

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: City of Taft Housing Element Update 2015-2023Lead Agency: City of TaftContact Person: Mark Staples, Planning DirectorMailing Address: 209 E. Kern StreetPhone: (661) 763-1222 x24City: TaftZip: 93268County: Kern**Project Location:** County: Kern City/Nearest Community: TaftCross Streets: Kern Street and Highway 119Zip Code: 93268Longitude/Latitude (degrees, minutes and seconds): 35 ° 08 ' 33 " N / 119 ° 27 ' 23 " W Total Acres: 15.1 sq. mi.Assessor's Parcel No : CitywideSection: Multiple Twp : 32S Range: 23E, 24E Base: _____Within 2 Miles: State Hwy #: 33, 119Waterways: N/AAirports: Taft-Kern CountyRailways: N/ASchools: Taft City, Taft Union**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc) Other: _____**Development Type:** Residential: Units _____ Acres _____ Office: Sq ft _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq ft _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq ft _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: N/A**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: N/A**Present Land Use/Zoning/General Plan Designation:**Low Density Res, Medium Density Res, High Density Res, Mixed Use Land Use; RS, R-1, R-2, R-3, & MU Zoning**Project Description:** (please use a separate page if necessary)

The proposed project consists of the adoption of the City of Taft's 2015-2023 Housing Element, which constitutes an update to the 2008-2013 Housing Element. The purpose of the Housing Element update is to document the projected housing needs within the community and to set forth policies and administrative programs that promote the development of diverse housing types and ensures affordability of housing citywide. The adoption of the 2015-2023 Housing Element does not require or include any specific changes to the General Plan, Zoning Ordinance, Municipal Code, or the environment. The City has identified 39 adequate sites to accommodate the City's housing needs. The programs of the Housing Element are intended to ensure the continued availability of housing to meet the diverse needs of Taft's residents.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X"
 If you have already sent your document to the agency please denote that with an "S".

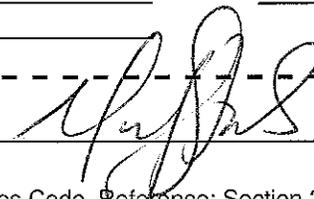
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L. A. Rivers & Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 27, 2015 Ending Date November 25, 2015

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>City of Taft</u>
Address: _____	Address: <u>209 E. Kern Street</u>
City/State/Zip: _____	City/State/Zip: <u>Taft, CA 93268</u>
Contact: <u>Mark Staples, Planning Director</u>	Phone: <u>(661) 763-1222 x24</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 10/26/15

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code

INITIAL STUDY
CITY OF TAFT 2015-2023 HOUSING ELEMENT



Prepared by:

Mark Staples, Planning Director

City of Taft
209 East Kern Street
Taft, CA 93268

Public Review Period

October 27, 2015 through November 25, 2015

I. PROJECT OVERVIEW

- 1. Project Title:** City of Taft 2015-2023 Housing Element
- 2. Lead Agency Name and Address:** City of Taft
209 E. Kern Street
Taft, CA 93268
- 3. Contact Person and Phone Number:** Mark Staples
Director of Planning and Development Services
661.763.1222 ext.24
- 4. Project Location:** Citywide
- 5. General Plan Designation:** N/A for adoption of a Housing Element Update
- 6. Zoning Designation:** N/A for adoption of a Housing Element Update
- 7. Project Description:** The City of Taft is located approximately 30 miles southwest of Bakersfield in Kern County and is surrounded by the unincorporated communities of Ford City, South Taft and Taft Heights

The proposed Project consists of the adoption of the City of Taft’s 2015-2023 Housing Element, which constitutes an update to the 2008-2013 Housing Element. The purpose of the Housing Element update is to document the projected housing needs within the community and to set forth policies and administrative programs that promote the development of diverse housing types and ensures affordability of housing citywide. The 2015-2023 Housing Element includes the following:

- 6.1 Introduction
- 6.2 Regional Housing Need Allocation Plan
- 6.3 Review and Revision of Previous Housing Element
- 6.4 Citizen Participation
- 6.5 Housing Needs Assessment
- 6.6 Future Housing Needs
- 6.7 Land Inventory
- 6.8 Analysis of Potential Constraints
- 6.9 The 2015-2023 Housing Plan: Goals, Policies, Objectives, and Programs
- 6.10 Quantified Objectives
- 6.11 General Requirements
- 6.12 Conclusion

