



GENERAL PLAN

Public Review Draft

JULY
2009

CITY OF TAFT GENERAL PLAN

Prepared for:



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PUBLIC REVIEW DRAFT
JULY 2009

CITY OF TAFT GENERAL PLAN

Adopted by the Taft City Council

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[Date of Adoption]
Resolution No. [X]

Recommended by the Taft Planning Commission

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Resolution No. [X]

**Copies of this General Plan may be obtained by contacting the
City of Taft Community Development Department**

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Or download for free from: www.cityoftaft.org

**The General Plan was made possible with the assistance of
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Letter to the Reader:

This General Plan is truly a vision of what might be. The City of Taft could have embarked on a narrow Plan update, but, recognizing local needs and the impacts of sprawl, Taft chose to make a broad statement with lofty goals about the future of this area.

The Taft General Plan is truly unique and innovative while being simultaneously conservative. How can this Plan be both?

Taft looked at the development patterns in the southern San Joaquin Valley and saw the impacts of sprawl upon the environment and lifestyle. Taft said that enough is enough. The people west of I-5 value their lifestyle – a central city with agriculture, natural resource production, and heritage conservation – as vital to the long-term health and well-being of the area. Therefore, rather than looking at a minimal area to plan, the City identified the actions necessary to maintain the lifestyle important to the people of this area and drew a line at I-5 to prevent sprawl west of that highway.

At the same time, Taft noted the lack of infrastructure in the unincorporated communities adjacent to the City and identified actions necessary to improve those areas, actions requiring financial resources adequate to meeting the need for improvements. Hence, Taft decided that it needed to find a way to obtain the financial resources necessary to meet the need, including growth to a few key sites along I-5, sites already approved for development by Kern County. Taft said that it needs to capture the revenues from those sites even while restricting their future expansion.

Thus, this Plan is a bold and aggressive statement about cherishing the heritage and lifestyle of an area while finding ways to meet very real needs, a Plan that is both unique and innovative about lifestyle and yet very conservative about growth.

David Noerr, Mayor
CITY OF TAFT



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1.0 INTRODUCTION

Taft is no ordinary city and this is no ordinary general plan. The residents and leaders of this community dare to dream of a brighter future. In 2007, the Taft City Council authorized an update to the City's General Plan. This General Plan represents the product of years of effort on the part of residents and businesses in the community working to maintain and improve Taft's quality of life and implement the community's shared vision for the future.

1.1 GENERAL PLAN

1.1.1 ROLE OF THE GENERAL PLAN

The General Plan is the official policy framework guiding physical, social, and economic development within the City's Planning Area, as well as the City's own operations and decisions. Taft's General Plan is a long-range guide for attaining the City's goals within its ultimate service area and accommodating the projected increase in population.

1.1.2 THE PLANNING AREA

The City of Taft is located in Kern County, nestled in the foothills at the extreme southwestern edge of the San Joaquin Valley. Taft is just 45 minutes from the City of Bakersfield, two hours from Los Angeles, and two hours from California's Central Coast. The City of Taft was incorporated November 7, 1910, and today covers approximately 15 square miles of land.

The General Plan for the City of Taft addresses land within the city limits and an area beyond the city that impacts the City's planning efforts. This area is referred to as the General Plan Planning Area and encompasses 157,570 acres, or roughly 246 square miles, and is illustrated in Figure 1.0-1. Taft has an interest in guiding land use and circulation decisions within the General Plan Planning Area because of the impacts that decisions made for this area may have upon the City. The General Plan Planning Area is also seen as an area into which the incorporated city boundaries may eventually expand.

Table 1.0-1 identifies the City of Taft General Plan land use designations for the Planning Area. Currently, Kern County has jurisdiction and land use authority over land outside of the city limits but within the General Plan Planning Area. The City of Taft land use designations for the area outside of the city limits represent minimal change to the Kern County land use designations for the same area.



1.0 INTRODUCTION

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Legend

-  Planning Area Boundary
-  Expansion Area
-  Taft City Limit
-  County Boundary

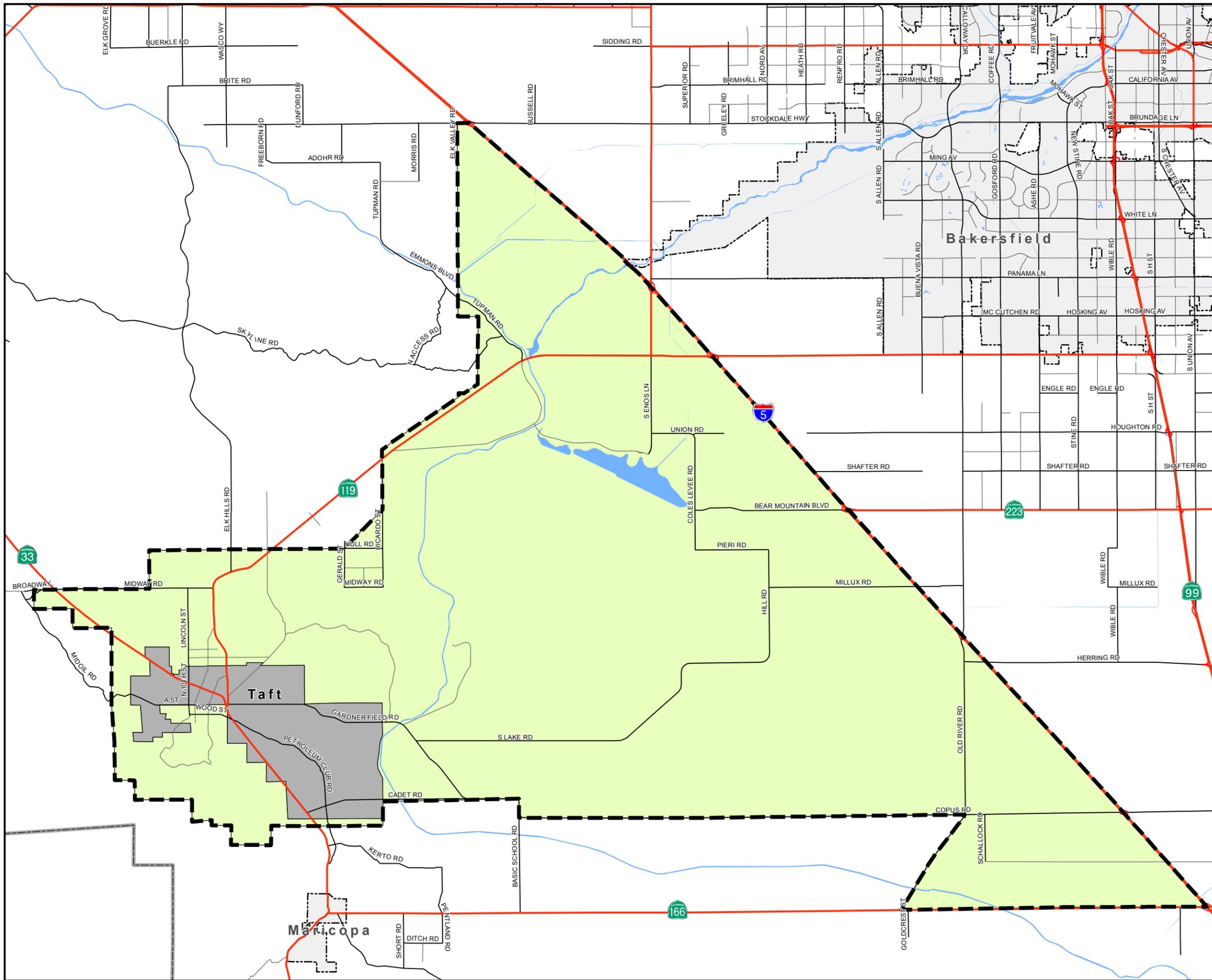
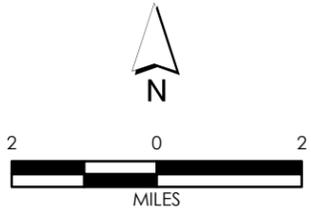


Figure 1.0-1
Planning Area



Source: Kern County, 2008; City of Taft, 2009; PMC, 2009



TABLE 1.0-1: PLANNING AREA LAND USE DESIGNATIONS (ACRES)

Land Use Designation	City Limits (Acres ¹)	Planning Area including City Limits (Acres ¹)
Agriculture (A)	0	86,929
Natural Resources (NR)	5,412	56,344
Open Space (OS)	100	159
Rural Residential (RR)	0	29
Estate Residential (ER)	0	197
Low Density Residential (LDR)	1,524	3,058
Medium Density Residential (MDR)	142	206
High Density Residential (HDR)	71	85
Mixed Use (MU)	357	613
Commercial (C)	541	1,779
Industrial (IND)	545	2,782
Public Facilities (PF)	931	3,177
Special Planning Area (SPA)	0	2,213
TOTAL	9,622	157,570

¹ Rounded to the nearest acre

1.1.3 GENERAL PLAN ELEMENTS

State law requires that general plans include seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. This General Plan includes the required elements plus three optional elements. In addition, the City of Taft is committed to being a leader in sustainability and therefore has included “green” and sustainable principles throughout all of the elements of this General Plan (refer to *Chapter 2.0: Planning a Sustainable Community* for more discussion). Following are the elements included in the City of Taft General Plan:

- 3.0 Land Use Element (*required per state law*)
- 4.0 Circulation Element (*required per state law*)
- 5.0 Open Space and Conservation Element (*required per state law*)
- 6.0 Housing Element (*required per state law*)
- 7.0 Energy Element (*optional*)
- 8.0 Noise Element (*required per state law*)

- 9.0 Safety Element (*required per state law*)
- 10.0 Public Facilities and Services Element (*optional*)
- 11.0 Economic Development Element (*optional*)

Together, these elements provide the City's goals and policies on a broad range of issues related to the future of Taft, its livability, and its desire to be a leader in innovative and sustainable planning.

1.1.4 ORGANIZATION OF THE PLAN

This General Plan contains the following chapters and elements. The General Plan also includes several maps and tables throughout the document that help to express and describe the vision, goals, or key components of the Plan.

Chapter 1.0: Introduction. Provides an overview of the intent and organization of the General Plan and identifies a Vision for the City of Taft.

Chapter 2.0: Planning for a Sustainable Community. Defines sustainable development for the City of Taft and demonstrates how this General Plan is formulated to encourage sustainable development, consistent with the Vision for the City of Taft.

Chapter 3.0 through Chapter 11.0: General Plan Elements.¹ Each of the elements of the General Plan is organized as follows.

Introduction. This section briefly explains what the element is intended to do and the reason for the particular element. The introduction also includes brief background information to establish the context for goals and policies contained in the element. This background material is neither a comprehensive statement of existing conditions nor a repository of adopted information.

Related Plans and Programs. This section highlights significant plans, programs, and regulations that are related to a particular element and explains the relationship of each to the City's General Plan.

Relationship to Other General Plan Elements. This section summarizes how a particular element relates to other elements in the General Plan.

¹ It should be noted that *Chapter 6.0: Housing Element* was updated separately from the comprehensive General Plan update to comply with the timeline for certification through the California Department of Housing and Community Development. The Housing Element is contained under separate cover.

Issues and Considerations. Summarizes the primary issues addressed through the goals and policies included in the element. This section briefly outlines concerns identified during the General Plan update process.

Goals, Policies, and Actions. The goals, policies, and actions included in each element provide the blueprint for achieving the Vision for the City of Taft and will help guide future decisions.

Goal: Goals are “end-state.” They are the long-range targets as to what the City wants to accomplish regarding a particular issue.

Policy: A specific medium- or short-range statement of principle to guide decision-making so there is continuing progress toward the attainment of stated goals.

Action: Actions are activities undertaken to implement a specific policy or group of policies. Some of these actions may occur in the short term; others will require more time and resources and may not be completed for some time.

Chapter 12.0: Implementation Plan. Provides a summary of all action items and identifies the lead entity responsible for implementation. The Implementation Plan also assigns a priority ranking to each action item.

Chapter 13.0: Glossary. Provides definitions for terms used throughout the General Plan.

Appendix A. Provides a summary of all green goals and policies identified in the General Plan.

The General Plan is also supported by the associated Environmental Impact Report (EIR). The EIR is intended to be used in conjunction with this General Plan and to serve as a companion to this policy document.

The General Plan EIR assesses the potential implications of the policies in this General Plan in terms of physical environmental impacts. State law requires that the EIR be certified prior to adoption of the General Plan and be used to provide specific findings that are part of the City Council’s approval action(s). In the years following General Plan adoption, the assumptions, analyses, conclusions, and recommended mitigation measures inherent in the EIR will be useful in assessing implementation actions and projects.

1.1.5 USE OF THE PLAN

The General Plan is intended to be used by a broad range of persons, including:

- The City Council and Planning Commission in decision-making activities;
- City staff in developing programs and projects;
- The development community in preparing development proposals; and

- Residents and citizens seeking to understand the vision and future of Taft and the type of development which may occur.

This General Plan will be used as the basis for standards for the development of public and private projects.

1.1.6 AMENDMENTS TO THE GENERAL PLAN

While the General Plan is a long-range planning tool, it is important for the Plan to remain current and reflective of local issues and policies. State law allows the City to amend each element of the General Plan up to four times each year to ensure that it is consistent with the conditions, values, expectations, and needs of the community. California General Plan Guidelines note:

The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan.

Good planning requires periodic review of the General Plan to accommodate changing conditions and priorities. As circumstances or the City's desires change, this General Plan may be amended by the City Council following review by the Planning Commission. To continue the involvement and vision of the community and ensure that the General Plan is proactive relative to any issues that may arise, the City of Taft will hold annual study sessions to review planning-related matters. Periodic revision of the Housing Element is required by state law, but there is no required regular update for any other portion of the General Plan.

1.1.7 GENERAL PLAN IMPLEMENTATION

While this General Plan provides policies and action items to guide Taft's growth and decision-making, it is not intended to answer every question which will be faced by the City over the lifetime of the Plan. This General Plan is also not intended to be a step-by-step guidebook for its own implementation. Future work will be needed to fully implement this General Plan.

State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance is the primary implementing document as many of the goals, policies, and actions in this General Plan are achieved through zoning, which regulates public and private development. The City is responsible for ensuring that the Zoning Ordinance and this General Plan are in conformity. In most instances, this will mean that land is designated in the General Plan and zoned for similar uses with similar development standards (i.e., similar densities and minimum parcel sizes).

Where zoning and General Plan land use designations are not identical, policies of this General Plan should be consulted carefully for guidance. Unless otherwise stated, the more restrictive controls of either zoning or the General Plan that apply to the parcel in question (e.g., larger minimum parcel size, fewer permitted uses) shall prevail.

Other related plans and ordinances must also be consistent with the goals and policies in this General Plan, including all capital improvements and public works projects.

1.1.8 INTERGOVERNMENTAL COOPERATION

The economy of the City of Taft and Kern County has always been, and is today, dependent in large part upon the availability and utilization of natural resources as well as access to water supplies. Either directly or indirectly, the majority of persons employed in the Planning Area are dependent upon the oil industry, farming, mining, recreation, and other activities related to and reliant upon the availability of these resources. These activities form the base for the economic stability of the city and are tied to the viable and effective use of land.

Much of the land which produces the natural resources critical to the economy in the Planning Area is managed by federal, state, and county agencies or is affected by these agencies. The City of Taft recognizes that federal law mandates coordinated planning with local governments of federally managed lands and positively supports varied uses of these lands. State law also mandates coordinated planning between state, county, and local governments on issues with regional impacts. Such varied uses necessarily include continued maintenance of the historic and traditional economic uses within the Planning Area.

Acknowledging the critical tie between use of the federal, state, and county managed lands and the economic stability of the Planning Area, the City is committed to working collaboratively with these agencies to remain informed of all pending or proposed actions affecting the Planning Area and to coordinate in the planning and implementation of those actions. Therefore, the City is interested in fully participating in a process to plan, formulate, develop, and implement programs, including monitoring and evaluation in these areas.

1.2 PREPARATION OF THE PLAN

1.2.1 PUBLIC PARTICIPATION

Public participation played an important role in preparing this General Plan and will play a role in its implementation. Because the General Plan needs to reflect community goals and aspirations, citizens and stakeholders were involved from the onset with issue identification and goal formulation.

Vision Steering Committee. One of the most important parts of the process was the participation of the 46-member Vision Steering Committee. This group was formed in early 2007 and consisted of City staff, citizens, public stakeholders, and other agencies to assist the City in defining the direction of the General Plan planning effort.

The efforts of the Vision Steering Committee have provided invaluable information and input: their ideas have driven the General Plan update. The 46-member Vision Steering Committee was broken down into the following subcommittees to address specific issues:

- Economic Development and Housing Subcommittee;
- Energy Subcommittee;
- Land Use and Circulation Subcommittee; and
- Public Services and Facilities, Safety and Noise Subcommittee.

The subcommittees continued to meet throughout the General Plan process, providing goal direction and review of proposed policies.

Public Workshops. Citizen groups and individuals participated in the preparation of the General Plan through attendance at over 100 meetings and General Plan public workshops and public hearings. Public meetings were facilitated by the General Plan consultant team on October 22, 2008, November 19, 2008, and February 25, 2009, as follows.

PMC Workshop No. 1, held October 22, 2008. Provided an overview of the Planning Area and of the opportunities and constraints within the Planning Area, and introduced the overall goals and recommendations for the General Plan made by each of the subcommittees, City staff, and the consultant team. Preliminary land uses were also presented at this workshop.

PMC Workshop No. 2, held November 19, 2008. Presented the preferred Land Use Map, identified special issues associated with buildout of the Planning Area, and provided examples of how to address those issues through use of various development techniques, including green principles and conservation measures.

PMC Workshop No. 3, held February 25, 2009. Provided an introduction to the Administrative Draft General Plan, including how the General Plan document fit into the regional planning efforts under way, such as the San Joaquin Valley Blueprint. The General Plan consultant team also provided an overview of the Vision for the City of Taft, the proposed land uses for the Planning Area, a summary of specific goals and policies formulated to implement the Vision, and the incorporation of green principles throughout the General Plan document.

Feedback from citizens was heard at all of the public workshops.

Public Review Period. In addition to the public workshops, the General Plan was circulated for a 45-day public review and comment period in conjunction with the General Plan Environmental Impact Report. The review and comment period started on _____, 2009, and ended on _____, 2009. An additional meeting was held during the public review period on _____, 2009, to provide a summary of key issues covered in the General Plan and



Environmental Impact Report. Comments received during this review period were evaluated and incorporated, as appropriate, into the final General Plan.

1.3 TAFT’S VISION FOR THE FUTURE

In adopting this General Plan, the City of Taft is making a clear and definitive statement that good planning is crucial to the City’s success. The City recognizes and acknowledges the ability of planning to affect the quality of lives of residents, the success of businesses, the appearance of the community, the ability of Taft to respond to changing economic circumstances, and the extent to which the City can help in statewide and national efforts to reduce energy consumption and reduce greenhouse gas emissions.

The Vision for the City of Taft reflects this statement and was based on input from the Vision Steering Committee and City staff and on feedback received during the various public meetings. The guiding principles in Table 1.0-2 below constitute the Vision for the City of Taft and became the foundation for the formation of the General Plan’s goals and policies.

TABLE 1.0-2: TAFT’S VISION FOR THE FUTURE – GUIDING PRINCIPLES

Incorporate green and sustainable principles throughout the General Plan, particularly as they relate to Assembly Bill (AB) 32 – California’s Global Warming Solutions Act of 2006 and Senate Bill (SB) 375 – California Global Warming Bill legislation.
Conserve natural and agricultural resources by incorporating design principles to conserve and preserve open space and agricultural uses by employing a variety of conservation design techniques to preserve land, site higher density developments appropriately, and provide links between open spaces.
Encourage development in existing developed areas with limited new growth in undeveloped areas of the Planning Area.
Promote a vibrant, healthy, active downtown by providing safe multi-family and mixed-use housing with a harmonious mix of uses and transportation options available.
Promote attractive residential and aesthetically appealing commercial development through infill, rehabilitation, and development standards to improve the quality of the built environment.
Encourage increased diversity in the economic base of Taft, while still remaining a leader in energy production and maintaining a strong petroleum-based industry.
Be the economic focal point for Kern County west of I-5 and promote a positive business environment for new and existing businesses to locate and expand.
Provide mobility, housing, and job options for all residents of Taft.

The goals and policies included in this General Plan reflect a commitment by the City of Taft to implement these guiding principles.



2.0

**PLANNING FOR A
SUSTAINABLE COMMUNITY**

Local government provides one of the best ways to demonstrate the necessity, the desirability, and the practicality of moving toward sustainable communities. The City of Taft’s Vision for the Future reflects core community values and identifies the guiding principles that informed the goals and policies of this General Plan (refer to *Section 1.3: Taft’s Vision for the Future*).

One of the guiding principles of this General Plan is to “incorporate green and sustainable principles throughout the General Plan, particularly as they relate to Assembly Bill (AB) 32 – California’s Global Warming Solutions Act of 2006 and Senate Bill (SB) 375 – California Global Warming Bill legislation.”

In adopting this General Plan, the City of Taft is making a clear and definitive statement that better planning is crucial to the City’s success and its future. In promoting development of a sustainable community through the goals and policies identified in this General Plan, the City of Taft will strive to become a model in regard to sustainable development.

“We did not inherit the land from our fathers. We are borrowing it from our children.”
– Native American Proverb

2.1 WHAT IS SUSTAINABILITY?

“Sustainability” is defined as aligning our built environment and socioeconomic activities with the natural systems that support life. Central to this definition is the ability to meet current needs without compromising the ability of future

generations to meet their needs. Sustainability is the term used to show how Taft will balance the various interests and needs of our existing and future residents.

Sustainable development considers the impact of decisions on each of the three key aspects of sustainability.

- The **Environment**. Sustainability is related to the physical environment in many ways and addresses both the built and natural environments.
- The local **Economy**. Maintaining a strong and diverse economy whose vitality can be relied on well into the future is key to sustainability.
- The **Equity** of such decisions on all people. “Equity” in terms of sustainability means ensuring open access to the benefits of living and working in a community and comparable exposure to potential risks and hazards – essentially, dealing fairly with all segments of the community.

Ultimately, however, sustainability is a principle that should be seen as a point of departure to guide decision-making in everyday practice, not a final destination.

2.2 WHY PLAN SUSTAINABLE COMMUNITIES?

With goals to transform the City of Taft into a sustainable community, there is a need for good planning. Trends such as the increasing impact of greenhouse gases (GHG) on the world's climate and the decreasing supply of resources that support life make a compelling case for meeting the needs of the present without compromising the ability of future generations to meet their needs.

Without implementing sustainable principles, growth anticipated in the City of Taft would lead to an increase in greenhouse gas emissions, primarily through increased vehicle traffic and industrial activities. Similarly, growth would also indirectly lead to greater emissions through an increase in the consumption of energy, which would be supplied by power plants and oil refineries that generate greenhouse gases in their production processes.

"A hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions."

– Oliver Wendell Holmes

The State of California has acknowledged that climate change has become an issue of increasing concern. The California Environmental Protection Agency reports that better land use planning, which includes creating alternative choices for transportation, will achieve the largest emission reductions. Since 2005, there have been a number of legislative changes in California that address greenhouse gas impacts from land use planning decisions.

Executive Order No. S-3-05. Issued by Governor Schwarzenegger in June 2005, this executive order set greenhouse gas emission targets for the state, starting with a reduction to 2000 GHG emission levels by 2010 and concluding with a reduction to 80 percent below 1990 numbers by 2030. This order directed the California Environmental Protection Agency, the Business Transportation and Housing Agency, the California Air Resources Board, the California Energy Commission, and the Public Utilities Commission to work together to develop a Climate Action Plan for California and report back on progress on meeting the statewide targets under the Governor's Executive Order.

Assembly Bill (AB) 32. Signed by Governor Schwarzenegger in 2006, AB 32 established the first set of limits on greenhouse gas emissions for the state of California and put into place the regulatory framework needed to reach those targets. AB 32 establishes a goal of reducing greenhouse gas emissions in California to 1990 levels by the year 2020. To attain that goal, AB 32 required the California Air Resources Board (CARB) to have adopted a scoping plan by January 1, 2009, indicating how emission reductions will be achieved. Reductions may be achieved by regulations, market mechanisms, and other actions. By January 1, 2011, CARB must adopt regulations to achieve the maximum technologically feasible and cost-effective reductions in greenhouse gas emissions.

In December of 2008, CARB adopted a Scoping Plan to achieve the goals of AB 32. In recognition of the critical role local governments will play in the successful implementation of AB 32, CARB added a section describing this role. In addition, CARB recommended a greenhouse gas reduction goal for local governments of 15 percent below today's levels by 2020 to ensure that their municipal and community-wide emissions match the state's reduction target.

Senate Bill (SB) 375. As a follow-up to AB 32, the California Legislature passed SB 375 in October 2008 that is a comprehensive global warming bill focusing on housing and transportation planning decisions. The goal is to reduce fossil fuel consumption and conserve farmlands and habitat. SB 375 is vitally important to achieving the goals identified in AB 32 because greenhouse gas emissions associated with land use are the single largest sector of emissions in California.

SB 375 identifies the "how" and "when" for achieving the goals established under AB 32 by requiring Metropolitan Planning Organizations (MPO), in this case the Kern Council of Governments (Kern COG), to establish a Sustainable Communities Strategy (SCS) in the Regional Transportation Plan (RTP) that seeks to achieve the targeted reductions in greenhouse gas emissions from cars and light trucks, as determined by the California Air Resources Board for each region. The SCS is part of the RTP and therefore is linked to transportation funding related to the RTP process.

In the case where the SCS has shown that it cannot meet the greenhouse gas emission reduction targets, Kern COG must then develop an Alternative Planning Strategy (APS). The APS would identify alternative measures and policies for meeting the reduction targets and describe why these alternatives are the most practicable choices for achieving the targets. The APS is not part of the RTP.

SB 375 also provides incentives to locate housing developments closer to where people work, shop, and go to school, thereby reducing vehicle miles traveled (VMT) every year. One such incentive is to allow qualifying projects to pass through a streamlined environmental review process under the California Environmental Quality Act (CEQA). These incentives were developed to encourage participation in the goals of SB 375 and the required SCS. The overall intent of the bill remains to more closely relate transportation and land use planning to achieve the target reduction in greenhouse gas emissions.

The California Legislature endorsed the California Environmental Quality Act as the means by which to evaluate greenhouse gas emissions. The State Attorney General, the chief law enforcement officer of the state, is charged with enforcing CEQA and will review and send comments to spur the local lead agencies to take a second look at their CEQA documents and projects and to take additional measures to reduce greenhouse gas emissions.

In an effort to provide direction on how to comply with CEQA relative to greenhouse gas emissions, and in response to the above legislation enacted in California, the Attorney General issued a revised report in September 2008 identifying ways that local agencies could incorporate

policy and implementation measures in the General Plan context to reduce impacts of greenhouse gas emissions. Recommended policy and implementation measures were included, as appropriate, in this General Plan.

2.3 HOW IS TAFT PLANNING FOR A SUSTAINABLE COMMUNITY?

Making the transition to a sustainable and clean energy future brings with it great opportunities, and also some challenges. As the State of California and the City of Taft move ahead with the development and implementation of policies to spur this transition, it will be necessary to ensure that the policies are crafted not only to cut greenhouse gas emissions and move toward sustainability and cleaner energy sources but also to ensure that the economic and employment benefits that will accompany the transition are realized. This means that particular attention must

“The world will not evolve past its current state of crisis by using the same thinking that created the situation.”

– Albert Einstein

be paid to fostering an economic environment that promotes and encourages investment and development of new technologies and that adequate resources are devoted to building and maintaining a locally based workforce equipped to help make the transition.

To move toward a sustainable community, this General Plan encompasses established principles of good planning and advocates a proactive approach to future development. The sustainable principles incorporated throughout the elements of this General Plan address the City of Taft’s role in the implementation of California state law and address each of the three E’s of sustainability – Environment, Economy, and Equity.

A summary of the sustainable principles incorporated into this General Plan for each of the three E’s and the elements that address each principle is shown in Table 2.0-1.

Goals and policies based on the sustainable or “green” principles have been incorporated throughout each of the General Plan elements and are identified through the use of a leaf symbol, as follows:

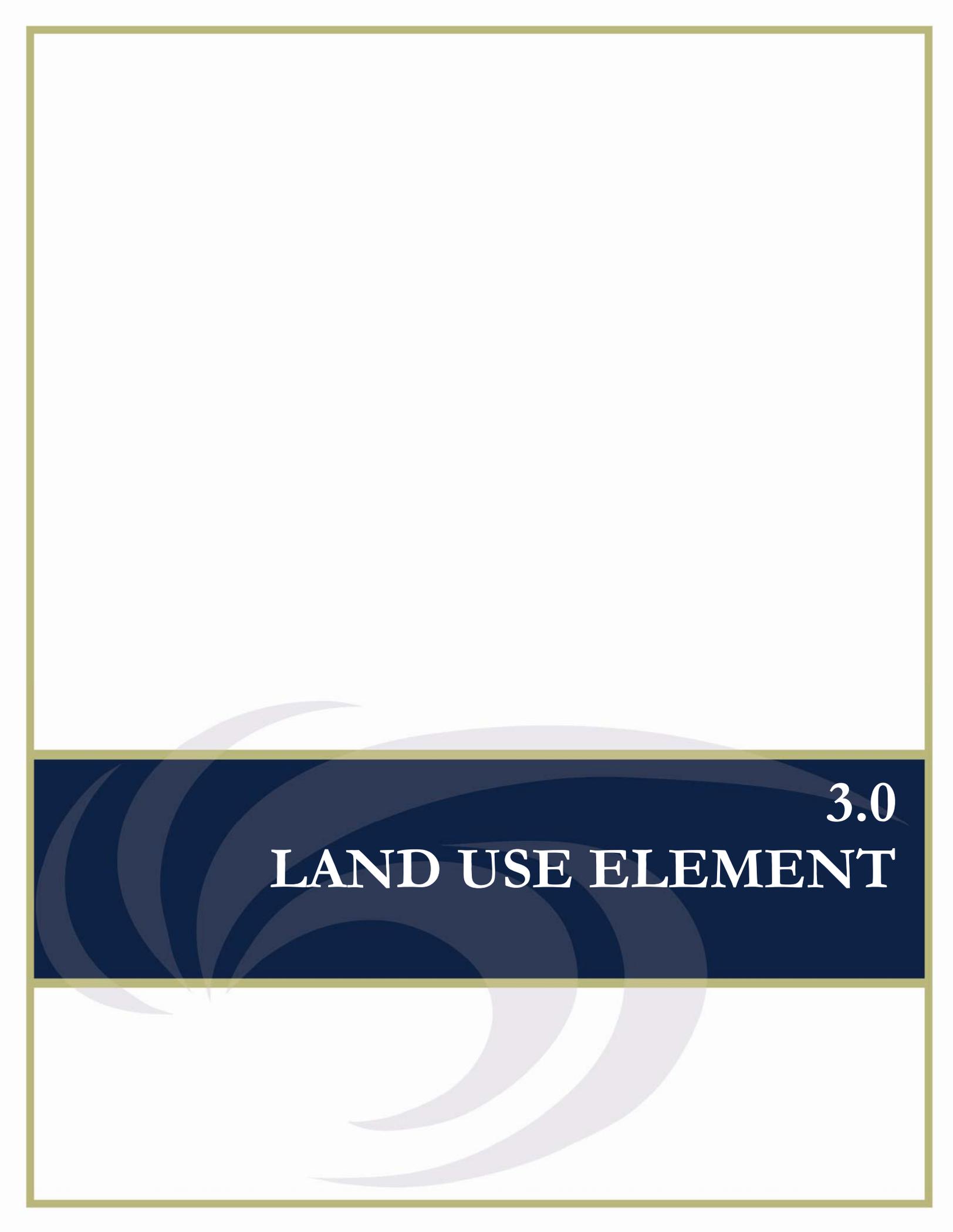
 **Policy S-1:** Discussion of policy.

This symbol will visually alert the reader to how sustainable principles have been incorporated into the goals and policies throughout the document and demonstrates just how integral planning for sustainable communities is in all facets of the General Plan. A summary of all green goals and policies identified in the General Plan can be found in Appendix A.

Implementation of the goals and policies contained in this General Plan will assist the City of Taft in achieving its goal of becoming a more sustainable city.

TABLE 2.0-1: SUSTAINABLE PRINCIPLES BY ELEMENT

	Land Use	Circulation	Open Space & Conservation	Energy Resources	Noise	Safety	Public Facilities & Services	Economic Development
Environment								
Promote compact, walkable, mixed-use development.	•	•	•					•
Focus new development in existing developed areas in the Planning Area, while limiting growth of undeveloped lands.	•		•	•				
Promote infill development.	•		•	•			•	•
Protect open space and agricultural lands.	•		•					•
Promote the efficient use of energy and resources (water, soil, building materials, etc.).			•	•			•	
Economy								
Create strong local and regional economies.	•		•	•				•
Encourage jobs/housing balance.	•			•			•	•
Support energy and resource efficient industries.			•	•				•
Promote energy and resource efficient buildings.	•		•	•				
Promote economic opportunity for all segments of the community.	•							•
Enhance the design character of commercial and office development	•							•
Equity								
Provide adequate housing for all income levels.	•							
Provide a fair and predictable land use planning process.	•		•					•
Promote development that is equitable in terms of sharing costs and benefits among all Taft residents and businesses.		•					•	
Require fair treatment in the development, adoption, and enforcement of regulations and policies.	•	•	•	•	•	•	•	•
Promote alternative transportation options to increase access.		•	•					



3.0

LAND USE ELEMENT

3.1 INTRODUCTION

Taft will be a community with a high quality of life that is clean, energetic, and sustainable. The City will create itself as a destination and will provide a balanced mix of housing, jobs, commercial activities, and services, as well as cultural and civic amenities. Taft's pattern of land use will enhance the community character and provide for employment and shopping opportunities, transit, and protection of unique historical features, natural resources, and agricultural uses. The City will create a vibrant, active, healthy downtown which will remain the "heart" of the community.

The Land Use Element is what people typically think of when they think of the "plan" for the city and is often considered the "heart" of the General Plan. This element establishes the pattern of activity for the community and provides the central framework for the General Plan by serving as a compass to guide planners, the general public, and decision-makers on the desired pattern of development in Taft.

The Land Use Element defines areas of the city for housing, business, industry, open space, recreation, education, and other public services and describes future land use activity. Text, maps, and diagrams establish the blueprint for future land uses within the city and describe how these uses are integrated with the other General Plan elements and policies.

3.2 RELATED PLANS AND PROGRAMS

The Land Use Element relates to several other plans and programs, including the following:

- **City of Taft Zoning Ordinance.** The Zoning Ordinance establishes zone districts that identify uses within each district which are consistent with the General Plan land use designations. The Zoning Ordinance also establishes development standards for each zone district, which creates the framework for the physical form of the community (e.g., building setbacks, heights).
- **City of Taft Downtown Specific Plan, 1999.** Guides land use planning and policy document for Downtown Taft.
- **Taft Community Development Agency (TCDA) Redevelopment Plan.** The Redevelopment Plan currently covers approximately 900 acres in central Taft and was created for the purpose of improving and redeveloping commercial and residential areas and supports the production of mixed-income housing in the city. The TCDA is currently working on an expansion of the Redevelopment Plan Area from the existing 900 acres to about 3,100 acres.
- **County of Kern Airport Land Use Compatibility Plan, September 1996, amended June 2003, March 2004, and November 2008.** The Taft-Kern County Airport, a public use, general aviation airport, is located within the Planning Area. The airport operates in accordance with planning and land use procedures and criteria contained in the Airport Land Use Compatibility Plan (ALUCP). This plan establishes planning boundaries for

height, noise, and safety around the airport and also determines compatibility of surrounding land uses.

- **San Joaquin Valley Blueprint Program.** The San Joaquin Valley Blueprint is a comprehensive visioning process that covers the eight counties in the San Joaquin Valley (San Joaquin, Stanislaus, Merced, Madera, Fresno, Tulare, Kings, and Kern). The Blueprint process is intended to engage policymakers and citizens to create a regional vision of growth for the 21st century. The purpose of the Blueprint is to provide a cohesive framework that defines alternative solutions to growth-related issues in the San Joaquin Valley region. The planning process involves a comprehensive overview of transportation, housing, land use, economic development, and the environment to produce a preferred growth scenario to the year 2050.

The Kern Council of Governments (Kern COG) acts as the lead agency and facilitator for preparing the local Blueprint process in Kern County. Kern COG has used a “bottom up” process that relies on public outreach and participation at the local level through a series of public workshops held in 2007 and 2008. These meetings considered growth scenarios for each sub-region of Kern County and determined a set of land use, transportation, and environmental goals. These goals helped develop a vision statement for future growth and a set of land use guiding principles consistent with the preferred growth scenario. Implementation strategies and measurable objectives to achieve the vision were also developed in the process.

Kern COG released the Kern Regional Blueprint Program Final Draft in November 2008, which included the following principles:

- Conserve energy and natural resources and develop alternatives;
- Provide adequate and equitable services;
- Enhance economic vitality;
- Provide a variety of housing choices;
- Use and improve existing community assets and infrastructure;
- Use compact, efficient development and/or mixed-use land uses where appropriate;
- Provide a variety of transportation choices;
- Conserve undeveloped land and spaces; and
- Increase civic and public engagement.

The Blueprint will not supersede a local jurisdiction’s land use authority but is intended to provide various land use guidelines to improve the quality of life in the region by using a “toolbox” of implementation measures. It is, however, anticipated that some state and/or federal funding sources may be tied to a local agency’s consistency with the Blueprint Plan.

Ultimately, the products of the Blueprint process are intended for use by local governments in the San Joaquin Valley. In particular, the principles and implementation strategies may be used in the preparation of general plans and future amendments to these plans.

3.3 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Land Use Element establishes the planned land use pattern for Taft based on historic development and the community’s vision for the future. While the Land Use Element influences all elements of this General Plan, it is most closely related to the following:

- The **Circulation Element (Chapter 4.0)** through the identification of the City’s circulation network to facilitate mobility throughout the Planning Area and through policies encouraging alternative modes of transportation such as transit, bicycle, and pedestrian circulation.
- The **Open Space and Conservation Element (Chapter 5.0)** through policies encouraging the continued use of agricultural lands and the protection of natural resources land and the integration of sustainable practices.
- The **Public Facilities and Services Element (Chapter 10.0)** through policies that encourage coordination with the school districts in the siting and design of school facilities as well as other public facilities.
- The **Economic Development Element (Chapter 11.0)** through policies that support the use of the local labor force for jobs in the community by encouraging a mix of uses that would allow retail and office uses to locate proximal to residential uses, thereby achieving a healthy jobs-to-housing balance.

Where overlaps in policy issues can be identified, cross-references are provided to alert the reader to the specific policy group of the related elements.

3.4 ISSUES AND CONSIDERATIONS

This Land Use Element addresses issues identified during the preparation of the City’s General Plan through discussions with the Vision Steering Committee, its subcommittees, and City staff, and feedback received during the various public meetings. The goals, policies, and actions included in this element have been prepared in consideration of these issues, which include the need to:

- Respond to recent state legislation related to greenhouse gas emissions.
- Incorporate principles identified through the San Joaquin Valley Blueprint.
- Improve the overall image of Taft.
- Create a thriving, healthy, vibrant Downtown.
- Protect agricultural and natural resources.
- Protect existing and future businesses from conflicts with incompatible uses.
- Provide an adequate supply of land uses that support greater employment and shopping opportunities.
- Provide for a mix of housing options for all income levels.

3.5 GOALS, POLICIES, AND ACTIONS

LAND USE GOALS

Goal LU-1: A high quality of life for all residents.

 **Goal LU-2:** A sustainable community.

Goal LU-3: A clean, energetic, and attractive community.

 **Goal LU-4:** A vibrant, active, healthy, walkable Downtown.

 **Goal LU-5:** Protection of the natural resources and agricultural uses in the Planning Area.

 **Goal LU-6:** A pattern of land use which enhances the community character of Taft, provides employment and shopping opportunities to serve residents and the region, provides for use of transit, and protects Taft's unique historical and natural features.

LAND USE POLICIES: GENERAL

 **Policy LU-1:** Encourage infill development in the existing urban areas of the Planning Area.

Policy LU-2: Protect existing businesses within areas designated by the General Plan for existing or future industrial and commercial uses from conflicts with and encroachment by non-compatible land uses.

- 🌿 **Policy LU-3:** Promote sustainable development practices.
- 🌿 **Policy LU-4:** Support alternative development techniques to promote the conservation of land for open space, natural resource, or agricultural uses.
- Policy LU-5:** Analyze all development projects in accordance with the provisions of CEQA.
- Policy LU-6:** Require all development to be compatible with the Airport Land Use Compatibility Plan (ALUCP).

LAND USE POLICIES: LAND USE DESIGNATIONS

- 🌿 **Policy LU-7:** The following standards apply to lands designated as **Agriculture** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To provide areas where the predominant land use is agriculturally oriented and to identify areas in the Planning Area in which agriculture is now and should continue to be the predominant land use, where land uses incompatible with agriculture should be precluded, and where the development of urban type land uses would be detrimental to the continuance of agriculture which is an economic and aesthetic attribute to the area. Continuance of existing non-agricultural development may be allowed. It is expected that this designation will have a very low population to acre ratio, anticipating less than one person per acre.

This land use designation also allows the City to implement Williamson Act Land Contracts, including Farmland Security Zones, to ensure the continued viability of agriculture.

Maximum Dwelling Density: 1 dwelling unit per 20 gross acres (0.5 DU/Ac); except, 1 dwelling unit per 80 gross acres (0.0125 DU/Ac) for land subject to the Williamson Act/Farmland Security Zone Contracts

- 🌿 **Policy LU-8:** The following standards apply to lands designated as **Natural Resources** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: This designation is applied to lands that have proven petroleum, mineral, or biotic resources. Most of the land within this land use designation is utilized for oil-related uses, including exploration, reserves, pipelines, and storage facilities. Much of this land also provides added benefits, such as open space and wildlife habitat. It is expected that this designation will have a very low population to acre ratio, anticipating less than one person per acre.

