

**CITY COUNCIL/REDEVELOPMENT AGENCY AGENDA ITEM**

**SUBJECT:**

**R-2508 – JOINT LAND USE STUDY (JLUS), STATUS UPDATE**

**PRESENTED BY:**

James McRea

**SUMMARY:**

This agenda item is a status and overview of the R-2508 JLUS which is multi-jurisdictional review of the land use policies and other compatibility issues for the restricted air space area of the R-2508 Special Use Airspace Complex. The study is being developed by the Governor's Office of Planning and Research (OPR), State of California and partially funded by a Kern County contribution. The local communities, counties, state agencies, federal agencies and the following military facilities; Naval Air Weapons Station China Lake, Edwards Air Force Base, Fort Irwin and the R-2508 Special Use Airspace Complex. have designated representatives on the joint committee. Ned McKinley, is the Senior Project Manger for OPR. There is an Advisory Committee, a Technical Committee, and a Consultant, working together with OPR staff. The goal for the JLUS is to reduce potential conflict among the military and surrounding communities while accommodating growth, sustaining the economic health of the region, and protecting the public health and safety. The JLUS participants are identifying a set of tools and strategies that support land use compatible planning, mission compatible land use, mission sustainability and reduce the potential for conflicts and encroachment.

This is intended to be a status report on the progress and a summary of the Action Items Matrix, as developed to date. A copy of the JLUS Project and the R-2508 Complex is attached. They are followed by the Action Items Matrix and finally the **Potential Implementation Compatibility Actions for the City of Ridgecrest**. Primary responsibilities are shown by a solid diamond, partnership roles are shown as dotted diamonds. Each tool/strategy has a reference number shown in the third column. An initial listing of 96 tools has been reviewed and recommended to be reduced and/or combined into 61 items, 35 relating to the City of Ridgecrest, of which 27 are primary responsibilities.

The intent is to provide an overview and update, present the above tools and strategies with compatibility factors, if possible identify any concerns by the City Council and other policy makers with the presentation to date, and request any additional directions on specific study action items that may be felt necessary. A draft JLUS study report is anticipated to be completed in October of 2007.

**FISCAL IMPACT:**

Indirect impact of economic development, growth management, and housing development as related to mission compatible land use policies, NAWS sustainability, and mission non-encroachment

**ACTION REQUESTED:**

Presentation review and discussion, appropriate comments and recommendations as may be forwarded to OPR.

**CITY MANAGER 'S RECOMMENDATION:**

Action as requested:

# California Joint Land Use Studies

A project of the Governor's Office of Planning and Research



## R-2508 Joint Land Use Study

### What is a Joint Land Use Study?

A Joint Land Use Study (JLUS) is a collaborative planning effort between active military installations, surrounding counties and cities, and other affected agencies. The JLUS process is funded by a grant from the Department of Defense Office of Economic Adjustment (OEA).

### Goals and Objectives

The overall goal of a JLUS is to reduce potential conflicts while accommodating growth, sustaining the economic health of the region, and protecting public health and safety. Like all JLUS programs, the R-2508 JLUS has three primary objectives.

- **Understanding.** Convene community and military installation representatives to study the issues in an open forum, taking into consideration both community and military viewpoints and needs.
- **Collaboration.** Encourage cooperative land use planning between military installations and the surrounding communities so that future community growth and development are compatible with the training and operational missions of the installation and at the same time seek ways to reduce operational impacts on adjacent lands.
- **Actions.** Provide a set of tools, activities, and procedures that local jurisdictions, agencies, and the

military can select and use to implement the recommendations developed during the JLUS process.

### The California JLUS Program

OEA is funding the preparation of two JLUSs in California. Given the large areas covered by these studies and the number of jurisdictions and agencies involved, the California JLUS program is being managed by the Governor's Office of Planning and Research (OPR). The two geographic study areas included in the California JLUS program are referred to as the R-2508 JLUS and the Beale JLUS.