The Housing Element is one of seven General Plan Elements mandated by the State of California as outlined in Section 65580 to 65589.9 of the California Government Code. California State Law requires the Housing Element to include “... identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives and schedules programs for the preservation, improvement and development of housing needs for all five state-defined income categories through

the identification of an adequate amount of land zoned at densities necessary to accommodate the respective income categories. The RHNA goals established by the State of California do not represent a requirement that the city physically construct housing, it requires the City address housing needs in its planning process.

The adoption of the 2015-2023 Housing Element does not require or include any specific changes to the General Plan, Zoning Ordinance or the environment. The goals and policies of the General Plan Housing Element are intended to ensure the continued availability of housing to meet the diverse needs of Taft’s residents. If future implementation or development activities meet the definition of a project under CEQA, those activities will be evaluated based upon the specific details of each proposal at the time the proposal is considered. Projects involving new development or redevelopment will comply with the General Plan, City ordinances, and sound land use planning practices. In addition, any future housing development on any of the identified housing opportunity sites will also receive the appropriate level of environmental review prior to approval by the City.

To accommodate the City’s Regional Housing Need Allocation (RHNA), the City has identified future housing sites. The Adequate Sites are located throughout the City, from the developed edges on the east and west sides of the City to the central Rails to Trails redevelopment area. Most of the sites, but all of the potential multi-family residential sites, are located within one-half mile of a Taft Area Transit stop or Kern Regional Transit stop. The Adequate Site Inventory list has 39 sites listed that are located within low-density, medium-density, and high-density residential and mixed use zone districts with up to 24 units per acre realistic capacity to accommodate the very low, low, moderate, and above moderate income housing needs.