This land use designation also provides for the continuation of agricultural uses and allows the City to implement Williamson Act Land Contracts, including Farmland Security Zones.

Maximum Dwelling Density: 1 dwelling unit per 5 gross acres (0.2 DU/Ac); 1 dwelling unit per 20 gross acres (0.5 DU/Ac) for land subject to the Williamson Act Contract; 1 dwelling unit per 80 gross acres (0.0125 DU/Ac) for land subject to the Williamson Act/Farmland Security Zone Contracts

Policy LU-9: The following standards apply to lands designated as **Rural Residential** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To provide for and protect a rural atmosphere and lifestyle. Rural Residential also provides for the continued use of existing Rural Residential areas within the Planning Area. It is expected that this designation will have a low population to acre ratio, anticipating up to six persons per acre.

Maximum Dwelling Density: 1 dwelling unit per gross acre (1 DU/Ac)

Policy LU-10: The following standards apply to lands designated as **Estate Residential** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To provide for and protect a large-lot estate atmosphere and lifestyle. Estate Residential development is generally served by community sewer and water. This land use designation is also appropriately used when estate residential developments are desired to promote larger lot homes and where the overall density of an area should be limited because of public facility, safety, or aesthetic concerns. It is expected that this designation will have a population to acre ratio of up to eight persons per acre.

Maximum Dwelling Density: 2.5 dwelling units per gross acre (2.5 DU/Ac)

Policy LU-11: The following standards apply to lands designated as **Low Density Residential** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To provide for low density residential neighborhoods. Low Density Residential development will most likely consist of detached units or attached units. Secondary dwelling units are also permitted. Low Density Residential development is generally served by community sewer and water.

The Low Density Residential designation is intended to allow limited multiple-family residential development on corner lots in single-family residential neighborhoods.

The Low Density Residential designation is also intended to allow limited neighborhood commercial development in residential neighborhoods. Neighborhood commercial uses must be compatible with nearby residential uses and located at the intersection of arterials/local streets or collectors/local streets. Development of neighborhood commercial centers must be in scale with the

surrounding residential neighborhood. It is expected that this designation will have a population to acre ratio of up to 30 persons per acre.

Maximum Dwelling Density: 7 dwelling units per gross acre (7 DU/Ac); 15 dwelling units per gross acre (15 DU/Ac) on corner lots

Policy LU-12: The following standards apply to lands designated as **Medium Density Residential** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To provide for medium density residential neighborhoods. Medium Density Residential development will most likely consist of more compact single-family development consisting of detached units or attached units, or multiple-family units.

The Medium Density Residential designation is also intended to allow limited neighborhood commercial development in residential neighborhoods. Neighborhood commercial land uses must be compatible with nearby residential uses and located at the intersection of arterials/local streets or collectors/local streets. Development of neighborhood commercial centers must be in scale with the surrounding residential neighborhood. It is expected that this designation will have a population to acre ratio of between 10 and 40 persons per acre.

Minimum Dwelling Density: 4 dwelling units per gross acre (4 DU/Ac)

Maximum Dwelling Density: 15 dwelling units per gross acre (15 DU/Ac)

Policy LU-13: The following standards apply to lands designated as **High Density Residential** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To provide for high density residential neighborhoods. High Density Residential development will most commonly consist primarily of attached units or multiple-family units.

The High Density Residential designation is also intended to allow limited neighborhood commercial development in residential neighborhoods. Neighborhood commercial uses must be compatible with nearby residential uses and located at the intersection of arterials/local streets or collectors/local streets. Development of neighborhood commercial centers must be in scale with the surrounding residential neighborhood. It is expected that this designation will have a population to acre ratio of between 21 and 78 persons per acre.

Minimum Dwelling Density: 8 dwelling units per gross acre (8 DU/Ac)

Maximum Dwelling Density: 29 dwelling units per gross acre (29 DU/Ac)

Policy LU-14: The following standards apply to lands designated as **Mixed Use** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To encourage a mix of residential, office, and retail uses in designated areas of the community. The Mixed Use designation is concentrated in the Downtown area and other appropriate areas as shown on Figure 3.0-1 (Land Use Map). It is expected that this designation will have a population to acre ratio of up to 78 persons per acre. Building intensity in this designation may cover the entire parcel and reach to several floors.

Maximum Dwelling Density: 29 dwelling units per gross acre (29 DU/Ac)

Policy LU-15: The following standards apply to lands designated as **Commercial** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To provide for local and regional shopping centers, highway commercial land uses, general retail land uses, and office developments. It is expected that this designation will not have population as the uses are not intended to include residential development. However, there may be some associated residential uses but the population to acre ratio is expected to be very low, anticipating less than one person per acre. Building intensity in this designation may cover the entire parcel and reach to several floors.

Policy LU-16: The following standards apply to lands designated as **Industrial** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To provide for industrial land uses including manufacturing, processing, light industrial, and alternative fuel or alternative energy land uses. The Industrial land use designation is also intended to allow for business park developments.

This designation is also intended to allow for appropriate and complementary commercial land uses in light industrial and business park developments. It is expected that this designation will not have population as the uses are not intended to include residential development. However, there may be some associated residential uses but the population to acre ratio is expected to be very low, anticipating less than one person per acre. Building intensity in this designation may cover the entire parcel and reach to several floors.

Policy LU-17: The following standards apply to lands designated as **Public Facilities** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: This designation is reserved for facilities that are operated by public agencies or which serve public agency functions, including state parks, schools, the post office, city hall and other government facilities, hospital, airport, prison, county offices, and similar uses. It is expected that this designation will not have population as the uses are not intended to include residential development.

However, there may be some associated residential uses but the population to acre ratio is expected to be very low, anticipating less than one person per acre. Building intensity in this designation may cover the entire parcel and reach to several floors.

Policy LU-18: The following standards apply to lands designated as **Open Space** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: This designation is applied to lands that will remain generally free of buildings, except buildings incidental to active and passive parks. Land uses allowed include passive and active recreational facilities, including but not limited to parks, golf courses, and trails. It is expected that this designation will not have population as the uses are not intended to include residential development. However, there may be some associated residential uses but the population to acre ratio is expected to be very low, anticipating less than one person per acre.

Policy LU-19: Those lands designated as **Special Planning Area** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) shall be required to file a master plan for development. The Master Plan shall implement the following policies:

- a) The Master Plan may include:
 - Land use designations
 - Development standards
 - Infrastructure plans
 - Financing plans
 - Phasing and implementation plans
- b) The Master Plan and any related implementation plans shall be consistent with this General Plan and shall be used to implement policies of this General Plan.
- c) Development should not occur until a Master Plan has been prepared and approved, and no portion of the Master Plan Area may be planned as a separate project prior to the completion of a Master Plan.

Policy LU-20: Table 3.0-1 (Consistency Matrix) illustrates the base zoning districts, which implement the land use categories shown on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of this General Plan.

TABLE 3.0-1: CONSISTENCY MATRIX

Planned Land Use	Consistent Zone District
Agricultural	A; PD; CF
Rural Residential	RS; PD; PE; DI; CF
Residential Estate	RS; PD; PE; DI, CF
Low Density Residential	RS; R-1; PD; DI; CF
Medium Density Residential	R-2; PD; DI; CF
High Density Residential	R-3; PD; DI; CF
Commercial	DC; GC; PD; PE; DI; CF
Mixed Use	DC; PD; GC; DI; CF
Industrial	I; PD; CF
Natural Resources	NR; OS; CF
Public Facilities	CF
Open Space	NR; OS; CF

LAND USE POLICIES: RESIDENTIAL

Policy LU-21: Encourage a mix of residential densities.

Policy LU-22: Promote attractive, well designed, and adequately maintained residential neighborhoods.

Action LU-22a: Develop Residential Design Guidelines to promote:

- Tree-lined streets.
- Neighborhood parks.
- Architecturally pleasing dwellings.
- Common areas maintained by Community Facilities Districts, Landscaping and Lighting Districts, or other financing mechanisms.

Policy LU-23: Encourage pedestrian-oriented residential developments and adjacent land uses.

Action LU-23a: Amend the Taft Municipal Code to require all residential developments to provide for pedestrian and bicycle connections and facilities.

LAND USE POLICIES: COMMERCIAL AND OFFICE

Policy LU-24: Provide for commercial land use areas of sufficient size and shape to meet existing and future market and service needs of the trade area.

 **Policy LU-25:** Encourage commercial areas to cluster in identified areas to discourage strip commercial development.

 **Policy LU-26:** To minimize traffic generation impacts, locate commercial development to meet the needs and convenience of the customer base and promote compatibility between land uses.

Policy LU-27: Promote commercial development that is aesthetically pleasing.

Action LU-27a: Establish Commercial Design Guidelines.

Action LU-27b: Modify the development standards for commercial zone districts to upgrade improvements such as parking, landscaping, pedestrian features, transit stops, setbacks, and signage.

 **Policy LU-28:** Encourage commercial infill development.

Action LU-28a: Provide incentives, such as flexible zoning, for commercial infill projects.

 **Policy LU-29:** Encourage the location, size, scale, and design of neighborhood commercial uses to complement and meet the needs of the surrounding neighborhood.

 **Policy LU-30:** Encourage the provision of pedestrian, bicycle, and other non-motorized access in all neighborhoods.

 **Policy LU-31:** Provide for ancillary commercial development in office parks, such as training, day care, restaurants, cleaners, mail centers, and financial institutions. Commercial uses should be limited so as to complement the developments they are serving.

 **Policy LU-32:** Encourage clustered, smaller-scale office and professional land uses throughout the community to meet the needs of nearby neighborhoods.

 **Policy LU-33:** Encourage commercial developments and adjacent land uses to be pedestrian-oriented.

Action LU-33a: Amend the Taft Municipal Code to require all commercial developments to provide for pedestrian and bicycle connections and facilities.

LAND USE POLICIES: INDUSTRIAL

Policy LU-34: Allow retail space in conjunction with manufacturing of goods in industrial areas.

Policy LU-35: Encourage industrial infill development.

Action LU-35a: Provide incentives, such as flexible zoning, for industrial infill projects.

Policy LU-36: Encourage development of light industrial business parks.

Action LU-36a: Amend the industrial zone district to allow business park developments in a park-like setting.

Policy LU-37: Provide for ancillary commercial development in business parks, such as training, day care, restaurants, cleaners, mail centers, and financial institutions. Commercial uses should be limited so as to complement the developments they are serving.

Policy LU-38: To minimize traffic impacts, locate industrial and business activities in areas close to major transportation facilities or include development of transit stop(s) within, or close to, proposed activities.

Policy LU-39: Encourage industrial and business activity areas to provide room for expansion and sufficient buffers to prevent incompatibility with surrounding uses.

Policy LU-40: Encourage screening of unsightly operations and landscaping of storage area perimeters.

Action LU-40a: Develop standards for outside industrial storage facilities.

Policy LU-41: Support development of rail spurs in industrial areas.

LAND USE POLICIES: AGRICULTURE AND NATURAL RESOURCES

The reader should consult the Open Space and Conservation Element: Agricultural Land Preservation, the Open Space and Conservation Element: Sustainable Agricultural Practices, and the Open Space and Conservation Element: Natural Resource Conservation policy groups for policies dealing with agriculture and natural resources.

LAND USE POLICIES: PUBLIC FACILITIES

The reader should consult all policy groups in the Public Facilities and Services Element for policies dealing with public facilities.

LAND USE POLICIES: SUSTAINABILITY

The reader should consult the Open Space and Conservation Element: Sustainable Agricultural Practices, the Open Space and Conservation Element: Water Supply and Quality, the Open Space and Conservation Element: Air Quality, the Open Space and Conservation Element: Climate Change and Greenhouse Gas, the Open Space and Conservation Element: Energy Conservation, the Open Space and Conservation Element: Green Building, and the Energy Resources Element: Alternative Energy Development policy groups for policies dealing with sustainability.

LAND USE POLICIES: MIXED USE AND DOWNTOWN

 **Policy LU-42:** Encourage mixed-use development.

Action LU-42a: Develop a Downtown Master Plan, including development standards.

 **Policy LU-43:** Promote housing development in the upper floors of commercial and office developments.

 **Policy LU-44:** Promote owner-occupied housing in mixed-use development, including first-floor housing at the rear of buildings.

 **Policy LU-45:** Promote a variety of housing opportunities, including multi-family and senior citizen housing, in the Downtown area.

 **Policy LU-46:** Encourage a mix of uses including retail, office, financial, government, and professional land uses to expand the current business mix and increase the economic viability of the Downtown as a destination for shopping, work, dining, and entertainment.

Action LU-46a: Assist in the retention and expansion of existing businesses which conform to the goals and policies of this element by providing and coordinating available financial and non-financial resources. Examples include financing and loan programs, cooperation with lenders, capital loans, technical assistance, and business counseling.

Policy LU-47: Expand the Taft Community Development Agency Redevelopment Plan Area to encompass the Downtown.

 **Policy LU-48:** Redevelop underutilized commercial areas in the Downtown to higher density residential uses and more intense office/commercial uses.

 **Policy LU-49:** Redevelop the railroad property to the south of the Downtown and other properties in and near Downtown where there are opportunities for redevelopment to be compatible with and complementary to the Downtown.

Policy LU-50: Encourage property owners and merchants to participate in the improvement of the Downtown.

Action LU-50a: Develop methods for financing improvements and beautification.

Action LU-50b: Encourage customer-oriented merchandising and operations policies.

Action LU-50c: Develop methods for maintaining improvements in the Downtown, such as landscaping, street furniture, parking lots, and lighting.

Action LU-50d: Use enforcement powers to cause properties to be brought up to code.

 **Policy LU-51:** Maintain the Downtown as the governmental, civic, medical, and retail/office center for the City.

Action LU-51a: Encourage public agencies to locate, and remain, in the Downtown, including state, federal, and local agencies.

Action LU-51b: Encourage public agencies currently located in the Downtown to maintain and/or expand their operations.

 **Policy LU-52:** Create a safe and comfortable environment in the Downtown where pedestrians, bicyclists, vehicular traffic, and parking work in harmony.

Policy LU-53: Establish and maintain downtown Taft as the community business shopping and activity center for the west side of Kern County with clearly defined trade area boundaries, a recognizable identity, compatible and mutually supportive land uses, and a pleasant and pleasing atmosphere.

 **Policy LU-54:** Continue to promote shopping in Taft's Downtown.

Action LU-54a: Continue to work with building owners in the renovation of their building facades.

Action LU-54b: Continue to identify, design, and construct Downtown streetscape improvements to make the Downtown a more desirable place to visit and shop.

 **Policy LU-55:** Identify and promote Downtown as the entertainment, cultural, and community activity center of Taft.

Action LU-55a: Coordinate with the Chamber of Commerce and other organizations to promote activities in the Downtown.

Action LU-55b: Develop a signage and wayfinding program for the Downtown.

Policy LU-56: Promote a mix of compatible land uses contributing to the historic nature and economic viability of the Downtown area.

Policy LU-57: Celebrate the historic nature of the Downtown with appropriate community events.

Policy LU-58: Protect and enhance the integrity of historical resources as identified in the Historic Preservation Plan.

Action LU-58a: Encourage the adaptive reuse, protection, and/or enhancement of historical buildings.

Policy LU-59: Encourage and promote the use of shared parking facilities to support needs of the retail core through the provision of off-street parking facilities, including parking structures.

Action LU-59a: Develop a parking strategy plan and Parking Master Plan for the Downtown that will encourage people to park once and walk to their destinations.

Policy LU-60: Encourage parking in Downtown at the rear of buildings.

LAND USE POLICIES: NEIGHBORHOOD REVITALIZATION

Policy LU-61: Promote infill development that is aesthetically pleasing and compatible with existing development.

Action LU-61a: Provide incentives, such as flexible zoning regulations, for infill projects.

Policy LU-62: Actively pursue removal or rehabilitation of substandard homes.

Action LU-62a: Replace substandard housing with new, low- to moderate-income housing.

Action LU-62b: Contract with a qualified nonprofit housing entity as appropriate to rehabilitate homes that have deteriorated.

Action LU-62c: Continue to actively enforce the State Housing Code, which provides a mechanism for abating or rehabilitating unsafe, dilapidated residential structures.

Action LU-62d: Provide an annual report to the Planning Commission and City Council regarding progress on rehabilitating or removing unsafe residential structures.

Action LU-62e: Maintain a map that identifies the location of unsafe residential dwellings.

Action LU-62f: Identify and use state or federal funds to promote infill residential development while concurrently facilitating the removal of unsafe residential structures.

Action LU-62g: Work with the Kern County Housing Authority to develop a residential infill program to replace dilapidated housing with new housing, using state or federal funds.

 **Policy LU-63:** Upgrade public improvements in blighted neighborhoods, including sidewalks, alleys, street trees, roadways, parkways, and streetlights as opportunities arise and resources permit.

Action LU-63a: Establish a program of repairing or replacing broken curbs, gutters, and sidewalks.

Action LU-63b: Replant vacant parkways with street trees.

Action LU-63c: Improve alleys with pavement.

Action LU-63d: Install landscaped medians where collector or arterial streets have the necessary right-of-way width.

Policy LU-64: Continue to actively enforce the vehicle abatement program and prohibit illegal parking on residential property.

Policy LU-65: Promote maintenance of properties by property owners.

Policy LU-66: Continue working with Kern County to provide code enforcement for the unincorporated areas of the Taft Planning Area.

 **Policy LU-67:** Actively promote reinvestment in existing neighborhoods.

Action LU-67a: Seek state and federal grant funds that can assist in the elimination of blight in residential neighborhoods.

Action LU-67b: Use tax increment funds and low to moderate housing income funds to eliminate conditions of blight in residential neighborhoods, including use of funds for additional housing and improvements that benefit housing.

Action LU-67c: Identify and implement other local programs and activities that encourage investment in the existing housing stock.

LAND USE POLICIES: COMMUNITY IMAGE AND DESIGN

Policy LU-68: Preserve and enhance the community’s assets and character, including education, agriculture, open space, recreational amenities, cultural amenities, and other factors, to make the community an attractive area to live, work, shop, play, and invest.

Policy LU-69: Encourage businesses to create minimal and/or mitigable levels of noise, fumes, odors, hazardous waste, traffic, and other negative factors for the community as a whole and their location in particular.

Policy LU-70: Discourage future sensitive receptors from locating in areas designated for commercial and/or industrial land uses to protect existing and proposed conforming odor-producing uses.

Action LU-70a: Require new sensitive receptors proposed in or adjacent to areas designated for commercial and/or industrial land uses to be provided a disclosure statement notifying them of existing and potential odor-producing uses.

 **Policy LU-71:** Promote the appropriate planting of trees and provide irrigation in existing parkways using reclaimed water.

Policy LU-72: Promote places of interest in the Planning Area.

Action LU-72a: Develop a signage and wayfinding program for the Planning Area that coordinates with the wayfinding program to be developed for Downtown.

Policy LU-73: Work with other public entities and service organizations to coordinate projects that benefit Taft as a whole.

Policy LU-74: Ensure that street sweeping, trash pickup, and the maintenance of public grounds and buildings are completed on a regular basis and require a comparable program for the maintenance of private properties, particularly commercial and industrial properties.

 **Policy LU-75:** Protect and maintain the urban tree canopy as a vital local resource.

Action LU-75a: Develop and implement an Urban Tree Canopy Master Plan.

Action LU-75b: Attain status as a Tree City USA.

Action LU-75c: Identify and apply for urban forestry grants to pay for the planting of trees.

Policy LU-76: Facilitate a landscaping program in park strips and medians that promote shading, color, art, and interesting design.

Action LU-76a: Update street standards to include landscaping along all roadways.

Action LU-76b: Establish a street beautification and enhancement fee that pays for the construction, landscaping, and maintenance of street medians.

Policy LU-77: Require landscaping installations and maintenance to be approved by the City on all streets.

Policy LU-78: Ensure that the provision of new or enlarged parking facilities does not adversely affect the livability and desirability of the surrounding neighborhoods.

Action LU-78a: Develop landscaping and tree shading standards for parking facilities, including maintenance requirements.

Policy LU-79: Discourage the proliferation of surface parking as an interim land use when sound residential, commercial, or industrial buildings would be demolished pending other development.

Policy LU-80: Require parking areas to be improved with paving, striping, and lighting and incorporate designated pedestrian facilities.

Policy LU-81: Continue to actively enforce the City's sign ordinance.

Policy LU-82: Continue to promote public events and celebrations in Downtown and in public places, like parks, schools, and buildings, to bring citizens together.

Action LU-82a: Work with the Chamber of Commerce and other organizations to promote various new activities in the Downtown such as a farmers market and an arts and crafts fair to augment current activities.

Action LU-82b: Continue the Arbor Day program to plant trees in locations such as parks, street medians, trails, creeks, and along all state highways.

Policy LU-83: Do not allow legal, non-conforming land uses to be enlarged physically or operationally, without careful consideration of long-term impacts associated with revitalizing the use.

Action LU-83a: Actively enforce existing zoning and building regulations that preclude or eliminate uses of land or buildings that present conflicts for adjacent properties.

Policy LU-84: Provide median and parkway landscaping along all landscaped roadways identified in Figure 4.0-1a and Figure 4.0-1b (Circulation Maps).

Action LU-84a: Update street standards to include a parkway standard.

Policy LU-85: Improve gateways identified in Figure 4.0-1a and Figure 4.0-1b (Circulation Maps) with an entrance feature and enhanced landscaping.

Action LU-85a: Develop a gateway beautification plan to include landscaping and signage.

Policy LU-86: Control development of commercial signage, including restrictions of off-site signage, and set development standards for all types of commercial signage.

LAND USE POLICIES: PUBLIC ENGAGEMENT

Policy LU-87: Encourage public involvement in deciding the future of Taft.

Action LU-87a: Use citizen advisory committees that report to the City Council on various topics, as appropriate.

Policy LU-88: Conduct an annual study session with the City Council and Planning Commission to discuss planning-related matters, including an annual review of the General Plan.

Action LU-88a: Have the Community Development Director set a date and formulate an agenda for these joint meetings.

Policy LU-89: Convene an annual study session with Taft City School District, Taft Union High School, and Taft College to discuss planning matters that are of mutual interest.

Action LU-89a: Have the Community Development Director coordinate with Taft City School District, Taft Union High School, and Taft College to set a date for a joint meeting between the two agencies.

LAND USE POLICIES: SPHERE OF INFLUENCE AND ANNEXATIONS

Policy LU-90: Annex Taft Heights, South Taft, and Ford City.

Action LU-90a: Form a citizen task force to explore the feasibility of annexing Taft Heights, South Taft, and Ford City.

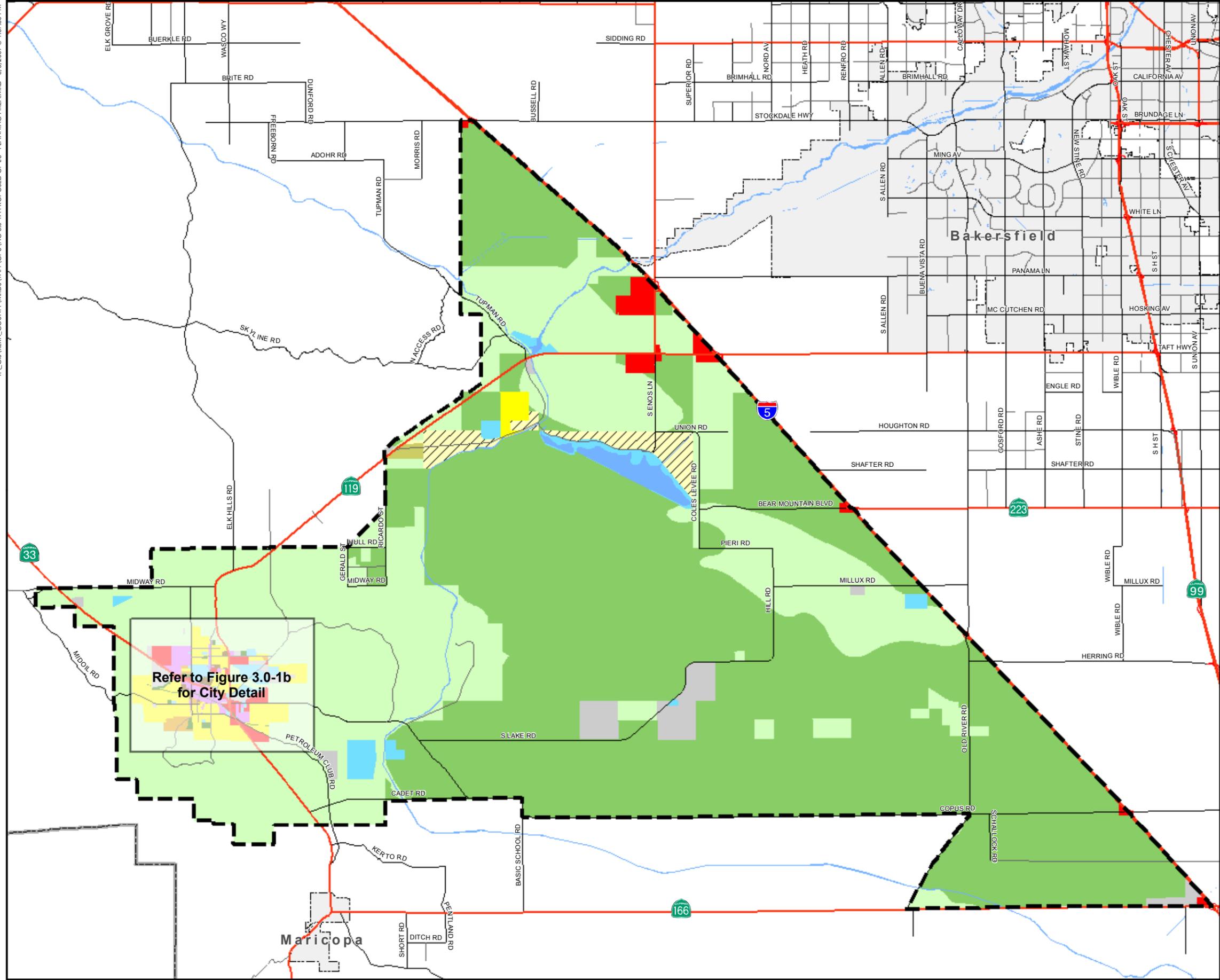
Policy LU-91: Encourage annexations of revenue-generating uses.



3.0 LAND USE ELEMENT

LAND USE POLICIES: JOBS AND HOUSING BALANCE

The reader should consult the Economic Development Element: Jobs and Housing Balance policy group for policies dealing with the jobs and housing balance.



Refer to Figure 3.0-1b for City Detail

Legend

Planning Area Boundary

General Plan Land Use

- Agriculture
- Open Space
- Natural Resources
- Public Facilities
- Industrial
- Mixed Use
- Commercial
- Residential Estate
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Special Planning Area

Figure 3.0-1a
Land Use Map:
Planning Area



T:\GIS\KERN_COUNTY\LAND\TAFT\GPR\FIG 3.0-1B LAND USE - GREATER TAFT.MXD - 3/5/2009 @ 1:44:18 PM



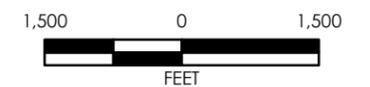
Legend

General Plan Land Use

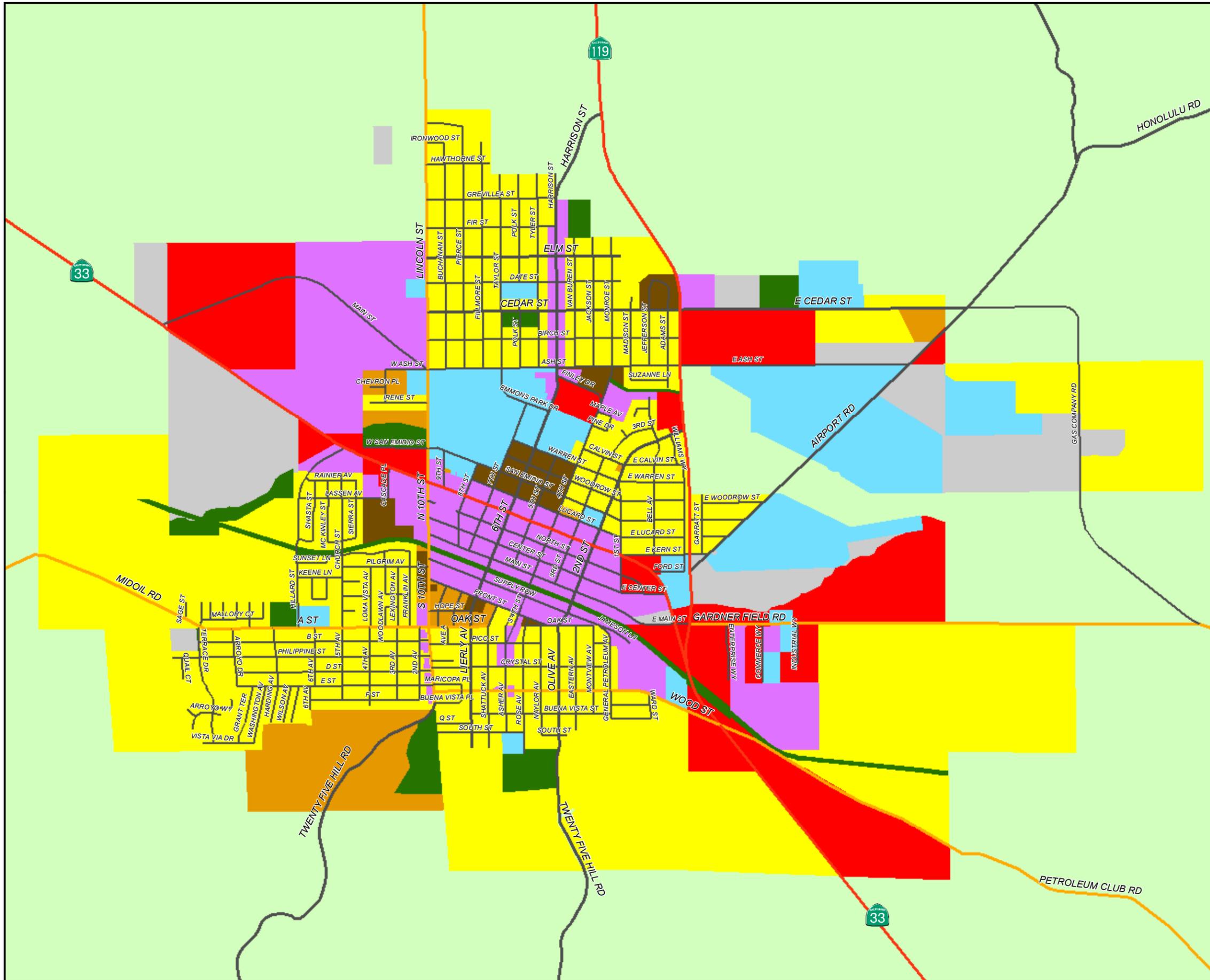
- Agriculture
- Open Space
- Natural Resources
- Public Facilities
- Industrial
- Mixed Use
- Commercial
- Residential Estate
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Special Planning Area

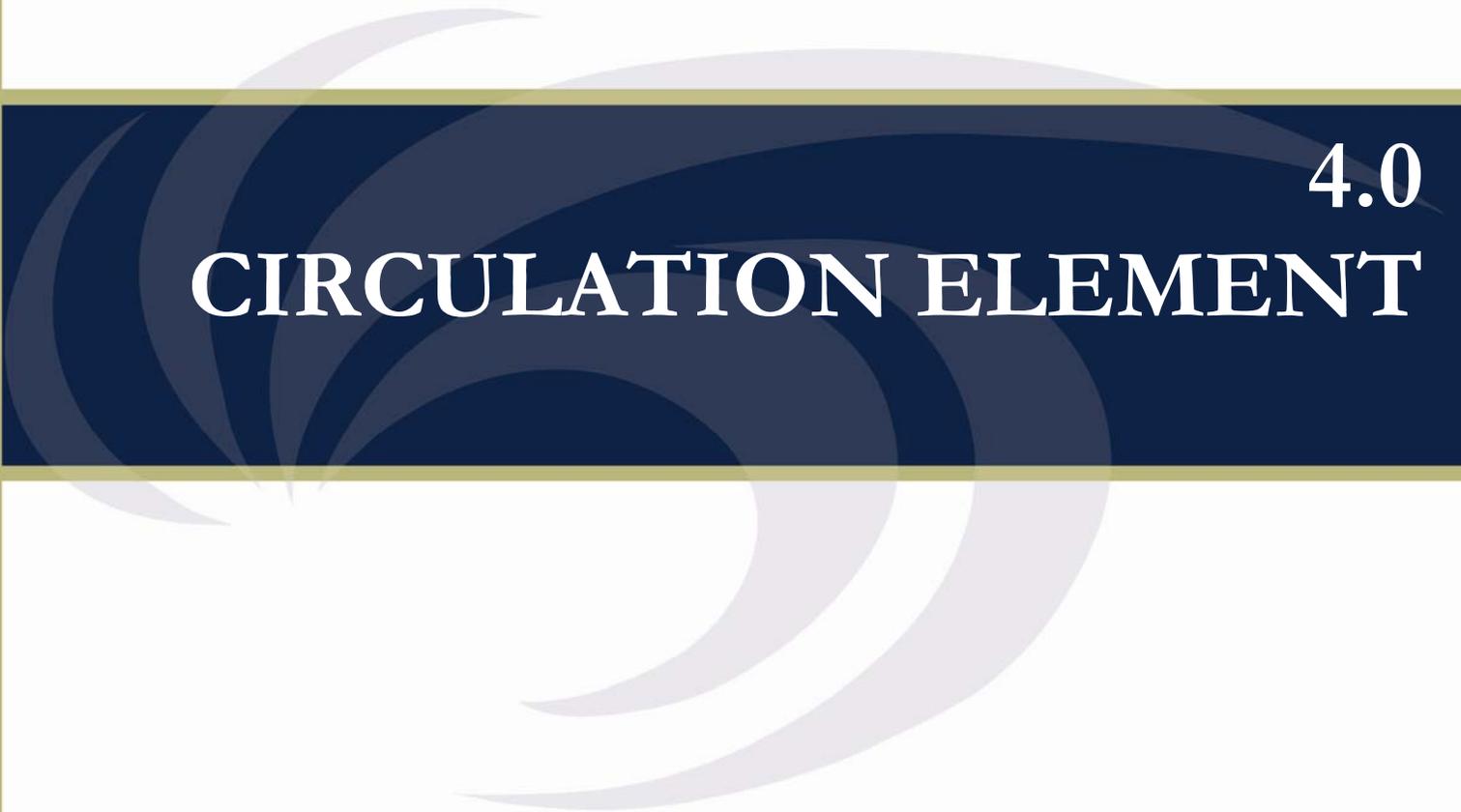
Figure 3.0-1b

Land Use Map:
Greater Taft



Source: Kern County, 2008; City of Taft, 2009;
PMC, 2009





4.0

CIRCULATION ELEMENT

4.1 INTRODUCTION

The City's desire is to provide mobility options for all citizens by creating a safe and comfortable environment where pedestrians, bicyclists, vehicular traffic, and parking work in harmony.

Circulation refers to the ability of people and goods to safely and efficiently move about the community. Efficient mobility is essential to a community's success and quality of life for its residents. The City will facilitate a circulation system that makes it easier to move throughout the city by focusing on an improved network of major and connector roadways on a modified grid system, expanding transit opportunities, and developing a network of pedestrian and bicycle routes throughout the community.

This Circulation Element establishes goals, policies, and actions designed to guide the circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities for the Planning Area. The City specifically promotes the development of "complete streets." The text and maps are a basis for the development of the city's transportation network.

4.2 RELATED PLANS AND PROGRAMS

The Circulation Element relates to several other plans and programs, including the following:

- **Kern Council of Governments Destination 2030 Regional Transportation Plan (RTP), 2007.** The RTP is a long-term (20-year) plan for the region's transportation network, which includes eleven cities and the unincorporated areas of Kern County, and encompasses projects for all types of travel, including aviation and freight movement. The plan assesses environmental impacts of proposed projects and establishes air quality conformity as required by federal regulations. The document also discusses inter-modal and multi-modal transportation activities.
- **California Department of Transportation (Caltrans) Standards.** Caltrans establishes minimum standards for several types of state transportation facilities including roadways, trails, and bicycle paths.

4.3 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

An efficient circulation system, including roadways, transit, and bicycle and pedestrian paths, requires planning for current and future service demand and for constructing and maintaining facilities to meet the identified service demands. Therefore, the Circulation Element works in conjunction with several of the other elements of the General Plan, most specifically the following.

- The **Land Use Element (Chapter 3.0)** through policies that would determine the aesthetics of the roadway system as an integral part of the community image. The planned development identified on the land use map also influences the design capacity of the circulation system.

- The **Open Space and Conservation Element (Chapter 5.0)** through additional policies addressing the construction, expansion, and design of bikeway and pedestrian trails.
- The **Public Facilities and Services Element (Chapter 10.0)** through policies addressing the timing of construction of infrastructure improvements.

Where overlaps in policy issues can be identified, cross-references are provided to alert the reader to the specific policy group of the related elements.

4.4 ISSUES AND CONSIDERATIONS

This Circulation Element addresses issues identified during the preparation of the City's General Plan through discussions with the Vision Steering Committee, its subcommittees, and City staff, and feedback received during the various public meetings. The goals, policies, and actions included in this element have been prepared in consideration of these issues, which include the need to:

- Provide for a complete transportation network that links all parts of the Planning Area.
- Provide a safe, efficient, and effective circulation system that provides mobility for all residents.
- Ensure adequate access by emergency vehicles to all areas of the community.
- Improve the aesthetics of the roadway system to enhance the overall community image.
- Create a transportation system that reinforces community identity by improving linkages among interrelated activities and by providing focus for community activities.

4.5 CIRCULATION GOALS, POLICIES, AND ACTIONS

CIRCULATION GOALS

- 🌿 **Goal CI-1:** A safe, balanced, efficient, and effective transportation system that addresses motorized, non-motorized, and pedestrian traffic movement.
- 🌿 **Goal CI-2:** An improved transportation system that will reduce the need for parking.
- 🌿 **Goal CI-3:** A circulation system which recognizes and responds to the needs of bicycle traffic and minimizes motorist/bicycle conflicts.

Goal CI-4: A well-integrated pedestrian and bicycle trail system.

Goal CI-5: A circulation system that creates a positive image of Taft and contributes to the residents' quality of life.

CIRCULATION POLICIES: GENERAL

Policy CI-1: Coordinate circulation planning for all modes of transportation to help ensure an efficient and effective system including the use of the “complete street” design concept.

Policy CI-2: Require projects subject to discretionary review to minimize vehicle trips.

Action CI-2a: Work with transportation agencies to create a template for a Transportation Demand Management program that can be used by businesses or modified to meet the needs of the businesses. The template could include a variety of methods to minimize trips and incentives for participation.

Action CI-2b: Amend the Zoning Ordinance to require secure bicycle racks or storage facilities at a ratio of 1 per every 10 vehicle spaces in new commercial and public buildings.

Policy CI-3: Require all new development and expansion of existing development to fully provide for on-site transportation facilities including streets, curbs, traffic control devices, bicycle and pedestrian facilities, and other improvements as deemed necessary by the City.

Policy CI-4: Require development projects to buy into previously-paid transportation improvements that specifically benefit their projects or parcels or to construct roadway/intersection improvements to implement the City's Circulation Element. The City may also require the payment of additional fees if necessary to cover the fair share cost of new or improved facilities affected by the project but not included in the fee program.

Policy CI-5: Prohibit overnight truck and tractor-trailer parking other than in authorized areas of the City.

Action CI-5a: Amend the Zoning Ordinance to prohibit truck and tractor-trailer parking in specific districts.

CIRCULATION POLICIES: ROADWAYS

Policy CI-6: Figure 4.0-1a and Figure 4.0-1b (Circulation Maps) show the desired roadway system for the Planning Area. The following roadway types are shown on the Circulation Map:

4.0 CIRCULATION ELEMENT

Local Streets provide for direct access to abutting properties and for localized traffic movements within residential, commercial, and industrial areas. Local streets are typically developed with a 60-foot right-of-way and one travel lane in each direction.

Collectors provide for traffic movement between arterial and local streets, traffic movement within and between neighborhoods and major activity centers, and limited direct access to abutting properties. Collectors are typically developed with a 90-foot right-of-way and one to two travel lanes in each direction.

Arterials serve as the primary network for cross-town traffic flow. Arterials connect areas of major traffic generation within the urban areas and connect with important county roads and state highways. Arterials also provide for the distribution and collection of through traffic to and from collector and local streets serving residential, commercial, and industrial areas. Access to abutting uses should be limited, where possible, to facilitate traffic flow and reduce potential traffic conflicts and hazards. Arterials should not be located adjacent to sensitive land uses nor bisect neighborhoods. Arterials are typically developed with a 110-foot right-of-way and two to three travel lanes in each direction.

Arterial Highways serve as the primary routes to the Planning Area from the surrounding communities and are intended to accommodate greater traffic volumes. Construction of and improvements to arterial highways are generally the responsibility of the State of California.

Interstate is the largest roadway type in the Planning Area. Interstates serve to move the greatest number of vehicles as efficiently and safely as possible with limited access. The only interstate in the Planning Area is I-5. Construction of and improvements to interstates are the responsibility of the State of California.

 **Policy CI-7:** Maintain the Level of Service on roadways and at intersections in the Planning Area as follows:

- a) Assure that roadway congestion generally does not exceed Level of Service D except where:
 - Providing Level of Service D would be infeasible due to physical constraints.
 - Maintaining Level of Service D would require an unreasonable expansion of the roadway or intersection as determined by the City.
- b) Maintain a Level of Service D at all signalized intersections except where:
 - The level of congestion already exceeds this standard; or

- Where increased intersection capacity cannot be provided due to physical constraints.
- c) Maintain the Level of Service at unsignalized intersections at D or better; intersections may be evaluated on a case-by-case basis to determine if signal warrants are met.

