation controllers, and water-efficient plumbing fixtures. Policy COS.15

Implementation 13      New discretionary development shall require consultation with the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game if potential waters of the U.S. and/or waters of the State, including wetlands, are present on site. Preservation of wetlands shall be the primary consideration; otherwise, mitigation measures pursuant to CEQA shall be implemented. Policies COS.2, 13

Implementation 14      Require a flood hazard study for new discretionary development within floodplain areas as designated by Map Code 2.5 and require the floodplain constraints with all zone changes. New construction located within the flood hazard zones shall conform to the Kern County Flood Hazard Protection Ordinance. Policies COS.12, 13

Implementation 15      Require preparation of a drainage plan to retain drainage on site in accordance with the County Drainage Ordinance as a condition of approval of any land division, conditional use permit (CUP), or site plan review. The drainage plan shall be prepared by the applicant and submitted to the Kern County Floodplain Management Section of the Engineering, Surveying and Permit Services Department for review and approval prior to development. Drainage shall conform to the Kern County Development Standards and the County Grading Ordinance. Policies COS.12, 13

Implementation 16      All discretionary development projects shall be served by adequate water systems via the annexation to the City of Tehachapi or annexation into an existing Community Services

District (CSD) or public utility (including a mutual water company) with adequate capacity. The development shall be required to adhere to the terms of will-serve letter as specified by the City or CSD/public utility, including requirements for the dedication of water rights, purchasing of State Water Project water for banking, installation of additional infrastructure, etc. In the event that a proposed development cannot be annexed into a CSD/public utility or the agency does not have water capacity to support the proposed development, the project proponent shall utilize one of the following options:

Option A: All general plan requests, zone changes and land division shall be limited to a minimum of 20-acre parcel size.

Option B: Development shall be limited to one single-family house and one secondary or additional dwelling unit per existing lot when permitted by the existing base zone district.

Option C: The applicant shall provide information which demonstrates that there are sufficient alternative water resources to serve the proposed project, other than those that would otherwise be provided by a CSD/public utility. This information is to be analyzed during the required CEQA review process and shall include, but is not limited to, each of the following:

1. Submit a Water Supply Assessment which demonstrates that a long-term water supply (for a 20-year timeframe) is available for the proposed project. The water assessment shall include, but not be limited to, the following:
  - a. Source and quantity of historical water use on the site.
  - b. Estimated water consumption of the proposed development and the estimated storage, if any, required to meet the projected need. "Projected need" includes water required for fire protection.
  - c. Recommendations for additional sources of water to address demand shortage. Such measures may include, but are not limited to, development of future sources of additional surface water and groundwater, including water transfers; conjunctive use; reclaimed water; conservation;

additional storage of surface water; and groundwater.

2. Submit a Water Conservation Plan that identifies the specific water conservation practices to be implemented by the project. Implementation includes, but it not limited to the following:
  - a. Use of recycled water for all landscaping.
  - b. Use of drought- and fire-tolerant landscaping in-lieu of traditional sod.
  - c. Establishment of a Water Allocation Budget.
3. Submit evidence the water usage of the proposed project will be offset by the acquisition of land use entitlements from other properties within the GTA or by other means as deemed appropriate by the County. This evidence can take the form of the following:
  - a. Process a Specific Plan Amendment to reduce the development capacity of other properties within the GTA
  - b. Acquisition of land use development rights as obtained through an accepted Development rights Transfer Program. Policies COS.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

Implementation 17 Any project which disturbs more than 1 gross acres of land, land disposes of waste (including mining waste), utilizes recycled water, proposes to potentially alter a streambed, or discharges fill material to a surface water shall consult with the Regional Water Quality Control Board to assess the need for permits from that Agency. These permits may include, but are not limited to: Clean Water Act (CWA) permits; a National Pollutant Discharge Elimination System (NPDES) General Construction Stormwater Permit, an individual stormwater permit, compliance with Title 27, Waste Discharge Requirements (WDR), Water Reclamation Requirements (WRRs), Water Quality Certification (WQC), etc. Policies COS. 11, 12, 13, 14

### 3.3.2 Scenic and Natural Resources

#### *Goals*

**GOAL COS.3 Preserve and protect scenic and natural resources and open space within the GTA.**