EXHIBIT 1 TAFT ADEQUATE SITES INVENTORY MAP

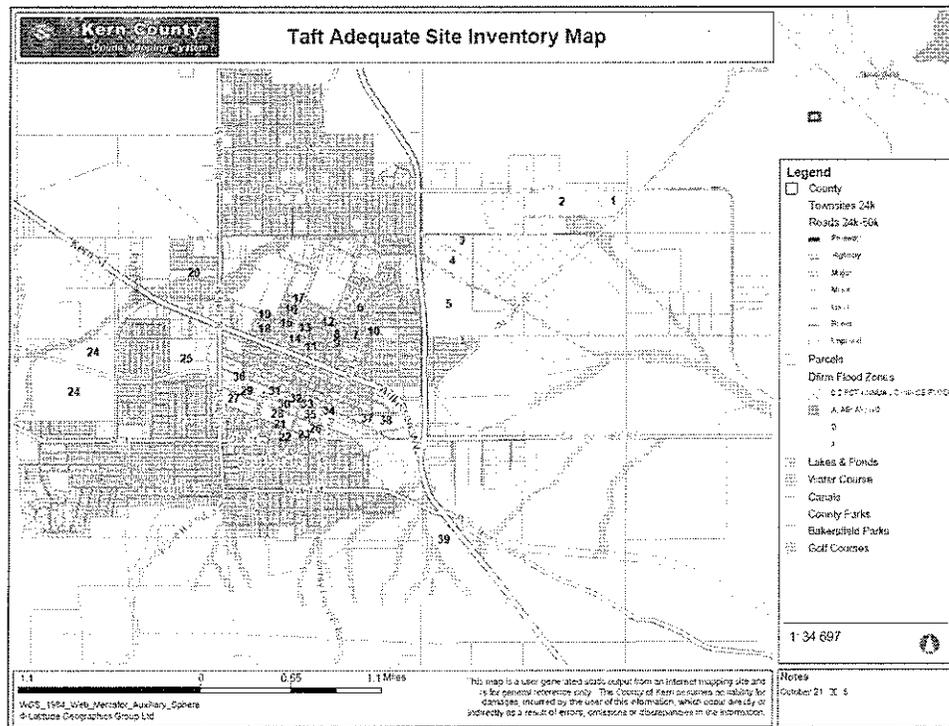


EXHIBIT 2 PROJECT LOCATION MAP

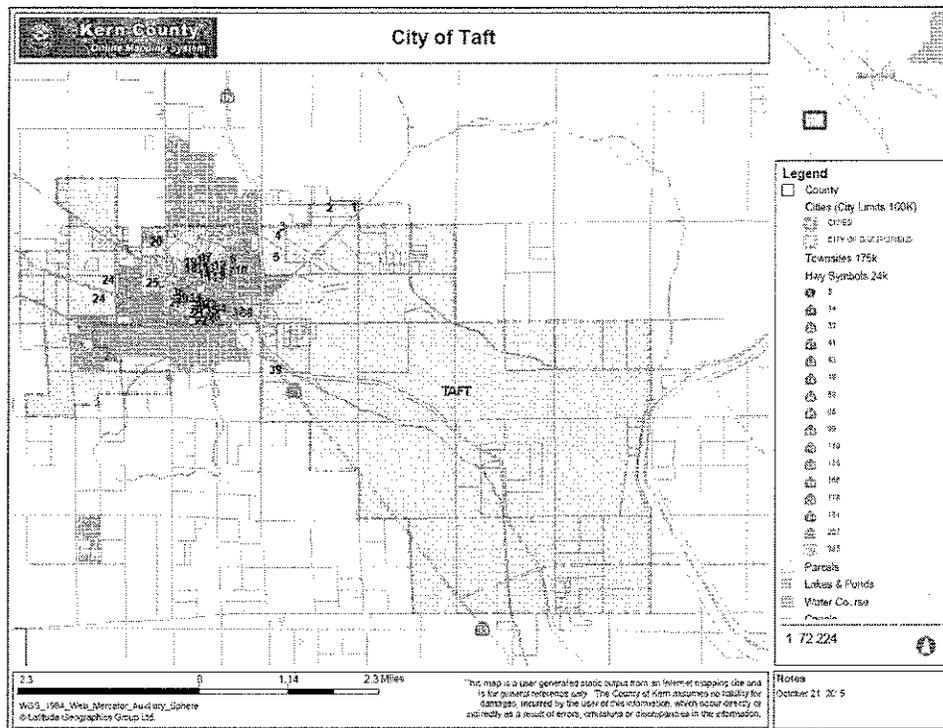


TABLE 1 SUMMARY OF ADEQUATE SITES INVENTORY

Residential Density	Acreage	Realistic Capacity
Low Density Residential	236.04	943
Medium Density Residential	20.4	224
High Density Residential	15.0	288
Mixed Use	42.52	815
TOTAL	313.96*	2,270*

*Totals exclude an existing Mobile Home Park site that has a fixed amount of growth with at 12 vacant sites remaining

8. **Approvals Required:** General Plan Amendment approval, Housing Element Adoption and CEQA document certification by the City Council.

9. **Other public agencies whose approvals are required (e.g., permits, financing approval, or Participation agreement):** None

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The following evaluation has been prepared to determine if the proposed project may result in a “significant impact” on the environment. For the purposes of this study, a significant impact means a substantial or potentially substantial change in the physical environment. The following terms used in the evaluation are defined as follows:

“Potentially Significant Impact” means that there is either substantial evidence that an effect may be significant or, due to lack of existing information, may have potential to be a significant effect.

“Less than Significant With Mitigation Incorporated” means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

“Less Than Significant Impact” means that there is sufficient evidence available to determine that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

“No Impact” means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant Impact” as indicated by the checklist on the following pages:

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

1. AESTHETICS

Issues Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X

SETTING

The City of Taft is a developed community in the rural area of southwest Kern County. The City consists of 15.1 square miles of area, with approximately 3 square miles of developed area along the foothills of the Temblor mountain range. The residents of Taft have views to the north and east of the Midway Sunset oil fields and Buena Vista Lake. The City has adopted a Zoning Ordinance, Downtown Specific Plan, and General Plan that include guidelines for streets and/or buildings that are intended to protect the City’s viewsheds and aesthetic resources.