Policy CI-8: Adopt and maintain a circulation system evaluation methodology that establishes Levels of Service and determines significance thresholds for impacts to intersections and roadways within the Planning Area. Where a project would cause or contribute to congestion exceeding the Level of Service and/or significance threshold, require on- or off-site transportation improvements as a condition of approval as appropriate. Examples include, but are not limited to:

- Improvements to on- or off-site roadways;
- Improvements to intersections in the vicinity of the project;
- Installation of transit, bicycle, or pedestrian facilities, including facilities which exceed the minimum standards imposed by City regulations;
- Restriction of access to roadways;
- Limitations on hours of operation or use.

Policy CI-9: Improve the operating efficiency of the roadway system through transportation system management strategies (e.g., signal timing, restricted access).

Policy CI-10: Require that local street systems be logical and, where possible, designed on a “modified grid” system. In areas with significant features or natural resources, deviation from the modified grid system may be allowed.

Policy CI-11: Discourage the creation of cul-de-sacs except when needed to address specific design constraints.

Policy CI-12: Undertake street widening and right-of-way acquisition in existing developed areas when required to improve safety.

Policy CI-13: Improve existing programs for maintaining and upgrading existing streets and constructing street improvements.

Action CI-13a: Require irrevocable offers of dedication and development of right-of-way for roadway improvements when development of property occurs.

Policy CI-14: Eliminate unnecessary cross-traffic conflicts and reduce traffic disruptions to improve the traffic flow along arterial and collector streets.

4.0 CIRCULATION ELEMENT

Action CI-14a: Install raised medians as necessary to restrict turning movements and maintain an acceptable Level of Service.

Action CI-14b: Minimize the number of driveways serving commercial or industrial development.

Action CI-14c: Prohibit individual residential driveways from directly accessing arterial and collector streets.

Action CI-14d: Limit direct access to arterial highways wherever possible.

Policy CI-15: Apply the following general standards to truck and service access:

- a) Designate and enforce official truck routes.
- b) Designate continuous truck routes to provide access to designated industrial areas.
- c) Limit truck traffic to truck routes except as necessary for direct property access for pickup and delivery.
- d) Require truck access to commercial and industrial properties to be designed to minimize impacts on adjacent residential parcels.

Action CI-15a: Designate truck routes.

CIRCULATION POLICIES: COMMUNITY IMAGE

The reader should consult the Land Use Element: Community Image and Design policy group for policies dealing with community image.

CIRCULATION POLICIES: HIGHWAYS/INTERSTATES

Policy CI-16: Recognizing that access to Interstate 5 and State Routes 33, 43, 119, 166, and 223 in the Planning Area is controlled by the State of California, work with Caltrans to implement that agency's desired roadway system. Work with Caltrans to identify interchange locations and preliminary designs, and require right-of-way dedication for future highway construction and widening.

CIRCULATION POLICIES: TRANSIT/BIKEWAYS/PEDESTRIAN

The reader should also consult the Open Space and Conservation Element: Open Space, Parks, and Recreation policy group for additional policies dealing with bicycle and pedestrian trails.

Policy CI-17: Encourage the use of transportation alternatives, including public transit, bicycles, and walking, that reduce the use of personal motor vehicles.

Policy CI-18: Provide transit services to the entire Planning Area to serve the needs of all persons, in particular those without access to private vehicles, the disabled, the elderly, and children.

Policy CI-19: Encourage the use of public transit.

Action CI-19a: Provide for transit service in the design of the arterial and collector street system.

Action CI-19b: Coordinate with Kern Regional Transit to require appropriately designed bus stops along arterials and collectors and in other locations as appropriate.

Action CI-19c: Provide for transit service in the site plan review process.

Action CI-19d: Coordinate with Kern Regional Transit to locate bus stops as close as possible to the facilities they serve.

Action CI-19e: Work with Kern Regional Transit to provide scheduled transit services.

Action CI-19f: Work with Taft Area Transit to provide social services transportation.

Action CI-19g: Pursue local, state, and federal funding for transit services.

Policy CI-20: Provide transit service effective in attracting and retaining transit riders in areas with identifiable transit needs.

Action CI-20a: Encourage marketing efforts to reach all of Taft's citizens.

Action CI-20b: Encourage ridership of Taft Area Transit among disabled persons through disabled and senior citizen fare discounts.

Policy CI-21: Provide economical and cost-efficient transportation for all residents.

Action CI-21a: Pursue local, state, and federal funding for transit services.

Policy CI-22: Require new development to provide safe and convenient access to alternative transportation within the project area.

Action CI-22a: Amend the Taft Municipal Code to require all new development to provide for pedestrian and bicycle connections and facilities.

Action CI-22b: Encourage new development to provide weatherproof bicycle parking and storage facilities and ensure long-term maintenance of such facilities.

Policy CI-23: Demonstrate leadership in the implementation of programs that encourage the use of alternative modes of transportation by their employees and use alternative fuels. For example, programs may include:

- Preferential carpool parking and other ridesharing incentives;
- Flexible work hours or telecommuting where consistent with job duties and customer service needs;
- A purchasing program that favors hybrid, electric, or alternative fuel vehicles;
- Assistance in the development of demonstration projects for alternative fuel technologies such as ethanol, hydrogen, and electricity;
- Secure bicycle parking; and
- Transit incentives.

Policy CI-24: Support efforts by businesses, schools, and government to reduce peak travel demand.

Action CI-24a: Support implementation of flexible or staggered work hours and work from home programs so that travel demand is spread more evenly throughout the day.

Action CI-24b: Support efforts to promote ridesharing and other programs to reduce vehicle travel and encourage walking, bicycling, and telecommuting.

Policy CI-25: Provide for safe and effective bicycle transportation for recreational and commuting cyclists in Taft.

Action CI-25a: Develop a Bikeway Master Plan that coordinates with the regional bikeway system and is in accordance with State Bikeway Design Criteria.

Action CI-25b: Periodically review and update street standards to accommodate bicycle lanes where indicated on the Bikeway Master Plan.

Action CI-25c: Amend the Taft Municipal Code to require all new development to provide for safe bicycle connections and facilities, including bicycle parking.

Action CI-25d: Design bicycle paths so that interaction with vehicular traffic is minimized.

Action CI-25e: Establish effective programs for financing the construction and maintenance of bicycle paths.

Action CI-25f: Provide an information/education program to encourage use of the regional bicycle system and to promote safe riding.

Policy CI-26: Provide a well-integrated trail system in the Planning Area that addresses bicycle and pedestrian uses consistent with the bicycle and pedestrian trail system as shown on Figure 4.0-2 (Bikeways and Pedestrian Trails Map).

Action CI-26a: Pursue local, state, and federal grants and other funding sources for development of bicycle and pedestrian paths.

Policy CI-27: Encourage facilities at places of employment to encourage workers to ride bicycles to work.

Policy CI-28: Provide adequate bicycle storage in governmental, commercial, residential, and open space recreational facilities.

Policy CI-29: Consider and, where possible, accommodate the needs of pedestrians and bicyclists in all roadway construction and renovation.

Policy CI-30: Widen sidewalks above the minimum established Improvement Standards where intensive commercial, recreational, or institutional activity is present and where residential densities are 8 DU/Ac and above.

Action CI-30a: Update street standards to include an urban sidewalk pattern above the minimum established Improvement Standards.

Policy CI-31: Provide convenient pedestrian crossings at roadways.

Policy CI-32: Require sidewalks in new developments.

Policy CI-33: In existing developed areas where sidewalks do not exist, support existing programs and pursue new programs for sidewalk construction.

Policy CI-34: Design development projects to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.

Policy CI-35: Improve the accessibility of and circulation within the Downtown.

Action CI-35a: Develop a signage and wayfinding program for the Downtown.

Policy CI-36: Consider pedestrian-sensitive areas when planning circulation systems and seek to avoid impacts to these areas.

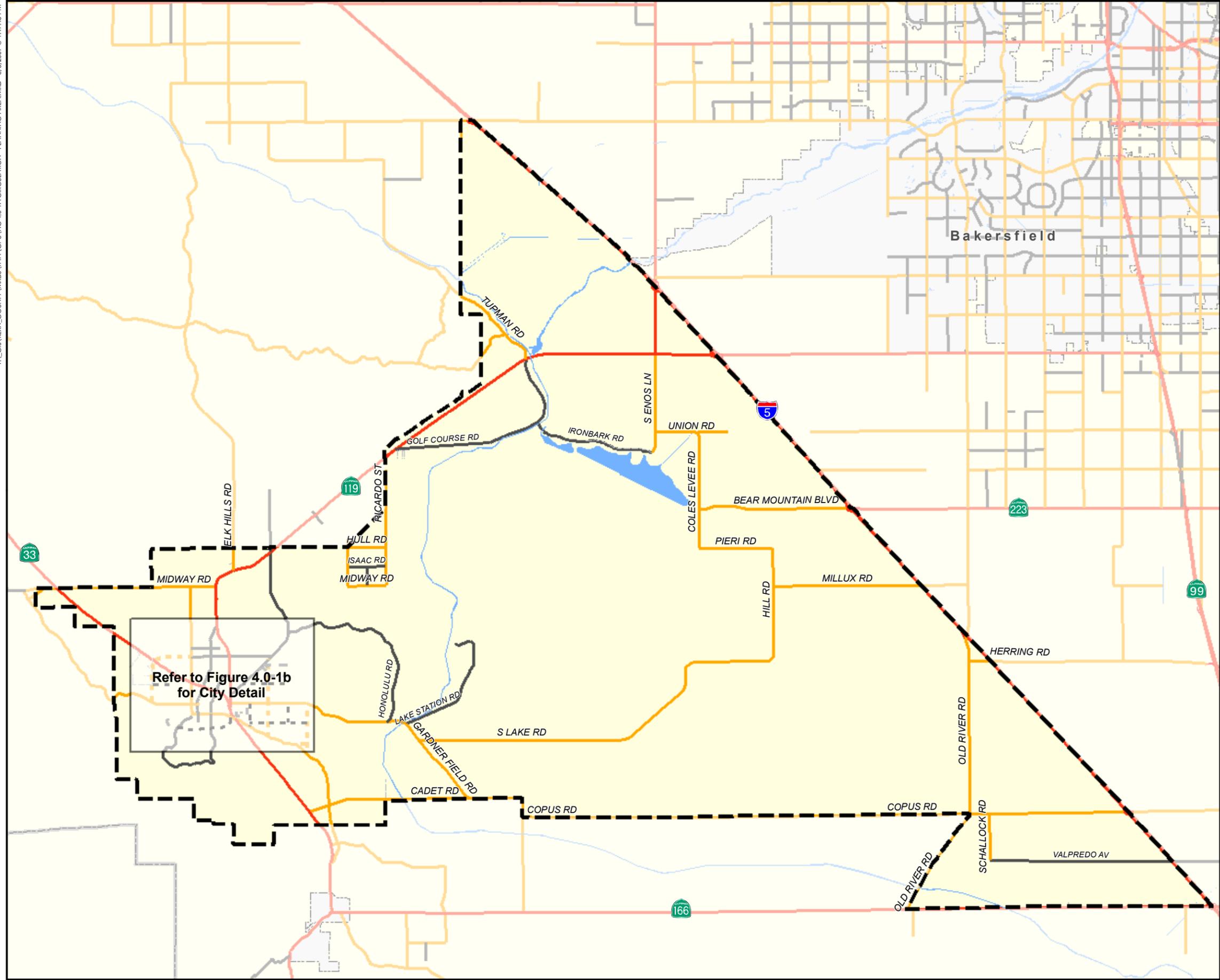
Action CI-36a: Designate the existing and planned locations of pedestrian-sensitive areas.

CIRCULATION POLICIES: AIRPORTS

Policy CI-37: Support the continued operation and possible relocation of the Taft-Kern County Airport.

Policy CI-38: Allow for the establishment of private airports in the Planning Area.

Policy CI-39: Where required by the Federal Aviation Administration, require the dedication of aviation easements for discretionary projects to provide for orderly development and as a means of preventing new noise and safety impacts.

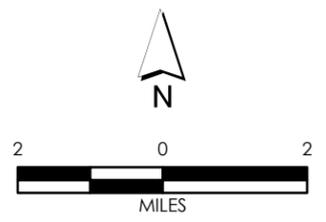


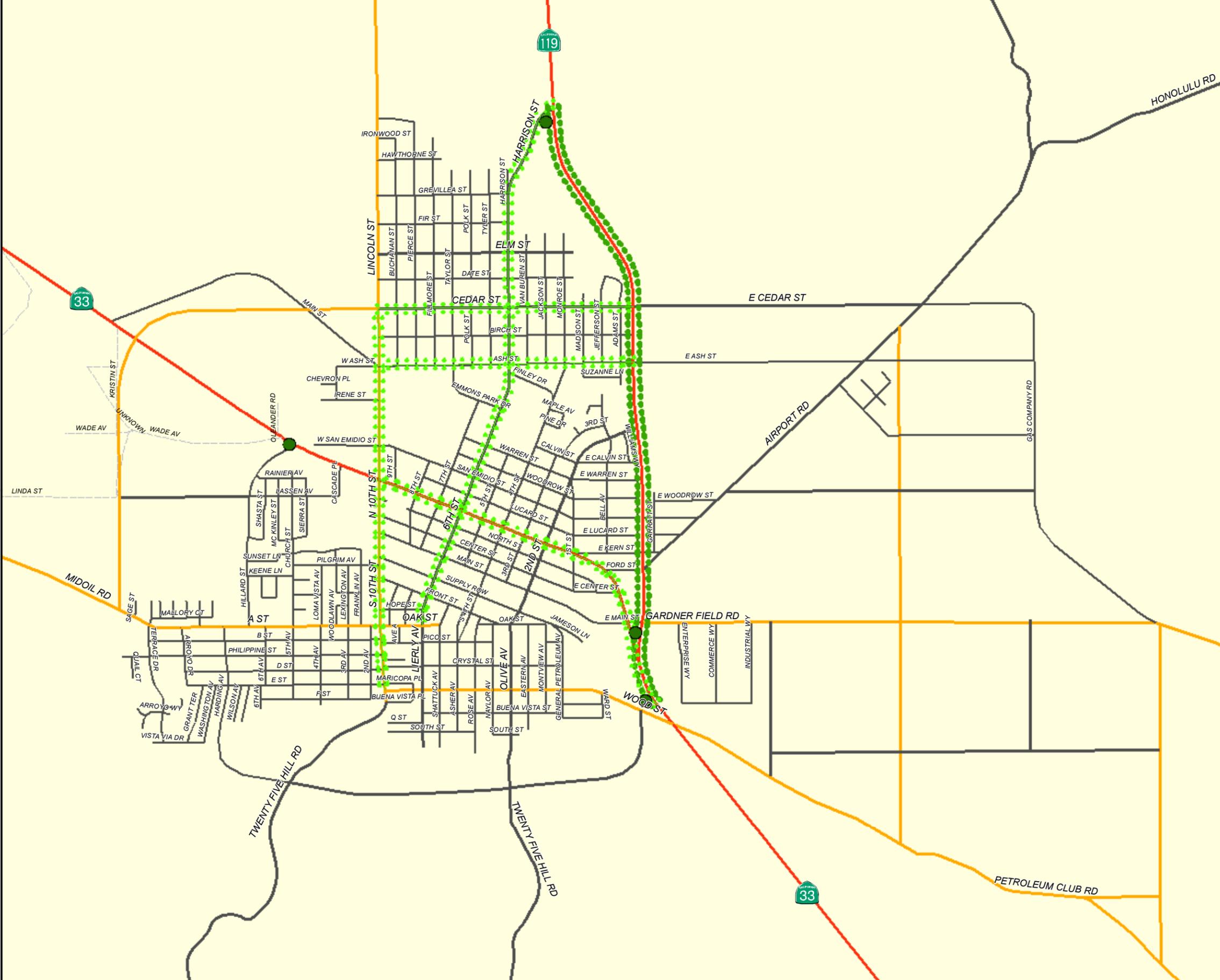
Refer to Figure 4.0-1b
for City Detail

Legend

- Planning Area Boundary
- Roadways**
- Collector
- Arterial
- Arterial Highway

Figure 4.0-1a
Circulation Map:
Planning Area

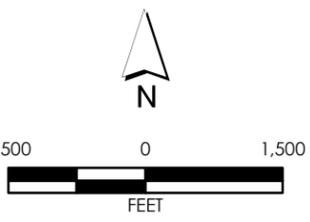




Legend

- Gateway
- Landscaped Roadways**
- Parkway
- Medians & Parkways
- Roadways**
- Local
- Collector
- Arterial
- Arterial Highway

Figure 4.0-1b
Circulation Map:
Greater Taft





Legend

-  Bikeway and Pedestrian Trails
-  Rails to Trails
-  Future Trail Connection

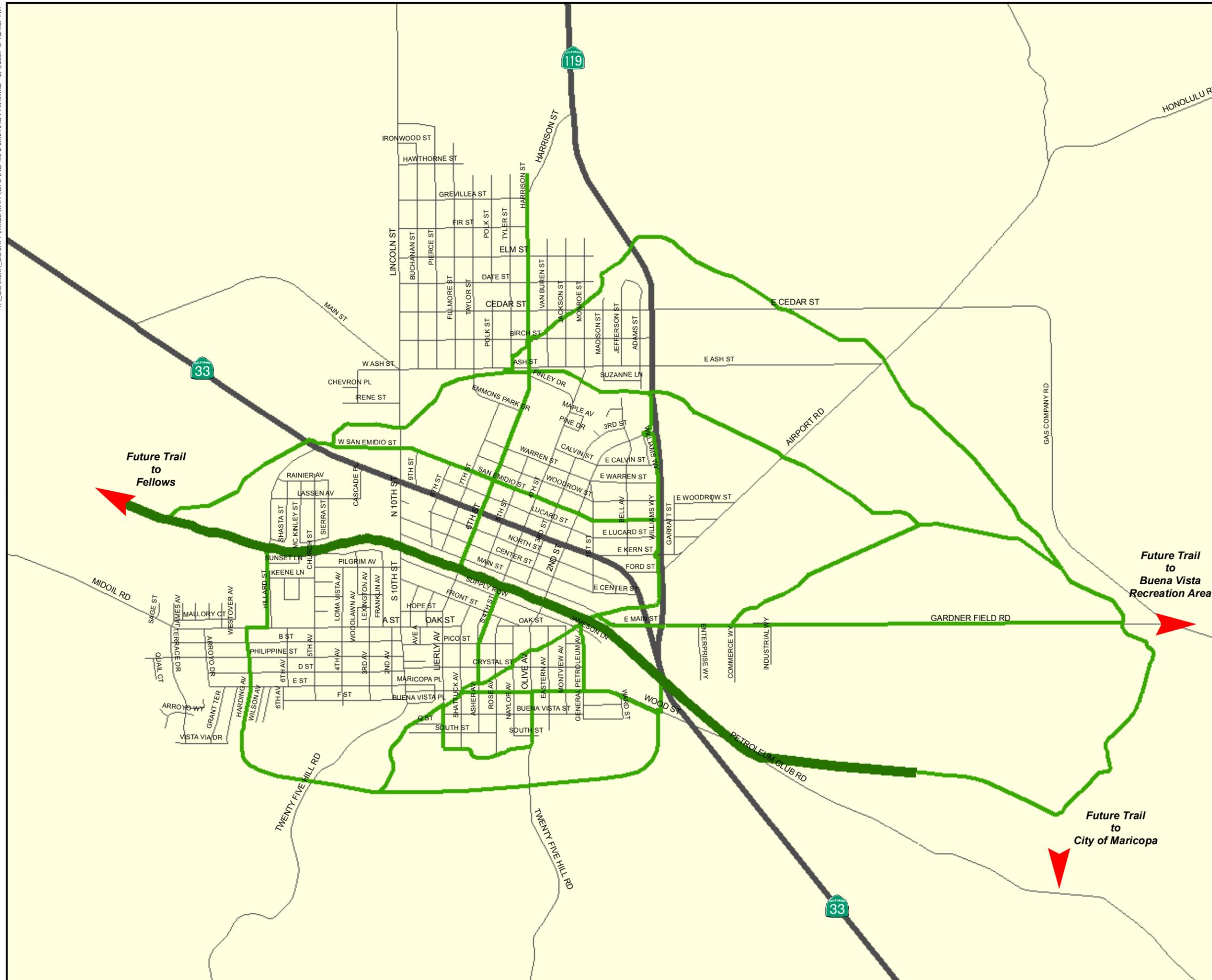
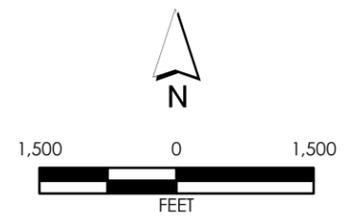
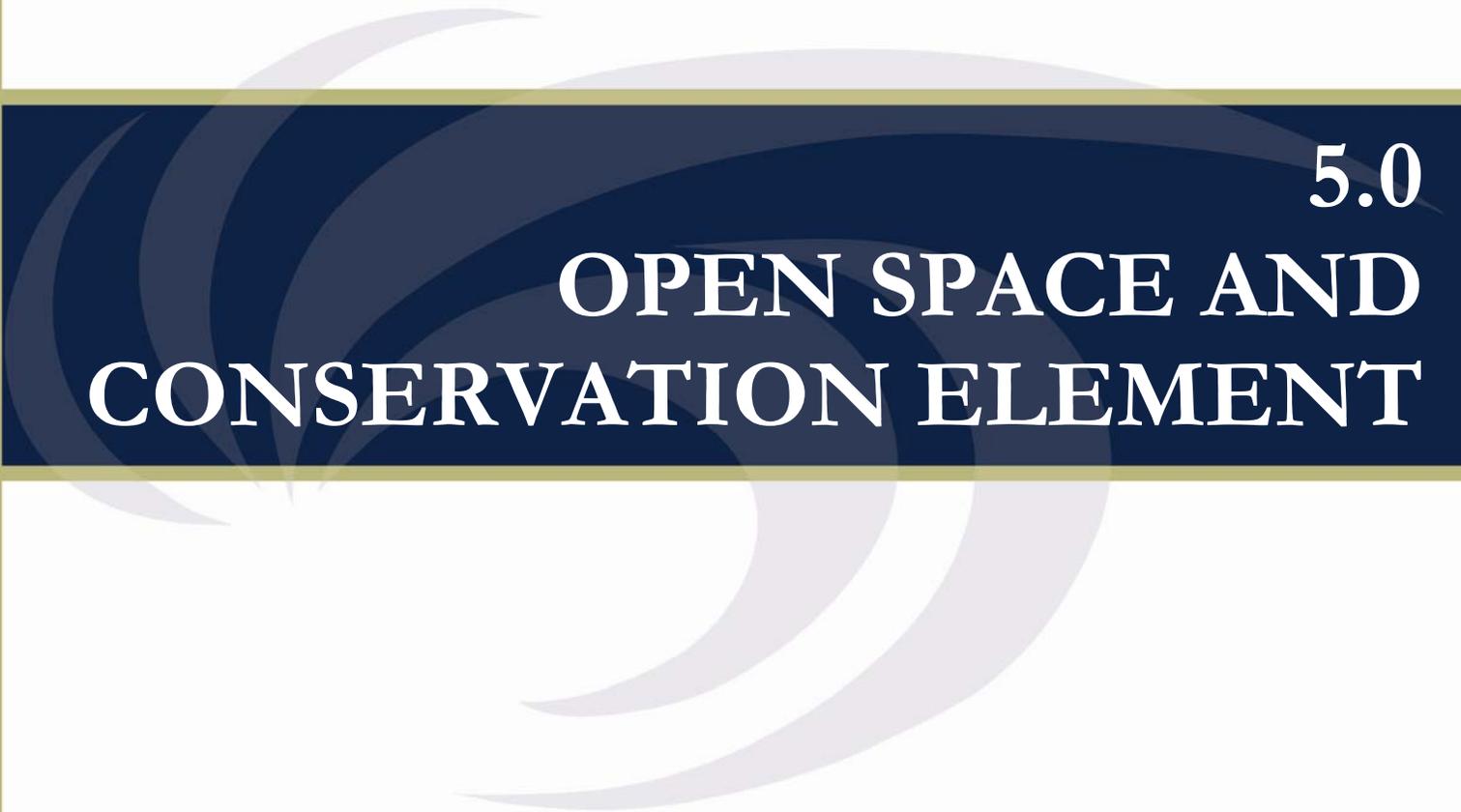


Figure 4.0-2
Bikeways and Pedestrian
Trails Map





5.0

OPEN SPACE AND CONSERVATION ELEMENT

5.1 INTRODUCTION

The City of Taft will have a premier system of open space, parks, trails, and conservation habitat that serves the needs of all residents. Open space and conservation facilities will complement the City's desire to support a healthy community by blending parks, recreation, and the natural environment.

Open space and conservation lands are made up of lands and facilities that provide enjoyment and beauty to the residents of the community. Implementation of this element throughout the Planning Area will provide a place for active and passive recreation, help to preserve natural resources, and improve air quality. Taft will create and maintain a system of open space, parks, conservation habitat, and trails that is regionally unique, blending parks, recreation, and the natural environment (including natural resource areas). The city's open space potential is significant and identifies the need to maintain existing open space and natural recreational areas, as well as to create additional areas for the enjoyment of residents and the protection of the environment.

The Open Space and Conservation Element identifies the way in which the City will protect, maintain, and enhance its natural resources. The goals, policies, and actions provided are intended to achieve the City's vision of open spaces that are accessible to all members of the community. This element establishes a policy framework and action program for the improvement, expansion, and maintenance of the city's open space and conservation lands.¹

5.2 RELATED PLANS AND PROGRAMS

The Open Space and Conservation Element relates to several other plans and programs, including the following:

- **Draft Tulare Basin Riparian and Wildlife Corridor Plan, 2009.** A draft plan completed by Tulare Basin Wildlife Partners focusing on riparian and wildlife corridors that connect the Tulare Basin with the foothills on three sides: the Sierra Nevada to the east, the Transverse Ranges to the south, and the Coast Ranges to the west; as well as the San Joaquin Valley to the north. The Tulare Basin Wildlife Partners have completed four comprehensive conservation plans including three regions in the Tulare Basin: Sand Ridge - Tulare Lake, Goose Lake and Buena Vista Lake – Kern Lake, as well as a fourth plan evaluating 32 riparian and wildlife corridors which flow into the Basin. Portions of the City of Taft and the proposed Planning Area are located within the Buena Vista Lake-Kern Lake planning area boundary and within the Lokern/Elk Hills/Buena Vista Hill Wildlife, Bitter Creek Riparian and Wildlife, San Emigdiggo Creek Riparian and Wildlife, and Tejon/El Paso Creek Riparian and Wildlife corridors.

¹ This element combines the contents of both the required Open Space and Conservation Elements (Government Code §65302(d) and (e)).

- **Draft Kern County Valley Floor Habitat Conservation Plan.** A program involving various government, environmental, and industry representatives who are developing a strategy to protect state and federally listed threatened and endangered species in the San Joaquin Valley portion of Kern County through the issuance of state and federal incidental take permits. The plan will identify high priority conservation lands surrounding Taft and seek to preserve these lands with conservation easements or fee title acquisition. This plan is in process and has not been adopted.
- **City of Taft Historic Preservation Plan, 2007.** Provides guidance for the preservation and protection of historic buildings in support of conservation efforts.
- **Quimby Act.** State legislation that allows local jurisdictions to require dedication of land and/or payment of fees for park and recreation purposes during the subdivision process.
- **Williamson Act Contract Program.** State legislation that allows landowners to enter into 10-year contracts to retain agricultural uses on the contracted land in exchange for reduced property tax incentives.
- **Farmland Security Zone Contract Program.** As part of the Williamson Act Contract Program, landowners may enter into 20-year contracts to retain agricultural uses on the contracted land in exchange for reduced property tax incentives.

5.3 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Provision of a comprehensive, well-connected, and integrated parks and open space network requires planning for future service demands and policies for the siting and design of those facilities. Conserving areas of special importance requires policies to allow for the preservation of such areas and the protection of these lands from incompatible uses. Therefore, the Open Space and Conservation Element works in conjunction with several of the other elements of the General Plan, most specifically the following:

- The **Land Use Element (Chapter 3.0)** through designation of lands for agricultural and natural resource uses to support the continuation of agricultural practices and preservation of natural resources.
- The **Circulation Element (Chapter 4.0)** through policies identifying the standards for location and design of bikeway and pedestrian facilities.
- The **Energy Resources Element (Chapter 7.0)** through policies encouraging the efficient use of energy and the development of alternative energy facilities.
- The **Public Facilities and Services Element (Chapter 10.0)** through policies to protect the quantity and quality of the water supply.

- The **Economic Development Element (Chapter 11.0)** through policies encouraging the continuation and expansion of the agricultural industry.

Where overlaps in policy issues can be identified, cross-references are provided to alert the reader to the specific policy groups of the related elements.

5.4 ISSUES AND CONSIDERATIONS

This Open Space and Conservation Element addresses issues identified during the preparation of the City's General Plan through discussions with the Vision Steering Committee, its subcommittees, and City staff, and feedback received during the various public meetings. The goals, policies, and actions included in this element have been prepared in consideration of these issues, which include the need to:

- Provide green space, including recreational opportunities, that is accessible to all residents.
- Prevent the loss of and preserve sustainable agricultural lands and economies.
- Conserve and preserve native wildlife, plant communities, and cultural, historic, water, and scenic resources.
- Address air quality and climate change issues relative to new state legislation.
- Reduce inefficient use of resources through the use of sustainable development practices.

5.5 GOALS, POLICIES, AND ACTIONS

OPEN SPACE GOALS

 **Goal OS-1:** A citywide network of open space.

 **Goal OS-2:** Recreational opportunities for all residents.

CONSERVATION GOALS

 **Goal C-1:** Protection and preservation of the agricultural landscape.

 **Goal C-2:** A sustainable agricultural economy.

 **Goal C-3:** Conservation of native wildlife and plant communities.

 **Goal C-4:** A healthy water quality and supply for the community and natural environment.

- 🌿 **Goal C-5:** Reduction of air pollutant emissions.
- 🌿 **Goal C-6:** Monitoring of and response to climate change impacts, including greenhouse gas emissions.
- 🌿 **Goal C-7:** Efficient and sustainable development.
- 🌿 **Goal C-8:** Preservation and enhancement of cultural and historic resources.
- Goal C-9:** Preservation of Taft's scenic qualities.

OPEN SPACE POLICIES: OPEN SPACE, PARKS, AND RECREATION

The reader should also consult the Circulation Element: Transit/Bikeways/Pedestrian policy group for additional policies relating to bicycle and pedestrian trails.

- 🌿 **Policy OS-1:** Manage parks, trails, open spaces, and recreational facilities with innovative best management practices to achieve long-term energy, water, and resource conservation.
- 🌿 **Policy OS-2:** Ensure that development of parkland, recreation facilities, programming capacity, and natural open space capacity keeps pace with development and growth in the City's Planning Area.
 - Action OS-2a:** In cooperation with the West Side Park and Recreation District, develop a Park and Recreation Master Plan, outlining future parkland and facility needs, goals, policies, classifications, and standards.
 - Action OS-2b:** Develop and implement a Park Impact and Parkland Dedication Ordinance consistent with the Quimby Act.
 - Action OS-2c:** Collaborate with the County of Kern and the West Side Park and Recreation District to acquire, develop, and program additional regional park facilities.
- 🌿 **Policy OS-3:** Pursue development of a new park in the City's Downtown.
- 🌿 **Policy OS-4:** Expand the system of multi-use paths and trails available for transportation and recreation.
 - Action OS-4a:** Prioritize expansion of Rails to Trails as shown on Figure 4.0-2 (Bikeways and Pedestrian Trails Map).
- Policy OS-5:** Pursue the shared use and management of private and public facilities, including schools, libraries, stormwater basins, and other civic locations, to meet community needs for open space, parks, recreation programs, and facilities.

Action OS-5a: Coordinate with the Taft City School District and West Side Park and Recreation District.

Action OS-5b: Utilize agreements to share facilities with the Taft City School District and West Side Park and Recreation District.

Policy OS-6: Pursue Joint Use Agreements, Memoranda of Understanding, public access easements, and other means to provide additional trails in conjunction with private and public agency partners, such as the federal Bureau of Land Management (BLM), utility districts, irrigation districts, and transportation providers.

 **Policy OS-7:** Require new residential development projects, including mixed-use projects with residential components, to provide a minimum of 2.5 acres of park land per 1,000 persons through dedication of land or payment of in-lieu fees to contribute to the acquisition and development of parks or recreation facilities consistent with the following:

- a) That all lands offered for dedication be of the size, orientation, location, and suitability to provide park and recreation facilities consistent with the City's park and recreation classifications and standards and with the requirements of the West Side Park and Recreation District.
- b) That private trails, school park and recreation facilities, and private parks or open spaces not receive full credit toward the City's land dedication requirements. Such lands may be used for partial credit, not to exceed 50 percent, with approval of the City Council.

Policy OS-8: Use a range of funding and economic development tools to implement development, maintenance, and programming for City parks and recreation facilities, such as tax-increment financing, special assessment districts, and private and public grant funding

Policy OS-9: Support stewardship of existing and new facilities with volunteer labor and donations.

Action OS-9a: Form a public/private partnership program to obtain grants or loans through nonprofit fundraising to "adopt a park" or "adopt a trail."

 **Policy OS-10:** Ensure that all new parks, trails, and recreational facilities are designed for universal access and work to make existing parks, trails, and recreational facilities universally accessible.

Policy OS-11: Ensure that the design of new parks, trails, and facilities enhances community pride by providing wayfinding signage and monumentation that celebrates the

City's heritage and minimizes negative impacts to the surrounding neighborhoods.

Action OS-11a: Involve the community in the planning and design process for all new parks, trails, and recreational facilities.

Action OS-11b: Incorporate, as appropriate, in the design of parks and recreation facilities elements that reflect Taft's character and heritage.

CONSERVATION POLICIES: AGRICULTURAL LAND PRESERVATION

The reader should also consult the Economic Development Element: Business Retention and Expansion policy group for additional policies relating to the preservation and continuation of agricultural practices.

 **Policy C-1:** Support the continued use of agriculture in the Planning Area.

 **Policy C-2:** Preserve agricultural lands for agricultural uses, prioritizing the protection of lands with prime and other important soil classifications.

 **Policy C-3:** Work with public agency, private, and nonprofit partners to provide a means to preserve open space and agricultural lands.

Action C-3a: Require applicants of private and public development projects that are proposing conversion of agricultural lands classified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance under the Farmland Mapping and Monitoring Program to provide a 1:1 acreage replacement ratio.

 **Policy C-4:** Facilitate and support agricultural conservation easements, Williamson Act and Farmland Security Zone contracts, and land conservation programs used to protect agricultural resources.

Action C-4a: Adopt ordinances necessary to allow the continuation of Williamson Act and Farmland Security Zone contracts and land conservation programs after annexation.

 **Policy C-5:** Working in consultation with the Kern County Agricultural Commission and the Kern County Farm Bureau, establish agricultural buffer zones between urban and agricultural land uses. Design buffer zones to address the physical effects of agricultural practices, such as chemical spraying, noise, and odors, and to prohibit residential incursion into agricultural areas.

Action C-5a: Adopt a buffer zone policy to designate specific setbacks on developing land from existing agricultural land.

 **Policy C-6:** Prioritize infill development over the conversion of agricultural lands to accommodate future growth.

- Policy C-7: Encourage cluster development as a means of obtaining open space to be used as a buffer.

CONSERVATION POLICIES: SUSTAINABLE AGRICULTURAL PRACTICES

- Policy C-8: Encourage the use of innovative techniques and emerging research on integrated pest control methods to minimize the impact of pesticide and herbicide use on the City’s human and natural communities.
- Policy C-9: Encourage organic and sustainable agricultural practices and crop diversification.
- Policy C-10: Encourage efficient water use to enhance agriculture and grazing, employing techniques such as use of reclaimed water.
- Policy C-11: Encourage the growth of environmentally sustainable agricultural businesses and support services.
- Policy C-12: Encourage the marketing of local agricultural products to local residents, vendors, and restaurants through farmers markets and other direct farm-to-table sales.

Action C-12a: Partner with private and nonprofit partners to manage a “Buy Local” program for local agricultural projects.

CONSERVATION POLICIES: NATURAL RESOURCE CONSERVATION

- Policy C-13: Seek to conserve plant and animal habitat through regional planning efforts.
 - Action C-13a:** Work with Kern County to participate in the Kern County Valley Floor Habitat Conservation Plan, Tulare Basin Riparian and Wildlife Corridor Conservation Plan and other conservation efforts.
 - Action C-13b:** Work with other organizations and agencies to create Habitat Conservation Areas.
- Policy C-14: Protect natural open spaces, wetlands, watersheds, and environmentally sensitive areas such as creeks and riparian areas and other open spaces.
 - Action C-14a:** Prepare an Open Space Master Plan which identifies and prioritizes high priority preservation areas and provides minimum open space standards. Include areas such as those that support key features of the local or regional ecosystem, provide habitat for special-status species, or provide buffers for agricultural zones.
 - Action C-14b:** Work to assure that the Kern County Valley Floor Habitat Conservation Plan and the Tulare Basin Riparian and Wildlife Corridor Plan protect the interests of the City.

Action C-14c: Support the restoration and enhancement of historical native plant communities within park and open space areas in support of native wildlife habitat.

Action C-14d: Provide adequate buffers from the banks of creeks and rivers, where possible, in consultation with the City and appropriate agencies, such as the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and U.S. Army Corps of Engineers.

Action C-14e: Require applicants of private and public development projects on sites with wetlands to prepare an evaluation pursuant to CEQA and to demonstrate compliance with state and federal regulations. The evaluation should map wetlands and waters of the U.S. and the State in delineations approved by the U.S. Army Corps of Engineers and make recommendations for avoidance.

Action C-14f: Require applicants of private and public development projects that are proposing the conversion of wetlands to provide feasible mitigation on-site for land where complete avoidance of wetlands is not possible. Require appropriately times resource inventories designed to assess the presence of wetlands. Off-site wetland mitigation may occur and shall be coordinated with the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFG), and the Army Corps of Engineers, as appropriate.

Policy C-15: Preserve areas through avoidance, when feasible, where special-status plant and animal species and critical habitat areas are known to be present or potentially occurring that may be adversely affected by public or private development projects. Where preservation through avoidance is not possible, include appropriate mitigation in the public or private project. “Special-status” species are generally defined as species considered to be rare, threatened, endangered, or otherwise protected under local, state, and/or federal policies, regulations, or laws.

Action C-15a: Require applicants of private and public development projects on previously undeveloped lands to prepare a biological baseline report, evaluation, or survey to consider the potential for significant impacts on special-status species.

Action C-15b: Explore the feasibility of various mitigation measures in consultation with the City and appropriate governmental agencies, such as the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG), for impacts to special-status species and habitat including conservation of similar quality and quantity of replacement habitat, enhancement of existing habitat areas, or paying in-kind funds to an approved wildlife habitat improvement and acquisition fund. Replacement habitat may occur either on-site or at approved off-site locations.

Policy C-16: Employ a full suite of land conservation techniques to protect natural open spaces and resources, including but not limited to the acquisition of fee simple interest through purchase, donation, or bequest and public access and conservation easements.

Policy C-17: Use site planning, project design, and all other practical design-related mitigation measures to avoid and minimize impacts on sensitive resources.

Action C-17a: Develop a list of appropriate plant species that may be used in the installation of landscaping for all development projects to encourage the use of native plant species.

Policy C-18: Require rehabilitation of natural ecosystems after mineral production is completed in areas zoned as Natural Resources (NR).

Policy C-19: Pursue programs to address oil and natural gas production as it relates to special-status species protection laws.

Action C-19a: Work with affected state and federal agencies to establish consistent policies for environmental protection activities related to oil and natural gas production and oilfield waste disposal.

Action C-19b: Try to assure that the oil and natural gas industry does not bear a burden of environmental regulation in excess of its contribution to the problems.

CONSERVATION POLICIES: WATER SUPPLY AND QUALITY

The reader should also consult the Public Facilities and Services Element: Water Service policy group for additional policies relating to water.

Policy C-20: Manage water use through planning, conservation, reclamation, and recycling.

Action C-20a: Collaborate with local, regional, and state water suppliers and water resource managers to comprehensively plan for ensuring a sustainable water supply.

Action C-20b: Participate in the development of the Kern County Integrated Regional Water Management Program and other planning efforts.

Action C-20c: Coordinate water resource management planning with other conservation planning efforts, such as open space planning and agricultural land preservation programs.

Policy C-21: Encourage water conservation and the use of reclaimed water through the application of best management practices.

5.0 OPEN SPACE AND CONSERVATION ELEMENT

Action C-21a: Work with the West Kern Water District and other water providers to create a master plan for a “purple-pipe” system and other mechanisms to promote water conservation.

Action C-21b: Seek funding to develop a water conservation program to collect baseline data and provide education and outreach and strategic direction for water conservation efforts.

Action C-21c: Establish a program to achieve a 20 percent reduction in per-capita water use by 2020 or such other reduction goal as may be set by the State.

Action C-21d: Identify and implement programs for the reuse of treated wastewater, particularly in landscaping, irrigation, and public facilities. Coordinate with wastewater system operators, as appropriate.

Action C-21e: Encourage xeriscape landscaping in municipal facilities, public roadway landscape, and new development projects.

Action C-21f: Require development to install infrastructure to transport existing or future supplies of reclaimed water (“purple pipe”) or pay an in-lieu fee equal to the cost of installation, to be used toward the implementation of a purple pipe master plan.

Action C-21g: Develop a plan to utilize a “purple pipe” system that allows reclaimed water to be used to irrigate City-owned properties.

Action C-21h: Develop a plan to utilize a “purple pipe” system that allows reclaimed water to be used to irrigate landscaping on private properties.