The **R-2508 JLUS** includes Edwards Air Force Base, Fort Irwin, Naval Air Weapons Station China Lake, and the land beneath the Joint Service R-2508 Special Use Airspace Complex and associated military airspace. This 20,000 square mile area encompasses portions of Fresno, Inyo, Kern, Los Angeles, San Bernardino, and Tulare Counties.

The **Beale JLUS** addresses all lands near Beale Air Force Base with a current or potential future impact on military operations at the base, and lands upon which military operations at the base have an actual or potential impact. Given the location of the base within Yuba County, the study area will include the western half of Yuba County and portions of Butte, Nevada, Placer, and Sutter Counties.

### Want to know more?

California  
Joint Land Use Studies  
A project of the Governor's Office of Planning and Research

Home | CA JLUS | Beale JLUS | R-2508 JLUS | Resources/Tools

California JLUS Home

Upcoming Events

Beale JLUS	Look for the first public workshop in June. Details to follow.
Project Library	Available documents for each JLUS project can be found in the dropdown menu below. Just select "Library" option.

Project Overview

The California Joint Land Use Studies (JLUS) are collaborative efforts between local communities, active military installations, and the State of California. The California JLUS program is being coordinated by the Governor's Office of Planning and Research (OPR). The main objectives of this program are:

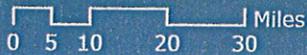
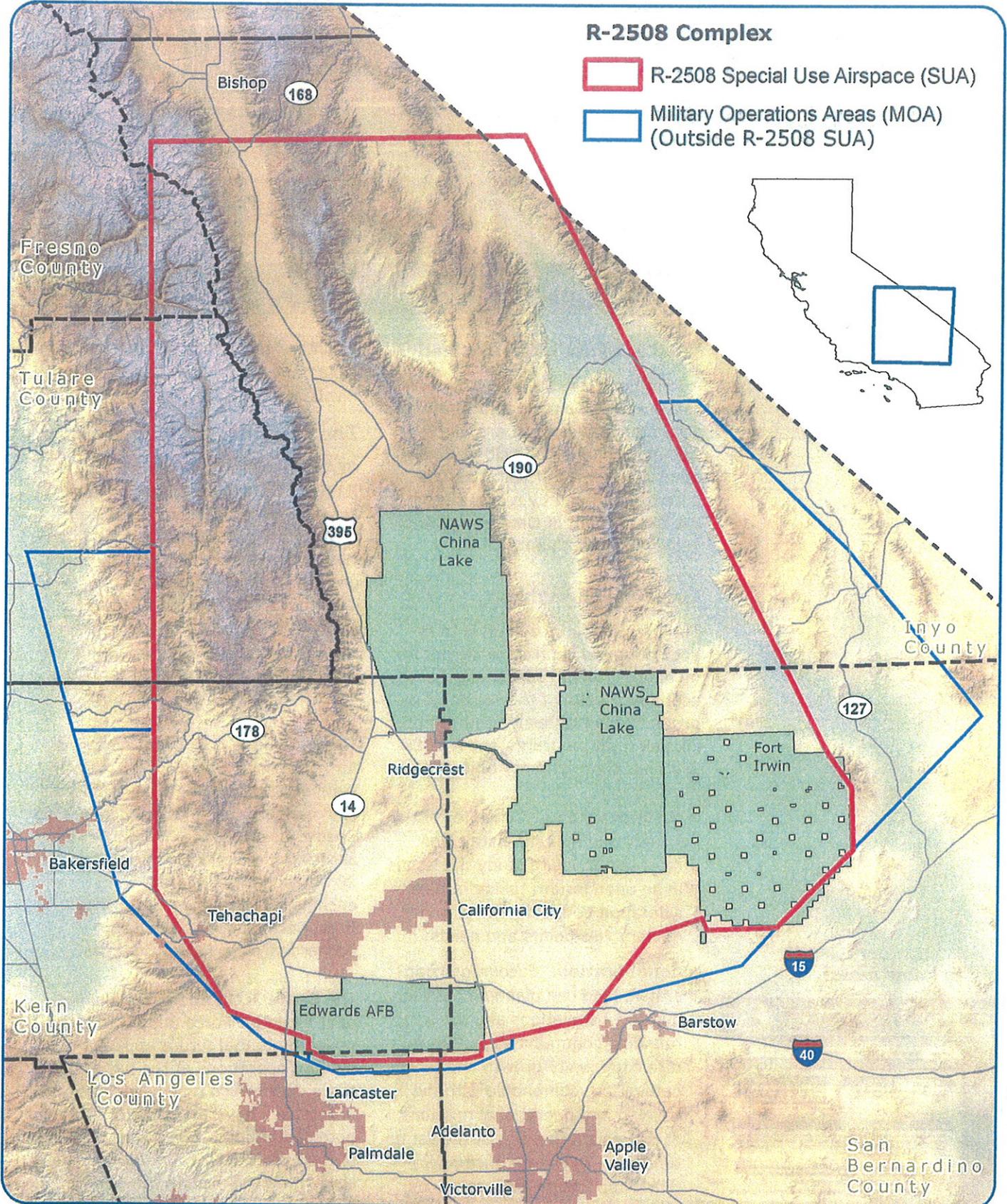
- To encourage collaborative planning between military installations and local jurisdictions so that future community land uses and the training and operational missions of the installation are compatible.
- To develop strategies to reduce the impact of existing community and military activities on each other.