DISCUSSION/CONCLUSION:

(a-c): **No Impact.** The Housing Element Update is a policy-level amendment and does not include any site specific designs or proposals, nor does it grant any entitlements for development. The Project would not have the potential to degrade the aesthetic quality of the environment; adversely affect a scenic vista or State scenic Highway. The properties listed on the Adequate Sites Inventory of the Housing Element are generally confined to previously developed areas within the City’s Planning Area. Compliance with the General Plan, zoning ordinance, and good land use planning practices is expected to address any potential future site-specific impacts. As a result, no impacts are anticipated.

(d): **No Impact.** As discussed above, the Housing Element is a policy-level amendment that does not include any site specific designs or proposals. While future development could potentially create new sources of light and glare, the adoption of the Housing Element will not result in changes to the environment. As a result, no impacts are anticipated.

Mitigation Measures: None Required.

2. AGRICULTURAL RESOURCES

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X

SETTING

According to the State Department of Conservation, the City of Taft has not “prime farmland,” “unique farmland,” “farmland of statewide importance,” “farmland of local importance,” or designated forest land. No areas in Taft are designated or used for timber production. Approximately 2 square miles of the City are zoned Agricultural along the City’s eastern boundary, but there are no agricultural activities occurring in the area. The area is occupied by one single-family residence, a federal correctional institution, and a wastewater treatment plant. Agricultural activities and farmland areas are found east and southeast of the City in unincorporated Kern County.

DISCUSSION/CONCLUSION

(a-e): No Impact. The Project is an update to the Housing Element. The Project is a policy-level document that does not include any site-specific designs or proposals, and does not grant any entitlements for development. As a result, no adverse impacts to agricultural or forestry resources are expected to occur.

Mitigation Measures: None

3. AIR QUALITY

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d. Create objectionable odors affecting a substantial number of people?				X

SETTING

Air quality issues in the City of Taft are under the jurisdiction of the San Joaquin Valley Air Pollution Control District (“Valley Air”) as the City is located in the San Joaquin Valley Air Basin. The Valley Air region is comprised of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and approximately the western half of Kern County. The Valley Air basin currently exceeds the 24-hour and annual state PM₁₀ standards, as well as the state annual PM_{2.5} standard. Furthermore, the air basin is currently designated as a non-attainment area for state and national ozone standards.

Ozone, PM₁₀, and PM_{2.5} are identified as criteria pollutants that are known to be hazardous to human health and the environment at elevated concentrations. The Valley Air basin is designated as an extreme ozone nonattainment area for the U.S. Environmental Protection Agency’s (EPA) 2008 8-hour ozone standard. The Valley Air District is preparing a plan to address this standard and expected to deliver it to the Environmental Protection Agency (EPA) in 2016. The District adopted a 2007 PM₁₀ Maintenance Plan in September 2007 to assure the San Joaquin Valley’s continued attainment of EPA’s PM₁₀ standard. The EPA designated the Valley as an attainment/maintenance area for PM₁₀.

The District adopted the 2015 Plan for the 1997 PM_{2.5} Standard on April 16, 2015. This document demonstrates that the San Joaquin Valley Unified Air Pollution Control District’s adopted 2012 PM_{2.5} Plan satisfies federal PM_{2.5} plan requirements under subpart 4 of Part D of Title I of the Clean Air Act. Additionally, this supplemental document also demonstrates that Valley attainment of the 2006 PM_{2.5} standard by 2015 is not practicable. As such, the District requests the U.S. Environmental Protection Agency approve the already submitted 2012 PM_{2.5} Plan and reclassify the San Joaquin Valley air basin as

a serious nonattainment area. Finally, this document demonstrates that the District's most recently adopted Rule 2201, New and Modified Stationary Source Review (adopted April 21, 2011) fully satisfies the requirements of subpart 4.

DISCUSSION/CONCLUSION:

- (a): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The 2015-2023 Housing Element will not conflict with the adopted air quality management plans. As a result, no impacts are anticipated.
- (b-c): **No Impact.** The Housing Element Update is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Housing Element proposes that Taft will be able to accommodate future housing within the City limits of Taft in conformance with the General Plan. However, because adopting the Housing Element will not approve any new development, it is not possible to determine potential future emissions. All future residential development proposed will be reviewed in accordance with CEQA at which time air quality impacts can be evaluated and mitigated for as needed. As a result, no impacts are anticipated.
- (d): **No Impact.** The Housing Element Update is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Housing Element proposes that Taft will be able to accommodate future housing within the City limits of Taft in conformance with the General Plan. However, because adopting the Housing Element will not approve any new development, it is not possible to determine potential future emissions. All future residential development proposed will be reviewed in accordance with CEQA at which time air quality impacts can be evaluated and mitigated for as needed. As a result, no impacts are anticipated.
- (e): **No Impact.** The Housing Element Update is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Housing Element proposes that Taft will be able to accommodate future housing within the City limits of Taft in conformance with the General Plan. However, because adopting the Housing Element will not approve any new development, it does not have the potential to generate odors. All future residential development proposed would be subject to compliance with standards established by the San Joaquin Valley Air Pollution Control District for odor control. As a result, no impacts are anticipated.

4. BIOLOGICAL RESOURCES

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?				X
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

SETTING

Biological resources are protected by statute including the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the Clean Water Act (CWA). The migratory Bird Treaty Act (MBTA) affords protection to migratory bird species including birds of prey. These regulations provide the legal protection for plant and animal species of concern and their habitat.

Although some of the native vegetation in the City was eliminated decades ago for the existing development areas and for oil and gas activities, much of Taft provides habitat for wildlife species commonly associated with rural southwest area of Kern County. The vegetation along the dry creek Sandy Creek supports a variety of animal wildlife species, mammals, and reptiles than the developed area of the City and provides a corridor for wildlife movement. The trees and brush along the creek provides cover, feeding, and nesting sites for birds. The California Department of Fish and Wildlife consider the Taft area to have habitat for some endangered and threatened species, such as the blunt-nosed leopard lizard, San Joaquin kit fox, and San Joaquin antelope squirrel.

DISCUSSION/CONCLUSION:

(a-f): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. No Land Use Designations or zoning changes are proposed. The impacts of the currently zoned densities and capacities have been previously analyzed in the General Plan EIR. Any potential impacts related to biological resources, including the removal of trees protected by policies of ordinances, beyond those already assessed as part of the General Plan will be analyzed in conjunction with specific project proposals. Any needed mitigation measures or conditions of approval will be identified during the development and environmental review processes. As a result, no impacts are expected to occur.

Mitigation Measures: None required

5. CULTURAL RESOURCES

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			XS	X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb human remains, including those interred outside of formal cemeteries?				X

SETTING

The City of Taft has a rich history of oil and gas exploration and production that has tied with the current residents through community groups, an historic downtown, the West Kern Oil Museum, and Oil Workers Monument. The City does not have a local historic registry, nor is there a historic overlay or zoning district. The lone property listed on the National Registry of Historic Places is The Fort, located at 915 North 10th Street, which is a replica of Sutter's Fort in Sacramento. The Fort is currently used as commercial area for offices and other personal service uses.

DISCUSSION/CONCLUSION:

- (a): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Although there are only one listed historic property in Taft, this document does not approve development on the site or introduce any new policies or programs that would interfere with established provisions to protect cultural resources. As a result, no impacts are anticipated.
- (b-d): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Although future construction activities with the City could potentially conflict with undiscovered paleontological resources, archeological resources, and human remains that could be encountered, the adoption of the 2015-2023 Housing Element would not approve any construction activities. As a result, no impacts are anticipated.

Mitigation measures: None required.

6. GEOLOGY AND SOILS

Issue Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ii. Strong seismic ground Shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 				X
b. Result in substantial soil erosion or the loss of topsoil?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal of wastewater?				X

SETTING

The City of Taft is located with the seismically active southern San Joaquin Valley area. As a result, future residents could be exposed to seismic related risks. The nearest major earthquake faults are the Buena Vista Fault and the San Andreas Fault. Neither of the fault lines run through the City of Taft. The Buena Vista Fault is about a mile north of the City, while the San Andreas is about 10 miles to the southwest along the San Andreas Fault Zone – Cholame-Carrizo Section.

DISCUSSION/CONCLUSION:

(a-e): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Although the region is seismically active, may contain highly erosive or expansive soils, or may have soils that will not support the use of septic tanks or alternative wastewater treatment and disposal systems, the adoption of the Housing Element would not approve any development that could be effected by these issues. As a result, no impacts are anticipated.

Mitigation Measures: None required.