Policy C-22: Encourage Low Impact Development (LID) practices in all new development to reduce, treat, infiltrate, and manage runoff flows caused by storms, urban runoff, and impervious surfaces.

Action C-22a: Amend the Taft Municipal Code to establish LID development standards.

Policy C-23: Encourage natural groundwater recharge and new groundwater recharge opportunities, where appropriate.

Action C-23a: Research opportunities to combine groundwater recharge with habitat protection and recreational land uses.

Policy C-24: Collaborate with local and regional water resource managers to identify and monitor areas where hazardous waste may negatively impact groundwater quality.

- Policy C-25: Require appropriately designed filters, such as vegetative swales, settling basins, or oil and water separators, adjacent to all manmade storm drainage channels.

CONSERVATION POLICIES: AIR QUALITY

- Policy C-26: Minimize air pollutant emissions from all City facilities and operations consistent with the City's need to provide a high level of public service.

Action C-26a: Develop trip reduction programs for City employees.

Action C-26b: Replace or convert conventional fuel fleet cars with low-emission or alternative fuel vehicles.

Action C-26c: Coordinate with waste haulers under contract to the City to use alternative fuels for waste collection vehicles.

Action C-26d: Encourage the use of clean fuels and the development of Citywide fueling stations that distribute clean fuels such as biodiesel, ethanol, compressed natural gas, and propane.

- Policy C-27: Incorporate design, construction, and/or operational features to reduce emissions in all development projects which have the potential to result in substantial air quality impacts.

- Policy C-28: Support San Joaquin Valley Air Pollution Control District efforts to reduce regional and localized pollutants.

Action C-28a: Coordinate with the San Joaquin Valley Air Pollution Control District and neighboring jurisdictions and appropriate agencies to address cross-jurisdictional air quality issues.

Action C-28b: Consider the adoption of an ordinance to discourage the idling of heavy-duty vehicles, particularly those that use diesel fuel, especially upwind of nearby schools, hospitals, senior care facilities, and areas prone to concentrations of people.

Action C-28c: Coordinate with the San Joaquin Valley Air Pollution Control District to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.

- Policy C-29: Require development to comply with the San Joaquin Valley Air Pollution Control District's Guide for Assessing and Mitigating Air Quality Impacts.

- Policy C-30: Encourage and facilitate the use of railways as an alternative to using trucks to transport materials by preserving existing rights-of-way and investigating the feasibility of increasing general freight traffic by developing additional facilities.

- ✔ **Policy C-31:** Support incentives to residents, fleet operators, school districts, and employers to purchase and use alternative fuel or low-emission vehicles as funding sources become available.

- Policy C-32:** Promote land use policies that minimize public exposure to sources of toxic air contaminants, ozone, particulate matter, sulfur dioxide, carbon monoxide, nitrogen oxides, and lead.

- ✔ **Policy C-33:** Ensure that all land use decisions are equitable and protect residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the adverse health effects of air pollution.

- ✔ **Policy C-34:** Encourage the mitigation of significant off-site impacts when new residential development and other sensitive receptors are sited adjacent to existing and potential sources of toxic emissions.

CONSERVATION POLICIES: CLIMATE CHANGE AND GREENHOUSE GAS

- ✔ **Policy C-35:** Encourage the use of alternative modes of transportation to reduce the amount of greenhouse gas emissions.

Action C-35a: Coordinate with the Kern Council of Governments and local jurisdictions to develop a multi-modal transportation system which allows convenient and efficient use of transportation alternatives and provides multi-modal transfer sites that incorporate auto and bike parking, transit, and pedestrian and bicycle paths, as well as park and ride pickup points.

- ✔ **Policy C-36:** Encourage a compact urban form and mixed-use development to become less auto-dependent and reduce potential air pollutants and greenhouse gas emissions.

Action C-36a: Amend the Zoning Ordinance to establish development standards for compact and mixed-use development.

- ✔ **Policy C-37:** Implement and enforce state and regional regulations pertaining to greenhouse gas emissions and climate change.

Action C-37a: Develop a Climate Action Plan by 2011 that lays out a strategy for reducing greenhouse gas emissions consistent with AB 32, SB 375, and other requirements.

Action C-37b: Monitor effectiveness of implemented programs and adaptively manage emission reduction measures to achieve the goals of the Climate Action Plan.

Action C-37c: Collaborate and coordinate with the San Joaquin Valley Air Pollution Control District, Kern Council of Governments, and other stakeholders to promote regional solutions in reducing greenhouse gas emissions in compliance with AB 32, SB 375, and other requirements.

Policy C-38: Work to reduce greenhouse gas emissions from all operations in Taft, specifically in the sectors of energy, transportation, and waste.

Action C-38a: Develop a Greenhouse Gas Emissions Baseline Report by 2010 and update the inventory for every five-year period beginning with the baseline year.

Policy C-39: Encourage the proper design and mitigation of potential greenhouse gas emissions from proposed development projects.

Policy C-40: Increase public awareness about climate change and encourage residents and businesses to make lifestyle changes that will reduce greenhouse gas emissions.

CONSERVATION POLICIES: ENERGY CONSERVATION

The reader should also consult the Energy Resources Element: Energy Conservation policy group for additional policies relating to energy conservation.

Policy C-41: Support development practices that conserve energy.

Action C-41a: Establish a program to achieve 65 percent of electricity from alternative energy sources by 2015 and 90 percent by 2030.

Policy C-42: Promote energy conservation and efficiency measures.

Action C-42a: Operate City-owned buildings and facilities in an energy-efficient manner without endangering public health and safety and without reducing public safety or service levels.

Action C-42b: Integrate appropriate alternative energy and clean generation technologies into existing and new City facilities.

Policy C-43: Require public and private development including homes, commercial, and industrial uses to exceed Title 24 of the California Building Code standards by 15 percent.

Action C-43a: Develop and adopt energy conservation standards to augment the California Energy Code for new construction.

Action C-43b: Collaborate with energy providers to educate the community about energy-efficient programs and practices.

Policy C-44: Retrofit existing City buildings with energy-saving features, such as insulation, glazing, and fluorescent lighting fixtures, and participate in programs to encourage private property owners to do the same.

Action C-44a: Use energy-efficient models when replacing all municipal equipment.

Action C-44b: Seek sources of funding for implementing energy-efficient improvement and utilities infrastructure renewal projects, including federal and state budget appropriations, federal, state and private sector grant opportunities, utilities, and other unique public/private sector financing arrangements.

Policy C-45: Encourage rehabilitation and reuse of buildings whenever appropriate and feasible to reduce waste, conserve resources and energy, and decrease construction costs.

CONSERVATION POLICIES: GREEN BUILDING

The reader should also consult the Energy Resources Element: Alternative Energy Development policy group for additional policies relating to energy conservation.

Policy C-46: Incorporate green building practices into the planning, design, construction, management, renovation, operations, and demolition of all facilities that are constructed, owned, managed, or financed by the City.

Policy C-47: Encourage the conservation and reuse of building materials and resources and promote the use of sustainable recycled and locally sourced materials in development projects.

Policy C-48: Encourage energy-efficient “green buildings” as certified by the U.S. Green Building Council’s LEED (Leadership in Energy and Environmental Design) Program at a minimum certification level of Silver or equivalent.

Action C-48a: Develop an implementation strategy for a mandatory Green Building Program that includes performance standards, guidelines, review criteria, incentives, and implementation schedules for private sector development with criteria tailored to project types, size, and location.

Action C-48b: Identify and provide incentives to encourage projects that incorporate green building practices and site design.

Action C-48c: Identify and provide incentives for Zero Net Energy Buildings.

Action C-48d: Provide information, technical assistance, and training to promote Green Building to property owners, building, design, and planning professionals, school districts, and special districts.

- 🌿 **Policy C-49:** Continue participation in the Climate Smart program.
- 🌿 **Policy C-50:** Consider participation in the Bakersfield and Kern County Energy Watch program and any other future programs that encourage energy and/or water conservation.
- 🌿 **Policy C-51:** Minimize obstacles to energy conservation and encourage use of sustainable energy sources and technologies such as solar and wind while promoting the economic benefits of conservation in its regulation of private activities.

Action C-51a: Provide expedited review of sustainable energy projects.

- 🌿 **Policy C-52:** Employ the best available practices in materials procurement, use, reuse, and recycling, where feasible, and encourage individuals, organizations, and other agencies to do likewise. “Best available practices” means behavior and technologies that, considering available equipment, life-cycle costs, social and environmental side effects, and the regulations of other agencies, use the least amount of newly refined materials for a desired outcome, direct the largest feasible fraction of used materials to future uses, and avoid undesirable effects due to further use of materials.

- 🌿 **Policy C-53:** Require facilities in new developments to accommodate and encourage recycling.

- 🌿 **Policy C-54:** Encourage zero waste for all development.

Action C-54a: Coordinate with the California Integrated Waste Management Board and other organizations to develop programs to reduce, reuse, recycle.

Action C-54b: Educate the public about how to achieve zero waste.

CONSERVATION POLICIES: CULTURAL RESOURCE CONSERVATION, RESTORATION, AND ENHANCEMENT

- 🌿 **Policy C-55:** Encourage the preservation of significant cultural sites and historic structures.

Action C-55a: Implement the 2007 Historic Preservation Plan, including establishment of a historic district.

Action C-55b: Develop and regularly update a comprehensive historic resources survey, in compliance with guidelines of the Office of Historic Preservation.

Action C-55c: Seek funding sources or consider participation in programs to assist in the maintenance or restoration of historic preservation projects.

- Policy C-56:** Discourage structures that are architecturally incompatible with existing structures in historic neighborhoods.

Policy C-57: Protect and preserve paleontological, prehistoric and historic archaeological resources to honor the cultural heritage of the City of Taft.

Action C-57a: Establish and promote programs that identify, maintain, and protect sites, or other features of the landscape possessing paleontological, historic or cultural significance.

Action C-57b: Require an evaluation of any proposed demolition or modification to historic or architectural resources that are either listed in or determined eligible for inclusion in the National Registry Historical Places (NHRP), the California Registry of Historic Resources (CRHR), or the local historical registry, to determine whether the project proposal would result in an adverse impact on the historic resource. If an adverse impact to the resource is identified, determine feasible measures to mitigate the impact, which may include modification of the design, reuse of the structure, or avoidance of the structure.

Action C-57c: Require all projects to be conditioned as follows:

- The Planning Department shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction.
- The Planning Department shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction.
- All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.

CONSERVATION POLICIES: VISUAL RESOURCES

 **Policy C-58:** Protect watercourses for their habitat value and scenic qualities.

Action C-58a: Balance resource protection and improvement of watercourses with amenities such as pedestrian trails and lighting.

Policy C-59: Designate hillsides to be preserved.

Action C-59a: Develop standards for hillside development to ensure safety and prevent slope instability.

Policy C-60: Retain landscape features and sites with historic or cultural significance_in accordance with the City's 2007 Historic Preservation Plan.

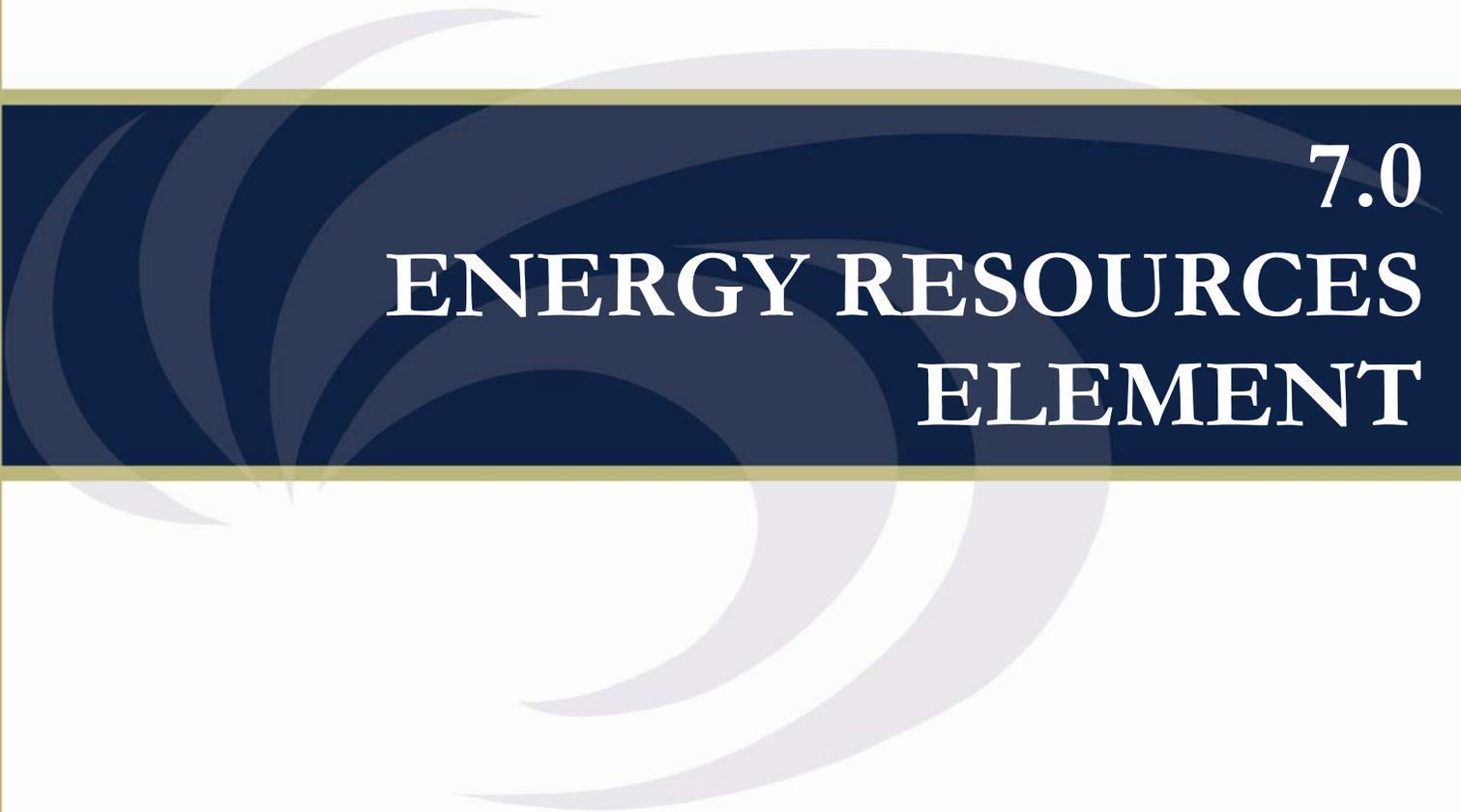


6.0

HOUSING ELEMENT

Chapter 6.0 Housing Element is under separate cover.
Copies of the Housing Element may be obtained by contacting the
City of Taft Community Development Department
209 East Kern Street
Taft, California 93268
Phone (661) 763-1222

Or download for free from: www.cityoftaft.org



7.0

**ENERGY RESOURCES
ELEMENT**

7.1 INTRODUCTION

Taft will assert the City's position as an energy producer, including development of alternative energies, and will be actively involved in the decisions and actions of other agencies as they affect energy development in the areas within and surrounding the City of Taft. The City will continue to protect mineral and energy resource lands, avoid conflicts between these lands and urban growth, and encourage safe and orderly energy development.

In the City of Taft, as in all parts of the United States, we depend on energy 24 hours a day and we continuously benefit from direct and indirect use of energy resources. Energy is so pervasive in our daily lives that it can sometimes be taken for granted. From the sun we draw heat, light, and solar power; we depend on it to grow our food, forests, flowers, and the like. We depend on fossil fuels to get us to work, school, the local shops, and medical care facilities, and to transport our food, commodities, mail, and even garbage. Energy generation and transmission is also an industry in and of itself. Clearly, reliance on energy resources characterizes a large part of our daily lives.

In the past, the City of Taft, as well as California as a whole, has relied heavily on the oil industry to supply energy. Spurred by regulatory measures and tax incentives, however, California's electrical system has become more reliant on renewable energy sources, including wind energy, solar energy, geothermal energy, biomass conversion, transformation plants, small hydroelectric plants, and waste heat recovery projects.

The production and consumption of energy also affects our daily lives in more indirect ways, particularly with regard to the environment. Many scientists have stated that the burning of fossil fuels has led to adverse worldwide environmental effects such as acid rain, smog, water pollution, and global climate change. Without prudent practices, exploratory drilling and extraction of nonrenewable energy sources (such as coal, petroleum, and natural gas), and their attendant infrastructure, have damaged other natural resources, for example forests, coastal communities, and rainforests.

Because of the oil-related heritage of Taft, this Energy Resources Element focuses on energy through petroleum extraction and production; however, recognizing the importance of renewable energy sources in today's environment, it also addresses and encourages the use of alternative energy and development of alternative energy production methods.

The Energy Resources Element intends to protect the City of Taft's energy resources and to encourage orderly energy development while affording the maximum protection for the public's health and safety and for the environment.

7.2 RELATED PLANS AND PROGRAMS

The Energy Resources Element relates to several other plans and programs, including the following:

- **Draft Kern County Valley Floor Habitat Conservation Plan.** A program involving various government, environmental, and industry representatives who are developing a strategy to protect state and federally listed threatened and endangered species in the San Joaquin Valley portion of Kern County through the issuance of state and federal incidental take permits. Without good planning and foresight, future energy development could have potential adverse impacts on Kern County's natural resources. Environmental issues which concern energy production include air quality, water quality, and endangered species protection. This plan is in process and has not been adopted.
- **Kern County and Incorporated Cities Integrated Waste Management Plan.** Addresses issues pertaining to nonhazardous waste disposal and other waste facilities. Oil production and refining generate large quantities of wastes. Most of these wastes are nonhazardous; the greatest volume is produced water (brine) and drilling muds (mostly clay).
- **Kern County and Incorporated Cities Hazardous Waste Management Plan, 1991.** Analyzes information on hazardous waste generation in the county, describes existing disposal facilities and assesses the need for new and expanded facilities, analyzes potential for waste reduction, and creates programs for local hazardous waste management. There is hazardous waste produced in conjunction with oil-producing operations. These wastes are transported to licensed recycling or disposal facilities. The state, however, is facing decreased hazardous waste disposal capacity.

Waste disposal is regulated by several federal and state agencies. Hazardous waste control laws are becoming more stringent and it is becoming increasingly difficult to site new hazardous waste disposal facilities.

- **Bureau of Land Management, Caliente Resource Management Plan (RMP), 1997.** This plan encompasses Kern County west of the crest of the Sierra Nevada, Tulare County, Kings County, San Luis Obispo County, Santa Barbara County, and Ventura County. The revision will address new opportunities for public use and resource protection. The RMP also outlines the permitted uses on federally owned parcels of land. A revision of the Caliente RMP commenced in March 2008.

7.3 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Energy resource development requires an adequate supply of land, protection of resource lands, proper environmental regulations, and a properly trained workforce. Therefore, the Energy Resources Element works in conjunction with several of the other elements of this General Plan, most specifically the following:

- The **Land Use Element (Chapter 3.0)** through designation of lands for natural resources, including the protection of energy and mineral resources, and through policies allowing the development of energy-related facilities in multiple land use designations.

- The **Open Space and Conservation Element (Chapter 5.0)** through policies promoting energy-efficient development practices and the use of alternative energies.
- The **Safety Element (Chapter 9.0)** through policies regulating the storage and transport of hazardous waste and materials.
- The **Economic Development Element (Chapter 11.0)** through policies addressing workforce education and training to support local job markets, including energy-related industries.

Where overlaps in policy issues can be identified, cross-references are provided to alert the reader to the specific policy groups of the related elements.

7.4 ISSUES AND CONSIDERATIONS

This Energy Resources Element addresses issues identified during the preparation of the City's General Plan through discussions with the Vision Steering Committee, its subcommittees, and City staff, and feedback received during the various public meetings. The goals, policies, and actions included in this element have been prepared in consideration of these issues, which include the need to:

- Protect mineral resources from encroaching development.
- Address transportation of petroleum products.
- Reduce effects of fluctuations in the oil industry economy.
- Reuse nonproductive petroleum resource areas.
- Address environmental issues which concern petroleum production and waste disposal including air quality, water quality, and endangered species protection.
- Reduce the visual impacts and hazards of energy development.
- Promote and facilitate alternative energy development.

7.5 GOALS, POLICIES, AND ACTIONS

ENERGY RESOURCES GOALS

Goal E-1: Be a leader in energy production.

Goal E-2: Promote oil production and mineral extraction resources.

 **Goal E-3:** Protect public health, safety, and the environment.

- 🌿 **Goal E-4:** Encourage diversification of Taft's energy economy.
- 🌿 **Goal E-5:** Be a leader in development of alternative energies.
- 🌿 **Goal E-6:** Minimize the City's economic susceptibility to fluctuations in petroleum production levels.

ENERGY RESOURCES POLICIES: LEADERSHIP IN ENERGY PRODUCTION

Policy E-1: Assert and promote the area's role as a major energy producer.

Action E-1a: Develop a marketing program for the City of Taft promoting the community as the "Energy Capital of California."

Action E-1b: Develop a strategic energy plan for the City of Taft.

Policy E-2: Become actively involved in the decisions and actions of other agencies as they affect energy development in the Taft Planning Area. The City recognizes the primacy of federal and state agencies such as the federal Bureau of Land Management (BLM), the U.S. Department of Energy (DOE), and the state Division of Oil, Gas and Geothermal Resources (DOGGR) in the regulation of many aspects of the energy industry.

Action E-2a: Encourage discussion and mutual cooperation of various energy industries within the city and surrounding areas to establish mutual understanding of common needs and issues.

Action E-2b: Coordinate with Kern County and energy providers surrounding the City of Taft to establish a comment process on decisions related to energy development.

Action E-2c: Actively monitor the actions of local, state, and federal agencies relating to energy development. Present the City's position on such matters as needed to protect the interests of energy development and avoid unnecessary impediments to energy development.

Action E-2d: Work with agencies to define regulatory responsibility concerning energy-related issues and to eliminate duplicative regulations.

🌿 **Policy E-3:** Actively encourage energy research and demonstration projects which would be positive for the area and not conflict with adopted plans and programs.

Action E-3a: Make available research documents related to energy development.

Action E-3b: Coordinate with energy providers to conduct energy-related demonstration projects.

Action E-3c: Continue to monitor the development of state and federal energy regulations, grants, projects, and programs to assure the promotion of responsible energy development.

Action E-3d: Provide for expedited permitting and zoning approval for alternative energy demonstration projects.

ENERGY RESOURCES POLICIES: OIL PRODUCTION AND LAND USE COMPATIBILITY

Policy E-4: Encourage the continuation and expansion of Taft's oil production-related and energy-related businesses.

Policy E-5: Encourage adequate transportation and processing facilities for oil production, including refineries.

Action E-5a: Amend, as necessary, the Taft Municipal Code to allow for refinery construction and expansion.

Policy E-6: Encourage reuse and replacement of existing pipelines and removal of obsolete pipelines.

Policy E-7: Continue to permit oil drilling islands in all land uses.

Action E-7a: Regularly update development and buffer standards for oil drilling islands to respond to new technologies.

Action E-7b: During review of residential subdivisions and development plans, provide the opportunity for oil drilling islands to be established prior to planning approval.

Policy E-8: Assure that oilfield development takes place in accordance with regulations administered by the federal Bureau of Land Management (BLM) or the state Division of Oil, Gas, and Geothermal Resources (DOGGR).

a) Encourage the siting of new access roads that serve oilfield development so as to avoid adverse traffic impacts.

b) In areas where petroleum production occurs close to urban development, encourage oil companies to site equipment so as to avoid unnecessary disturbance to urban uses.

Action E-8a: Continue to work cooperatively with DOGGR and BLM.

7.0 ENERGY RESOURCES ELEMENT

Action E-8b: Monitor City regulations pertaining to petroleum exploration and production, and update such regulations as necessary.

Action E-8c: Establish and maintain specific City standards for assuring compatibility between urban and petroleum development.

Action E-8d: Require buffering between construction of new structures and existing wells.

Policy E-9: Maintain appropriate zoning on lands that are the subject to active or potential oil extraction.

Policy E-10: Minimize conflicts between mineral and energy resource lands and urban growth.

ENERGY RESOURCES POLICIES: PUBLIC SAFETY AND ENVIRONMENTAL PROTECTION

The reader should also consult the Safety Element: Accidental Release of Toxic or Hazardous Substances and the Safety Element: Transport of Hazardous Materials policy groups for additional policies relating to safety and the Open Space and Conservation Element: Natural Resource Conservation policy group for additional policies relating to environmental protection.

Policy E-11: Encourage the siting and construction of energy facilities to protect the public from potential hazards and significant environmental effects.

Policy E-12: Encourage the upgrading or replacement of existing, older energy facilities.

Policy E-13: Promote and encourage the reuse of former petroleum production lands by developments compatible with surrounding land use designations. The guidelines for site reuse include the following:

- a) Removal of oil-laden soil.
- b) Stabilization of sites by seedlings and plantings as appropriate.
- c) Other measures as may be stipulated by the federal Bureau of Land Management (BLM) and the state Division of Oil, Gas, and Geothermal Resources (DOGGR).

Action E-13a: Upon cessation of drilling and/or producing operations in drilling islands, consider initiating zone changes for such drilling islands to zoning districts compatible with surrounding land uses, provided the owner/operator demonstrates proper abandonment and cleanup in accordance with BLM and DOGGR regulations.

Action E-13b: Amend the Taft Municipal Code to require non-petroleum-related projects proposed on abandoned oilfields to demonstrate that abandonment and cleanup have taken place in compliance with regulations administered by BLM and DOGGR.

ENERGY RESOURCES POLICIES: WASTE MANAGEMENT

The reader should also consult the Safety Element: Accidental Release of Toxic or Hazardous Substances and the Safety Element: Transport of Hazardous Materials policy groups for additional policies relating to safety.

 **Policy E-14:** Encourage safe recycling, transportation, and disposal of wastes associated with petroleum production and processing.

Policy E-15: Continue to acknowledge the necessity to site nonhazardous oilfield waste disposal sites near oil and natural gas development to minimize transportation hazards and expenses, consistent with provisions of the Kern County and Incorporated Cities Integrated Waste Management Plan.

 **Policy E-16:** Encourage recycling and new treatment methods for hazardous and nonhazardous oilfield wastes.

Policy E-17: Work cooperatively with appropriate federal, state, county, and regional agencies to provide for the proper siting of oilfield waste disposal facilities.

Action E-17a: Coordinate with the state Division of Oil, Gas, and Geothermal Resources (DOGGR) and federal Bureau of Land Management (BLM) to maintain an inventory of on-site and off-site disposal facilities in order to identify the scope of oilfield waste disposal facilities.

Action E-17b: Address oilfield hazardous waste issues through the Kern County and Incorporated Cities Hazardous Waste Management Plan.

Action E-17c: Maintain provisions in the Taft Municipal Codes to provide for oilfield waste disposal facilities.

ENERGY RESOURCES POLICIES: ALTERNATIVE ENERGY DEVELOPMENT

The reader should also consult the Open Space and Conservation Element: Green Building policy group for additional policies dealing with alternative energy development.

 **Policy E-18:** Require the siting of alternative energy facilities for the production of wind, solar, cogeneration, geothermal resources, and other alternative energies in accordance with provisions of the Taft Municipal Codes.

Action E-18a: Amend the Taft Municipal Codes to include alternative energy facilities in the appropriate zone districts.

Policy E-19: Encourage the development of sustainable energy sources and alternative energy projects.

Policy E-20: Encourage domestic and commercial solar energy uses.

Action E-20a: Identify and remove disincentives to domestic and commercial solar energy development.

Action E-20b: Develop, and update as necessary, provisions in the Taft Municipal Code to provide adequate development standards for commercial solar energy development.

Action E-20c: Coordinate with affected state and federal agencies and interest groups to establish consistent policies for solar energy development.

Policy E-21: Encourage wind energy development where visual and environmental impacts can be mitigated and adequate site analysis is completed.

Policy E-22: Promote a continuing dialogue with wind energy industry representatives to monitor trends in wind energy development and technology.

Action E-22a: Coordinate with the wind energy industry to maximize electrical potential.

Action E-22b: Monitor the activities of other local, state, and federal agencies relating to wind energy projects, and present comment and testimony as necessary when the City's interests are affected.

Policy E-23: Encourage the use of clean technologies in oil and natural gas production.

Policy E-24: Encourage the use of landfill gas recovery and methane recovery projects.

Policy E-25: Encourage the utilization of anaerobic digesters for the conversion of waste to gas.

Policy E-26: Promote the continued development of cogeneration facilities, including facilities in primary oil resource and industrial areas.

Action E-26a: Monitor the activities of local, state, and federal agencies relating to cogeneration projects, and present comment and testimony as necessary when the City's interests are affected.

Policy E-27: Encourage direct use of low-temperature geothermal resources for heating, cooling, and other direct use applications for homes and businesses.

Action E-27a: Seek state and federal grants and programs which encourage the development of geothermal resources.

 **Policy E-28:** Support efforts for geothermal exploration in the area to determine whether high-temperature resources exist.

Action E-28a: Amend the Zoning Ordinance to allow for the exploration of geothermal resources.

Action E-28b: When high-temperature geothermal resources are discovered, amend the Zoning Ordinance to allow for geothermal facilities.

ENERGY RESOURCES POLICIES: ENERGY TRANSPORT

 **Policy E-29:** Support the construction of additional transmission capacity for alternative energy developments.

Policy E-30: Minimize the visual impacts of siting transmission lines.

Action E-30a: Encourage the undergrounding of utility distribution lines.

Policy E-31: Support the improvement of existing transmission lines and use of existing corridors.

 **Policy E-32:** Encourage the construction of an interstate natural gas pipeline(s) to provide supplies of natural gas for cogeneration and thermally enhanced oil recovery.

ENERGY RESOURCES POLICIES: ENERGY CONSERVATION

The reader should consult the Open Space and Conservation Element: Energy Conservation and the Open Space and Conservation Element: Green Building policy groups for policies dealing with energy conservation.

ENERGY RESOURCES POLICIES: WORKFORCE DEVELOPMENT

The reader should also consult the Economic Development Element: Jobs and Housing Balance policy group for additional policies dealing with workforce development.

 **Policy E-33:** Promote and encourage programs for retaining and educating workers unemployed as a result of the cyclical nature of the oil industry.

 **Policy E-34:** Work with job training entities to support the energy industry and to diversify the workforce.

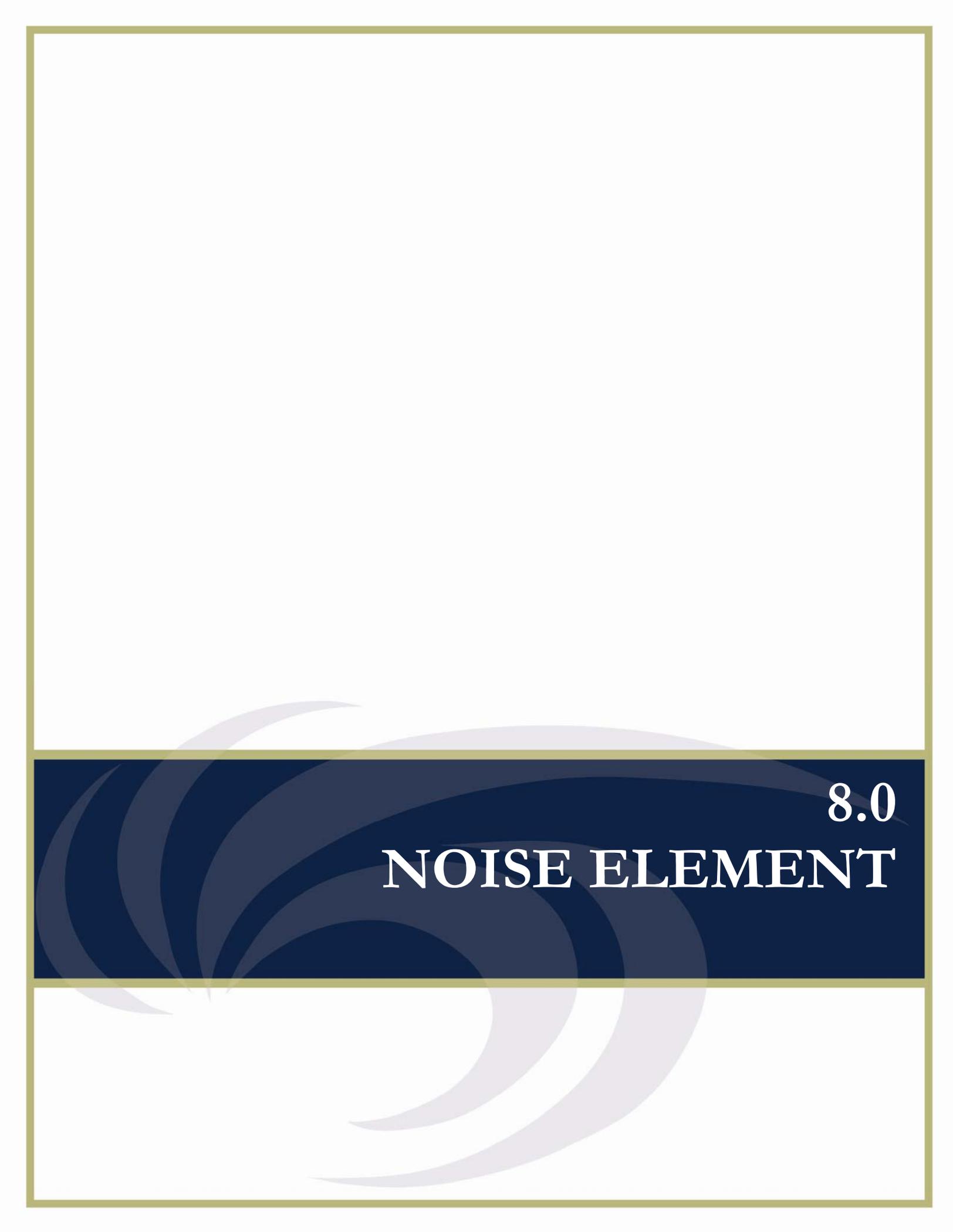
 **Policy E-35:** Encourage the continuing advancement of energy technology to respond to the demands it creates on the workforce.

 **Policy E-36:** Encourage the energy resource industry to invest in and research the practical advancement of technology and to provide periodic updates or training sessions for industry workers.



7.0 ENERGY RESOURCES ELEMENT

Action E-36a: Promote a continuing dialogue with petroleum industry representatives to monitor trends in technology and anticipate needed changes to development standards.



8.0

NOISE ELEMENT

8.1 INTRODUCTION

The City will strive to ensure comfortable and safe noise levels throughout the community so that residents, employees, and visitors may enjoy indoor and outdoor spaces without the intrusion of harmful levels of noise.

Noise is any unwanted sound that interferes with an individual's ability to perform a task or enjoy an activity. Removing or reducing the impact of significant sources of noise will improve quality of life for Taft's residents, employees, and visitors. The City will remove major sources of noise when possible and mitigate the impacts of all other noise-producing activities.

This Noise Element is intended to address unwanted sounds for the health, safety, and welfare of the community, while protecting existing noise-producing uses from encroachment by sensitive uses. The goals, policies, and actions provided will, when implemented, improve the noise environment in the Planning Area.

8.2 RELATED PLANS AND PROGRAMS

The Noise Element relates to several other plans and programs, including the following:

- **Kern Council of Governments Destination 2030 Regional Transportation Plan (RTP), 2007.** In addition to setback recommendations when siting future transportation facilities near land uses that are sensitive receptors for noise, the RTP, administered by Kern COG, also recommends particular setbacks for sensitive land uses adjacent to airports in Kern County.
- **County of Kern, Airport Land Use Compatibility Plan, September 1996, amended June 2003, March 2004, and November 2008.** The Taft-Kern County Airport, a public use, general aviation airport, is located within the Planning Area. The airport site comprises approximately 71 acres of land and contains one runway. The airport is owned and operated by the County Department of Airports in accordance with planning and land use procedures and criteria contained in the Airport Land Use Compatibility Plan (ALUCP). This plan establishes planning boundaries for height, noise, and safety around the airport and also determines compatibility of surrounding land uses based upon noise levels associated with the airport operations and exposure of persons to crash hazards associated with aircraft and height restrictions.

A study is currently being conducted to determine the feasibility of retaining the Taft-Kern Airport at its existing site. The airport may be upgraded to meet design standards and future demands at the existing location or an alternative site evaluation for a replacement airport will be initiated. The feasibility study is anticipated to be completed in late 2009.

- **California Department of Transportation (Caltrans) Standards.** Caltrans standards establish construction specifications associated with Caltrans facilities and rights-of-way related to transportation noise.

8.3 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Protection from potential noise issues requires regulation and good design policies. Therefore, the Noise Element works in conjunction with several of the other elements of this General Plan, including the following:

- The **Land Use Element (Chapter 3.0)** through designation of land use patterns as well as development and design policies to ensure land use compatibility.
- The **Circulation Element (Chapter 4.0)** through the identification of the city's circulation network where potential noise sources may occur.

Where overlaps in policy issues can be identified, cross-references are provided to alert the reader to the related elements.

8.4 ISSUES AND CONSIDERATIONS

This Noise Element addresses issues identified during the preparation of the City's General Plan through discussions with the Vision Steering Committee, its subcommittees, City staff, and feedback received during the various public meetings. The goals, policies, and actions included in this element have been prepared in consideration of these issues, which include the need to:

- Utilize best land use practices to more effectively address the impact of noise on sensitive land uses.
- Minimize the use of soundwalls to eliminate their impact to the community such as unsightly streetscapes and disruption to pedestrian movement.
- Maintain livable neighborhoods in the community by locating noise-producing land uses away from noise-sensitive land uses.
- Retain existing businesses by providing protection for noise-producing uses from encroaching noise-sensitive uses.

8.5 GOALS, POLICIES, AND ACTIONS

NOISE GOALS

Goal N-1: Prevent excessive levels of unwanted noise.

Goal N-2: Protect existing noise sensitive land uses from encroachment of and exposure to excessive levels of noise.

 **Goal N-3:** Protect the City's economic base by preventing the encroachment of noise-sensitive land uses near known noise-producing sources.

NOISE POLICIES: GENERAL

Policy N-1: Require new development to conform with noise levels contained in Table 8.0-1 (Land Use Compatibility for New Development Near Transportation and Non-Transportation Noise Sources). Locate, construct, and/or screen all indoor and outdoor areas from noise sources to achieve compliance with the City’s noise standards.

Action N-1a: Amend the Taft Municipal Code to reflect the noise thresholds identified in Table 8.0-1 (Land Use Compatibility for new Development Near Transportation and Non-Transportation Noise Sources).

Action N-1b: Require an acoustical analysis as part of the environmental review process when proposed development is likely to produce noise levels that exceed the City’s noise standards.

Action N-1c: Identify potential noise impacts during the acoustical analysis to be mitigated in the project design to the maximum extent.

TABLE 8.0-1: LAND USE COMPATIBILITY FOR NEW DEVELOPMENT NEAR TRANSPORTATION AND NON-TRANSPORTATION NOISE SOURCES

Land Use	Interior Spaces Ldn/CNEL, dB	Outdoor Activity Areas Ldn/CNEL, dB			
		Acceptable	Conditionally Acceptable	Conditionally Unacceptable	
Residential, Low Density Single-Family, Duplex, Mobile Homes	45	55-65	65-75	75-Above	INTERPRETATION ACCEPTABLE: (Mitigation Not Required) Specified land use is acceptable. CONDITIONALLY ACCEPTABLE: (Mitigation Required) Use should be permitted only after careful study and inclusion of mitigation as needed to satisfy policies of Noise Element. CONDITIONALLY UNACCEPTABLE: (Mitigation Required) Use may be infeasible. Use should be permitted only after careful study and inclusion of mitigation as needed to satisfy policies of Noise Element.
Residential, Multi-Family	45	55-65	65-75	75-Above	
Transient Lodging – Hotels, Motels	45	55-65	65-75	75-Above	
Mixed Use	45	55-65	65-75	75-Above	
Schools, Libraries, Churches, Hospitals, Nursing Homes	45	55-65	60-70	70- Above	
Auditoriums, Concert Halls, Amphitheatres	--	--	55-70	--	
Sports Area, Outdoor Spectator Sport	--	--	55-75	--	
Playgrounds, Neighborhood Parks	--	55-70	70-75	--	
Office Buildings, Business, Commercial, and Professional	--	55-70	70-75	75-Above	
Industrial, Manufacturing, Agriculture	--	55-75	70-80	75-Above	

8.0 NOISE ELEMENT

Policy N-2: Use site planning, project design, and all other practical design-related noise mitigation measures as the primary means of noise mitigation.

 **Policy N-3:** Use noise barriers as a secondary means of noise mitigation. Require noise barriers, if required, to be visually attractive, complement the surroundings, and include a provision for continuing maintenance.

Policy N-4: Minimize the impacts of construction noise on adjacent uses.

Action N-4a: Amend the Taft Municipal Code to establish standards for construction noise including the following:

- Restrict noise-generating construction activities that would result in increased levels of annoyance to nearby noise-sensitive land uses to between the hours of 6 a.m. and 7 p.m. Monday through Friday, and between 6 a.m. and 5 p.m. on weekends.
- Require the use of temporary construction noise control measures including the use of temporary noise barriers, if necessary, as mitigation for noise generated during construction of public and/or private projects.

NOISE POLICIES: TRANSPORTATION-RELATED NOISE

Policy N-5: Encourage new development in the vicinity of the airport to be compatible with existing and projected airport noise levels as set forth in the Airport Land Use Compatibility Plan.

Action N-5a: Discourage residential and other noise-sensitive uses from being located near the airport.

Policy N-6: Route truck traffic around noise-sensitive areas, such as residential neighborhoods.

Action N-6a: Designate truck routes.

NOISE POLICIES: NON-TRANSPORTATION-RELATED NOISE

Policy N-7: Prohibit new non-residential land uses, including energy project proposals, from creating operational noise disturbances in existing noise-sensitive areas.

Policy N-8: Mitigate noise created by proposed non-transportation noise sources.