This state's project is broken into two geographic study areas:

[www.cajlus.com](http://www.cajlus.com)

### R-2508 Complex

- R-2508 Special Use Airspace (SUA)
- Military Operations Areas (MOA) (Outside R-2508 SUA)



R-2508 Complex

## **R-2508 Joint Land Use Study Advisory and Technical Committee Invitees**

The following agencies and organizations have been invited by OPR to designate a representative on each of the two committees.

### **Cities**

City of Adelanto  
City of Apple Valley  
City of Bakersfield  
City of Barstow  
City of Bishop  
City of California City  
City of Hesperia  
City of Lancaster  
City of Palmdale  
City of Ridgecrest  
City of Tehachapi  
City of Victorville

### **Counties**

Fresno County  
Inyo County  
Kern County  
Los Angeles County  
San Bernardino County  
Tulare County

### **Military**

Air Force Flight Test Center  
Fort Irwin / National Training Center  
NAVAIR Ranges  
Naval Air Weapons Station China Lake  
Marine Corps Installations West  
Office of Economic Adjustment

### **Native American Tribes**

Big Pine Band of Owens Valley  
Bishop Reservation  
Chemehuevi Reservation  
Colorado River Reservation  
Fort Independence Community of Paiute  
Fort Mojave Indian Tribe  
Kawaiisu Tribe

Kern Valley Indian Council  
Kitanemuk and Yowlumne Tejon Indians  
Lone Pine Paiute-Shoshone Reservation  
Morongo Band of Mission Indians  
San Fernando Band of Mission Indians  
San Manuel Band of Mission Indians  
Serrano Band of Indians  
Tejon Indian Tribe  
Timbisha-Shoshone Tribe  
Tubatulabals of Kern Valley  
Twenty-Nine Palms Band of Mission Indians

**Federal Agencies**

Bureau of Indian Affairs, Palm Springs Agency  
Bureau of Indian Affairs, Southern California Agency  
Bureau of Land Management, Bakersfield  
Bureau of Land Management, Barstow  
Bureau of Land Management, Bishop  
Bureau of Land Management, California Desert District  
Bureau of Land Management, Ridgecrest  
Death Valley National Park  
Inyo National Forest  
Sequoia and Kings Canyon National Parks  
Sequoia National Forest  
United States Fish and Wildlife Service

**State and Other Agencies**

California Department of Fish and Game, Region 4  
California Department of Fish and Game, Region 6  
California Department of Parks and Recreation  
California State Lands Commission  
Los Angeles Department of Water and Power