7. GREENHOUSE GAS EMISSIONS

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

SETTING

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like an actual greenhouse does. California state law defines greenhouse gases as including, but not limited to, Carbon Dioxide, Hydrofluorocarbons, Methane, Perfluorocarbons, Nitrous Oxide, and Sulfur Hexafluoride. The accumulation of GHGs is the principal cause of global climate change. Although definitions of climate change vary between and across regulatory authorities and the scientific community, climate change is the alteration of the earth's climate through natural fluctuations and anthropogenic activities that have altered the composition of the global atmosphere.

Greenhouse gases are reviewed under CEQA in compliance with statutory provision of the Global Warming Solutions Act of 2006. The City of Taft's overall approach to calculating GHG is based on the technical advisory of the Governor's Office of Planning and Research (OPR), CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act Review and CEQA thresholds of significance. The Guidelines provide that a development project, other than a stationary source, would have a significant cumulative impact of GHGs unless the project can be shown to be in compliance with a qualified Climate Action Plan; has Project emissions of CO₂ equivalent GHGs (CO₂e) less than 1,100 metric tons per year; or has Project emissions of CO₂ equivalent GHGs less than 4.6 metric tons per year per service population (residents plus employees). The City of Taft utilizes these quantified thresholds to assess a project's potential to result in a cumulatively considerable impact due to the generation of GHGs.

DISCUSSION/CONCLUSION

(a-e): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. All future development projects would be required to undergo CEQA review including an evaluation of impacts associated with the generation of GHGs during construction and operation. Additional, all new residential projects proposed would be required to adhere to the adopted policies that minimize the generation of GHG. The Housing Element Update does not introduce any policies or programs that would interfere with efforts to reduce GHG emissions citywide. As a result, no impacts are anticipated.

Mitigation Measures: None required

8. HAZARDS AND HAZARDOUS MATERIALS

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project, within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

SETTING

Hazards and hazardous materials comprise a diverse group of potential impacts to the environment ranging from hazardous material release to hazards associated with airports and wildfires. A material is

considered hazardous if it appears on a list of hazardous materials prepared by a federal, state or local agency, or if it has characteristics defined as hazardous by such an agency. According to the California Health and Safety Code Section 25501(o), "hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substance, hazardous waste, and any material that a handler or administering agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment. Searches of the Department of Toxic Substance Control's EnviroStor database identified four cases between two sites at the Taft Kern County Airport and at 7004 Gas Company Road; and the State Water Resources Control board GeoTracker database identified over a dozen sites in Taft that have had a case opened against and since close, with one active site at 509 6th Street at the Outpost Food Store, that are associated with a hazardous material related release or occurrence.

DISCUSSION/CONCLUSION:

- (a-d): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The adoption of the 2015-2023 Housing Element will not expose the public to hazardous materials since no development is being approved. As a result, no impacts are anticipated.
- (e-f): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Taft Kern County Airport is located within two miles of existing residential areas and vacant properties zoned for residential development. None of the sites on the 2015-2023 Housing Element Update Adequate Sites List are within a safety hazard zone.
- (g): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. None of the proposed policies or programs set forth in the 2015-2023 Housing Element would seriously impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. As a result, no impacts are anticipated.
- (h): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The California Department of Forestry and Fire Protection Fire Severity Map adopted October 8, 2008, indicates that the City does not contain any land designated as a "Very High Fire Hazard Severity Zone." Therefore, no impacts are anticipated.

Mitigation Measures: None required.

9. HYDROLOGY AND WATER QUALITY

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?				X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				X
e. Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?				X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other Flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Contribute to inundation by seiche, tsunami, or mudflow?				X

SETTING

Water quality is regulated through the Regional Water Quality Control Board (RWQCB), a State-level regional agency. The RWQCB regulates both point source (usually industrial facilities and wastewater

treatment plans) and stormwater runoff through the National Pollutant Discharge Elimination System. The City operates and maintains a storm water drainage system and coordinates with Kern County and Caltrans to provide regional storm drainage for the Taft area. The drainage system consists of mostly controlled surface flows within the street right-of-ways with some catch basins and private lot storm drains in certain areas of potential high flooding. The storm waters are directed to inlet into Sandy Creek along the north edge of the City, which also serves as storm water protection for the unincorporated community of Ford City to the north. The storm water discharge from Sandy Creek to the southeast of the City and spread onto vacant rural properties. Areas adjacent to Sandy Creek are within “100-year flood” zones as defined by the Federal Emergency Management Agency. Project level drainage improvements are required to enable development in these areas. The City is not subject to seiches or tsunamis.