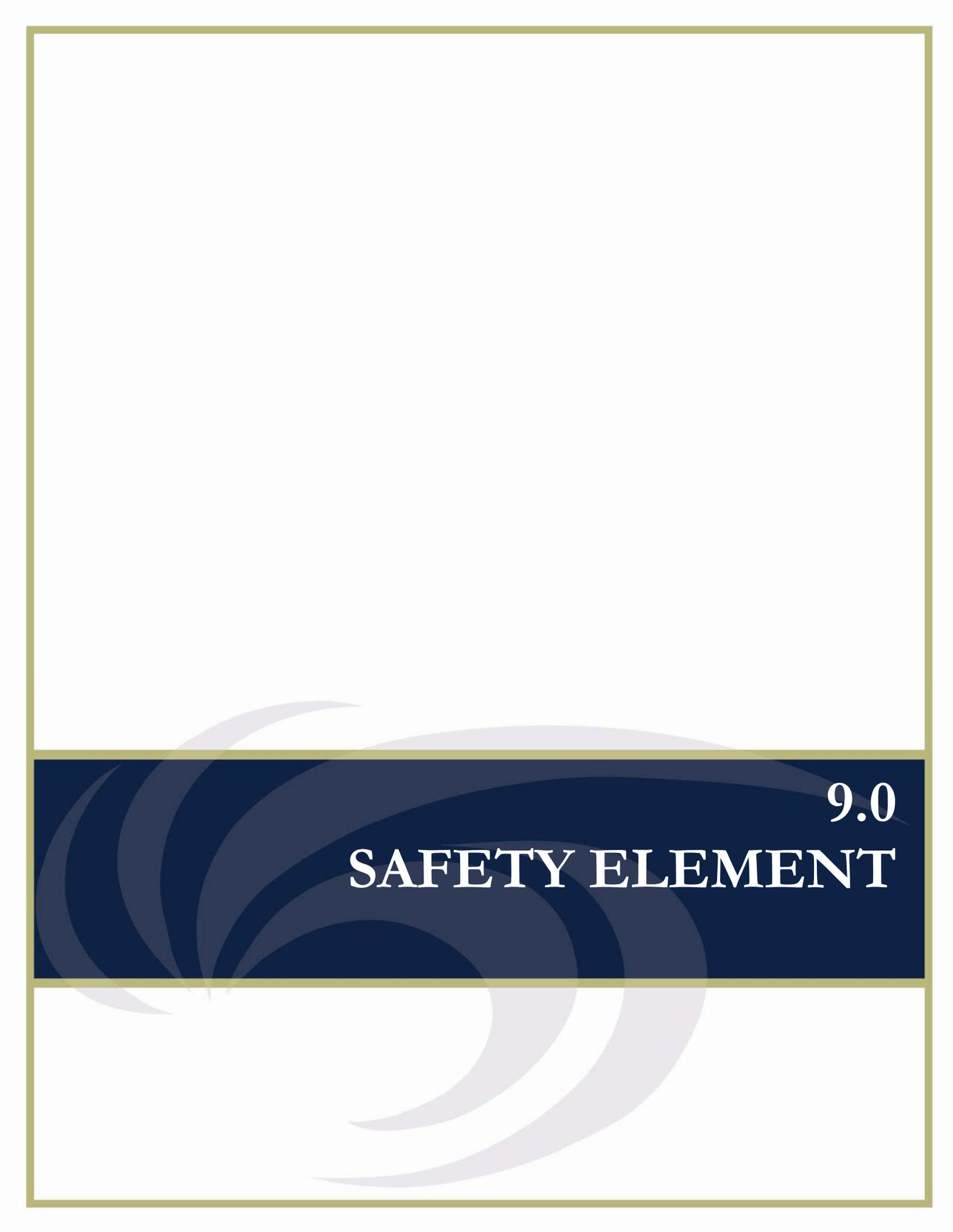
Action N-8a: Require the operation of loading docks, trash compactors, and other noise-producing uses that are adjacent to residential and other sensitive uses to be consistent with Table 8.0-1.

Policy N-9: Discourage future noise-sensitive uses from locating in areas designated for commercial and/or industrial land uses to protect existing and proposed conforming noise-producing uses.

Action N-9a: Require new noise-sensitive uses proposed in or adjacent to areas designated for commercial and/or industrial land uses to be provided a disclosure statement notifying them of existing and potential noise-producing uses.

Policy N-10: Maintain acceptable noise levels and adequate privacy in higher density and mixed-use development.

Action N-10a: Require design and construction standards that minimize noise conflicts between residents with shared walls or floors/ceilings.



9.0

SAFETY ELEMENT

9.1 INTRODUCTION

The City of Taft will strive to protect the personal health, safety, and welfare of the people of greater Taft from natural and manmade hazards and disturbance.

Safety is an important aspect in ensuring the general well-being of city residents, and it encompasses the response to many manmade and naturally occurring hazards. The City's response to general safety concerns will determine its success in maintaining and attracting residents and businesses. Taft will seek to create an enjoyable environment that keeps all residents, employees, and visitors safe from harm.

This Safety Element seeks to recognize and remedy both present and anticipated concerns about the ongoing well-being of city residents, employees, and visitors. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. Additionally, this element addresses safety and hazards related to the potential release of hazardous materials into the community and general issues related to police and fire protection services.

9.2 RELATED PLANS AND PROGRAMS

The Safety Element relates to several other plans and programs, including the following:

- **Kern County Disaster Preparedness Guide, 2008.** A guide for the citizens of Kern County to help prepare for disasters such as dam inundation, wildfires, earthquakes, and floods.
- **Kern County Emergency Operations Plan, 2008.** The Kern County Emergency Operations Plan establishes an emergency management organization and provides for the integration and coordination of planning efforts of the County/Operational Area with those of its cities, special districts, and the state. The plan content is based on guidance provided by the California Emergency Management Agency, the Federal Emergency Management Agency, and the Department of Homeland Security and is intended to facilitate emergency response and short-term recovery by providing a framework for response to all significant emergencies, regardless of the nature of the event.
- **Kern County Multi-Hazard Mitigation Plan, 2005.** The plan puts forth several mitigation goals and objectives that are based on the results of a risk assessment. The plan includes specific recommendations for actions that can mitigate future disaster losses. The plan also includes a review of the County's current capabilities to reduce hazard impacts. The multi-jurisdictional plan includes the County and the incorporated municipalities including Taft. This plan also covers 45 special districts including school, recreation and park, water, community service, and other districts. This plan has been formally adopted by each participating entity and is required to be updated a minimum of every five years.

- **Kern County Terrorism Response and Recovery Contingency Plan, 2003.** This plan is designed to establish responsibilities and to coordinate preparedness, response, and recovery from a terrorist-initiated incident, with emphasis placed upon incidents involving Weapons of Mass Destruction (WMD). This plan supplements the Kern County Emergency Operations Plan and is intended to provide general guidance. Actual response will be dependent upon conditions existing at the time of the emergency, including the availability of local and mutual aid resources.
- **County of Kern Airport Land Use Compatibility Plan, September 1996, amended June 2003, March 2004, and November 2008.** The Taft-Kern County Airport, a public use, general aviation airport, is located within the Planning Area. The airport site comprises approximately 71 acres of land and contains one runway. The airport is owned and operated by the County Department of Airports in accordance with planning and land use procedures and criteria contained in the Airport Land Use Compatibility Plan (ALUCP). This plan establishes planning boundaries for height, noise, and safety around the airport and also determines compatibility of surrounding land uses based upon noise levels associated with the airport operations and exposure of persons to crash hazards associated with aircraft and height restrictions.

A study is currently being conducted to determine the feasibility of retaining the Taft-Kern Airport at its existing site. The airport may be upgraded to meet design standards and future demands at the existing location or an alternative site evaluation for a replacement airport will be initiated. The feasibility study is anticipated to be completed in late 2009.

- **City of Taft Downtown Specific Plan, 1999.** Identifies actions to remediate unreinforced masonry (URM) in its overlay area, including establishing a program of incentives to remediate URM properties.

In addition to the plans and programs listed above, the following agencies provide support and oversight on safety related issues within the Planning Area:

- **Federal Emergency Management Agency (FEMA).** FEMA is the federal agency charged with preparing the nation for all hazards and effectively managing federal responses and recovery efforts following any national incident (e.g., major flood, earthquake, tornado, and hurricane). FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration. FEMA will coordinate with the City's designated emergency responders.
- **Plans and Actions of the Federal Environmental Protection Agency (EPA).** The EPA regulates cleanup of groundwater contamination and other pollutants that may be unsafe to humans and the natural environment. There are cleanup sites within the Planning Area, which must comply with the regulations of the EPA.

- **Governor’s Office of Emergency Services (OES).** The OES coordinates overall state agency response to major disasters in support of local government. The office is responsible for assuring the state’s readiness to respond to and recover from natural, manmade, and war-caused emergencies and for assisting local governments in their emergency preparedness, response, and recovery efforts. OES will review and support the City’s adoption of a local Emergency Management Plan.

9.3 RELATIONSHIP TO OTHER ELEMENTS

The protection of personal health, safety, and welfare from both natural and manmade hazards requires proactive planning to minimize potential conflicts and procedures for emergency preparedness. Therefore, the Safety Element works in conjunction with several of the other elements of this General Plan, most specifically the following:

- The **Land Use Element (Chapter 3.0)** through designation of lands to minimize potential conflicts between land uses and through policies addressing land use compatibility.
- The **Energy Resources Element (Chapter 7.0)** through policies regulating the storage and transport of hazardous waste and materials as well as addressing the siting of energy-related facilities to minimize potential hazards.
- The **Public Facilities and Services Element (Chapter 10.0)** through policies addressing the provision of adequate emergency and health care services and personnel.

Where overlaps in policy issues can be identified, cross-references are provided to alert the reader to the specific policy group of the related elements.

9.4 ISSUES AND CONSIDERATIONS

This Safety Element addresses issues identified during the preparation of the City’s General Plan through discussions with the Vision Steering Committee, its subcommittees, and City staff, and feedback received during the various public meetings. The goals, policies, and actions included in this element have been prepared in consideration of these issues, which include the need to:

- Provide adequate police staffing to serve the community.
- Include neighborhood planning and building design aiding in crime prevention.
- Prevent fire hazards through coordination with Kern County Fire Department.
- Expand emergency medical services available to the City of Taft.
- Reduce hazardous waste releases from both private companies and public agencies.

9.5 GOALS, POLICIES, AND ACTIONS

SAFETY GOALS

Goal S-1: A safe community.

SAFETY POLICIES: GENERAL

Policy S-1: Seek to reduce to acceptable levels the risk of injury, death, and property damage resulting from all reasonably foreseeable safety hazards.

Action S-1a: Work cooperatively with other agencies to develop a Hazard Reduction Program.

Action S-1b: Maintain zero tolerance for gang activity.

Action S-1c: Ensure that all new development complies with Occupational Safety and Health Administration (OSHA) rules and regulations.

Policy S-2: Support Kern County's efforts regarding staff levels and training for preparation and reaction to the full range of natural and manmade hazards.

Action S-2a: Regularly update emergency operations plans, identifying leadership, representatives, coordination and action for responding to emergencies in a timely and efficient manner.

Action S-2b: Coordinate emergency operations plans with the Kern County Emergency Operations Plan.

Action S-2c: Train City staff to handle emergency situations.

Action S-2d: Budget for adequate staff and equipment.

Action S-2e: Participate in the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) and comply with the State of California Emergency Services Act.

SAFETY POLICIES: FLOODING AND DRAINAGE

 **Policy S-3:** Limit development on land subject to flooding during a 100-year event, based on the most recent floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or updated mapping acceptable to the City. Allow potential development in areas subject to flooding to be clustered onto portions of a site which are not subject to flooding, consistent with other policies of this General Plan.

Action S-3a: Prepare and operate a flood management program with the support of Kern County.

 Policy S-4: Require a buildable area outside the 100-year floodplain on every residential lot sufficient to accommodate a residence and accessory structures. Require fill placed to create a buildable area occur only if approved by the City and in accordance with all other applicable policies and regulations.

Policy S-5: Strongly discourage the use of fill in the 100-year floodplain to create buildable areas. Review such requests to determine potential impacts on wildlife, habitat, and flooding on other parcels.

 Policy S-6: Prohibit the creation of parcels where the presence of easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build, maintain, and use structures except for open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage, or wetland maintenance.

 Policy S-7: Require all new urban development projects to incorporate runoff control measures, such as Low Impact Development (LID) techniques, to minimize peak flows of runoff.

Action S-7a: Assist in financing or otherwise implementing drainage improvements as needed and appropriate including the recommendations of the City of Taft Sandy Creek Hydrology Study (2005)

Action S-7b: As part of the review of development projects, assure that runoff control measures and potential access constraints are planned and provided for. Where appropriate, require a site-specific geotechnical study to evaluate the site's soils and potential for shallow and/or deep subsidence.

Action S-7c: Coordinate with the Regional Water Quality Control Board and other appropriate agencies on best management practices available for incorporation into development projects.

Action S-7d: Develop and adopt a Grading and Erosion Control Ordinance with minimum standards of review and implementation and enforcement procedures for controlling erosion, sedimentation, and other pollutant runoff from new development projects.

SAFETY POLICIES: ACCIDENTAL RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES

The reader should also consult the Energy Resources Element: Public Safety and Environmental Protection policy group for additional policies relating to hazardous materials.

 Policy S-8: Work to identify and eliminate hazardous waste releases from both private companies and public agencies.

9.0 SAFETY ELEMENT

Action S-8a: Continue to coordinate with the Kern County Health Department.

Action S-8b: Work with appropriate agencies to map and document known contaminated and remediated sites.

Policy S-9: Strictly regulate the storage of hazardous materials and waste, consistent with state and federal law.

Action S-9a: Regularly review the Taft Municipal Code to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.

Action S-9b: Require secondary containment and periodic examination for all storage of hazardous and toxic materials, consistent with the requirements of state or federal law.

Action S-9c: As part of the review and approval of development plans and building permits, assure that secondary containment is provided for hazardous and toxic materials.

 **Policy S-10:** Require industrial facilities to be constructed in accordance with up-to-date safety and environmental protection standards.

Action S-10a: Support continued enforcement of permitting requirements for radioactive materials and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.

Policy S-11: Require industries which store and process hazardous or toxic materials to provide a buffer between the source and the property boundaries sufficient to protect public safety, subject to approval by the City and any other regulatory agency.

Action S-11a: As part of review and approval of development plans, require adequate buffering of sensitive uses from hazardous or potential hazardous areas.

SAFETY POLICIES: TRANSPORT OF HAZARDOUS MATERIALS

The reader should also consult the Energy Resources Element: Waste Management policy group for additional policies relating to hazardous materials.

Policy S-12: Continue to coordinate with the California Office of Emergency Services, the California Department of Toxic Substances Control, the California Highway Patrol, the Kern County Department of Environmental Health Services, the Kern County Fire Department, the Kern County Sheriff's Department, and other appropriate agencies in hazardous materials route planning and incident response.

Action S-12a: Coordinate with the oil companies to prepare emergency and contingency plans for controlling and mitigating pipeline leakage within the Planning Area.

Action S-12b: Support Kern County in their efforts to manage the use, movement, storage, and disposal of hazardous materials in the county and the city when they update the Hazardous Waste Management Plan and the Integrated Waste Management Plan.

Action S-12c: Cooperate with the Kern County Fire Department to develop, review, and revise, as necessary, the Emergency Response Plan to provide consistent and proper procedures to address pipeline ruptures.

Action S-12d: Coordinate with state and federal agencies having responsibilities for regulating the transportation of hazardous materials review regulations and procedures to mitigate the public safety hazard.

Action S-12e: As part of review and approval of development plans, consider the impact of proposed industrial development projects with respect to transport of hazardous materials. To the extent feasible, locate uses requiring substantial transport of hazardous materials so as to direct such traffic away from residential and commercial areas.

SAFETY POLICIES: GEOLOGIC AND SEISMIC HAZARDS

Policy S-13: Support efforts by federal, state, and other local jurisdictions to investigate local seismic and geological hazards and support those programs that effectively mitigate these hazards.

Policy S-14: Protect new structures from damage caused by geologic and/or soil conditions to the greatest extent feasible.

Action S-14a: Implement the Uniform Building Code and California Building Code to ensure that structures meet all applicable seismic standards.

Action S-14b: Require all new construction projects complete a geotechnical report, soils report, or other appropriate analysis to determine the soils characteristics and the effects of seismic ground shaking based on the soil properties at each project site and impose appropriate measures for geologically sensitive areas.

SAFETY POLICIES: EMERGENCY SERVICES

The reader should also consult the Public Facilities and Services Element: Emergency and Health Care Services policy group for additional policies relating to emergency services.

- Policy S-15:** Seek to expand the emergency medical services available in the City.
- Policy S-16:** Encourage the integration of ground and air resources to maximize the effectiveness of emergency medical services.
- Policy S-17:** Encourage the integration of public and private resources to increase the effectiveness of emergency medical services.

SAFETY POLICIES: POLICE PROTECTION

- Policy S-18:** Regularly monitor and review the level of police staffing provided in Taft to ensure that sufficient staffing and resources are available to serve local needs.
- Policy S-19:** Encourage neighborhoods and buildings to be designed to discourage crime and provide security and safety for people and property.

Action S-19a: During the review and approval of development plans, encourage projects to incorporate design techniques to maximize visibility, such as the Crime Prevention Through Environmental Design (CPTED) principles.

SAFETY POLICIES: FIRE PROTECTION

- Policy S-20:** Continue to coordinate with the Kern County Fire Department to reduce fire hazards, assist in fire suppression, and promote fire safety.

Action S-20a: Review new development for adequate water supply and pressure, fire hydrants, and access to structures by firefighting equipment and personnel.

Action S-20b: Review projects for compliance with the Fire Code as part of the building permit process.

- Policy S-21:** Promote fire prevention methods to reduce service protection costs.

Action S-21a: Promote high-visibility fire prevention programs, such as those which provide voluntary home inspections and awareness of home fire prevention measures.

Action S-21b: Continue to educate the public about fire safety at home and in the workplace.

- Policy S-22:** Restrict the use of fire-prone building materials in areas defined by the fire services as presenting high fire risk.



10.0
**PUBLIC FACILITIES
AND SERVICES ELEMENT**

10.1 INTRODUCTION

The City will be a regional draw for businesses, families, and cultural activities by providing efficient and well-maintained infrastructure systems and public services. Taft will seek to ensure high-quality water, wastewater, schools, health care, and multipurpose public facilities are available to all Taft citizens and businesses.

Creating a successful, healthy community requires good land use planning, development of sound infrastructure systems, and the provision of services to meet the needs of the community. The City will prioritize public facilities infrastructure and services, increasing Taft's regional desirability. The City will strive to assure that adequate public services and infrastructure systems are provided to residents in all current neighborhoods and future developments. Ultimately, the infrastructure and services will be provided at the time they are needed.

This element seeks to identify the ideal level and type of infrastructure and service provision necessary to achieving the goal of providing a high service level to the residents of Taft. The goals, policies, and actions contained in the element set forth methods for ensuring that Taft provides the highest service levels possible.

10.2 RELATED PLANS AND PROGRAMS

The Public Facilities and Services Element relates to several other plans and programs, including the following:

- **City of Taft, Master Grading/Drainage Plan, March 2002.** The goal of the plan is to facilitate orderly development within the city and promote efficient use of city resources in addressing stormwater needs, with as much stormwater runoff as possible to be routed by a combination of drains, open channels, culverts, and streets to the existing creeks, thereby preventing flood damage. This plan will be updated to reflect new policies including the use of Low Impact Development (LID) techniques, bio swales and natural drainage, and other measures related to flood control and drainage.
- **Draft 2020 Municipal Service Plan, City of Taft.** The 2020 Plan has been developed to assist the City of Taft and its many clients/partners, including other governmental and public agencies and private sector businesses as well as the public at large, in effective planning for the future installation of public infrastructure. The basic infrastructure services addressed in this plan are water services, wastewater services, and traffic circulation and local streets.
- **Kern County and Incorporated Cities Integrated Waste Management Plan.** Addresses issues pertaining to nonhazardous waste disposal and other waste facilities. Oil production and refining generate large quantities of waste. Most of these wastes are nonhazardous; the greatest volume is produced water (brine) and drilling muds (mostly clay).

- **Kern County and Incorporated Cities Hazardous Waste Management Plan, 1991.** Analyzes information on hazardous waste generation in the county, describes existing disposal facilities and assesses the need for new and expanded facilities, analyzes potential for waste reduction, and creates programs for local hazardous waste management. There is a certain amount of hazardous waste produced in conjunction with oil-producing operations. These wastes are transported to licensed recycling or disposal facilities.

Waste disposal is regulated by several federal and state agencies. Hazardous waste control laws are becoming more stringent and it is becoming increasingly difficult to site new hazardous waste disposal facilities.

10.3 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

First-rate public facilities and services require planning for current and future service demand needed for construction and maintenance of those facilities. Therefore, the Public Facilities and Services Element works in conjunction with several of the other elements of this General Plan, most specifically the following:

- The **Land Use Element (Chapter 3.0)** through designation of lands for public facilities. The planned development identified on the Land Use Map also influences the demand for public facilities.
- The **Open Space and Conservation Element (Chapter 5.0)** through policies supporting water conservation and the use of reclaimed water as well as policies encouraging the shared use of public and private facilities.
- The **Safety Element (Chapter 9.0)** through policies addressing the provision of adequate emergency and health care services and personnel.
- The **Economic Development Element (Chapter 11.0)** through policies encouraging education and training of the workforce by way of coordination with Taft area schools for the retention and expansion of educational institutions.

Where overlaps in policy issues can be identified, cross-references are provided to alert the reader to the specific policy group of the related elements.

10.4 ISSUES AND CONSIDERATIONS

This Public Facilities and Services Element addresses issues identified during the preparation of the City's General Plan through discussions with the Vision Steering Committee, its subcommittees, and City staff, and feedback received during the various public meetings. The goals, policies, and actions included in this element have been prepared in consideration of these issues, which include the need to:

- Coordinate with all public service agencies, including water and sewer providers, school districts, park and recreation districts, and emergency services, during the review of plans and development projects.
- Reduce deficiencies in existing public facilities.
- Require contiguous, phased development, which affects orderly development of roadways, water and sewer, and other public facilities.
- Encourage compatible land uses adjacent to public facilities.
- Conserve water.
- Protect the quality and quantity of groundwater resources.
- Promote alternative technologies for sewage/wastewater treatment.
- Expand public facilities, including parks and open space, health care, sewer and water, schools, colleges, and roadways.
- Develop proposals that involve the adaptive reuse of buildings.

10.5 GOALS, POLICIES, AND ACTIONS

PUBLIC FACILITIES AND SERVICES GOALS

 **Goal PF-1:** High-quality water and wastewater systems in the City.

 **Goal PF-2:** Quality school system at all levels.

 **Goal PF-3:** Expand health care facilities in the community.

Goal PF-4: Multipurpose use of public facilities.

Goal PF-5: Finance and maintain new and existing infrastructure.

PUBLIC FACILITIES AND SERVICES POLICIES: GENERAL

 **Policy PF-1:** Attain a minimum LEED (Leadership in Energy and Environmental Design) certification of Silver or equivalent for all new public facilities.

 **Policy PF-2:** Require developers to pay their fair share of the costs associated with development and redevelopment except as authorized by the City pursuant to Economic Development goals and strategies.

Policy PF-3: Except when prohibited by state law, require that infrastructure systems be available on time to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.

Action PF-3a: Require financial guarantees to assure infrastructure development to the City's satisfaction.

Action PF-3b: Adopt master plans for the development of public facilities, including phasing of improvements in a logical manner that encourages the orderly development of roadways, water and sewer facilities, and other public facilities.

Policy PF-4: Coordinate with all service agencies, including water and sewer providers, school districts, and park and recreation districts, during the review of plans and development projects.

Policy PF-5: Require dedication of easements needed for infrastructure.

PUBLIC FACILITIES AND SERVICES POLICIES: INFRASTRUCTURE

Policy PF-6: Phase public facilities in a logical manner to avoid "leapfrog" development and encourage the orderly development of roadways, water and sewer, and other public facilities. Do not provide public financing or assistance for projects that do not comply with the planned phasing of public facilities, as determined in the infrastructure master plans. Interim facilities may be used only if approved by the City Council.

Policy PF-7: Require new development to pay its fair share portion of its impacts on public facilities and infrastructure.

Action PF-7a: Establish development impact fees that fairly represent the cost of obtaining public facility improvements that serve new development and that provide a bridge for public, tax-supported services to be provided until tax revenues are received. Review the fees periodically.

Action PF-7b: Require the installation of improvements necessary to serve the demand created by development projects and to be consistent with infrastructure master plans, rather than collect impact fees. The cost of oversizing improvements may be eligible for reimbursement over time, as allowed by the City.

Policy PF-8: Partner with other public entities such as the Kern County Fire Department, the Kern County Sheriff's Department, and other agency public safety departments in the financing and construction of public facilities.

Policy PF-9: Coordinate with independent public service providers, including schools, parks and recreation, reclamation, water, transit, electric and other service districts, in developing financial and service planning strategies.

Action PF-9a: Seek state and federal grants for the upgrading and expansion of the infrastructure systems in the City of Taft as opportunities arise and resources permit.

PUBLIC FACILITIES AND SERVICES POLICIES: WATER SERVICE

The reader should also consult the Open Space and Conservation Element: Water Supply and Quality policy group for additional policies dealing with water.

 **Policy PF-10:** Require water supply and delivery systems to be available in time to meet the demand created by new development.

Action PF-10a: Amend the Taft Municipal Code to require the following for all development projects, excluding subdivisions:

- That an assured water supply and delivery system be available at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- That all required water infrastructure for the project be assured through the use of financial guarantees to the City's satisfaction prior to the issuance of any building permit.
- That all required water infrastructure for a property be in place prior to the issuance for a Certificate of Occupancy for any structure or building on a site.
- That water infrastructure be phased to coincide with the phased development of large-scale projects.

Action PF-10b: Amend the Taft Municipal Code to require the following for all subdivisions to the extent allowed by state law:

- That proposed water supply and delivery systems be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- That the agency providing water service to the subdivision demonstrate prior to the approval of the Final Map by the City that sufficient capacity would be available to accommodate the subdivision plus existing development, other

approved projects in the same service area, and other projects that have received commitments for water service.

- That off-site and on-site water infrastructure sufficient to provide adequate water to the subdivision be in place prior to the approval of the Final Map, or their financing be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.

Policy PF-11: Protect the quality and quantity of groundwater resources, including those that serve households and businesses which rely on private wells.

Policy PF-12: Require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.

PUBLIC FACILITIES AND SERVICES POLICIES: SEWER SERVICE

Policy PF-13: Encourage the use of new and alternative technologies, such as high tech “pocket plants” or other appropriate means, to efficiently and effectively provide sewage/wastewater treatment when it is not economically feasible to connect to the sanitary sewer system.

Action PF-13a: Identify additional funding sources to obtain the most favorable method of providing sewage/wastewater service.

Policy PF-14: Pursue alternative methods of wastewater disposal including treatment of wastewater for use in landscaping and irrigation.

Policy PF-15: Require that sewage conveyance and treatment capacity be available in time to meet the demand created by new development or be assured through the use of financial guarantees to the City’s satisfaction.

Action PF-15a: Amend the Taft Municipal Code to require the following for all development projects, excluding subdivisions:

- That sewer/wastewater treatment capacity be available at the time of project approval.
- That all required sewer/wastewater infrastructure for the project be assured through the use of financial guarantees to the City’s satisfaction prior to the issuance of any building permit.
- That all required sewer/wastewater infrastructure for a property be in place prior to the issuance for a Certificate of Occupancy for any structure or building on a site.

- That sewer/wastewater infrastructure be phased to coincide with the phased development of large-scale projects.

Action PF-15b: Amend the Taft Municipal Code to require the following for all subdivisions to the extent allowed by state law:

- That sewage/wastewater treatment capacity be available at the time of tentative map approval.
- That sufficient capacity be available to accommodate the subdivision plus existing development, other approved projects using the same conveyance lines, and projects which have received sewage treatment capacity commitment.
- That on-site and off-site sewage conveyance systems required to serve the subdivision be in place prior to the approval of the Final Map or their financing be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.
- That sewage conveyance systems within the subdivision be in place and connected to the sewage disposal system prior to the issuance of any Certificates of Occupancy. Model homes may be exempted from this policy as determined appropriate by the City.

PUBLIC FACILITIES AND SERVICES POLICIES: EMERGENCY AND HEALTH CARE SERVICES

The reader should also consult the Safety Element: Emergency Services policy group for additional policies dealing with emergency services.

Policy PF-16: Work with the Kern County Fire Department and local ambulance service providers to assure persons in the Taft area are well served relative to response time by fire and emergency services personnel.

Policy PF-17: Work with West Side Hospital District or other entity to improve health care, possibly including 24/7 emergency care and the reopening of the Mercy West Side Hospital or a comparable facility, and/or building a lifestyle center, such as the facility constructed in Visalia by Kaweah Delta District Hospital.

PUBLIC FACILITIES AND SERVICES POLICIES: SCHOOLS

The reader should also consult the Land Use Element: Public Engagement, the Open Space and Conservation Element: Open Space, Parks and Recreation, Energy Resources Element: Workforce Development, and the Economic Development Element: Jobs and Housing Balance policy groups for additional policies relating to schools and workforce development and education.

 **Policy PF-18:** Encourage school districts to locate and site facilities in a manner integrated with the rest of the community.

Policy PF-19: While recognizing that school development is not within the jurisdiction of the City, strongly encourage Taft City School District, Taft Union High School, and Taft College to consider the following criteria:

- That traffic impacts on nearby roadways should be addressed and mitigated to meet City standards for Level of Service.
- That schools serve as a focal point of neighborhood activity and should be interrelated with churches, parks, greenways, and off-street paths whenever possible and designed to promote joint use of appropriate facilities.
- That most residences should be within walking distance of a school (one mile or less) and that all residences should be within two miles of a school whenever possible.

Action PF-19a: Convene a focused design effort with Taft City School District, Taft Union High School, and Taft College to establish design guidelines for new schools in accordance with City design standards.

Policy PF-20: Encourage the retention and growth of Taft College and the location of new colleges and universities within the City.

Policy PF-21: Encourage the use of schools for before- and after-school programs and day care programs.

PUBLIC FACILITIES AND SERVICES POLICIES: MULTIPLE USE FACILITIES

 **Policy PF-22:** Encourage multiple use public facilities that are centrally located to serve the maximum number of the citizens and businesses of Taft.

 **Policy PF-23:** Give favorable consideration to development proposals that involve the adaptive reuse of buildings providing a positive aesthetic statement in appearance and architectural style, and provide additional community amenities, such as multipurpose rooms, gymnasium, theater, corporation yard, swimming pool, and playing fields.

Policy PF-24: Provide modern telecommunication systems in public facilities.

Action PF-24a: Equip public facilities with modern audiovisual equipment and wired for modern telecommunications.

Policy PF-25: Encourage the use of public facilities for before- and after-school programs and day care programs.



11.0
**ECONOMIC DEVELOPMENT
ELEMENT**

11.1 INTRODUCTION

Taft's economic development efforts will provide a continuing favorable business climate for new and existing businesses in order to maintain the high quality of life in our family-friendly and growth-oriented community.

Economic development is the enhancement of a community's productive capabilities, largely through the creation and retention of jobs and revenue. Concentrating efforts on economic development will provide more job opportunities for Taft residents and will produce more revenue, allowing the City to provide higher levels of service. The process of economic development also increases economic opportunity for local businesses and property owners. Redevelopment and other tools will help form public-private partnerships to revive existing buildings, stimulate infill and catalyst projects, and upgrade and replace the city's aging infrastructure. Taft will promote economic development as a way to improve the city's regional desirability, revitalize existing commercial areas, and improve the quality of life for all city residents and businesses.

This Economic Development Element attempts to provide a full range of employment, retail/service, and entertainment options and addresses the jobs-to-housing balance. The element establishes goals, policies, and actions to improve the city's prosperity, maintain regional competitiveness, and market the city. This element is also intended to create and retain wealth for the citizens of Taft by providing opportunities to increase property values, offering continuing education opportunities, and supporting entrepreneurship.

11.2 RELATED PLANS AND PROGRAMS

The Economic Development Element relates to several other plans and programs, including the following:

- **Taft Community Development Agency (TCDA) Redevelopment Plan.** The Redevelopment Plan currently covers approximately 900 acres in central Taft, which allows collection of tax increment revenue for the purpose of improving and redeveloping commercial and residential areas and supports the production of mixed-income housing in the city. The TCDA is currently working on an expansion of the Redevelopment Plan Area from the existing 900 acres to 2,205 acres.
- **Taft Community Development Agency (TCDA) 3rd Five-Year Implementation Plan and Housing Plan, 2005–2009.** The TCDA's five-year plan outlines goals and objectives for the purpose of eliminating blight and providing affordable housing and specifically designated project areas of the city.
- **City of Taft Five-Year Economic Development Strategy.** Identifies strategies to grow a diversified economy, improve the jobs-to-housing ratio, and create opportunities from existing community resources.

- **Enterprise Zone.** An Enterprise Zone is a specific geographic area targeted for economic revitalization through encouragement of economic growth and investment in distressed areas by offering tax advantages and incentives to businesses locating within the zone boundaries. Taft, in conjunction with Kern County, is currently applying for establishment of an Enterprise Zone.

11.3 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Economic prosperity requires an adequate supply of land and structures, a strong adequately trained local workforce, trade opportunities, and a sound infrastructure system. Therefore, the Economic Development Element works in conjunction with several of the other elements of this General Plan, most specifically the following:

- The **Land Use Element (Chapter 3.0)** through designation of lands that support the use of the local labor force for jobs in the community by encouraging a mix of uses that would allow retail and office uses to locate proximal to residential uses, thereby achieving a healthy jobs-to-housing balance. The Land Use Element also contains policies that elevate design standards to improve the overall community image and encourage business investment.
- The **Energy Resources Element (Chapter 7.0)** through policies encouraging retention and training of the workforce as it relates to energy technology and advancement.
- The **Public Facilities and Services (Chapter 10.0)** through policies that require adequate infrastructure systems are available to support new business and expansion of existing businesses.

Where overlaps in policy issues can be identified, cross-references are provided to alert the reader to the specific policy group of the related elements.

11.4 ISSUES AND CONSIDERATIONS

It is the intent of this Economic Development Element to address issues identified during the preparation of the City's General Plan through discussions with the Vision Steering Committee, its subcommittees, and City staff, and feedback received during the various public meetings. The goals, policies, and actions included in this element have been prepared in consideration of these issues, which include the need to:

- Create a diversified and resilient economy through expanding opportunities for retail, industry, and amenities.
- Attract businesses that are economically sustainable, create new wealth, and give back to the City in the form of new taxes, jobs, and opportunities.

- Maintain an adequate supply and variety of new commercial land to allow the market to continue to expand.
- Create commercial, retail, and industrial centers at the intersections of I-5/State Route 166 and I-5/State Route 119 to capture revenues generated from I-5.
- Improve the visual image of Taft to create and attract a desirable business environment.

11.5 GOALS, POLICIES, AND ACTIONS

ECONOMIC DEVELOPMENT GOALS

Goal ED-1: A high quality of life and strong, positive community image for Taft.

Goal ED-2: Be the economic center for Kern County west of Interstate 5.

Goal ED-3: A business community which includes a diversity of industrial and office uses, locally and regionally oriented retail and services, and a diversity of residential types.

Goal ED-4: A balance between the numbers and types of workers residing in Taft and opportunities for employment in the City.

Goal ED-5: A positive environment for business retention and expansion.

Goal ED-6: Creation of Taft as a desirable place to establish a business.

Goal ED-7: Establishment of an Enterprise Zone.

ECONOMIC DEVELOPMENT POLICIES: DIVERSE AND BALANCED MIX OF USES

Policy ED-1: Work with the Taft Chamber of Commerce to develop, support, and implement the economic development goals of the City, including overall marketing efforts for Kern County west of I-5.

Policy ED-2: Encourage a mix of large and small industries and businesses so as to support a strong and diverse economic base. Target and attract industries and businesses which contribute to diversification and stabilization of the local economy.

Action ED-2a: Develop and regularly update an economic development strategy which, in part, identifies the existing economic base, identifies certain business sectors for special expansion and recruitment efforts, and maintains the desired jobs-to-housing balance.

Policy ED-3: Encourage a balance of office and professional uses which support a strong, diverse economic base and are compatible with the needs of the community.

Policy ED-4: Encourage developers of larger commercial, office, and industrial projects to provide on-site or locate near ancillary uses that would allow employees and residents to make non-work-related trips (e.g., banking, lunch, dry cleaning, recreation, day care) without having to use their automobiles.

Action ED-4a: Amend the Zoning Ordinance to allow for ancillary uses in all commercial, office, and industrial zone districts.

Policy ED-5: Encourage the full and efficient utilization of vacant and underutilized parcels and buildings in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.

Action ED-5a: Prepare and maintain an inventory of vacant and underutilized land and buildings designated for commercial and industrial uses and identify opportunities for pre-development studies which could be done by the City or the private sector to facilitate development of key sites.

Policy ED-6: As part of an overall economic development strategy, attract and retain a variety of office and professional uses to not only meet the needs of the local community but establish a strong office market base servicing the region of Kern County west of I-5.

Policy ED-7: Encourage retention, expansion, and attraction of small and medium-size firms with good growth potential.

Action ED-7a: Identify and pursue special programs, including financing incentives, for targeted businesses.

Action ED-7b: Identify and mitigate obstacles to the formation and expansion of local businesses.

ECONOMIC DEVELOPMENT POLICIES: JOBS AND HOUSING BALANCE

The reader should consult the Energy Resources Element: Workforce Development policy group for policies dealing with workforce development and education.

Policy ED-8: Create a balance between jobs and housing within the City's Planning Area.

Action ED-8a: Develop a strategy to improve the jobs and housing ratio to 1.5.

Policy ED-9: Encourage office and professional home occupations.

Policy ED-10: Encourage industrial or business uses which create new, well-paying jobs and maximize private capital investment based upon the size and scope of the project.

 **Policy ED-11:** Recruit and retain a diversity of businesses and industries which meet the skill levels of the community's broad labor pool.

Action ED-11a: Work with the various job training and educational agencies to develop and match the skill levels of the labor pool to the needs of the economy as a whole.

Policy ED-12: Market and use Taft's skilled labor force as an economic development and business attraction tool.

 **Policy ED-13:** Increase the number of jobs that go to Taft residents by coordinating economic development efforts with employment placement.

 **Policy ED-14:** Coordinate efforts with local, state, federal, and private agencies/organizations to remove impediments to gainful employment, such as lack of transportation, child care, job training, vocational education, and other factors.

Policy ED-15: Support a strong, quality local education system.

Action ED-15a: Work with the Taft City School District and the Taft Union High School to plan for future growth and assure that growth improves the quality of the local educational system.

Action ED-15b: Provide labor market information to local educational institutions and training agencies for adults and youths.

Action ED-15c: Work with local employers to identify their needs and assist in the communication of those needs to educational institutions to assure a better prepared workforce and a continual supply of skilled labor.

 **Policy ED-16:** Encourage economic development activities which provide, either through initial stages or through expansion, the opportunity for employment of local residents and/or increased municipal revenues.

ECONOMIC DEVELOPMENT POLICIES: BUSINESS RETENTION AND EXPANSION

The reader should also consult the Open Space and Conservation Element: Agricultural Land Preservation policy group for additional policies relating to the preservation and continuation of agricultural practices.

 **Policy ED-17:** Work to remove real and perceived barriers to redevelopment of existing commercial and industrial areas, particularly those on constrained or infill sites.

Action ED-17a: Periodically review the General Plan to ensure that there is an adequate supply of land designated for economic development, with flexibility in

the commercial and industrial land use designations to allow a wide range of targeted businesses without need for amendments to the General Plan.

Action ED-17b: Streamline City administrative and regulatory processes wherever possible. Reduce inefficiencies, overlap, and time delays associated with these processes.

Action ED-17c: Simplify the development review process for small-scale changes to previously approved site plans and buildings.

Policy ED-18: Support development projects which broaden and enhance the City's local economy.

Action ED-18a: Actively promote development which will generate new jobs and tax revenues to the City.

Policy ED-19: Support development projects that provide businesses that complement and support Taft's basic businesses.

Policy ED-20: Encourage the construction of facilities that can be adapted to the needs of subsequent users.

Action ED-20a: Require developers to consider the potential long-term land use and economic impacts that major new projects could have on the city and nearby areas by overbuilding or exceeding the market capacity for the types of uses proposed.

Policy ED-21: Provide for and encourage the maintenance and long-term revitalization of existing commercial areas, such as Westside Shopping Center and Taft Plaza. Where appropriate, use incentives to encourage and assist the private sector to maintain and revitalize these areas.

Action ED-21a: Expand redevelopment district boundaries to include properties from 2nd Street to North 10th Street along Main, Center, and North streets.

Action ED-21b: Following annexation of Ford City, Taft Heights, and South Taft, expand the redevelopment district boundaries to include the newly annexed territories.

Action ED-21c: Utilize the programs and powers available under redevelopment law to revitalize existing commercial areas.

Action ED-21d: Utilize all economic development tools available to benefit the well-being of the city.

Policy ED-22: Leverage redevelopment funds and private funds by targeting federal, state, and local resources for the existing commercial areas.

Action ED-22a: Evaluate the feasibility of creating enterprise zones, incubator projects, or other appropriate programs.

Policy ED-23: Retain existing businesses, particularly those that contribute to meeting Taft's strategic economic goals, and facilitate their expansion.

Action ED-23a: Create and implement an ongoing retention program.

Policy ED-24: Support the continuation of the Taft-Kern County Airport, whether in its existing location or at a new site.

Action ED-24a: In the event of a change in the status of Taft-Kern County Airport or a site relocation, work to create joint use or commercial use of the airport to maximize shipping and air traffic capabilities.

Policy ED-25: Encourage the preservation and expansion of the local agricultural economy.