				Key: Primary Responsibility = ◆ Partner = ❖																	Timeframe (Years)																					
				Jurisdiction									Agency / Organization																													
				County			City						Tribe	Agency					Base		Other																					
Planning Tool/Strategy	Compatibility Factor	New Reference #	Previous Reference #	Inyo	Kern	Los Angeles	San Bernardino	Tulare	Apple Valley	Bakersfield	Barstow	California City	Lancaster	Palmdale	Ridgecrest	Tehachapi	Victorville	San Manuel Band	Other Tribes	ACOE	BLM	Caltrans	COGs	DTSC	LADWP	Forest Service	NPS	Cal F&G / USFWS	Edwards	China Lake	Ft. Irwin	Marine Corps	NGO / Other Agency	Legislative	R-2508 Complex Issue	2007-2008	2009-2010	>2010	On-Going			
Avigation Easements	Land Compatibility / Management	4	5	◆	◆	◆			◆	◆	◆	◆	◆	◆	◆	◆																										
CIP	Infrastructure Extensions	5	7		◆						◆										◆	❖																				

















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Comprehensive Plans / Specific Plans	Land Compatibility / Management	30	38	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆																										
Zoning Ordinance	Land Compatibility / Management	31	39	◆	◆	◆	◆		◆	◆	◆					◆	◆												◆	◆	◆	◆											
General / Specific Plans	Water Quality Availability	32	42	◆	◆	◆	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆																										
Communication / Coordination	Interagency Coordination	33	43	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆																										
General / Specific Plans	Land Compatibility / Management	34	44	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆			◆	◆				◆		◆	◆	◆	◆	◆	◆	◆										

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General / Specific Plans	Land Compatibility / Management	35	45	Evaluate Willow Springs Specific Plan for other compatible uses besides residential, commercial, and industrial.		◆																																									
General Plan / Zoning Ordinance	Land Compatibility / Management	36	46	City of Ridgecrest, in coordination with Kern County and China Lake, to evaluate their sphere of influence to accurately reflect development potential with appropriate changes in Ridgecrest's general plan and zoning designations.		◆										◆																															
General Plan / Zoning Ordinance	Land Compatibility / Management	37	46 A	City of California City, in coordination with Kern County and Edwards AFB, to evaluate their sphere of influence to accurately reflect development potential with appropriate changes in California City's general plan and zoning designations.		◆							◆																																		
General Plan	Land Compatibility / Management	38	47	Investigate the possibility for infill development and densification during General Plan Amendment process, avoiding intensification of areas where incompatibility exists.		◆	◆							◆			◆																														
General / Specific Plans	Frequency Spectrum	39	48	Consider developing general plan policies or other appropriate implementation methods, in consultation with the military, that are designed to reduce or eliminate frequency spectrum conflict issues that are associated with discretionary approvals.	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆																													

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General Plan	Local Housing Availability	40	49	During next Housing Element update, include a separate discussion of military housing needs and programs to address these needs. Work collaboratively with military installations and local entities to address their needs as required by state law to look at military readiness.	◆	◆	◆			◆	◆	◆	◆	◆	◆	◆	◆	◆																										
General / Specific Plans	Infrastructure Extensions	41	50	Evaluate land use changes (General Plan Amendments) in Rosamond area relative to traffic impacts (e.g. locate to west to Highway 14, mitigation fees for expansion).		◆																																						
General / Specific Plans	Land Compatibility / Management	42	52	Consider an urban/rural interface between Mahan and Jack Ranch Road in Ridgecrest/Kern County.		◆									◆						◆									◆														
Communication / Coordination	Vertical Obstructions	43	54	Encourage the collocation of cellular towers within the R-2508 Complex.	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆				◆						◆	◆																