DISCUSSION/CONCLUSIONS:

(a-j): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. No policies or programs within the 2015-2023 Housing Element will alter or conflict with water quality regulations and discharge standards, create or expose people or property to flooding, or effect groundwater recharge. Any future development will be required to comply with the rules and requirements in effect when a development project is considered. As a result, no impact to the environment is anticipated.

Mitigation Measures: None required.

10. LAND USE AND PLANNING

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

SETTING

State law requires that cities and counties adopt a General Plan to guide future development and provide a foundation for long-term decision making. The Taft General Plan consists of the Land Use, Circulation, Open Space and Conservation, Housing, Energy Resources, Noise, Safety, Public Facilities and Services and Economic Development Element. Taft has only developed approximately 3 square miles of the 15.1 square mile area. However, over 56% of the land area of Taft is designated Natural Resources, which is land owned or leased by oil and gas exploration companies. The Adequate Site Inventory in the 2015-2023 Housing Element demonstrates that sufficient land is available within a range of densities for a variety of housing types can be building to satisfy the very-low, low, moderate, and above moderate income housing needs.

DISCUSSION/CONCLUSION:

(a-c): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The 2015-2023 Housing Element continues to be consistent with the other elements of the General Plan. As a general plan-level document, all other community land use plans are required to be consistent with the Housing Element. Furthermore, the updated Housing Element does not propose or approve any actions that could divide the community. Taft is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. As a result, no impacts are anticipated.

Mitigation Measures: None required

11. MINERAL RESOURCES

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				X

SETTING

The City of Taft sits on top of the Midway-Sunset oilfield, the largest in California and the third largest in the United States. Oil companies like Chevron, Aera, and California Resources Corporation currently own or lease the majority of the land along the Midway-Sunset. Properties they do not own most likely provide mineral rights to the companies. Prior to any development in Taft, communication and consultation with the mineral right owner is needed prior to construction activities.

DISCUSSION/CONCLUSION:

(a-b): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Prior to any development on properties that have separate surface and mineral rights owners, communication and consultation with the mineral right owner is needed prior to construction activities. However, as the 2015-2023 Housing Element Update project does not approve any development that would affect local mineral resources. As a result, no impact is anticipated.

Mitigation Measures: None required.

12. NOISE

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels?				X
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

SETTING

Noise is commonly defined as a sound or series of sounds that are irritating, intrusive and disruptive to daily activities. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. Noise sources occur in two forms: point sources, such as stationary mechanical equipment, individual motor vehicles; or line sources, such as roadways with large numbers of point sources (motor vehicles). Transportation corridors traversing the City are its primary noise sources, especially Highways 119 and 33 (Kern Street). Traffic noise depends primarily on the speed of traffic and the percentage of truck traffic. Taft no longer has a rail line traversing through the City.

DISCUSSION/CONCLUSION:

- (a-d): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The adoption of the 2015-2023 Housing Element will not result in any increases in noise levels or in excessive vibration. As a result, no impacts are anticipated.
- (e): **No Impact.** The Taft Kern County Airport is located within two miles of existing residential areas and vacant properties zoned for residential development. None of the sites on the 2015-2023 Housing Element Update Adequate Sites List are within a safety hazard zone.

Mitigation Measures: None required.

13. POPULATION AND HOUSING

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new Homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

SETTING

The City General Plan envisions the future growth of population and housing. Much of this growth is expected from a large single-family residential subdivision on the west side of the City and in the Rails to Trails redevelopment area in the central part of the City next to downtown. The 2010 US Census indicated that Taft had a household population of 6,372. Regional growth projections estimate the population will increase to approximately 7,700 by 2023, and increase of 1.9% a year.

DISCUSSION/CONCLUSION:

(a-c): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The adoption of the 2015-2023 Housing Element will not result in any changes in the number of housing units or changes in City population. The Housing Element will not displace substantial numbers of housing units or population and will not result in a substantial increase in population. (Any future changes in population or housing are identified in the General Plan or Housing Element and are influenced by the demands of the regional housing market.) As a result, no impacts are anticipated.