Action ED-25a: Work cooperatively with farmers, property owners, universities, colleges, and agricultural organizations and agencies to enhance the viability of agricultural activities and uses.

Action ED-25b: Help to sponsor a downtown farmers market and other related activities that promote local farming and agriculture.

Policy ED-26: Coordinate open space preservation and conservation programs with economic development programs to enhance agriculture.

Policy ED-27: Actively seek to attract industry that complements and supports the local agricultural economy.

Policy ED-28: Continue to support the role of energy production as a significant contributor to the economic base of the community. Encourage development which facilitates oil and energy production and supporting industries yet enables many diverse employment possibilities of other industry clusters.

ECONOMIC DEVELOPMENT POLICIES: BUSINESS ATTRACTION

Policy ED-29: Attract retail uses which increase the City's revenues by expanding the community's regional retail market share.

Action ED-29a: As part of the annual economic development plan, analyze the City's per capita sales by market category compared to statewide and regional averages. Target those sectors where the City is interested in improving sales.

Policy ED-30: Support new business development which does not overburden infrastructure capacities. Provide adequate infrastructure capacity to support new business development, while not negatively impacting operations of the existing business base.

Policy ED-31: Create an economic climate conducive to attracting new development and businesses which yield net social and economic benefits to the community.

Policy ED-32: Facilitate entitlement processing for all businesses which conform to the Economic Development Element.

Policy ED-33: Use development incentives for projects that conform to the Economic Development Element, provide significant private capital investment, create a large number of jobs and amount of public revenues, and/or are needed to stimulate additional development or investment.

Policy ED-34: Attract and retain commercial uses to support a strong, diverse economic base and balance these uses with the ultimate growth of the community.

Action ED-34a: Periodically review the General Plan to ensure that there is an adequate supply of land designated for economic development, with flexibility in the commercial and industrial land use designations to allow a wide range of targeted businesses without need for amendments to the General Plan.

Policy ED-35: Accommodate ongoing and long-term changes in business operations and market trends, while protecting the integrity of both the overall area and the project.

Action ED-35a: Review and update the Zoning Ordinance as necessary to respond to changes in business operations and market trends.

Policy ED-36: Coordinate economic development planning with land use planning.

Policy ED-37: Encourage increased cooperation between the public and private sectors, such as the Chamber of Commerce, plant managers, and business associations, in formulating economic development plans and programs.

Policy ED-38: Pursue the establishment of an Enterprise Zone for the City of Taft.

ECONOMIC DEVELOPMENT POLICIES: COMMUNITY IMAGE

The reader should consult the Land Use Element: Community Image and Design policy group for policies dealing with community image.



12.0

IMPLEMENTATION PLAN

Although the General Plan is a policy document, serving as the foundation for Taft’s Ordinances and expenditures, it also includes “Action Items” intended to indicate how the City will implement goals and policies within the body of the Plan.

Action Items are included in all elements of the General Plan except the Housing Element, which includes its own implementation plan and quantified objectives.¹ In general, Action Items are scattered throughout each of the other elements, appearing immediately after the corresponding policy.

12.1 IMPLEMENTATION OF ACTION ITEMS

This Implementation Plan repeats the Action Items from each of the eight elements contained in this General Plan and indicates who will be the lead entity responsible for their implementation. The responsible implementing department/agency has been identified with a parenthetical reference at the end of each Action Item (refer to the Legend at the end of *Section 12.2: Action Items* for department/agency codes).

The department/agency identified represents the entity with the primary role in implementing the identified Action Item. It is assumed that the identified responsible party would coordinate as necessary with other departments and agencies to carry out the specified Action Item.

Many of these actions will require both human and financial resources to implement, thus making them difficult to definitively schedule given the annual nature of the budgetary process and changing priorities over the years. However, each of the Action Items has been identified with a parenthetical reference to the letters A, B, or C to indicate a relative priority for implementation.

More specifically, the letter A implies that the Action Item will be implemented with the highest, first tier priority. The letter B implies a second tier priority for implementation. An Action Item accompanied by the letter C indicates a third tier priority for implementation.

In other cases, the reader may notice the use of the term “ongoing” which refers to actions already being undertaken by the City or those that are expected to continue on either a periodic or perpetual basis. In some situations there may be an Action Item with a priority such as A, B, or C identified in conjunction with the term “ongoing”. This indicates that the Action Item requires both an initial action and ongoing maintenance by the responsible party to implement the designated item.

Implementation of any policy document like a General Plan will take careful consideration over many years. In addition to supporting the pursuit of Action Items listed below, Taft’s decision-makers will implement this plan each time they adopt an ordinance or authorize a capital

¹ *Chapter 6.0: Housing Element* was updated separately from the comprehensive General Plan update to comply with the timeline for certification through the California Department of Housing and Community Development. The Housing Element is contained under separate cover.



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expenditure. When taking these actions, Taft’s decision-makers must affirmatively find them to be consistent with the General Plan. In this way, the General Plan will be implemented by a series of incremental decisions informed by its goals and policies.

The City will carefully assess potential consequences and alternatives preceding every action, and individual decisions will be scrutinized for their potential impacts and their consistency with this General Plan.

In addition, this General Plan itself is likely to require careful monitoring and updating over time through an “adaptive management” approach to allow the City to respond to changing conditions and keep this document relevant. By adopting an adaptive management approach, this General Plan assumes that as technological advances occur and as conditions on the ground change, the City’s policy framework should change accordingly. Thus, General Plan amendments—while never a simple or common occurrence—should be expected from time to time.

12.2 ACTION ITEMS

Action Number	Action Item	Responsible Department	Priority
LAND USE ELEMENT (CHAPTER 3.0)			
Land Use Policies: Residential			
<u>Action LU-22a</u>	Develop Residential Design Guidelines to promote: <ul style="list-style-type: none"> • Tree-lined streets. • Neighborhood parks. • Architecturally pleasing dwellings. • Common areas maintained by Community Facilities Districts, Landscaping and Lighting Districts, or other financing mechanisms. 	CD	A
<u>Action LU-23a</u>	Amend the Taft Municipal Code to require all residential developments to provide for pedestrian and bicycle connections and facilities.	CD	A
<u>Action LU-27a</u>	Establish Commercial Design Guidelines.	CD	A
<u>Action LU-27b</u>	Modify the development standards for commercial zone districts to upgrade improvements such as parking, landscaping, pedestrian features, transit stops, setbacks, and signage.	CD	A
<u>Action LU-28a</u>	Provide incentives, such as flexible zoning, for commercial infill projects.	CD	A
<u>Action LU-33a</u>	Amend the Taft Municipal Code to require all commercial developments to provide for pedestrian and bicycle connections and facilities.	CD	A

Action Number	Action Item	Responsible Department	Priority
Land Use Policies: Industrial			
<u>Action LU-35a</u>	Provide incentives, such as flexible zoning, for industrial infill projects.	CD	A
<u>Action LU-36a</u>	Amend the industrial zone district to allow business park developments in a park-like setting.	CD	A
<u>Action LU-40a</u>	Develop standards for outside industrial storage facilities.	CD	A
Land Use Policies: Mixed Use and Downtown			
<u>Action LU-42a</u>	Develop a Downtown Master Plan, including development standards.	CD	A
<u>Action LU-46a</u>	Assist in the retention and expansion of existing businesses which conform to the goal and policies of this element by providing and coordinating available financial and non-financial resources. Examples include financing and loan programs, cooperation with lenders, providing capital loans, technical assistance, and business counseling.	CD	A
<u>Action LU-50a</u>	Develop methods for financing improvements and beautification	CD	A/ongoing
<u>Action LU-50b</u>	Encourage customer-oriented merchandising and operations policies.	TCDA	ongoing
<u>Action LU-50c</u>	Develop methods for maintaining improvements in the Downtown, such as landscaping, street furniture, parking lots, and lighting.	TCDA	A/ongoing
<u>Action LU-50d</u>	Use enforcement powers to cause properties to be brought up to code.	PW	ongoing
<u>Action LU-51a</u>	Encourage public agencies to locate, and remain, in the Downtown, including state, federal, and local agencies.	CD	ongoing
<u>Action LU-51b</u>	Encourage public agencies currently located in the Downtown to maintain and/or expand their operations.	CD	ongoing
<u>Action LU-54a</u>	Continue to work with building owners in the renovation of their building facades.	CD	ongoing
<u>Action LU-54b</u>	Continue to identify, design, and construct Downtown streetscape improvements to make the Downtown a more desirable place to visit and shop.	TCDA	ongoing
<u>Action LU-55a</u>	Coordinate with the Chamber of Commerce and other organizations to promote activities in the Downtown.	CD	ongoing
<u>Action LU- 55b</u>	Develop a signage and wayfinding program for the Downtown.	CD	A
<u>Action LU-58a</u>	Encourage the adaptive reuse, protection, and/or enhancement of historical buildings.	CD	ongoing
<u>Action LU-59a</u>	Develop a parking strategy plan and Parking Master Plan for the Downtown that will encourage people to park once and walk to their destinations.	CD	A

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Action Number	Action Item	Responsible Department	Priority
Land Use Policies: Neighborhood Revitalization			
<u>Action LU-61a</u>	Provide incentives, such as flexible zoning regulations, for infill projects.	CD	A
<u>Action LU-62a</u>	Replace substandard housing with new, low- to moderate-income housing.	TCDA	A
<u>Action LU-62b</u>	Contract with a qualified nonprofit housing entity as appropriate to rehabilitate homes that have deteriorated.	TCDA	B
<u>Action LU-62c</u>	Continue to actively enforce the State Housing Code, which provides a mechanism for abating or rehabilitating unsafe, dilapidated residential structures.	CD	ongoing
<u>Action LU-62d</u>	Provide an annual report to the Planning Commission and City Council regarding progress on rehabilitating or removing unsafe residential structures.	PW	ongoing
<u>Action LU-62e</u>	Maintain a map that identifies the location of unsafe residential dwellings.	B	ongoing
<u>Action LU-62f</u>	Identify and use state or federal funds to promote infill residential development while concurrently facilitating the removal of unsafe residential structures.	CD	ongoing
<u>Action LU-62g</u>	Work with the Kern County Housing Authority to develop a residential infill program to replace dilapidated housing with new housing, using state or federal funds.	CD	ongoing
<u>Action LU-63a</u>	Establish a program of repairing or replacing broken curbs, gutters, and sidewalks.	PW	B
<u>Action LU-63b</u>	Replant vacant parkways with street trees.	PW	ongoing
<u>Action LU-63c</u>	Improve alleys with pavement.	PW	C
<u>Action LU-63d</u>	Install landscaped medians where collector or arterial streets have the necessary right-of-way width.	PW	C
<u>Action LU-67a</u>	Seek state and federal grant funds that can assist in the elimination of blight in residential neighborhoods.	CD	ongoing
<u>Action LU-67b</u>	Use tax increment funds and low to moderate housing income funds to eliminate conditions of blight in residential neighborhoods, including use of funds for additional housing and improvements that benefit housing.	TCDA	ongoing
<u>Action LU-67c</u>	Identify and implement other local programs and activities that encourage investment in the existing housing stock.	CD	B/ongoing
Land Use Policies: Community Image and Design			
<u>Action LU-70a</u>	Require new sensitive receptors proposed in or adjacent to areas designated for commercial and/or industrial land uses to be provided a disclosure statement notifying them of existing and potential odor-producing uses.	CD	ongoing

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Action Number	Action Item	Responsible Department	Priority
<u>Action LU-72a</u>	Develop a signage and wayfinding program for the Planning Area that coordinates with the wayfinding program to be developed for Downtown.	CD	C
<u>Action LU-75a</u>	Develop and implement an Urban Tree Canopy Master Plan.	PW	A
<u>Action LU-75b</u>	Attain status as a Tree City USA.	PW	B
<u>Action LU-75c</u>	Identify and apply for urban forestry grants to pay for the planting of trees.	PW	ongoing
<u>Action LU-76a</u>	Update street standards to include landscaping along all roadways.	PW	A
<u>Action LU-76b</u>	Establish a street beautification and enhancement fee that pays for the construction, landscaping, and maintenance of street medians.	PW	B
<u>Action LU-78a</u>	Develop landscaping and tree shading standards for parking facilities, including maintenance requirements.	CD	A
<u>Action LU-82a</u>	Work with the Chamber of Commerce and other organizations to promote various new activities in the Downtown such as a farmers market and an arts and crafts fair to augment current activities.	CD	ongoing
<u>Action LU-82b</u>	Continue the Arbor Day program to plant trees in locations such as parks, street medians, trails, creeks, and along all state highways.	PW	ongoing
<u>Action LU-83a</u>	Actively enforce existing zoning and building regulations that preclude or eliminate uses of land or buildings that present conflicts for adjacent properties.	CD	ongoing
<u>Action LU-84a</u>	Update street standards to include a parkway standard.	PW	A
<u>Action LU-85a</u>	Develop a gateway beautification plan to include landscaping and signage.	CD	A
Land Use Policies: Public Engagement			
<u>Action LU-87a</u>	Use citizen advisory committees that report to the City Council on various topics, as needed.	CD	ongoing
<u>Action LU-88a</u>	Have the Community Development Director set a date and formulate an agenda for these joint meetings.	CD	ongoing
<u>Action LU-89a</u>	Have the Community Development Director coordinate with Taft City School District, Taft Union High School, and Taft College to set a date for a joint meeting between the two agencies.	CD	ongoing
Land Use Policies: Sphere of Influence and Annexations			
<u>Action LU-90a</u>	Form a citizen task force to explore the feasibility of annexing Taft Heights, South Taft, and Ford City.	CD	A

Action Number	Action Item	Responsible Department	Priority
CIRCULATION ELEMENT (CHAPTER 4.0)			
Circulation Policies: General			
<u>Action CI-2a</u>	Work with transportation agencies to create a template for a Transportation Demand Management program that can be used by businesses or modified to meet the needs of the businesses. The template could include a variety of methods to minimize trips and incentives for participation.	PW	B
<u>Action CI-2b</u>	Amend the Zoning Ordinance to require secure bicycle racks or storage facilities at a ratio of 1 per every 10 vehicle spaces in new commercial and public buildings.	CD	A
<u>Action CI-5a</u>	Amend the Zoning Ordinance to prohibit truck and tractor-trailer parking in specific districts.	CD	B
Circulation Policies: Roadways			
<u>Action CI-13a</u>	Require irrevocable offers of dedication and development of right-of-way for roadway improvements when development of property occurs.	PW	ongoing
<u>Action CI-14a</u>	Install raised medians as necessary to restrict turning movements and maintain an acceptable Level of Service.	PW	ongoing
<u>Action CI-14b</u>	Minimize the number of driveways serving commercial or industrial development.	PW	ongoing
<u>Action CI-14c</u>	Prohibit individual residential driveways from directly accessing arterial and collector streets.	PW	ongoing
<u>Action CI-14d</u>	Limit direct access to arterial highways wherever possible.	PW	ongoing
<u>Action CI-15a</u>	Designate truck routes.	CD	B
Circulation Policies: Transit/Bikeways/Pedestrian			
<u>Action CI-19a</u>	Provide for transit service in the design of the arterial and collector street system.	PW	ongoing
<u>Action CI-19b</u>	Coordinate with Kern Regional Transit to require appropriately designed bus stops along arterials and collectors and in other locations as appropriate.	CD	B
<u>Action CI-19c</u>	Provide for transit service in the site plan review process.	CD	ongoing
<u>Action CI-19d</u>	Coordinate with Kern Regional Transit to locate bus stops as close as possible to the facilities they serve.	CD	B
<u>Action CI-19e</u>	Work with Kern Regional Transit to provide scheduled transit services.	CD	B
<u>Action CI-19f</u>	Work with Taft Area Transit to provide social services transportation.	CD	A
<u>Action CI-19g</u>	Pursue local, state, and federal funding for transit services.	PW	ongoing
<u>Action CI-20a</u>	Encourage marketing efforts to reach all of Taft's citizens.	CD	ongoing

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Action Number	Action Item	Responsible Department	Priority
<u>Action CI-20b</u>	Encourage ridership of Taft Area Transit among disabled persons through disabled and senior citizen fare discounts.	CD	A
<u>Action CI-21a</u>	Pursue local, state, and federal funding for transit services.	PW	ongoing
<u>Action CI-22a</u>	Amend the Taft Municipal Code to require all new development to provide for pedestrian and bicycle connections and facilities.	CD	A
<u>Action CI-22b</u>	Encourage new development to provide weatherproof bicycle parking and storage facilities and ensure long-term maintenance of such facilities.	CD	B
<u>Action CI-24a</u>	Support implementation of flexible or staggered work hours and work from home programs so that travel demand is spread more evenly throughout the day.	CD	B
<u>Action CI-24b</u>	Support efforts to promote ridesharing and other programs to reduce vehicle travel and encourage walking, bicycling, and telecommuting.	CD	ongoing
<u>Action CI-25a</u>	Develop a Bikeway Master Plan that coordinates with the regional bikeway system and is in accordance with State Bikeway Design Criteria.	CD	A
<u>Action CI-25b</u>	Periodically review and update street standards to accommodate bicycle lanes where indicated on the Bikeway Master Plan.	PW	ongoing
<u>Action CI-25c</u>	Amend the Taft Municipal Code to require all new development to provide for safe bicycle connections and facilities, including bicycle parking.	CD	A
<u>Action CI-25d</u>	Design bicycle paths so that interaction with vehicular traffic is minimized.	CD	A
<u>Action CI-25e</u>	Establish effective programs for financing the construction and maintenance of bicycle paths.	CD	A
<u>Action CI-25f</u>	Provide an information/education program to encourage use of the regional bicycle system and to promote safe riding.	CD	B
<u>Action CI-26a</u>	Pursue local, state, and federal grants and other funding sources for development of bicycle and pedestrian paths.	CD	ongoing
<u>Action CI-30a</u>	Update street standards to include an urban sidewalk pattern above the minimum established Improvement Standards.	PW	A
<u>Action CI-35a</u>	Develop a signage and wayfinding program for the Downtown.	CD	A
<u>Action CI-36a</u>	Designate the existing and planned locations of pedestrian-sensitive areas.	CD	A
OPEN SPACE AND CONSERVATION ELEMENT (CHAPTER 5.0)			
Open Space Policies: Open Space, Parks and Recreation			
<u>Action OS-2a</u>	In cooperation with the West Side Park and Recreation District, develop a Park and Recreation Master Plan, outlining future parkland and facility needs, goals, policies, classifications, and standards.	CD	A

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Action Number	Action Item	Responsible Department	Priority
<u>Action OS-2b</u>	Develop and implement a Park Impact and Parkland Dedication Ordinance consistent with the Quimby Act.	CD	A
<u>Action OS-2c</u>	Collaborate with the County of Kern and the West Side Park and Recreation District to acquire, develop, and program additional regional park facilities.	CD	ongoing
<u>Action OS-4a</u>	Prioritize expansion of Rails to Trails as shown on Figure 4.0-2 (Bikeways and Pedestrian Trails Map).	CD	A
<u>Action OS-5a</u>	Coordinate with the Taft City School District and West Side Park and Recreation District.	CD	ongoing
<u>Action OS-5b</u>	Utilize agreements to share facilities with the Taft City School District and West Side Park and Recreation District.	CD	ongoing
<u>Action OS-9a</u>	Form a public/private partnership program to obtain grants or loans through nonprofit fundraising to “adopt a park” or “adopt a trail.”	CD	B
<u>Action OS-11a</u>	Involve the community in the planning and design process for all new parks, trails, and recreational facilities.	CD	ongoing
<u>Action OS-11b</u>	Incorporate, as appropriate, in the design of parks and recreation facilities elements that reflect Taft’s character and heritage.	CD	ongoing
Conservation Policies: Agricultural Land Preservation			
<u>Action C-3a</u>	Require applicants of private and public development projects that are proposing conversion of agricultural lands classified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance under the Farmland Mapping and Monitoring Program to provide a 1:1 acreage replacement ratio.	CD	A
<u>Action C-4a</u>	Adopt ordinances necessary to allow the continuation of Williamson Act and Farmland Security Zone contracts and land conservation programs after annexation.	CD	A
<u>Action C-5a</u>	Adopt a buffer zone policy to designate specific setbacks on developing land from existing agricultural land.	CD	A
Conservation Policies: Sustainable Agricultural Practices			
<u>Action C-12a</u>	Partner with private and nonprofit partners to manage a “Buy Local” program for local agricultural projects.	CD	ongoing
Conservation Policies: Natural Resource Conservation			
<u>Action C-13a</u>	Work with Kern County to participate in the Kern County Valley Floor Habitat Conservation Plan, Tulare Basin Riparian and Wildlife Corridor Conservation Plan and other conservation efforts.	CD	A
<u>Action C-13b</u>	Work with other organizations and agencies to create Habitat Conservation Areas to benefit development in the City.	CD	A

Action Number	Action Item	Responsible Department	Priority
<u>Action C-14a</u>	Prepare an Open Space Master Plan which identifies and prioritizes high priority preservation areas and provides minimum open space standards. Include areas such as those that support key features of the local or regional ecosystem, provide habitat for special-status species, or provide buffers for agricultural zones.	CD	A
<u>Action C-14b</u>	Work to assure that the Kern County Valley Floor Habitat Conservation Plan and the Tulare Basin Riparian and Wildlife Corridor Plan protect the interests of the City.	CD	A
<u>Action C-14c</u>	Support the restoration and enhancement of historical native plant communities within park and open space areas in support of native wildlife habitat.	CD	ongoing
<u>Action C-14d</u>	Provide adequate buffers from the banks of creeks and rivers, where possible, in consultation with the City and appropriate agencies, such as the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and U.S. Army Corps of Engineers.	CD	ongoing
<u>Action C-14e</u>	Require applicants of private and public development projects on sites with wetlands to prepare an evaluation pursuant to CEQA and to demonstrate compliance with state and federal regulations. The evaluation should map wetlands and waters of the United States in delineations approved by the U.S. Army Corps of Engineers and make recommendations for avoidance.	CD	ongoing
<u>Action C-14f</u>	Require applicants of private and public development projects that are proposing the conversion of wetlands to provide feasible mitigation on-site for land where complete avoidance of wetlands is not possible. Require appropriately times resource inventories designed to assess the presence of wetlands. Off-site wetland mitigation may occur and shall be coordinated with the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFG), and the Army Corps of Engineers, as appropriate.	CD	ongoing
<u>Action C-15a</u>	Require applicants of private and public development projects on previously undeveloped lands to prepare a biological baseline report, evaluation, or survey to consider the potential for significant impacts on special-status plant and animal species.	CD	ongoing
<u>Action C-15b</u>	Explore the feasibility of various mitigation measures in consultation with the City and appropriate governmental agencies, such as the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG), for impacts to special-status species and habitat including conservation of similar quality and quantity of replacement habitat, enhancement of existing habitat areas, or paying in-kind funds to an approved wildlife habitat improvement and acquisition fund. Replacement habitat may occur either on-site or at approved off-site locations.	CD	A

Action Number	Action Item	Responsible Department	Priority
<u>Action C-17b</u>	Develop a list of appropriate plant species that may be used in the installation of landscaping for all development projects to encourage the use of native plant species.	CD	A
<u>Action C-19a</u>	Work with affected state and federal agencies to establish consistent policies for environmental protection activities related to oil and natural gas production and oilfield waste disposal.	CD	ongoing
<u>Action C-19b</u>	Try to assure that the oil and natural gas industry does not bear a burden of environmental regulation in excess of its contribution to the problems.	CD	ongoing
Conservation Policies: Water Supply and Quality			
<u>Action C-20a</u>	Collaborate with local, regional, and state water suppliers and water resource managers to comprehensively plan for ensuring a sustainable water supply.	CD	ongoing
<u>Action C-20b</u>	Participate in the development of the Kern County Integrated Regional Water Management Program and other planning efforts.	CD	ongoing
<u>Action C-20c</u>	Coordinate water resource management planning with other conservation planning efforts, such as open space planning and agricultural land preservation programs.	CD	ongoing
<u>Action C-21a</u>	Work with the West Kern Water District and other water providers to create a master plan for a “purple-pipe” system and other mechanisms to promote water conservation.	PW	A
<u>Action C-21b</u>	Seek funding to develop a water conservation program to collect baseline data and provide education and outreach and strategic direction for water conservation efforts.	CD	A
<u>Action C-21c</u>	Establish a program to achieve a 20 percent reduction in per-capita water use by 2020 or such other reduction goal as may be set by the State.	CD	A
<u>Action C-21d</u>	Identify and implement programs for the reuse of treated wastewater, particularly in landscaping, irrigation, and public facilities. Coordinate with wastewater system operators, as appropriate.	PW	ongoing
<u>Action C-21e</u>	Encourage xeriscape landscaping in municipal facilities, public roadway landscape, and new development projects.	CD	ongoing
<u>Action C-21f</u>	Require development to install infrastructure to transport existing or future supplies of reclaimed water (“purple pipe”) or pay an in-lieu fee equal to the cost of installation, to be used toward the implementation of a purple pipe master plan.	CD	ongoing
<u>Action C-21g</u>	Develop a plan to utilize a “purple pipe” system that allows reclaimed water to be used to irrigate City-owned properties.	PW	A
<u>Action C-21h</u>	Develop a plan to utilize a “purple pipe” system that allows reclaimed water to be used to irrigate landscaping on private properties.	PW	B

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Action Number	Action Item	Responsible Department	Priority
<u>Action C-22a</u>	Amend the Taft Municipal Code to establish LID development standards.	CD	A
<u>Action C-23a</u>	Research opportunities to combine groundwater recharge with habitat protection and recreational land uses.	PW	B
Conservation Policies: Air Quality			
<u>Action C-26a</u>	Develop trip reduction programs for City employees.	CD	A
<u>Action C-26b</u>	Replace or convert conventional fuel fleet cars with low-emission or alternative fuel vehicles.	PW	ongoing
<u>Action C-26c</u>	Coordinate with waste haulers under contract to the City to use alternative fuels for waste collection vehicles.	PW	ongoing
<u>Action C-26d</u>	Encourage the use of clean fuels and the development of Citywide fueling stations that distribute clean fuels such as biodiesel, ethanol, compressed natural gas, and propane.	CD	ongoing
<u>Action C-28a</u>	Coordinate with the San Joaquin Valley Air Pollution Control District and neighboring jurisdictions and appropriate agencies to address cross-jurisdictional air quality issues.	CD	ongoing
<u>Action C-28b</u>	Consider the adoption of an ordinance to discourage the idling of heavy-duty vehicles, particularly those that use diesel fuel, especially upwind of nearby schools, hospitals, senior care facilities, and areas prone to concentrations of people.	CD	B
<u>Action C-28c</u>	Coordinate with the San Joaquin Valley Air Pollution Control District to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.	CD	B
Conservation Policies: Climate Change and Greenhouse Gas			
<u>Action C-35a</u>	Coordinate with the Kern Council of Governments and local jurisdictions to develop a multi-modal transportation system which allows convenient and efficient use of transportation alternatives and provides multi-modal transfer sites that incorporate auto and bike parking, transit, and pedestrian and bicycle paths, as well as park and ride pickup points.	CD	A
<u>Action C-36a</u>	Amend the Zoning Ordinance to establish development standards for compact and mixed-use development.	CD	A
<u>Action C-37a</u>	Develop a Climate Action Plan by 2011 that lays out a strategy for reducing greenhouse gas emissions over time that are consistent with AB 32, SB 375, and other requirements.	CD	A
<u>Action C-37b</u>	Monitor effectiveness of implemented programs and adaptively manage emission reduction measures to achieve the goals of the Climate Action Plan.	CD	A

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Action Number	Action Item	Responsible Department	Priority
<u>Action C-37c</u>	Collaborate and coordinate with the San Joaquin Valley Air Pollution Control District, Kern Council of Governments, and other stakeholders to promote regional solutions to reducing greenhouse gas emissions in compliance with AB 32, SB 375, and other requirements.	CD	A
<u>Action C-38a</u>	Develop a Greenhouse Gas Emissions Baseline Report by 2010 and update the inventory for every five-year period beginning with the baseline year.	CD	A
Conservation Policies: Energy Conservation			
<u>Action C-41a</u>	Establish a program to achieve 65 percent of electricity from alternative energy sources by 2015 and 90 percent by 2030. .	CD	B
<u>Action C-42a</u>	Operate City-owned buildings and facilities in an energy-efficient manner without endangering public health and safety and without reducing public safety or service levels.	PW	ongoing
<u>Action C-42b</u>	Integrate appropriate renewable energy and clean generation technologies into existing and new City facilities.	PW	ongoing
<u>Action C-43a</u>	Develop and adopt energy conservation standards to augment the California Energy Code for new construction.	B	B
<u>Action C-43b</u>	Collaborate with energy providers to educate the community about energy-efficient programs and practices.	CD	ongoing
<u>Action C-44a</u>	Use energy-efficient models when replacing all municipal equipment.	PW	ongoing
<u>Action C-44b</u>	Seek sources of funding for implementing energy-efficient improvement and utilities infrastructure renewal projects, including federal and state budget appropriations, federal, state and private sector grant opportunities, utilities, and other unique public/private sector financing arrangements.	PW	ongoing
Conservation Policies: Green Building			
<u>Action C-48a</u>	Develop an implementation strategy for a mandatory Green Building Program that includes performance standards, guidelines, review criteria, incentives, and implementation schedules for private sector development with criteria tailored to project types, size, and location.	CD	A
<u>Action C-48b</u>	Identify and provide incentives to encourage projects that incorporate green building practices and site design.	CD	A/ongoing
<u>Action C-48c</u>	Identify and provide incentives for Zero Net Energy Buildings.	CD	A/ongoing
<u>Action C-48d</u>	Provide information, technical assistance, and training to promote Green Building to property owners, building, design, and planning professionals, school districts, and special districts.	CD	ongoing
<u>Action C-51a</u>	Provide expedited review of sustainable energy projects.	CD	ongoing

Action Number	Action Item	Responsible Department	Priority
<u>Action C-54a</u>	Coordinate with the California Integrated Waste Management Board and other organizations to develop programs to reduce, reuse, recycle.	CD	ongoing
<u>Action C-54b</u>	Educate the public about how to achieve zero waste.	CD	ongoing
Conservation Policies: Cultural Resource Conservation, Restoration, and Enhancement			
<u>Action C-55a</u>	Implement the 2007 Historic Preservation Plan, including establishment of a historic district.	CD	B
<u>Action C-55b</u>	Develop and regularly update a comprehensive historic resources survey, in compliance with guidelines of the Office of Historic Preservation.	CD	B/ongoing
<u>Action C-55c</u>	Seek funding sources or consider participation in programs to assist in the maintenance or restoration of historic preservation projects.	CD	ongoing
<u>Action C-57a</u>	Establish and promote programs that identify, maintain, and protect sites, or other features of the landscape possessing paleontological, historic or cultural significance.	CD	A/ongoing
<u>Action C-57b</u>	Require an evaluation of any proposed demolition or modification to historic or architectural resources that are either listed in or determined eligible for inclusion in the National Registry Historical Places (NHRP), the California Registry of Historic Resources (CRHR), or the local historical registry, to determine whether the project proposal would result in an adverse impact on the historic resource. If an adverse impact to the resource is identified, determine feasible measures to mitigate the impact, which may include modification of the design, reuse of the structure, or avoidance of the structure.	CD	ongoing
<u>Action C-57c</u>	Require all projects to be conditioned as follows: <ul style="list-style-type: none"> The Planning Department shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. The Planning Department shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed 	CD	ongoing
Conservation Policies: Visual Resources			
<u>Action C-58a</u>	Balance resource protection and improvement of watercourses with amenities such as pedestrian trails and lighting.	CD	ongoing

Action Number	Action Item	Responsible Department	Priority
<u>Action C-59a</u>	Develop standards for hillside development to ensure safety and prevent slope instability.	CD	A
ENERGY RESOURCES ELEMENT (CHAPTER 7.0)			
Energy Resources Policies: Leadership in Energy Production			
<u>Action E-1a</u>	Develop a marketing program for the City of Taft promoting the community as the “Energy Capital of California.”	CD	A
<u>Action E-1b</u>	Develop a strategic energy plan for the City of Taft.	CD	A
<u>Action E-2a</u>	Encourage discussion and mutual cooperation of various energy industries within the city and surrounding areas to establish mutual understanding of common needs and issues.	CD	ongoing
<u>Action E-2b</u>	Coordinate with Kern County and energy providers surrounding the City of Taft to establish a comment process on decisions related to energy development.	CD	A
<u>Action E-2c</u>	Actively monitor the actions of local, state, and federal agencies relating to energy development. Present the City’s position on such matters as needed to protect the interests of energy development and avoid unnecessary impediments to energy development.	CD	ongoing
<u>Action E-2d</u>	Work with agencies to define regulatory responsibility concerning energy-related issues and to eliminate duplicative regulations.	CD	ongoing
<u>Action E-3a</u>	Make available research documents related to energy development.	CD	ongoing
<u>Action E-3b</u>	Coordinate with energy providers to construct energy-related demonstration projects.	CD	B
<u>Action E-3c</u>	Continue to monitor the development of state and federal energy regulations, grants, projects, and programs to assure the promotion of responsible energy development.	CD	ongoing
<u>Action E-3d</u>	Provide for expedited permitting and zoning approval for alternative energy demonstration projects.	CD	ongoing
Energy Resources Policies: Oil Production and Land Use Compatibility			
<u>Action E-5a</u>	Amend, as necessary, the Taft Municipal Code to allow for refinery construction and expansion.	CD	ongoing
<u>Action E-7a</u>	Regularly update development and buffer standards for oil drilling islands to respond to new technologies.	CD	A/ongoing
<u>Action E-7b</u>	During review of residential subdivisions and development plans, provide the opportunity for oil drilling islands to be established prior to planning approval.	CD	ongoing
<u>Action E-8a</u>	Continue to work cooperatively with DOGGR and BLM.	CD	ongoing
<u>Action E-8b</u>	Monitor City regulations pertaining to petroleum exploration and production, and update such regulations as necessary.	CD	ongoing

Action Number	Action Item	Responsible Department	Priority
<u>Action E-8c</u>	Establish and maintain specific City standards for assuring compatibility with urban and petroleum development.	CD	A/ongoing
<u>Action E-8d</u>	Require buffering between construction of new structures and existing wells.	CD	ongoing
Energy Resources Policies: Public Safety and Environmental Protection			
<u>Action E-13a</u>	Upon cessation of drilling and/or producing operations in drilling islands, consider initiating zone changes for such drilling islands to zoning districts compatible with surrounding land uses, provided the owner/operator demonstrates proper abandonment and cleanup in accordance with BLM and DOGGR regulations.	CD	ongoing
<u>Action E-13b</u>	Amend the Taft Municipal Code to require non-petroleum-related projects proposed on abandoned oilfields to demonstrate that abandonment and cleanup have taken place in compliance with regulations administered by BLM and DOGGR.	CD	A
Energy Resources Policies: Waste Management			
<u>Action E-17a</u>	Coordinate with the state Division of Oil, Gas, and Geothermal Resources (DOGGR) and federal Bureau of Land Management (BLM) to maintain an inventory of on-site and off-site disposal facilities in order to identify the scope of oilfield waste disposal facilities.	CD	ongoing
<u>Action E-17b</u>	Address oilfield hazardous waste issues through the Kern County and Incorporated Cities Hazardous Waste Management Plan.	PW	ongoing
<u>Action E-17c</u>	Maintain provisions in the Taft Municipal Code to provide for oilfield waste disposal facilities.	PW	ongoing
Energy Resources Policies: Alternative and Renewable Energy Development			
<u>Action E-18a</u>	Amend the Taft Municipal Code to include alternative energy facilities in the appropriate zone districts.	CD	A
<u>Action E-20a</u>	Identify and remove disincentives to domestic and commercial solar energy development.	CD	A
<u>Action E-20b</u>	Develop, and update as necessary, provisions in the Taft Municipal Code to provide adequate development standards for commercial solar energy development.	CD	A/ongoing
<u>Action E-20c</u>	Coordinate with affected state and federal agencies and interest groups to establish consistent policies for solar energy development.	CD	ongoing
<u>Action E-22a</u>	Coordinate with the wind energy industry to maximize electrical potential.	CD	ongoing
<u>Action E-22b</u>	Monitor the activities of local, state, and federal agencies relating to wind energy projects, and present comment and testimony as necessary when the City's interests are affected.	CD	ongoing

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Action Number	Action Item	Responsible Department	Priority
<u>Action E-26a</u>	Monitor the activities of other local, state, and federal agencies relating to cogeneration projects, and present comment and testimony as necessary when the City's interests are affected.	CD	ongoing
<u>Action E-27a</u>	Seek state and federal grants and programs which encourage the development of geothermal resources.	CD	ongoing
<u>Action E-28a</u>	Amend the Zoning Ordinance to allow for the exploration of geothermal resources.	CD	A
<u>Action E-28b</u>	At such time as high-temperature geothermal resources are discovered, amend the Zoning Ordinance to allow for the use of geothermal facilities.	CD	B
Energy Resources Policies: Energy Transport			
<u>Action E-30a</u>	Encourage the undergrounding of utility distribution lines.	CD	ongoing
Energy Resources Policies: Workforce Development			
<u>Action E-36a</u>	Promote a continuing dialogue with petroleum industry representatives to monitor trends in technology and anticipate needed changes to development standards.	CD	ongoing
NOISE ELEMENT (CHAPTER 8.0)			
Noise Policies: General			
<u>Action N-1a</u>	Amend the Taft Municipal Code to reflect the noise thresholds identified in Table 8.0-1 (Land Use Compatibility for new Development Near Transportation and Non-Transportation Noise Sources).	CD	A
<u>Action N-1b</u>	Require an acoustical analysis as part of the environmental review process when proposed development is likely to produce noise levels that exceed the City's noise standards.	CD	ongoing
<u>Action N-1c</u>	Identify potential noise impacts during the acoustical analysis to be mitigated in the project design to the maximum extent.	CD	ongoing
<u>Action N-4a</u>	Amend the Taft Municipal Code to establish standards for construction noise including the following: <ul style="list-style-type: none"> Restrict noise-generating construction activities that would result in increased levels of annoyance to nearby noise-sensitive land uses to between the hours of 6 a.m. and 7 p.m. Monday through Friday, and between 6 a.m. and 5 p.m. on weekends. Require the use of temporary construction noise control measures including the use of temporary noise barriers, if necessary, as mitigation for noise generated during construction of public and/or private projects. 	CD	A
Noise Policies: Transportation-Related Noise			
<u>Action N-5a</u>	Discourage residential and other noise-sensitive uses from being located near the airport.	CD	ongoing

Action Number	Action Item	Responsible Department	Priority
<u>Action N-6a</u>	Designate truck routes.	CD	B
Noise Policies: Non-Transportation-Related Noise			
<u>Action N-8a</u>	Require the operation of loading docks, trash compactors, and other noise-producing uses that are adjacent to residential and other sensitive uses to be consistent with Table 8.0-1.	CD	ongoing
<u>Action N-9a</u>	Require new noise-sensitive uses proposed in or adjacent to areas designated for commercial and/or industrial land uses to be provided a disclosure statement notifying them of existing and potential noise-producing uses.	CD	ongoing
<u>Action N-10a</u>	Require design and construction standards that minimize noise conflicts between residents with shared walls or floors/ceilings.	CD	ongoing
SAFETY ELEMENT (CHAPTER 9.0)			
Safety Policies: General			
<u>Action S-1a</u>	Work cooperatively with other agencies to develop a Hazard Reduction Program.	PW	ongoing
<u>Action S-1b</u>	Maintain zero tolerance for gang activity.	PD	ongoing
<u>Action S-1c</u>	Ensure that all new development complies with Occupational Safety and Health Administration (OSHA) rules and regulations.	CD	ongoing
<u>Action S-2a</u>	Regularly update emergency operations plans, identifying leadership, representatives, coordination and action for responding to emergencies in a timely and efficient manner.	PD	ongoing
<u>Action S-2b</u>	Coordinate emergency operations plans with the Kern County Emergency Operations Plan.	PD	ongoing
<u>Action S-2c</u>	Train City staff to handle emergency situations.	PD	ongoing
<u>Action S-2d</u>	Budget for adequate staff and equipment.	PD	ongoing
<u>Action S-2e</u>	Participate in the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) and comply with the State of California Emergency Services Act.	PD	ongoing
Safety Policies: Flooding and Drainage			
<u>Action S-3a</u>	Prepare and operate a flood management program with the support of Kern County.	CD	ongoing
<u>Action S-7a</u>	Assist in financing or otherwise implementing drainage improvements as needed and appropriate including the recommendations of the City of Taft Sandy Creek Hydrology Study (2005).	CD	ongoing
<u>Action S-7b</u>	As part of the review of development projects, assure that runoff control measures and potential access constraints are planned and provided for. Where appropriate, require a site-specific geotechnical study to evaluate the site's soils and potential for shallow and/or deep subsidence.	CD	ongoing

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Action Number	Action Item	Responsible Department	Priority
<u>Action S-7c</u>	Coordinate with the Regional Water Quality Control Board and other appropriate agencies on best management practices available for incorporation into development projects.	CD	ongoing
<u>Action S-7d</u>	Develop and adopt a Grading and Erosion Control Ordinance with minimum standards of review and implementation and enforcement procedures for controlling erosion, sedimentation, and other pollutant runoff from new development projects.	CD	A
Safety Policies: Accidental Release of Toxic or Hazardous Substances			
<u>Action S-8a</u>	Continue to coordinate with the Kern County Health Department.	KCFD	ongoing
<u>Action S-8b</u>	Work with appropriate agencies to map and document known contaminated and remediated sites.	KCFD	A/ongoing
<u>Action S-9a</u>	Regularly review the Taft Municipal Code to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.	PD	ongoing
<u>Action S-9b</u>	Require secondary containment and periodic examination for all storage of hazardous and toxic materials, consistent with the requirements of state or federal law.	KCFD	A
<u>Action S-9c</u>	As part of the review and approval of development plans and building permits, assure that secondary containment is provided for hazardous and toxic materials.	CD	ongoing
<u>Action S-10a</u>	Support continued enforcement of permitting requirements for radioactive materials and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.	PD	ongoing
<u>Action S-11a</u>	As part of review and approval of development plans, require adequate buffering of sensitive uses from hazardous or potential hazardous areas.	CD	ongoing
Safety Policies: Transport of Hazardous Materials			
<u>Action S-12a</u>	Coordinate with the oil companies to prepare emergency and contingency plans for controlling and mitigating pipeline leakage within the Planning Area.	KCFD	ongoing
<u>Action S-12b</u>	Support Kern County in their efforts to manage the use, movement, storage, and disposal of hazardous materials in the County and the City when they update the Hazardous Waste Management Plan and the Integrated Waste Management Plan.	PW	ongoing
<u>Action S-12c</u>	Cooperate with the Kern County Fire Department to develop, review, and revise, as necessary, the Emergency Response Plan to provide consistent and proper procedures to address pipeline ruptures.	PD	ongoing
<u>Action S-12d</u>	Coordinate with state and federal agencies having responsibilities for regulating the transportation of hazardous materials review regulations and procedures to mitigate the public safety hazard.	PD	ongoing