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Communication / Coordination	Interagency Coordination	11	14	Establish a standing committee comprised of the JLUS AC representatives that reviews the progress of the JLUS's implementation. Activities include facilitating implementation, providing ongoing technical support/assistance, etc. Funding to support this committee will be sought from OEA and OPR.	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆					
Communication / Coordination	Water Quality Availability	12	15	Continue to participate in Indian Wells Valley Cooperative Ground Water Management Group to ensure an adequate water supply for all uses including military uses.	◆									◆	◆	◆			◆						
Communication / Coordination	Water Quality Availability	13	15 A	Continue to participate in Antelope Valley Water Group to ensure an adequate water supply for all uses including military uses.						◆					◆										
Communication / Coordination	Interagency Coordination	14	16	Integrate military installations within the existing development review process (including the pre-application process). Develop procedures for this review, including project types that should be forwarded and expectations on review timeframes.	◆		◆	◆			◆	◆			◆	◆	◆	◆	◆	◆					
Communication / Coordination	Interagency Coordination	15	17	State to develop an educational outreach program for cities and counties regarding SB 1468 and SB 18 in accordance with DOD directives.	◆										◆	◆	◆	◆	◆	◆					
Communication / Coordination	Interagency Coordination	16	19	Working with the military, the State will ensure information on Special Use Airspace (floors, ceilings, time of operations, etc) is easily available to jurisdictions, land management agencies, and other affected stakeholders.	◆			◆							◆	◆	◆	◆	◆	◆					
Communication / Coordination	Interagency Coordination	17	20	Ft. Irwin will coordinate, as necessary, with Caltrans and San Bernardino County on vehicular military route planning for heavy vehicles accessing the installation.			◆	◆									◆								
Communication / Coordination	Interagency Coordination	18	22	Ensure that local jurisdictions have the information they need to make informed planning decisions regarding the base. To the extent possible, update local jurisdictions on plans, programs, housing needs, and other changes that may impact areas outside the base.	◆										◆	◆	◆		◆						
Communication / Coordination	Land Compatibility / Management	19	23	Military, local entities, state agencies, and energy providers should meet, as needed, to address changing alternative energy, communication, and frequency spectrum issues, needs and technologies and make recommendations for policy and implementation changes needed to address these items.	◆		◆							◆	◆	◆	◆	◆	◆						
Communication / Coordination	Light and Glare	20	24, 24 A, 92	Initiate a light and glare working group to evaluate appropriate lighting standards, including the development of a dark sky ordinance/simplified constraints map similar to Kern County's Red/Yellow/Green map developed for height obstructions, within applicable development codes to protect military operations from the impacts associated with light and glare.	◆		◆							◆	◆	◆	◆	◆	◆						
Public Education	Interagency Coordination	21	25	Disseminate information on Unexploded Ordnance (UXO) areas that may exist off installation property and provide communication outreach to affected stakeholders including the following: US Army Corps of Engineers Formerly Used Defense Sites (FUDS) program, Munitions Response Committee (MRC), and California Department of Toxic Substances Control.	◆	◆	◆			◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆					