Action Number	Action Item	Responsible Department	Priority
<u>Action S-12e</u>	As part of review and approval of development plans, consider the impact of proposed industrial development projects with respect to transport of hazardous materials. To the extent feasible, locate uses requiring substantial transport of hazardous materials so as to direct such traffic away from residential and commercial areas.	CD	ongoing
Safety Policies: Geologic and Seismic Hazards			
<u>Action S-14a</u>	Implement the California Building Code to ensure that structures meet all applicable seismic standards.	B	ongoing
<u>Action S-14b</u>	Require all new construction projects complete a geotechnical report, soils report, or other appropriate analysis to determine the soils characteristics and the effects of seismic ground shaking based on the soil properties at each project site and impose appropriate measures for geologically sensitive areas.	CD	ongoing
Safety Policies: Police Protection			
<u>Action S-19a</u>	During the review and approval of development plans, encourage projects to incorporate design techniques to maximize visibility, such as the Crime Prevention Through Environmental Design (CPTED) principles.	CD	ongoing
Safety Policies: Fire Protection			
<u>Action S-20a</u>	Review new development for adequate water supply and pressure, fire hydrants, and access to structures by firefighting equipment and personnel.	CD	ongoing
<u>Action S-20b</u>	Review projects for compliance with the Fire Code as part of the building permit process.	KCFD	ongoing
<u>Action S-21a</u>	Promote high-visibility fire prevention programs, such as those which provide voluntary home inspections and awareness of home fire prevention measures.	KCFD	ongoing
<u>Action S-21b</u>	Continue to educate the public about fire safety at home and in the workplace.	KCFD	ongoing
PUBLIC FACILITIES AND SERVICES ELEMENT (CHAPTER 10.0)			
Public Facilities and Services Policies: General			
<u>Action PF-3a</u>	Require financial guarantees to assure infrastructure development to the City's satisfaction.	PW	ongoing
<u>Action PF-3b</u>	Adopt master plans for the development of public facilities, including phasing of improvements in a logical manner that encourages the orderly development of roadways, water and sewer facilities, and other public facilities.	PW	A

Action Number	Action Item	Responsible Department	Priority
Public Facilities and Services Policies: Infrastructure			
<u>Action PF-7a</u>	Establish development impact fees that fairly represent the cost of obtaining public facility improvements that serve new development and that provide a bridge for public, tax-supported services to be provided until tax revenues are received. Review the fees periodically.	CD	A/ongoing
<u>Action PF-7b</u>	Require the installation of improvements necessary to serve the demand created by development projects, and to be consistent with infrastructure master plan, rather than collect impact fees. The cost of oversizing improvements may be eligible for reimbursement over time, as allowed by the City.	PW	ongoing
<u>Action PF-9a</u>	Seek state and federal grants for the upgrading and expansion of the infrastructure systems in the City of Taft as opportunities arise and resources permit.	PW	ongoing
Public Facilities and Services Policies: Water Service			
<u>Action PF-10a</u>	<p>Amend the Taft Municipal Code to require the following for all development projects, excluding subdivisions:</p> <ul style="list-style-type: none"> • That an assured water supply and delivery system be available at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. • That all required water infrastructure for the project be assured through the use of financial guarantees to the City's satisfaction prior to the issuance of any building permit. • That all required water infrastructure for a property be in place prior to the issuance for a Certificate of Occupancy for any structure or building on a site. • That water infrastructure be phased to coincide with the phased development of large-scale projects. 	PW	A
<u>Action PF-10b</u>	<p>Amend the Taft Municipal Code to require the following for all subdivisions to the extent allowed by state law:</p> <ul style="list-style-type: none"> • That proposed water supply and delivery systems be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. • That the agency providing water service to the subdivision demonstrate prior to the approval of the Final Map by the City that sufficient capacity would be available to accommodate the subdivision plus existing development, other approved projects in the same service area, and other projects that have received commitments for water service. • That off-site and on-site water infrastructure sufficient to 	PW	A

Action Number	Action Item	Responsible Department	Priority
	provide adequate water to the subdivision be in place prior to the approval of the Final Map, or their financing be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.		
Public Facilities and Services Policies: Sewer Service			
<u>Action PF-13a</u>	Identify additional funding sources to obtain the most favorable method of providing sewage/wastewater service.	PW	ongoing
<u>Action PF-15a</u>	Amend the Taft Municipal Code to require the following for all development projects, excluding subdivisions: <ul style="list-style-type: none"> • That sewer/wastewater treatment capacity be available at the time of project approval. • That all required sewer/wastewater infrastructure for the project be assured through the use of financial guarantees to the City’s satisfaction prior to the issuance of any building permit. • That all required sewer/wastewater infrastructure for a property be in place prior to the issuance for a Certificate of Occupancy for any structure or building on a site. • That sewer/wastewater infrastructure be phased to coincide with the phased development of large-scale projects. 	PW	A
<u>Action PF-15b</u>	Amend the Taft Municipal Code to require the following for all subdivisions to the extent allowed by state law: <ul style="list-style-type: none"> • That sewage/wastewater treatment capacity be available at the time of tentative map approval. • That sufficient capacity be available to accommodate the subdivision plus existing development, other approved projects using the same conveyance lines, and projects which have received sewage treatment capacity commitment. • That on-site and off-site sewage conveyance systems required to serve the subdivision be in place prior to the approval of the Final Map or their financing be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. • That sewage conveyance systems within the subdivision be in place and connected to the sewage disposal system prior to the issuance of any Certificates of Occupancy. Model homes may be exempted from this policy as determined appropriate by the City. 	PW	A
Public Facilities and Services Policies: Schools			
<u>Action PF-19a</u>	Convene a focused design effort with Taft City School District, Taft Union High School, and Taft College to establish design guidelines for new schools in accordance with City design standards.	CD	A



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Action Number	Action Item	Responsible Department	Priority
Public Facilities and Services Policies: Multiple Use Facilities			
<u>Action PF-24a</u>	Equip public facilities with modern audiovisual equipment and wired for modern telecommunications.	PW	B
ECONOMIC DEVELOPMENT (CHAPTER 11.0)			
Economic Development Policies: Diverse and Balanced Mix of Uses			
<u>Action ED-2a</u>	Develop and regularly update an economic development strategy which, in part, identifies the existing economic base, identifies certain business sectors for special expansion and recruitment efforts, and maintains the desired jobs-to-housing balance.	CD	A/ongoing
<u>Action ED-4a</u>	Amend the Zoning Ordinance to allow for ancillary uses in all commercial, office, and industrial zone districts.	CD	A
<u>Action ED-5a</u>	Prepare and maintain an inventory of vacant and underutilized land and buildings designated for commercial and industrial uses and identify opportunities for pre-development studies which could be done by the City or the private sector to facilitate development of key sites.	CD	A/ongoing
<u>Action ED-7a</u>	Identify and pursue special programs, including financing incentives, for targeted businesses.	CD	A/ongoing
<u>Action ED-7b</u>	Identify and mitigate obstacles to the formation and expansion of local businesses.	CD	A/ongoing
Economic Development Policies: Jobs and Housing Balance			
<u>Action ED-8a</u>	Develop a strategy to improve the jobs and housing ratio to 1.5.	CD	A/ongoing
<u>Action ED-11a</u>	Work with the various job training and educational agencies to develop and match the skill levels of the labor pool to the needs of the economy as a whole.	CD	ongoing
<u>Action ED-15a</u>	Work with the Taft City School District and the Taft Union High School to plan for future growth and assure that growth improves the quality of the local educational system.	CD	ongoing
<u>Action ED-15b</u>	Provide labor market information to local educational institutions and training agencies for adults and youths.	CD	ongoing
<u>Action ED-15c</u>	Work with local employers to identify their needs and assist in the communication of those needs to educational institutions to assure a better prepared workforce and a continual supply of skilled labor.	CD	ongoing
Economic Development Policies: Business Retention and Expansion			
<u>Action ED-17a</u>	Periodically review the General Plan to ensure that there is an adequate supply of land designated for economic development, with flexibility in the commercial and industrial land use designations to allow a wide range of targeted businesses without need for amendments to the General Plan.	CD	ongoing

12.0 IMPLEMENTATION PLAN



Action Number	Action Item	Responsible Department	Priority
<u>Action ED-17b</u>	Streamline City administrative and regulatory processes wherever possible. Reduce inefficiencies, overlap, and time delays associated with these processes.	CD	A
<u>Action ED-17c</u>	Simplify the development review process for small-scale changes to previously approved site plans and buildings.	CD	A
<u>Action ED-18a</u>	Actively promote development which will generate new jobs and tax revenues to the City.	CM	ongoing
<u>Action ED-20a</u>	Require developers to consider the potential long-term land use and economic impacts that major new projects could have on the city and nearby areas by overbuilding or exceeding the market capacity for the types of uses proposed.	CD	ongoing
<u>Action ED-21a</u>	Expand redevelopment district boundaries to include properties from 2nd Street to North 10th Street along Main, Center, and North streets.	TCDA	A
<u>Action ED-21b</u>	Following annexation of Ford City, Taft Heights, and South Taft, expand the redevelopment district boundaries to include the newly annexed territories.	TCDA	A
<u>Action ED-21c</u>	Utilize the programs and powers available under redevelopment law to revitalize existing commercial areas.	TCDA	ongoing
<u>Action ED-21d</u>	Utilize all economic development tools available to benefit the well-being of the city.	CD	ongoing
<u>Action ED-22a</u>	Evaluate the feasibility of creating enterprise zones, incubator projects, or other appropriate programs.	CM	A
<u>Action ED-23a</u>	Create and implement an ongoing retention program.	CD	A/ongoing
<u>Action ED-24a</u>	In the event of a change in the status of Taft-Kern County Airport or a site relocation, work to create joint use or commercial use of the airport to maximize shipping and air traffic capabilities.	CD	A
<u>Action ED-25a</u>	Work cooperatively with farmers, property owners, universities, colleges, and agricultural organizations and agencies to enhance the viability of agricultural activities and uses.	CD	ongoing
<u>Action ED-25b</u>	Help to sponsor a downtown farmers market and other related activities that promote local farming and agriculture.	CD	ongoing
Economic Development Policies: Business Attraction			
<u>Action ED-29a</u>	As part of the annual economic development plan, analyze the City's per capita sales by market category compared to statewide averages. Target those sectors where the City is interested in improving sales.	CD	ongoing
<u>Action ED-34a</u>	Periodically review the General Plan to ensure that there is an adequate supply of land designated for economic development, with flexibility in the commercial and industrial land use designations to allow a wide range of targeted businesses without need for amendments to the General Plan.	CD	ongoing



12.0 IMPLEMENTATION PLAN

Action Number	Action Item	Responsible Department	Priority
<u>Action ED-35a</u>	Review and update the Zoning Ordinance as necessary to respond to changes in business operations and market trends.	CD	A/ongoing

Legend:

City Departments:

CD = Community Development Department

PW = Public Works Department

B = Building Department

CM = City Manager's Office

TCDA = Taft Community Development Agency

PD = Police Department

CE = Code Enforcement

Affiliated Public Entities:

KCFD = Kern County Fire Department



13.0
GLOSSARY

This Glossary provides definitions of selected terms used in the City of Taft General Plan. These definitions are provided for the reader's information and to assist in the interpretation of goals and policies in this General Plan. Where specific words are defined by policy in this Plan, the definition established by policy has precedence over the definitions below.

The definitions shown in this Glossary shall not be interpreted as establishing policies, standards, thresholds, or guidelines.

100-Year Flood Event – The level of flood water expected to be equaled or exceeded at least once in a 100-year period.

Action – Activities undertaken to implement a specific policy or group of policies. Action items are included with specific policies to define how the policy will be achieved.

Alternative Energy - Energy derived from replenishable sources such as sun, wind, rivers, tides, hot springs, geothermal, and biomass.

Annexation – The incorporation of a land area into an existing community with a resulting change in the boundaries of that community.

Arterial – Roadway that serves as the primary network for cross-town traffic flow. Arterials connect areas of major traffic generation within the urban areas and connect with important county roads and state highways. Arterials also provide for the distribution and collection of through traffic to and from collector and local streets serving residential, commercial, and industrial areas.

Arterial Highway – Roadway that serves as a regional route to provide access from the surrounding communities. Arterial highways are intended to accommodate greater traffic volumes.

Assessment District – A special financing district formed by a local government agency (county, city, water district, etc.) which includes property that will receive direct benefit from the construction of new public improvements or from the maintenance of existing public improvements.

Basic Business – A business that serves employees of a community's export market. The export market includes companies, firms, and individuals that sell goods and services outside the boundaries of that community.

Bio Region – A region whose limits are naturally defined by topographic and biological features such as mountain ranges and ecosystems.

Blighted – Term used to describe an area that exhibits substantial and prevalent adverse physical and economic conditions requiring redevelopment assistance.

Buffer – A strip of land designated to protect one type of land use from another with which it is incompatible. Where a commercial district abuts a residential district, for example, additional use,

yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones such as a multi-family housing zone between single-family housing and commercial uses.

Business Park Development – A business park is an area of land in which many office buildings, buildings for light industry, and the like are grouped together providing an integrated infrastructure in one location.

Capital Improvement Program (CIP) – A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long-lasting, expensive equipment) to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Capital Improvement Programs are usually projected five or six years in advance and may be updated annually.

Citizens Task Force – An appointed group of community members that provides guidance and advice to the decision-making body to ensure that community concerns and ideas are included in all public aspects of planning and design. The Citizens Task Force is expected to work as a consensus body, seeking as broad and complete agreement as is feasible on the issues it addresses.

Clean Air Act – Federal legislation establishing national air quality standards.

Cluster Development – Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, to maintain density levels within a designated area with the purpose of retaining open space on-site.

CNEL – See *Community Noise Equivalent Level (CNEL)*.

Cogeneration – A process in which waste energy is used to produce heat or electricity.

Collector – Roadway that provides for traffic movement between arterial and local streets and provides for traffic movement within and between neighborhoods and major activity centers.

Co-location – Placing related roles, activities or groups in a single room, building or campus or the practice of locating multiple similar businesses in the same facility.

Community Noise Equivalent Level (CNEL) – The equivalent energy (or energy average) sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m. The CNEL is generally computed for annual average conditions.

Compact Development – Development generally occurring at 5 to 7 dwelling units per acre or more. Design features typical of compact development include an integrated pedestrian and bike network, streets that interconnect with previously existing streets, an intermingling of residential dwelling types, consisting of detached units, attached units, or multiple-family units, and commercial uses and the inclusion of parks or open space networks within developments.

Compatibility – The characteristics of different uses or activities that allow them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre, pedestrian or vehicular traffic generated, volume of goods handled, and such environmental effects as noise, vibration, glare, air pollution, or radiation.

Complete Streets – The consistent design and operation of roadways with all users in mind - including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.

Conservation – The management of natural resources to prevent waste, destruction, or neglect.

Day/Night Average Sound Level (Ldn) – The equivalent energy (or energy average) sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m. The Ldn is generally computed for annual average conditions.

Density – The number of families, individuals, dwelling units, or housing structures per unit of land; usually density is expressed “per acre.” Thus, the density of a development of 100 units occupying 20 acres is 5.0 units per acre.

Design Guidelines – A document that provides direction, coordination, and/or vision for the overall development of a community or a portion of the community.

Development – The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill, or land disturbance; or any use or extension of the use of land.

Development Impact Fees – A fee or charge imposed on developers to pay for the costs to the community of providing services to a new development.

Dwelling Unit – One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of a single household.

Element – A division of the General Plan referring to a topic area for which goals, policies, and actions are defined (e.g., land use, housing, circulation).

Entitlement – The right to develop land with government approvals for zoning density, utility installations, occupancy permits, and use permits.

Environment – The sum of all external conditions and influences affecting the life, development and, ultimately, the survival of an organism.

Farmland Security Zone Contracts – A minimum 20-year contract established under the Williamson Act for the purpose of restricting specific parcels of land to agriculture or related open space uses. Contracts renew automatically every year unless a “notice of nonrenewal” is

filed. In return, the parcels under contract are assessed for property tax purposes at a percentage of the rate consistent with their actual use, rather than potential market value.

Floodplain – A low land or relatively flat area adjoining inland or coastal waters that is subject to a one percent or greater chance of flooding in any given year.

Gateway – Typically located at an entry point to a community or other important intersection or location. Gateways may include the construction of a “landmark” structure, landscaping, signage, and lighting.

General Plan – A legal document that takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long-term development of a jurisdiction.

Geothermal – Of or pertaining to the internal heat of the earth.

Goal – A long-range, “end-state” statement as to what a community wants to accomplish regarding a particular issue.

Ground Failure – Mudslide, landslide, liquefaction, or the compaction of soils due to seismic-induced ground shaking.

Groundwater – The supply of water under the ground surface in an aquifer or soil that forms a natural reservoir.

Habitat – The physical location or type of environment in which an organism, animal or plant species, or biological population lives or can be found.

Habitat Conservation Area – Land area dedicated for the purpose of conserving plant and animal habitat.

Hazardous Materials – An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels, as defined and regulated by federal, state, and/or local law.

Historic Area – A district, zone, or site designated by local, state, or federal authorities within which buildings, structures, and places are of basic and vital importance due to their association with history, or their unique architectural style and scale, or their relationship to a particular area.

Improvement Standard – An adopted standard or criterion to which improvements are constructed.

Infill Development – Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process.

Infrastructure – The physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and other systems.

Intersection – Where two or more roads, paths, or lanes cross at grade.

Land Use – A description of how land is occupied or used.

Landslide – A general term for a falling or sliding mass of soil or rocks.

Ldn – See *Day/Night Average Sound Level*.

Level of Service (LOS) – A measure of effectiveness by which traffic engineers determine the quality of service on elements of transportation infrastructure using the letters A through F as follows:

A= Free flow

B= Reasonably free flow

C= Stable flow

D= Approaching unstable flow

E= Unstable flow

F= Forced or breakdown flow

Lifestyle Center – A shopping center or mixed-use commercial development that combines the traditional retail functions of a shopping mall but with leisure amenities oriented toward upscale consumers. Lifestyle centers usually require less land and generate higher revenue margins.

Liquefaction – A process by which water-saturated granular soils transform from a solid to a liquid state due to ground shaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Local Street – A street which generally carries the least amount of traffic. Local streets provide neighborhood access to collector and arterial streets.

Lot – A designated parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit.

Low Impact Development (LID) – A land planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality through implementation of engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime of watersheds through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source.

Median – The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Mineral Resource – Ores and other minerals that contain economic value.

Mitigation – Measures taken to reduce adverse effects on the environment.

Noise – Sound that is loud, disagreeable, or unexpected. Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations.

Noise-Sensitive Land Use – Includes those uses that house the population or serve specific population groups for long periods of time. These land uses include residential development (except temporary dwellings), schools, hospitals, nursing and personal care facilities, and churches.

Oil Drilling Island – Single lots and relatively small areas where facilities can be placed to obtain productive or potentially productive petroleum resources.

Open Space – Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated, or reserved for public or private use or enjoyment.

Outdoor Activity Area – Area designated for outdoor recreation and activity such as patios, balconies, and swimming pool areas of multi-family dwellings, nursing and personal care facilities; backyards of single-family dwellings.

Parcel – A lot or tract of land.

Particulate Matter (PM) – A complex mixture of extremely small particles and liquid droplets. PM is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. Also known as particle pollution.

Placard – A sign or sign-like device attached to or hung from a vehicle or building to indicate information about the operator (of a vehicle) or the contents of the vehicle or building.

Planning Area – The Planning Area includes the existing city limits, existing Sphere of Influence, and an area beyond the Sphere of Influence that bears relation to the City's planning efforts.

Pocket Plant – Any self-contained sewage treatment system that is independent of the City's sewer system.

Policy – A specific medium- or short-range statement of principle to guide decision-making so there is continuing progress toward the attainment of stated goals.

Purple Pipe – A purple, pressure-rated pipe that carries reclaimed water for irrigation and other non-potable uses

Reclaimed Water – Reclaimed water is former wastewater (sewage) or stormwater that has been treated to remove solids and certain impurities, and then used or allowed to recharge the aquifer rather than being discharged to surface water. Also known as recycled water.

Redevelopment – Redevelopment, under the California Community Redevelopment Law, is a process with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. It provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare. In a more general sense, redevelopment is a process in which existing development and use of land is replaced with newer development and/or uses.

Rehabilitation – The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Revitalization – Bringing new life or vigor to existing neighborhoods or uses.

Right-of-Way – A strip of land acquired by reservation, dedication, prescription, or condemnation and occupied, or intended to be occupied, by a road, crosswalk, utilities, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses.

Riparian – Plant community located alongside a watercourse, typically rivers or creeks.

Screening – Technique using manmade (built) or natural (landscaping) materials to define an area, modify or hide a view, create privacy, block wind, dust, salt and snow, control noise, filter light, or direct traffic flow.

Sensitive Receptors – Generally include residential areas, churches, schools, and recreation areas. See also *Noise-Sensitive Land Uses*.

Sensitive Resources – Sensitive native biological species and their habitats, including plant and animal habitats and wildlife linkages, steep hillsides, wetlands, and prehistoric and historic sites.

Solar Energy – The radiant energy emitted by the sun. Solar energy often refers to processes that use the radiant energy emitted by the sun to generate heat or electricity for human use.

Special-Status Species – Plant or animal species considered to be rare, threatened, endangered, or otherwise protected under local, state, and/or federal policies, regulations, or laws.

Sphere of Influence – A probable ultimate physical boundary and service area for a local agency, as well as special areas of interest, as determined by the Kern County Local Agency Formation Commission (LAFCo).

Strip Commercial – Commercial uses developed in a linear pattern, predominantly along roadways, and designed to primarily accommodate the private automobile.

Subdivision – The division of a lot, tract, parcel, or other unit of land for the purpose of sale, lease, or financing.

Sustainable Energy Source – See *Alternative Energy*.

Tax Increment Financing – A method to use the future gains in taxes to finance the current improvements that will create those gains. When a public project such as a road, school, or hazardous waste cleanup is carried out, there is often an increase in the value of surrounding real estate, and perhaps new investment (new or rehabilitated buildings, for example). This increased site value and investment generate increased tax revenues. The increased tax revenues are the tax increment. Tax increment financing dedicates tax increments within a certain defined district to finance debt issued to pay for the project. Tax increment financing is designed to channel funding toward improvements in distressed or underdeveloped areas where development would not otherwise occur. Tax increment financing may be used to create funding for public projects that may otherwise be unaffordable to localities. See *Tax Increment Funds*.

Tax Increment Funds – Monies resulting from the use of tax increment financing. See *Tax Increment Financing*.

Telecommuting – A work arrangement in which employees enjoy flexibility in working location and hours. The daily commute to a central place of work is replaced by telecommunication links. Also known as e-commuting.

Universal Access – The ability of all people to have equal opportunity and access to a service or product from which they can benefit, regardless of their social class, ethnicity, background, or physical disabilities.

Urban Forestry – The care and management of urban forests, i.e., tree populations in urban settings for the purpose of improving the urban environment. Urban forestry advocates the role of trees as a critical part of the urban infrastructure.

Vanpool – A form of transportation that allows groups of people to share a ride from home or one or more common meeting locations and travel together to a common destination or work center. Similar to a carpool but on a larger scale.

Watershed – A region or area over which water flows into a particular lake, reservoir, stream, or river.

Wayfinding – Encompasses all of the ways in which people orient themselves in physical space and navigate from place to place.

Williamson Act Land Contracts – A minimum 10-year contract for the purpose of restricting specific parcels of land to agriculture or related open space uses. Contracts renew automatically every year unless a “notice of nonrenewal” is filed. In return, the parcels under contract are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value.

Wind Energy – The energy captured from the wind. Wind energy often refers to the processes to convert the kinetic energy of wind into mechanical or electrical energy that can be used for power, often through the use of turbines.

Xeriscape – Method of landscaping that uses plant materials whose natural requirements are appropriate to the local climate, resulting in low water use and low maintenance.

Zero Net Energy Buildings – Buildings with zero net energy consumption and zero carbon emissions annually.

Zero Waste – The theory that a society, organization, or process can reduce, re-use or recycle all of its waste, so that it does not produce any waste with economic value needing final disposal.

Zoning – A division of a community into districts and the application of different regulations in each district.

Zoning Ordinance – A law consisting of a map and text that divides all land in a community into zones that specify uses and regulations governing lot size, building bulk, placement, and other development standards for each of the zone districts.



**APPENDIX A
SUSTAINABLE
GOALS AND POLICIES**

In order to move toward a sustainable community, this General Plan established principles of good planning and a proactive approach to future development. These sustainable principles have been incorporated throughout the elements of this General Plan and address the City of Taft’s role in the implementation of California law and address each of the three E’s of sustainability – Environment, Economy, and Equity (*refer to Chapter 2.0: Planning for a Sustainable Community*).

Goals and policies based on sustainable or “green” principles have been incorporated throughout each of the General Plan elements and are identified through the use of a leaf symbol. Appendix A provides a summary of all of the Goals, Policies, and Action Items that support sustainable principles.

3.0 LAND USE ELEMENT

LAND USE GOALS

-  **Goal LU-2:** A sustainable community.
-  **Goal LU-4:** A vibrant, active, healthy, walkable Downtown.
-  **Goal LU-5:** Protection of the natural resources and agricultural uses in the Planning Area.
-  **Goal LU-6:** A pattern of land use which enhances the community character of Taft, provides employment and shopping opportunities to serve residents and the region, provides for use of transit, and protects Taft’s unique historical and natural features.

LAND USE POLICIES: GENERAL

-  **Policy LU-1:** Encourage infill development in the existing urban areas of the Planning Area.
-  **Policy LU-3:** Promote sustainable development practices.
-  **Policy LU-4:** Support alternative development techniques to promote the conservation of land for open space, natural resource, or agricultural uses.

LAND USE POLICIES: LAND USE DESIGNATIONS

-  **Policy LU-7** The following standards apply to lands designated as **Agriculture** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To provide areas where the predominant land use is agriculturally oriented and to identify areas in the Planning Area in which agriculture is now and should continue to be the predominant land use, where land uses incompatible with

agriculture should be precluded, and where the development of urban type land uses would be detrimental to the continuance of agriculture which is an economic and aesthetic attribute to the area. Continuance of existing non-agricultural development may be allowed. It is expected that this designation will have a very low population to acre ratio, anticipating less than one person per acre.

This land use designation also allows the City to implement Williamson Act Land Contracts, including Farmland Security Zones, to ensure the continued viability of agriculture.

Maximum Dwelling Density: 1 dwelling unit per 20 gross acres (0.5 DU/Ac); except, 1 dwelling unit per 80 gross acres (0.0125 DU/Ac) for land subject to the Williamson Act/Farmland Security Zone Contracts.

 **Policy LU-8:** The following standards apply to lands designated as **Natural Resources** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: This designation is applied to lands that have proven petroleum, mineral, or biotic resources. Most of the land within this land use designation is utilized for oil-related uses, including exploration, reserves, pipelines, and storage facilities. Much of this land also provides added benefits, such as open space and wildlife habitat. It is expected that this designation will have a very low population to acre ratio, anticipating less than one person per acre.

This land use designation also provides for the continuation of agricultural uses and allows the City to implement Williamson Act Land Contracts, including Farmland Security Zones.

Maximum Dwelling Density: 1 dwelling unit per 5 gross acres (0.2 DU/Ac); 1 dwelling unit per 20 gross acres (0.5 DU/Ac) for land subject to the Williamson Act Contract; 1 dwelling unit per 80 gross acres (0.0125 DU/Ac) for land subject to the Williamson Act/Farmland Security Zone Contracts

 **Policy LU-14:** The following standards apply to lands designated as **Mixed Use** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: To encourage a mix of residential, office, and retail uses in designated areas of the community. The Mixed Use designation is concentrated in the Downtown area and other appropriate areas as shown on Figure 3.0-1 (Land Use Map). It is expected that this designation will have a population to acre ratio of up to 78 persons per acre. Building intensity in this designation may cover the entire parcel and reach to several floors.

Maximum Dwelling Density: 29 dwelling units per gross acre (29 DU/Ac)

- Policy LU-18:** The following standards apply to lands designated as **Open Space** on Figure 3.0-1a and Figure 3.0-1b (Land Use Maps) of the General Plan.

Intent: This designation is applied to lands that will remain generally free of buildings, except buildings incidental to active and passive parks. Land uses allowed include passive and active recreational facilities, including but not limited to parks, golf courses, and trails. It is expected that this designation will not have population as the uses are not intended to include residential development. However, there may be some associated residential uses but the population to acre ratio is expected to be very low, anticipating less than one person per acre.

LAND USE POLICIES: RESIDENTIAL

- Policy LU-21:** Encourage a mix of residential densities.
- Policy LU-23:** Encourage pedestrian-oriented residential developments and adjacent land uses.

Action LU-23a: Amend the Taft Municipal Code to require all residential developments to provide for pedestrian and bicycle connections and facilities.

LAND USE POLICIES: COMMERCIAL AND OFFICE

- Policy LU-25:** Encourage commercial areas to cluster in identified areas to discourage strip commercial development.
- Policy LU-26:** To minimize traffic generation impacts, locate commercial development to meet the needs and convenience of the customer base and promote compatibility between land uses.
- Policy LU-28:** Encourage commercial infill development.

Action LU-27a: Provide incentives, such as flexible zoning, for commercial infill projects.
- Policy LU-29:** Encourage the location, size, scale, and design of neighborhood commercial uses to complement and meet the needs of the surrounding neighborhood.
- Policy LU-30:** Encourage the provision of pedestrian, bicycle, and other non-motorized access in all neighborhoods.
- Policy LU-31:** Provide for ancillary commercial development in office parks, such as training, day care, restaurants, cleaners, mail centers, and financial institutions. Commercial uses should be limited so as to complement the developments they are serving.
- Policy LU-32:** Encourage clustered, smaller-scale office and professional land uses throughout the community to meet the needs of nearby neighborhoods.

Policy LU-33: Encourage commercial developments and adjacent land uses to be pedestrian-oriented.

Action LU-33a: Amend the Taft Municipal Code to require all commercial developments to provide for pedestrian and bicycle connections and facilities.

LAND USE POLICIES: INDUSTRIAL

Policy LU-34: Allow retail space in conjunction with manufacturing of goods in industrial areas.

Policy LU 35: Encourage industrial infill development.

Action LU-35a: Provide incentives, such as flexible zoning, for industrial infill projects.

Policy LU 37: Provide for ancillary commercial development in business parks, such as training, day care, restaurants, cleaners, mail centers, and financial institutions. Commercial uses should be limited so as to complement the developments they are serving.

Policy LU-38: To minimize traffic impacts, locate industrial and business activities in areas close to major transportation facilities or include development of transit stop(s) within, or close to, proposed activities.

LAND USE POLICIES: MIXED USE AND DOWNTOWN

Policy LU-42: Encourage mixed-use development.

Action LU-42a: Develop a Downtown Master Plan, including development standards.

Policy LU-43: Promote housing development in the upper floors of commercial and office developments.

Policy LU-44: Promote owner-occupied housing in mixed-use development, including first-floor housing at the rear of buildings.

Policy LU-45: Promote a variety of housing opportunities, including multi-family and senior citizen housing, in the Downtown area.

Policy LU-46: Encourage a mix of uses including retail, office, financial, government, and professional land uses to expand the current business mix and increase the economic viability of the Downtown as a destination for shopping, work, dining, and entertainment.

Action LU-46a: Assist in the retention and expansion of existing businesses which conform to the goals and policies of this element by providing and

coordinating available financial and non-financial resources. Examples include financing and loan programs, cooperation with lenders, capital loans, technical assistance, and business counseling.

Policy LU-48: Redevelop underutilized commercial areas in the Downtown to higher density residential uses and more intense office/commercial uses.

Policy LU-49: Redevelop the railroad property to the south of the Downtown and other properties in and near Downtown where there are opportunities for redevelopment to be compatible with and complementary to the Downtown.

Policy LU-51: Maintain the Downtown as the governmental, civic, medical, and retail/office center for the City.

Action LU-51a: Encourage public agencies to locate, and remain, in the Downtown, including state, federal, and local agencies.

Action LU-51b: Encourage public agencies currently located in the Downtown to maintain and/or expand their operations.

Policy LU-52: Create a safe and comfortable environment in the Downtown where pedestrians, bicyclists, vehicular traffic, and parking work in harmony.

Policy LU-54: Continue to promote shopping in Taft’s Downtown.

Action LU-54a: Continue to work with building owners in the renovation of their building facades.

Action LU-54b: Continue to identify, design, and construct Downtown streetscape improvements to make the Downtown a more desirable place to visit and shop.

Policy LU-55: Identify and promote Downtown as the entertainment, cultural, and community activity center of Taft.

Action LU-55a: Coordinate with the Chamber of Commerce and other organizations to promote activities in the Downtown.

Action LU-55b: Develop a signage and wayfinding program for the Downtown.

Policy LU-56: Promote a mix of compatible land uses contributing to the historic nature and economic viability of the Downtown area.

Policy LU-58: Protect and enhance the integrity of historical resources as identified in the Historic Preservation Plan.

Action LU-58a: Encourage the adaptive reuse, protection, and/or enhancement of historical buildings.

Policy LU-59: Encourage and promote the use of shared parking facilities to support needs of the retail core through the provision of off-street parking facilities, including parking structures.

Action LU-59a: Develop a parking strategy plan and Parking Master Plan for the Downtown that will encourage people to park once and walk to their destinations.

LAND USE POLICIES: NEIGHBORHOOD REVITALIZATION

Policy LU-61: Promote infill development that is aesthetically pleasing and compatible with existing development.

Action LU-61a: Provide incentives, such as flexible zoning regulations, for infill projects.

Policy LU-63: Upgrade public improvements in blighted neighborhoods, including sidewalks, alleys, street trees, roadways, parkways, and streetlights as opportunities arise and resources permit.

Action LU-63a: Establish a program of repairing or replacing broken curbs, gutters, and sidewalks.

Action LU-63b: Replant vacant parkways with street trees.

Action LU-63c: Improve alleys with pavement.

Action LU-63d: Install landscaped medians where collector or arterial streets have the necessary right-of-way width.

Policy LU-67: Actively promote reinvestment in existing neighborhoods.

Action LU-67a: Seek state and federal grant funds that can assist in the elimination of blight in residential neighborhoods.

Action LU-67b: Use tax increment funds and low to moderate housing income funds to eliminate conditions of blight in residential neighborhoods, including use of funds for additional housing and improvements that benefit housing.

Action LU-67c: Identify and implement other local programs and activities that encourage investment in the existing housing stock.

LAND USE POLICIES: COMMUNITY IMAGE AND DESIGN

Policy LU-71: Promote the appropriate planting of trees and provide irrigation in existing parkways using reclaimed water.

Policy LU-75: Protect and maintain the urban tree canopy as a vital local resource.

Action LU-75a: Develop and implement an Urban Tree Canopy Master Plan.

Action LU-75b: Attain status as a Tree City USA.

Action LU-75c: Identify and apply for urban forestry grants to pay for the planting of trees.

Policy LU-76: Facilitate a landscaping program in park strips and medians that promote shading, color, art, and interesting design.

Action LU-76a: Update street standards to include landscaping along all roadways.

Action LU-76b: Establish a street beautification and enhancement fee that pays for the construction, landscaping, and maintenance of street medians.

Policy LU-78: Ensure that the provision of new or enlarged parking facilities does not adversely affect the livability and desirability of the surrounding neighborhoods.

Action LU-78a: Develop landscaping and tree shading standards for parking facilities, including maintenance requirements.

Policy LU-79: Discourage the proliferation of surface parking as an interim land use when sound residential, commercial, or industrial buildings would be demolished pending other development.

Policy LU-80: Require parking areas to be improved with paving, striping, and lighting and incorporate designated pedestrian facilities.

4.0 CIRCULATION ELEMENT

CIRCULATION GOALS

Goal CI-1: A safe, balanced, and efficient transportation system that addresses motorized, non-motorized, and pedestrian traffic movement.

Goal CI-2: An improved transportation system that will reduce the need for parking.

Goal CI-3: A circulation system which recognizes and responds to the needs of bicycle traffic and minimizes motorist/bicycle conflicts.

Goal CI-4: A well-integrated pedestrian and bicycle trail system.

CIRCULATION POLICIES: GENERAL

Policy CI-1: Coordinate circulation planning for all modes of transportation to help ensure an efficient system including the use of the “complete street” design concept.

Policy CI-2: Require projects subject to discretionary review to minimize new vehicle trips.

Action CI-2a: Work with transportation agencies to create a template for a Transportation Demand Management program that can be used by businesses or modified to meet the needs of the businesses. The template could include a variety of methods to minimize trips and incentives for participation.

Action CI-2b: Amend the Zoning Ordinance to require secure bicycle racks or storage facilities at a ratio of 1 per every 10 vehicle spaces in new commercial and public buildings.

Policy CI-3: Require all new development and expansion of existing development to fully provide for on-site transportation facilities including streets, curbs, traffic control devices, bicycle and pedestrian facilities, and other improvements as deemed necessary by the City.

CIRCULATION POLICIES: ROADWAYS

Policy CI-7: Maintain the Level of Service on roadways and at intersections in the Planning Area as follows:

- a) Assure that roadway congestion generally does not exceed Level of Service D except where:
 - Providing Level of Service D would be infeasible due to physical constraints.
 - Maintaining Level of Service D would require an unreasonable expansion of the roadway or intersection as determined by the City.
- b) Maintain a Level of Service D at all signalized intersections except where:
 - The level of congestion already exceeds this standard; or
 - Where increased intersection capacity cannot be provided due to physical constraints.

- c) Maintain the Level of Service at unsignalized intersections at D or better; intersections may be evaluated on a case-by-case basis to determine if signal warrants are met.

Policy CI-8: Adopt and maintain a circulation system evaluation methodology that establishes Levels of Service and determines significance thresholds for impacts to intersections and roadways within the Planning Area. Where a project would cause or contribute to congestion exceeding the Level of Service and/or significance threshold, require on- or off-site transportation improvements as a condition of approval as appropriate. Examples include, but are not limited to:

- Improvements to on- or off-site roadways;
- Improvements to intersections in the vicinity of the project;
- Installation of transit, bicycle, or pedestrian facilities, including facilities which exceed the minimum standards imposed by City regulations;
- Restriction of access to roadways;
- Limitations on hours of operation.

Policy CI-9: Improve the operating efficiency of the roadway system through transportation system management strategies (e.g., signal timing, restricted access).

Policy CI-10: Require that local street systems be logical and, where possible, designed on a “modified grid” system. In areas with significant features or natural resources, deviation from the modified grid system may be allowed.

CIRCULATION POLICIES: TRANSIT/BIKEWAYS/PEDESTRIAN

Policy CI-17: Encourage the use of transportation alternatives, including public transit, bicycles, and walking, that reduce the use of personal motor vehicles.

Policy CI-18: Provide transit services to the entire Planning Area to serve the needs of all persons, in particular those without access to private vehicles, the disabled, the elderly, and children.

Policy CI-19: Encourage the use of public transit.

Action CI-19a: Provide for transit service in the design of the arterial and collector street system.

Action CI-19b: Coordinate with Kern Regional Transit to require appropriately designed bus stops along arterials and collectors and other locations as appropriate.

Action CI-19c: Provide for transit service in the site plan review process.

Action CI-19d: Coordinate with Kern Regional Transit to locate bus stops as close as possible to the facilities they serve.

Action CI-19e: Work with Kern Regional Transit to provide scheduled transit services.

Action CI-19f: Work with Taft Area Transit to provide social services transportation.

Action CI-19g: Pursue local, state, and federal funding for transit services.

 **Policy CI-20:** Provide transit service effective in attracting and retaining transit riders in areas with identifiable transit needs.

Action CI-20a: Encourage marketing efforts to reach all of Taft's citizens.

Action CI-20b: Encourage ridership of Taft Area Transit among disabled persons through disabled and senior citizen fare discounts.

 **Policy CI-21:** Provide economical and cost-efficient transportation for all residents.

Action CI-21a: Pursue local, state, and federal funding for transit services.

 **Policy CI-22:** Require new development to provide safe and convenient access to alternative transportation within the project area.

Action CI-22a: Amend the Taft Municipal Code to require all new development to provide for pedestrian and bicycle connections and facilities.

Action CI-22b: Encourage new development to provide weatherproof bicycle parking and storage facilities and ensure long-term maintenance of such facilities.

 **Policy CI-23:** Demonstrate leadership in the implementation of programs that encourage the use of alternative modes of transportation by their employees and use alternative fuels. For example, programs may include:

- Preferential carpool parking and other ridesharing incentives;
- Flexible work hours or telecommuting where consistent with job duties and customer service needs;
- A purchasing program that favors hybrid, electric, or alternative fuel vehicles;
- Assisting in the development of demonstration projects for alternative fuel technologies such as ethanol, hydrogen, and electricity;

- Secure bicycle parking; and
- Transit incentives.

Policy CI-24: Support efforts by businesses, schools, and government to reduce peak travel demand.

Action CI-24a: Support implementation of flexible or staggered work hours and work from home programs so that travel demand is spread more evenly throughout the day.

Action CI-24b: Support efforts to promote ridesharing and other programs to reduce vehicle travel and encourage walking, bicycling, and telecommuting.

Policy CI-25: Provide for safe and effective bicycle transportation for recreational and commuting cyclists in Taft.

Action CI-25a: Develop a Bikeway Master Plan that coordinates with the regional bikeway system and is in accordance with State Bikeway Design Criteria.

Action CI-25b: Periodically review and update street standards to accommodate bicycle lanes where indicated on the Bikeway Master Plan.

Action CI-25c: Amend the Taft Municipal Code to require all new development to provide for safe bicycle connections and facilities, including bicycle parking.

Action CI-25d: Design bicycle paths so that interaction with vehicular traffic is minimized.

Action CI-25e: Establish effective programs for financing the construction and maintenance of bicycle paths.

Action CI-25f: Provide an information/education program to encourage use of the regional bicycle system and to promote safe riding.

Policy CI-26: Provide a well-integrated trail system in the Planning Area that addresses bicycle and pedestrian uses consistent with the bicycle and pedestrian trail system as shown on Figure 4.0-2 (Bikeways and Pedestrian Trails Map).

Action CI-26a: Pursue local, state, and federal grants and other funding sources for development of bicycle and pedestrian paths.

Policy CI-27: Encourage facilities at places of employment to encourage workers to ride bicycles to work.

Policy CI-28: Provide adequate bicycle storage in governmental, commercial, residential, and open space recreational facilities.

Policy CI-29: Consider and, where possible, accommodate the needs of pedestrians and bicyclists in all roadway construction and renovation.

Policy CI-30: Widen sidewalks above the minimum established Improvement Standards where intensive commercial, recreational, or institutional activity is present and where residential densities are 8 DU/Ac and above.

Action CI-30a: Update street standards to include an urban sidewalk pattern above the minimum established Improvement Standards.

Policy CI-31: Provide convenient pedestrian crossings at roadways.

Policy CI-32: Require sidewalks in new developments.

Policy CI-33: In existing developed areas where sidewalks do not exist, support existing programs and pursue new programs for sidewalk construction.

Policy CI-34: Design development projects to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.

Policy CI-35: Improve the accessibility of and circulation within the Downtown.

Action CI-35a: Develop a signage and wayfinding program for the Downtown.

Policy CI-36: Consider pedestrian-sensitive areas when planning circulation systems and seek to avoid impacts to these areas.

Action CI-36a: Designate the existing and planned locations of pedestrian-sensitive areas.

5.0 OPEN SPACE AND CONSERVATION ELEMENT

OPEN SPACE AND CONSERVATION GOALS

Goal OS-1: A citywide network of open space.

Goal OS-2: Recreational opportunities for all residents.

Goal C-1: Protection and preservation of the agricultural landscape.

Goal C-2: A sustainable agricultural economy.

- 🌿 **Goal C-3:** Conservation of native wildlife and plant communities.
- 🌿 **Goal C-4:** A healthy water quality and supply for the community and natural environment.
- 🌿 **Goal C-5:** Reduction of air pollutant emissions.
- 🌿 **Goal C-6:** Monitoring of and response to climate change impacts, including greenhouse gas emissions.
- 🌿 **Goal C-7:** Efficient and sustainable development.
- 🌿 **Goal C-8:** Preservation and enhancement of cultural and historic resources.

OPEN SPACE POLICIES: OPEN SPACE, PARKS AND RECREATION

- 🌿 **Policy OS-1:** Manage parks, trails, open spaces, and recreational facilities with innovative best management practices to achieve long-term energy, water, and resource conservation.
- 🌿 **Policy OS-2:** Ensure that development of parkland, recreation facilities, programming capacity, and natural open space capacity keeps pace with development and growth in the City’s Planning Area.

Action OS-2a: In cooperation with the West Side Park and Recreation District, develop a Park and Recreation Master Plan, outlining future parkland and facility needs, goals, policies, classifications, and standards.

Action OS-2b: Develop and implement a Park Impact and Parkland Dedication Ordinance consistent with the Quimby Act.

Action OS-2c: Collaborate with the County of Kern and the West Side Park and Recreation District to acquire, develop, and program additional regional park facilities.

- 🌿 **Policy OS-3:** Pursue development of a new park in the City’s Downtown.
- 🌿 **Policy OS-4:** Expand the system of multi-use paths and trails available for transportation and recreation.
 - Action OS-4a:** Prioritize expansion of Rails to Trails as shown on Figure 4.0-2 (Bikeways and Pedestrian Trails Map).
- 🌿 **Policy OS-7:** Require new residential development projects, including mixed-use projects with residential components, to provide a minimum of 2.5 acres of park land per 1,000 persons through dedication of land or payment of in-lieu fees to contribute

to the acquisition and development of parks or recreation facilities consistent with the following:

- a) That all lands offered for dedication be of the size, orientation, location, and suitability to provide park and recreation facilities consistent with the City's park and recreation classifications and standards and with the requirements of the West Side Park and Recreation District.
- b) That private trails, school park and recreation facilities, and private parks or open spaces not receive full credit toward the City's land dedication requirements. Such lands may be used for partial credit, not to exceed 50 percent, with approval of the City Council.

 **Policy OS-10:** Ensure that all new parks, trails, and recreational facilities are designed for universal access and work to make existing parks, trails, and recreational facilities universally accessible.

CONSERVATION POLICIES: AGRICULTURAL LAND PRESERVATION

 **Policy C-1:** Support the continued use of agriculture in the Planning Area.

 **Policy C-2:** Preserve agricultural lands for agricultural uses, prioritizing the protection of lands with prime and other important soil classifications.

 **Policy C-3:** Work with public agency, private, and nonprofit partners to provide a means to preserve open space and agricultural lands.

Action C-3a: Require applicants of private and public development projects that are proposing conversion of agricultural lands classified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance under the Farmland Mapping and Monitoring Program to provide a 1:1 acreage replacement ratio.

 **Policy C-4:** Facilitate and support agricultural conservation easements, Williamson Act and Farmland Security Zone contracts, and land conservation programs used to protect agricultural resources.

Action C-4a: Adopt ordinances necessary to allow the continuation of Williamson Act and Farmland Security Zone contracts and land conservation programs after annexation.

 **Policy C-5:** Working in consultation with the Kern County Agricultural Commission and the Kern County Farm Bureau, establish agricultural buffer zones between urban and agricultural land uses. Design buffer zones to address the physical effects of agricultural practices, such as chemical spraying, noise, and odors and to prohibit residential incursion into agricultural areas.

Action C-5a: Adopt a buffer zone policy to designate specific setbacks on developing land from existing agricultural land.

- Policy C-6:** Prioritize infill development over the conversion of agricultural lands to accommodate future growth.
- Policy C-7:** Encourage cluster development as a means of obtaining open space to be used as a buffer.

CONSERVATION POLICIES: SUSTAINABLE AGRICULTURAL PRACTICES

- Policy C-8:** Encourage the use of innovative techniques and emerging research on integrated pest control methods to minimize the impact of pesticide and herbicide use on the City’s human and natural communities.
- Policy C-9:** Encourage organic and sustainable agricultural practices and crop diversification.
- Policy C-10:** Encourage efficient water use to enhance agriculture and grazing, employing techniques such as use of reclaimed water.
- Policy C-11:** Encourage the growth of environmentally sustainable agricultural businesses and support services.
- Policy C-12:** Encourage the marketing of local agricultural products to local residents, vendors, and restaurants through farmers markets and other direct farm-to-table sales.

Action C-12a: Partner with private and nonprofit partners to manage a “Buy Local” program for local agricultural projects.

CONSERVATION POLICIES: NATURAL RESOURCE CONSERVATION

- Policy C-13:** Seek to conserve plant and animal habitat through regional planning efforts.
 - Action C-13a:** Work with Kern County to participate in the Kern County Valley Floor Habitat Conservation Plan, Tulare Basin Riparian and Wildlife Corridor Conservation Plan and other conservation efforts.
 - Action C-13b:** Work with other organizations and agencies to create Habitat Conservation Areas.
- Policy C-14:** Protect natural open spaces, wetlands, watersheds, and environmentally sensitive areas such as creeks and riparian areas and other open spaces.

Action C-14a: Prepare an Open Space Master Plan which identifies and prioritizes high priority preservation areas and provides minimum open space standards. Include areas such as those that support key features of the local or

regional ecosystem, provide habitat for special-status species, or provide buffers for agricultural zones.

Action C-14b: Work to assure that the Kern County Valley Floor Habitat Conservation Plan and the Tulare Basin Riparian and Wildlife Corridor Plan protect the interests of the City.

Action C-14c: Support the restoration and enhancement of historical native plant communities within park and open space areas in support of native wildlife habitat.

Action C-14d: Provide adequate buffers from the banks of creeks and rivers, where possible, in consultation with the City and appropriate agencies, such as the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and U.S. Army Corps of Engineers.

Action C-14e: Require applicants of private and public development projects on sites with wetlands to prepare an evaluation pursuant to CEQA and to demonstrate compliance with state and federal regulations. The evaluation should map wetlands and waters of the United States in delineations approved by the U.S. Army Corps of Engineers and make recommendations for avoidance.

Action C-14f: Require applicants of private and public development projects that are proposing the conversion of wetlands to provide feasible mitigation on-site for land where complete avoidance of wetlands is not possible. Require appropriately times resource inventories designed to assess the presence of wetlands. Off-site wetland mitigation may occur and shall be coordinated with the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFG), and the Army Corps of Engineers, as appropriate.

 **Policy C-15:** Preserve areas through avoidance, when feasible, where special-status plant and animal species and critical habitat areas are known to be present or potentially occurring that may be adversely affected by public or private development projects. Where preservation through avoidance is not possible, include appropriate mitigation in the public or private project. “Special-status” species are generally defined as species considered to be rare, threatened, endangered, or otherwise protected under local, state, and/or federal policies, regulations, or laws.

Action C-15a: Require applicants of private and public development projects on previously undeveloped lands to prepare a biological baseline report, evaluation, or survey to consider the potential for significant impacts on special-status species.

Action C-15b: Explore the feasibility of various mitigation measures in consultation with the City and appropriate governmental agencies, such as the

U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG), for impacts to special-status species and habitat including conservation of similar quality and quantity of replacement habitat, enhancement of existing habitat areas, or paying in-kind funds to an approved wildlife habitat improvement and acquisition fund. Replacement habitat may occur either on-site or at approved off-site locations.

Policy C-16: Employ a full suite of land conservation techniques to protect natural open spaces and resources, including but not limited to the acquisition of fee simple interest through purchase, donation, or bequest and public access and conservation easements.

Policy C-17: Use site planning, project design, and all other practical design-related mitigation measures to avoid and minimize impacts on sensitive resources.

Action C-17a: Develop a list of appropriate plant species that may be used in the installation of landscaping for all development projects to encourage the use of native plant species.

Policy C-18: Require rehabilitation of natural ecosystems after mineral production is completed in areas zoned as Natural Resources (NR).

Policy C-19: Pursue programs to address oil and natural gas production as it relates to special-status species protection laws.

Action C-19a: Work with affected state and federal agencies to establish consistent policies for environmental protection activities related to oil and natural gas production and oilfield waste disposal.

Action C-19b: Try to assure that the oil and natural gas industry does not bear a burden of environmental regulation in excess of its contribution to the problems.

CONSERVATION POLICIES: WATER SUPPLY AND QUALITY

Policy C-20: Manage water use through planning, conservation, reclamation, and recycling.

Action C-20a: Collaborate with local, regional, and state water suppliers and water resource managers to comprehensively plan for ensuring a sustainable water supply.

Action C-20b: Participate in the development of the Kern County Integrated Regional Water Management Program and other planning efforts.

Action C-20c: Coordinate water resource management planning with other conservation planning efforts, such as open space planning and agricultural land preservation programs.

Policy C-21: Encourage water conservation and the use of reclaimed water through the application of best management practices.

Action C-21a: Work with the West Kern Water District and other water providers to create a master plan for a “purple-pipe” system and other mechanisms to promote water conservation.

Action C-21b: Seek funding to develop a water conservation program to collect baseline data and provide education and outreach and strategic direction for water conservation efforts.

Action C-21c: Establish a program to achieve a 20 percent reduction in per-capita water use by 2020 or such other reduction goal as may be set by the State.

Action C-21d: Identify and implement programs for the reuse of treated wastewater, particularly in landscaping, irrigation, and public facilities. Coordinate with wastewater system operators, as appropriate.

Action C-21e: Encourage xeriscape landscaping in municipal facilities, public roadway landscape, and new development projects.

Action C-21f: Require development to install infrastructure to transport existing or future supplies of reclaimed water (“purple pipe”) or pay an in-lieu fee equal to the cost of installation, to be used toward the implementation of a purple pipe master plan.

Action C-21g: Develop a plan to utilize a “purple pipe” system that allows reclaimed water to be used to irrigate City-owned properties.

Action C-21h: Develop a plan to utilize a “purple pipe” system that allows reclaimed water to be used to irrigate landscaping on private properties.

Policy C-22: Encourage Low Impact Development (LID) practices in all new development to reduce, treat, infiltrate, and manage runoff flows caused by storms, urban runoff, and impervious surfaces.

Action C-22a: Amend the Taft Municipal Code to establish LID development standards.

Policy C-23: Encourage natural groundwater recharge and new groundwater recharge opportunities, where appropriate.

Action C-23a: Research opportunities to combine groundwater recharge with habitat protection and recreational land uses.

Policy C-24: Collaborate with local and regional water resource managers to identify and monitor areas where hazardous waste may negatively impact groundwater quality.

- 🌿 **Policy C-25:** Require appropriately designed filters, such as vegetative swales, settling basins, or oil and water separators, adjacent to all manmade storm drainage channels.

CONSERVATION POLICIES: AIR QUALITY

- 🌿 **Policy C-26:** Minimize air pollutant emissions from all City facilities and operations consistent with the City’s need to provide a high level of public service.

Action C-26a: Develop trip reduction programs for City employees.

Action C-26b: Replace or convert conventional fuel fleet cars with low-emission or alternative fuel vehicles.

Action C-26c: Coordinate with waste haulers under contract to the City to use alternative fuels for waste collection vehicles.

Action C-26d: Encourage the use of clean fuels and the development of Citywide fueling stations that distribute clean fuels such as biodiesel, ethanol, compressed natural gas, and propane.

- 🌿 **Policy C-27:** Incorporate design, construction, and/or operational features to result in a reduction in emissions in all development projects which have the potential to result in substantial air quality impacts.

- 🌿 **Policy C-28:** Support San Joaquin Valley Air Pollution Control District efforts to reduce regional and localized pollutants.

Action C-28a: Coordinate with the San Joaquin Valley Air Pollution Control District and neighboring jurisdictions and appropriate agencies to address cross-jurisdictional air quality issues.

Action C-28b: Consider the adoption of an ordinance to discourage the idling of heavy-duty vehicles, particularly those that use diesel fuel, especially upwind of nearby schools, hospitals, senior care facilities, and areas prone to concentrations of people.

Action C-28c: Coordinate with the San Joaquin Valley Air Pollution Control District to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.

- 🌿 **Policy C-31:** Support incentives to residents, fleet operators, school districts, and employers to purchase and use alternative fuel or low-emission vehicles as funding sources become available.

- 🌿 **Policy C-33:** Ensure that all land use decisions are equitable and protect residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the adverse health effects of air pollution.

- Policy C-34:** Encourage the mitigation of significant off-site impacts when new residential development and other sensitive receptors are sited adjacent to existing and potential sources of toxic emissions.

CONSERVATION POLICIES: CLIMATE CHANGE AND GREENHOUSE GAS

- Policy C-35:** Encourage the use of alternative modes of transportation to reduce the amount of greenhouse gas emissions.

Action C-35a: Coordinate with the Kern Council of Governments and local jurisdictions to develop a multi-modal transportation system which allows convenient and efficient use of transportation alternatives and provides multi-modal transfer sites that incorporate auto and bike parking, transit, and pedestrian and bicycle paths, as well as park and ride pickup points.

- Policy C-36:** Encourage a compact urban form and mixed-use development to become less auto-dependent and reduce potential air pollutants and greenhouse gas emissions.

Action C-36a: Amend the Zoning Ordinance to establish development standards for compact and mixed-use development.

- Policy C-37:** Implement and enforce state and regional regulations pertaining to greenhouse gas emissions and climate change.

Action C-37a: Develop a Climate Action Plan by 2011 that lays out a strategy for reducing greenhouse gas emissions over time that are consistent with AB 32, SB 375, and other requirements.

Action C-37b: Monitor effectiveness of implemented programs and adaptively manage emission reduction measures to achieve the goals of the Climate Action Plan.

Action C-37c: Collaborate and coordinate with the San Joaquin Valley Air Pollution Control District, Kern Council of Governments, and other stakeholders to promote regional solutions to reducing greenhouse gas emissions that comply with AB 32, SB 375, and other requirements.

- Policy C-38:** Work to reduce greenhouse gas emissions from its operations, specifically in the sectors of energy, transportation, waste.

Action C-38a: Develop a Greenhouse Gas Emissions Baseline Report by 2010 and update the inventory for every five-year period beginning with the baseline year.

- Policy C-39:** Encourage the proper design and mitigation of potential greenhouse gas emissions from proposed development projects.

- Policy C-40: Increase public awareness about climate change and encourage residents and businesses to make lifestyle changes that will reduce greenhouse gas emissions.

CONSERVATION POLICIES: ENERGY CONSERVATION

- Policy C-41: Support development practices that conserve energy.

Action C-41a: Establish a program to achieve 65 percent of electricity from alternative energy sources by 2015 and 90 percent by 2030.

- Policy C-42: Promote energy conservation and efficiency measures.

Action C-42a: Operate City-owned buildings and facilities in an energy-efficient manner without endangering public healthy and safety and without reducing public safety or service levels.

Action C-42b: Integrate appropriate alternative energy and clean generation technologies into existing and new City facilities.

- Policy C-43: Require public and private development including homes, commercial, and industrial uses to exceed Title 24 of the California Building Code standards by 15 percent.

Action C-43a: Develop and adopt energy conservation standards to augment the California Energy Code for new construction.

Action C-43b: Collaborate with energy providers to educate the community about energy-efficient programs and practices.

- Policy C-44: Retrofit existing City buildings with energy-saving features, such as insulation, glazing, and fluorescent lighting fixtures, and participate in programs to encourage private property owners to do the same.

Action C-44a: Use energy-efficient models when replacing all municipal equipment.

Action C-44b: Seek sources of funding for implementing energy-efficient improvement and utilities infrastructure renewal projects, including federal and state budget appropriations, federal, state and private sector grant opportunities, utilities, and other unique public/private sector financing arrangements.

- Policy C-45: Encourage rehabilitation and reuse of buildings whenever appropriate and feasible to reduce waste, conserve resources and energy, and decrease construction costs.

CONSERVATION POLICIES: GREEN BUILDING

- 🌿 **Policy C-46:** Incorporate green building practices into the planning, design, construction, management, renovation, operations, and demolition of all facilities that are constructed, owned, managed, or financed by the City.
- 🌿 **Policy C-47:** Encourage the conservation and reuse of building materials and resources and promote the use of sustainable recycled and locally sourced materials in development projects.
- 🌿 **Policy C-48:** Encourage energy-efficient “green buildings” as certified by the U.S. Green Building Council’s LEED (Leadership in Energy and Environmental Design) Program at a minimum certification level of Silver or equivalent.

Action C-48a: Develop an implementation strategy for a mandatory Green Building Program that includes performance standards, guidelines, review criteria, incentives, and implementation schedules for private sector development with criteria tailored to project types, size, and location.

Action C-48b: Identify and provide incentives to encourage projects that incorporate green building practices and site design.

Action C-48c: Identify and provide incentives for Zero Net Energy Buildings.

Action C-48d: Provide information, technical assistance, and training to promote Green Building to property owners, building, design, and planning professionals, school districts, and special districts.

- 🌿 **Policy C-49:** Continue participation in the Climate Smart program.
- 🌿 **Policy C-50:** Consider participation in the Bakersfield and Kern County Energy Watch program and any other future programs that encourage energy and/or water conservation.
- 🌿 **Policy C-51:** Minimize obstacles to energy conservation and encourage use of sustainable energy sources and technologies such as solar and wind while promoting the economic benefits of conservation in its regulation of private activities.

Action C-51a: Provide expedited review of sustainable energy projects.

- 🌿 **Policy C-52** Employ the best available practices in materials procurement, use, reuse, and recycling, where feasible, and encourage individuals, organizations, and other agencies to do likewise. “Best available practices” means behavior and technologies that, considering available equipment, life-cycle costs, social and environmental side effects, and the regulations of other agencies, use the least amount of newly refined materials for a desired outcome, direct the largest

feasible fraction of used materials to future uses, and avoid undesirable effects due to further use of materials.

Policy C-53: Require facilities in new developments to accommodate and encourage recycling.

Policy C-54: Encourage zero waste for all development.

Action C-52a: Coordinate with the California Integrated Waste Management Board and other organizations to develop programs to reduce, reuse, recycle.

Action C-52b: Educate the public about how to achieve zero waste.

CONSERVATION POLICIES: CULTURAL RESOURCE CONSERVATION, RESTORATION, AND ENHANCEMENT

Policy C-55: Encourage the preservation of significant cultural sites and historic structures.

Action C-55a: Implement the 2007 Historic Preservation Plan, including establishment of a historic district.

Action C-55b: Develop and regularly update a comprehensive historic resources survey, in compliance with guidelines of the Office of Historic Preservation.

Action C-55c: Seek funding sources or consider participation in programs to assist in the maintenance or restoration of historic preservation projects.

CONSERVATION POLICIES: VISUAL RESOURCES

Policy C-58: Protect watercourses for their habitat value and scenic qualities.

Action C-58a: Balance resource protection and improvement of watercourses with amenities such as pedestrian trails and lighting.

7.0 ENERGY RESOURCES ELEMENT

ENERGY RESOURCES GOALS

Goal E3: Protect public health, safety, and the environment.

Goal E-4: Encourage diversification of Taft's energy economy.

Goal E-5: Be a leader in development of alternative energies.

Goal E-6: Minimize the City's economic susceptibility to fluctuations in petroleum production levels.

ENERGY RESOURCES POLICIES: LEADERSHIP IN ENERGY PRODUCTION

Policy E-3: Actively encourage energy research and demonstration projects which would be positive for the area and not conflict with adopted plans and programs.

Action E-3a: Make available research documents related to energy development.

Action E-3b: Coordinate with energy providers to construct energy-related demonstration projects.

Action E-3c: Continue to monitor the development of state and federal energy regulations, grants, projects, and programs to assure the promotion of responsible energy development.

Action E-3d: Provide for expedited permitting and zoning approval for alternative energy demonstration projects.

ENERGY RESOURCES POLICIES: WASTE MANAGEMENT

Policy E-14: Encourage safe recycling, transportation, and disposal of wastes associated with petroleum production and processing.

Policy E-16: Encourage recycling and new treatment methods for hazardous and nonhazardous oil field wastes.

ENERGY RESOURCES POLICIES: ALTERNATIVE ENERGY DEVELOPMENT

Policy E-18: Require the siting of alternative energy facilities for the production of wind, solar, cogeneration, geothermal resources, and other alternative energies in accordance with provisions of the Taft Municipal Codes.

Action E-18a: Amend the Taft Municipal Codes to include alternative energy facilities in the appropriate zone districts.

Policy E-19: Encourage the development of sustainable energy sources and alternative energy projects.

Policy E-20: Encourage domestic and commercial solar energy uses.

Action E-20a: Identify and remove disincentives to domestic and commercial solar energy development.

Action E-20b: Develop, and update as necessary, provisions in the Taft Municipal Code to provide adequate development standards for commercial solar energy development.

Action E-20c: Coordinate with affected state and federal agencies and interest groups to establish consistent policies for solar energy development.

Policy E-21: Encourage wind energy development where visual and environmental impacts can be mitigated and adequate site analysis is completed.

Policy E-22: Promote a continuing dialogue with wind energy industry representatives to monitor trends in wind energy development and technology.

Action E-22a: Coordinate with the wind energy industry to maximize electrical potential.

Action E-22b: Monitor the activities of local, state, and federal agencies relating to cogeneration projects, and present comment and testimony as necessary when the City's interests are affected.

Policy E-23: Encourage the use of clean technologies in oil and natural gas production.

Policy E-24: Encourage the use of landfill gas recovery and methane recovery projects.

Policy E-25: Encourage the utilization of anaerobic digesters for the conversion of waste to gas.

Policy E-26: Promote the continued development of cogeneration facilities, including facilities in primary oil resource and industrial areas.

Action E-26a: Monitor the activities of other local, state, and federal agencies relating to wind energy projects, and present comment and testimony as necessary when the City's interests are affected.

Policy E-27: Encourage direct use of low-temperature geothermal resources for heating, cooling, and other direct use applications for homes and businesses.

Action E-27a: Seek state and federal grants and programs which encourage the development of geothermal resources.

Policy E-28: Support efforts for geothermal exploration in the area to determine whether high-temperature resources exist.

Action E-28a: Amend the Zoning Ordinance to allow for the exploration of geothermal resources.

Action E-28b: When high-temperature geothermal resources are discovered, amend the Zoning Ordinance to allow for geothermal facilities.

ENERGY RESOURCES POLICIES: ENERGY TRANSPORT

- ✔ **Policy E-29:** Support the construction of additional transmission capacity for alternative energy developments.
- ✔ **Policy E-32:** Encourage the construction of an interstate natural gas pipeline(s) to provide supplies of natural gas for cogeneration and thermally enhanced oil recovery.

ENERGY RESOURCES POLICIES: WORKFORCE DEVELOPMENT

- ✔ **Policy E-33:** Promote and encourage programs for retaining and educating workers unemployed as a result of the cyclical nature of the oil industry.
- ✔ **Policy E-34:** Work with job training entities to support the energy industry and to diversify the workforce.
- ✔ **Policy E-35:** Encourage the continuing advancement of energy technology to respond to the demands it creates on the workforce.
- ✔ **Policy E-36:** Encourage the energy resource industry to invest in and research the practical advancement of technology and to provide periodic updates or training sessions for industry workers.

Action E-36a: Promote a continuing dialogue with petroleum industry representatives to monitor trends in technology and anticipate needed changes to development standards.

8.0 NOISE ELEMENT

NOISE GOALS

- ✔ **Goal N-3:** Protect the City's economic base by preventing the encroachment of noise-sensitive land uses near known noise-producing sources.

NOISE POLICIES: GENERAL

- ✔ **Policy N-1:** Require new development to conform with noise levels contained in Table 8.0-1 (Land Use Compatibility for New Development Near Transportation and Non-Transportation Noise Sources). Locate, construct, and/or screen all indoor and outdoor areas from noise sources to achieve compliance with the City's noise standards.

Action N-1a: Amend the Taft Municipal Code to reflect the noise thresholds identified in Table 8.0-1 (Land Use Compatibility for new Development Near Transportation and Non-Transportation Noise Sources).

Action N-1b: Require an acoustical analysis as part of the environmental review process when proposed development is likely to produce noise levels that exceed the City’s noise standards.

Action N-1c: Identify potential noise impacts during the acoustical analysis to be mitigated in the project design to the maximum extent.

Policy N-3: Use noise barriers as a secondary means of noise mitigation. Require noise barriers, if required, to be visually attractive, complement the surroundings, and include a provision for continuing maintenance.

9.0 SAFETY ELEMENT

SAFETY POLICIES: FLOODING AND DRAINAGE

Policy S-3: Limit development on land subject to flooding during a 100-year event, based on the most recent floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or updated mapping acceptable to the City. Allow potential development in areas subject to flooding to be clustered onto portions of a site which are not subject to flooding, consistent with other policies of this General Plan.

Action S-3a: Prepare and operate a flood management program with the support of Kern County.

Policy S-4: Require a buildable area outside the 100-year floodplain on every residential lot sufficient to accommodate a residence and accessory structures. Require fill placed to create a buildable area occur only if approved by the City and in accordance with all other applicable policies and regulations.

Policy S-6: Prohibit the creation of parcels where the presence of easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build, maintain, and use structures except for open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage, or wetland maintenance.

Policy S-7: Require all new urban development projects to incorporate runoff control measures, such as Low Impact Development (LID) techniques, to minimize peak flows of runoff.

Action S-7a: Assist in financing or otherwise implementing drainage improvements as needed and appropriate, including the recommendations of the City of Taft Sandy Creek Hydrology Study (2005).

Action S-7b: As part of the review of development projects, assure that runoff control measures and potential access constraints are planned and

provided for. Where appropriate, require a site-specific geotechnical study to evaluate the site's soils and potential for shallow and/or deep subsidence.

Action S-7c: Coordinate with the Regional Water Quality Control Board and other appropriate agencies on best management practices available for incorporation into development projects.

Action S-7d: Develop and adopt a Grading and Erosion Control Ordinance with minimum standards of review and implementation and enforcement procedures for controlling erosion, sedimentation, and other pollutant runoff from new development projects.

SAFETY POLICIES: ACCIDENTAL RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES

Policy S-8: Work to identify and eliminate hazardous waste releases from both private companies and public agencies.

Action S-8a: Continue to coordinate with the Kern County Health Department.

Action S-8b: Work with appropriate agencies to map and document known contaminated and remediated sites.

Policy S-10: Require industrial facilities to be constructed in accordance with up-to-date safety and environmental protection standards.

Action S-10a: Support continued enforcement of permitting requirements for radioactive materials and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.

10.0 PUBLIC FACILITIES AND SERVICES ELEMENT

PUBLIC FACILITIES AND SERVICES GOALS

Goal PF-1: High-quality water and wastewater systems in the City.

Goal PF-2: Quality school system at all levels.

Goal PF-3: Expand health care facilities in the community.

PUBLIC FACILITIES AND SERVICES POLICIES: GENERAL

Policy PF-1: Attain a minimum LEED (Leadership in Energy and Environmental Design) certification of Silver or equivalent for all new public facilities.

Policy PF-2: Require developers to pay their fair share of the costs associated with development and redevelopment except as authorized by the City pursuant to Economic Development goals and strategies.

Policy PF-3: Except when prohibited by state law, require that infrastructure systems be available on time to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.

Action PF-3a: Require financial guarantees to assure infrastructure development to the City's satisfaction.

Action PF-3b: Adopt master plans for the development of public facilities, including phasing of improvements in a logical manner that encourages the orderly development of roadways, water and sewer facilities, and other public facilities.

PUBLIC FACILITIES AND SERVICES POLICIES: INFRASTRUCTURE

Policy PF-6: Phase public facilities in a logical manner to avoid “leapfrog” development and encourage the orderly development of roadways, water and sewer, and other public facilities. Do not provide public financing or assistance for projects that do not comply with the planned phasing of public facilities, as determined in the infrastructure master plans. Interim facilities may be used only if approved by the City Council.

Policy PF-7: Require new development to pay its fair share portion of its impacts on public facilities and infrastructure.

Action PF-7a: Establish development impact fees that fairly represent the cost of obtaining public facility improvements that serve new development and that provide a bridge for public, tax-supported services to be provided until tax revenues are received. Review the fees periodically.

Action PF-7b: Require the installation of improvements necessary to serve the demand created by development projects and to be consistent with infrastructure master plans, rather than collect impact fees. The cost of oversizing improvements may be eligible for reimbursement over time, as allowed by the City.

PUBLIC FACILITIES AND SERVICES POLICIES: WATER SERVICE

Policy PF-10: Require water supply and delivery systems to be available in time to meet the demand created by new development.

Action PF-10a: Amend the Taft Municipal Code to require the following for all development projects, excluding subdivisions:

- That an assured water supply and delivery system be available at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- That all required water infrastructure for the project be assured through the use of financial guarantees to the City's satisfaction prior to the issuance of any building permit.
- That all required water infrastructure for a property be in place prior to the issuance for a Certificate of Occupancy for any structure or building on a site.
- That water infrastructure may be phased to coincide with the phased development of large-scale projects.

Action PF-10b: Amend the Taft Municipal Code to require the following for all subdivisions to the extent allowed by state law:

- That proposed water supply and delivery systems be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- That the agency providing water service to the subdivision demonstrate prior to the approval of the Final Map by the City that sufficient capacity would be available to accommodate the subdivision plus existing development, other approved projects in the same service area, and other projects that have received commitments for water service.
- That off-site and on-site water infrastructure sufficient to provide adequate water to the subdivision be in place prior to the approval of the Final Map, or their financing be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.

 **Policy PF-11:** Protect the quality and quantity of groundwater resources, including those that serve households and businesses which rely on private wells.

PUBLIC FACILITIES AND SERVICES POLICIES: SEWER SERVICE

 **Policy PF-13:** Encourage the use of new and alternative technologies, such as high tech “pocket plants” strategically placed throughout the community, to efficiently provide sewage/wastewater treatment when it is not economically feasible to connect to the sanitary sewer system.

Action PF-13a: Identify additional funding sources to obtain the most favorable method of providing sewage/wastewater service.

Policy PF-14: Pursue alternative methods of wastewater disposal including treatment of wastewater for use in landscaping and irrigation.

Policy PF-15: Require that sewage conveyance and treatment capacity be available in time to meet the demand created by new development or be assured through the use of financial guarantees to the City's satisfaction.

Action PF-15a: Amend the Taft Municipal Code to require the following for all development projects, excluding subdivisions:

- That sewer/wastewater treatment capacity be available at the time of project approval.
- That all required sewer/wastewater infrastructure for the project be assured through the use of financial guarantees to the City's satisfaction prior to the issuance of any building permit.
- That all required sewer/wastewater infrastructure for a property be in place prior to the issuance for a Certificate of Occupancy for any structure or building on a site.
- That sewer/wastewater infrastructure may be phased to coincide with the phased development of large-scale projects.

Action PF-15b: Amend the Taft Municipal Code to require the following for all subdivisions to the extent allowed by state law:

- That sewage/wastewater treatment capacity be available at the time of tentative map approval.
- That sufficient capacity be available to accommodate the subdivision plus existing development, other approved projects using the same conveyance lines, and projects which have received sewage treatment capacity commitment.
- That on-site and off-site sewage conveyance systems required to serve the subdivision be in place prior to the approval of the Final Map or their financing be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.
- That sewage conveyance systems within the subdivision be in place and connected to the sewage disposal system prior to the issuance of any

Certificates of Occupancy. Model homes may be exempted from this policy as determined appropriate by the City.

PUBLIC FACILITIES AND SERVICES POLICIES: SCHOOLS

- Policy PF-18: Encourage school districts to locate and site facilities in a manner integrated with the rest of the community.

PUBLIC FACILITIES AND SERVICES POLICIES: MULTIPLE USE FACILITIES

- Policy PF-22: Encourage multiple use public facilities that are centrally located to serve the maximum number of the citizens and businesses of Taft.
- Policy PF-23: Give favorable consideration to development proposals that involve the adaptive reuse of buildings that provide a positive aesthetic statement in appearance and architectural style, and provide additional community amenities, such as multipurpose rooms, gymnasium, theater, corporation yard, swimming pool, and playing fields.

11.0 ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC DEVELOPMENT GOALS

- Goal ED-3: A business community which includes a diversity of industrial and office uses, locally and regionally oriented retail and services, and a diversity of residential types.
- Goal ED-4: A balance between the numbers and types of workers residing in Taft and opportunities for employment in the City.
- Goal ED-5: A positive environment for business retention and expansion.
- Goal ED-6: Creation of Taft as a desirable place to establish a business.

ECONOMIC DEVELOPMENT POLICIES: DIVERSE AND BALANCED MIX OF USES

- Policy ED-2: Encourage a mix of large and small industries and businesses so as to support a strong and diverse economic base. Target and attract industries and businesses which contribute to diversification and stabilization of the local economy.

Action ED-2a: Develop and regularly update an economic development strategy which, in part, identifies the existing economic base, identifies certain business sectors for special expansion and recruitment efforts, and maintains the desired jobs-to-housing balance.

Policy ED-3: Encourage a balance of office and professional uses which support a strong, diverse economic base and are compatible with the needs of the community.

Policy ED-4: Encourage developers of larger commercial, office, and industrial projects to provide on-site or locate near ancillary uses that would allow employees and residents to make non-work-related trips (e.g., banking, lunch, dry cleaning, recreation, day care) without having to use their automobiles.

Action ED-4a: Amend the Zoning Ordinance to allow for ancillary uses in all commercial, office, and industrial zone districts.

Policy ED-5: Encourage the full and efficient utilization of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.

Action ED-5a: Prepare and maintain an inventory of vacant and underutilized land and buildings designated for commercial and industrial uses and identify opportunities for pre-development studies which could be done by the City or the private sector to facilitate development of key sites.

Policy ED-7: Encourage retention, expansion, and attraction of small and medium-size firms with good growth potential.

Action ED-7a: Identify and pursue special programs, including financing incentives, for targeted businesses.

Action ED-7b: Identify and mitigate obstacles to the formation and expansion of local businesses.

ECONOMIC DEVELOPMENT POLICIES: JOBS AND HOUSING BALANCE

Policy ED-8: Create a balance between jobs and housing within the City's Planning Area.

Action ED-8a: Develop a strategy to improve the jobs and housing ratio to 1.5.

Policy ED-9: Encourage office and professional home occupations.

Policy ED-11: Recruit and retain a diversity of businesses and industries which meet the skill levels of the community's broad labor pool.

Action ED-11a: Work with the various job training and educational agencies to develop and match the skill levels of the labor pool to the needs of the economy as a whole.

Policy ED-13: Increase the number of jobs that go to Taft residents by coordinating economic development efforts with employment placement.

- ✔ **Policy ED-14:** Coordinate efforts with local, state, federal, and private agencies/organizations to remove impediments to gainful employment, such as lack of transportation, child care, job training, vocational education, and other factors.
- ✔ **Policy ED-16:** Encourage economic development activities which provide, either through initial stages or through expansion, the opportunity for employment of local residents and/or increased municipal revenues.

ECONOMIC DEVELOPMENT POLICIES: BUSINESS RETENTION AND EXPANSION

- ✔ **Policy ED-17:** Work to remove real and perceived barriers to redevelopment of existing commercial and industrial areas, particularly those on constrained or infill sites.

Action ED-17a: Periodically review the General Plan to ensure that there is an adequate supply of land designated for economic development, with flexibility in the commercial and industrial land use designations to allow a wide range of targeted businesses without need for amendments to the General Plan.

Action ED-17b: Streamline City administrative and regulatory processes wherever possible. Reduce inefficiencies, overlap, and time delays associated with these processes.

Action ED-17c: Simplify the development review process for small-scale changes to previously approved site plans and buildings.

- ✔ **Policy ED-18:** Support development projects which broaden and enhance the City's local economy.

Action ED-18a: Actively promote development which will generate new jobs and tax revenues to the City.

- ✔ **Policy ED-19:** Support development projects that provide businesses that complement and support Taft's basic businesses.

- ✔ **Policy ED-20:** Encourage the construction of facilities that can be adapted to the needs of subsequent users.

Action ED-20a: Require developers to consider the potential long-term land use and economic impacts that major new projects could have on the City and nearby areas by overbuilding or exceeding the market capacity for the types of uses proposed.

- ✔ **Policy ED-21:** Provide for and encourage the maintenance and long-term revitalization of existing commercial areas, such as Westside Shopping Center and Taft Plaza. Where appropriate, use incentives to encourage and assist the private sector to maintain and revitalize these areas.

Action ED-21a: Expand redevelopment district boundaries to include properties from 2nd Street to North 10th Street along Main, Center, and North streets.

Action ED-21b: Following annexation of Ford City, Taft Heights, and South Taft, expand the redevelopment district boundaries to include the newly annexed territories.

Action ED-21c: Utilize the programs and powers available under redevelopment law to revitalize existing commercial areas.

Action ED-21d: Utilize all economic development tools available to benefit the well-being of the City.

Policy ED-22: Leverage redevelopment funds and private funds by targeting federal, state, and local resources for the existing commercial areas.

Action ED-22a: Evaluate the feasibility of creating enterprise zones, incubator projects, or other appropriate programs.

Policy ED-23: Retain existing businesses, particularly those that contribute to meeting Taft’s strategic economic goals, and facilitate their expansion.

Action ED-23a: Create and implement an ongoing retention program.

Policy ED-25: Encourage the preservation and expansion of the local agricultural economy.

Action ED-25a: Work cooperatively with farmers, property owners, universities, colleges, and agricultural organizations and agencies to enhance the viability of agricultural activities and uses.

Action ED-25b: Help to sponsor a downtown farmers market and other related activities that promote local farming and agriculture.

Policy ED-26: Coordinate open space preservation and conservation programs with economic development programs to enhance agriculture.

Policy ED-27: Actively seek to attract industry that complements and supports the local agricultural economy.

Policy ED-28: Continue to support the role of energy production as a significant contributor to the economic base of the community. Encourage development which facilitates oil and energy production and supporting industries yet enables many diverse employment possibilities of other industry clusters.

ECONOMIC DEVELOPMENT POLICIES: BUSINESS ATTRACTION

Policy ED-30: Support new business development which does not overburden infrastructure capacities. Provide adequate infrastructure capacity to support new business development, while not negatively impacting operations of the existing business base.

Policy ED-31: Create an economic climate conducive to attracting new development and businesses which yield net social and economic benefits to the community.

Policy ED-34: Attract and retain commercial uses to support a strong, diverse economic base and balance these uses with the ultimate growth of the community.

Action ED-34a: Periodically review the General Plan to ensure that there is an adequate supply of land designated for economic development, with flexibility in the commercial and industrial land use designations to allow a wide range of targeted businesses without need for amendments to the General Plan.

Policy ED-35: Accommodate ongoing and long-term changes in business operations and market trends, while protecting the integrity of both the overall area and the project.

Action ED-35a: Review and update the Zoning Ordinance as necessary to respond to changes in business operations and market trends.

Policy ED-36: Coordinate economic development planning with land use planning.