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Zoning Ordinance	Land Compatibility / Management	31	39	Reexamine the need for density limitations within flight corridors in consultation with the military.	◆										◇		◇										
General / Specific Plans	Water Quality Availability	32	42	Ensure General Plan Updates and Specific Plans consider impacts to water availability and quality via policy or other development regulations.	◆																						
Communication / Coordination	Interagency Coordination	33	43	OPR to create a clearinghouse of planning information on military sustainability planning.	◇										◇		◇		◇	◆							
General / Specific Plans	Land Compatibility / Management	34	44	Ensure that the military is aware and encouraged to be involved early in the general plan process for major updates and amendments. For jurisdictions outside the R-2508 Complex, early notification to the military is encouraged.	◆			◆	◆				◆	◆	◇		◇		◇	◆							
General / Specific Plans	Land Compatibility / Management	35	45	Evaluate Willow Springs Specific Plan for other compatible uses besides residential, commercial, and industrial.											◇					◆							
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Acquisition	Threatened and Endangered Species	44	55, 56, 68	DOD will identify private land parcels critical for military operations and, working in partnership with potential stakeholders, e.g. NGOs, state and federal agencies, tribal jurisdictions, etc., use the tools available in DOD REPI and related programs to take actions that protect the military mission and support preservation or enhancement of biological resources (especially sensitive species and associated habitats). DOD will consult with local jurisdictions and Native American tribes to review impacts from potential acquisitions, including loss of property from tax rolls.	◆		◇								◇	◆	◆	◆	◆	◇					
Habitat Conservation	Threatened and Endangered Species	45	58	Implement the West Mojave Habitat Conservation Plan as the regional habitat conservation plan.	◆		◇					◇		◇	◇	◇	◇	◇	◇	◇					
Communication / Coordination	Vertical Obstruction	46	59	Military to work with Public Utility Companies and utility providers to ensure that lines below 200 feet in height are adequately marked for air traffic safety.												◆	◆	◆	◆	◆					
Installation Operations	Land Compatibility / Management	47	64	China Lake will evaluate the feasibility of rerouting military flight operations from private lands to federal lands while still meeting mission requirements.													◆								
CIP	Alternative Energy Development	48	66	When building new structures, explore utilization of alternative energy sources.												◆	◆	◆							
Memorandum of Understanding	Air Quality	49	72	Evaluate the viability of an emission reduction credit system between military installations in the R-2508 Complex through the use of a cooperative agreement (MOU). (Participating installations include: China Lake, Fort Irwin, Edwards).												◆	◆	◆							
Communication / Coordination	Land Compatibility / Management	50	73	Develop a Memorandum Of Understanding with FCC, BLM and Forest Service to allow the military to review communication as well as other types of permit applications.			◆					◆			◇	◇	◇	◇	◆						
Memorandum of Understanding	Noise / Vibration	51	74	Develop a Memorandum Of Understanding between Edwards AFB, BLM, San Bernardino County, and Los Angeles County to coordinate on the frequency and location of ordnance activity adjacent to base boundary.			◆								◆										
Legislation	Threatened and Endangered Species	52	76	Include language that protects current and future military missions as part of any new wilderness legislation proposed within the R-2508 Complex.			◇					◇	◇		◇	◇	◇	◇	◆	◆					
Communication / Coordination	Infrastructure Extensions	53	77	Work with PUC and utility providers to maximize the use of existing utility corridors prior to development of new corridors and require military consultation prior to the establishment of new corridors.											◇	◇	◇	◇	◆						

## Potential Implementation Compatibility Actions

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Real Estate Disclosure	Noise / Safety Zones	54	78	Work with California Department of Real Estate, local real estate representatives, and military representatives to develop and implement adequate language for inclusion within disclosure notices pertaining to noise and safety considerations associated with military missions, where appropriate.	◆										❖		❖	❖	◆								
Zoning Ordinance	Land Compatibility / Management	55	80	Consider a military overlay district to protect China Lake operational areas.	◆											◆											
Zoning Ordinance	Vertical Obstructions	56	83	Local jurisdictions and land management agencies, working with the wind energy industry and the military, will consider developing regulations on height restrictions in areas with critical operations and radar tracking to develop a simplified constraints map (similar to Kern County's adopted Red/Yellow/Green suitability map).	◆										❖		❖	❖	◆								
Zoning Ordinance	Alternative Energy Development	57	84	Local jurisdictions and land management agencies, working with the industry representatives and the military, will consider development of guidelines on the development of solar generating facilities and develop a Red/Yellow/Green solar energy suitability map.	◆		◆							◆	❖		❖	❖	❖						◆		
Zoning Ordinance / Programs	Air Quality	58	85	The military will identify areas where dust impacts operations and discuss with the Air District and local jurisdictions possible mitigations to reduce impacts.			◆	◆			◆	◆			❖		❖	❖									
Communication / Coordination	Air Quality	59	89	Review existing procedures on the coordination of controlled or open burns within the R-2508 Complex to minimize impacts on mission.			◆					◆	◆		◆	◆	◆	◆									
Communication / Coordination	Vertical Obstructions	60	94	The State will investigate and provide information on when and where a local jurisdiction can control tower placement and height. The State will suggest possible adjustments that can be made to local regulations.	❖																				◆		
Zoning Ordinance	Vertical Obstructions	61	96	Remove exemptions for new towers for residential uses where appropriate.	◆																				◆		