Mitigation Measures: None required

14. PUBLIC SERVICES

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> i. Fire protection? ii. Police protection? iii. Schools? v. Parks? vi. Other public facilities? 				<p>X X X X X</p>

SETTING

The City of Taft provides most public services to the community, specifically, police, parks, and general local governmental services. The Kern County Fire Department provides fire and life safety services within the City of Taft. The Fire Department has one station within the City. The Taft City School District, Taft Union High School District, and Taft Community College District provide school services for the City. The West Side Recreation and Park District (WSRPD) provides additional park and recreation services, particularly, gym facilities and organized athletic and sport leagues.

DISCUSSION/CONCLUSION:

(a-e): No Impact. The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The adoption of the 2015-2023 Housing Element will not result in any increases in demand for public services. As a result, no impacts are anticipated.

Mitigation Measures: None required.

15. RECREATION

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

SETTING

Taft currently contains over 90 acres of fully accessible usable open space, parks and recreational facilities which includes City parks, the 1.5 mile Rails to Trails, and WSRPD parks and facilities, and school district facilities.

DISCUSSION/CONCLUSION:

(a-b): **No Impact:** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The 2015-2023 Housing Element identifies a potential population increase of 1,328 people, assuming the introduction of 469 new residential units with an average household size of 2.83. While the increase in population may put increased pressure on the City’s recreational facilities, this gradual increase in population has been previously identified and evaluated in the General Plan and accompanying EIR. As a result, no impacts are anticipated.

Mitigation Measures: None required.

16. TRANSPORTATION / TRAFFIC

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all the modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and bicycle paths, and mass transit?				X
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c. Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

SETTING

Roadways are well established throughout the City of Taft and provide for the majority of the existing transportation facilities. The existing roadway network consists of Arterial Highways, Arterials, Collectors, and Local Roadways. Existing bicycle and pedestrian transit facilities are also present in the City. The following are some of the major roadways in the City limits:

- Arterial Highway: Highway 119, Highway 33/Kern Street/Adkisson Way
- Arterial: 10th Street (Lincoln Street in Kern County)

Transit service is provided by the Taft Area Transit and the kern Regional Transit.

DISCUSSION/CONCLUSION:

- (a-b,d-f): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The General Plan identifies the planned future land uses and associated road network (Circulation Element). The 2015-2023 Housing Element does not alter the approved Land Use Plan, the approved Circulation Map, or approve any changes to the environment. All future development projects would be subject to all of the Elements of the General Plan and would be subject to CEQA review on a project-specific basis. Therefore, no impacts are expected to occur.
- (c): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The project would not generate any air traffic nor would it include structures which would obstruct flight patterns. There are not changes to established policies and programs that would alter or otherwise affect air traffic. As such, no impacts are expected to occur.

Mitigation Measures: None required

17. UTILITIES AND SERVICE SYSTEMS

Issue Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that is adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statues and regulation related to solid waste?				X

SETTING

The City of Taft is well served by existing utilities and service systems. Public water supplies are provided by the West Kern Water District (WKWD), which covers most of the western edge of Kern County. The WKWD indicates that sufficient water supplies are expected to be available through normal and/or multiple dry years until 2023. Public sewer is provided by the City of Taft, as well as, a wastewater treatment plant. Electrical utilities are provided by Pacific Gas & Electric, with natural gas provided by Southern California Gas Company. Solid waste collection is provided by Westside Waste Management, with Kern County Waste Management providing recycling and landfill services.

DISCUSSION/CONCLUSION:

- (a): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. As a result, the approval of the Housing Element will not result in any unanticipated needs for public utilities and service systems or any changes to the environment. In addition the 2015-2023 Housing Element is consistent with the anticipated level of development and population growth previously identified and evaluated in the General Plan and will effect or require changes to any of the existing utility service systems. Therefore, no impacts are anticipated.

Mitigation Measures: None required.

18. MANDATORY FINDINGS OF SIGNIFICANCE

Issue Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of probable future projects)?				X
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion/Conclusion:

(a-c): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Project does not propose or approve any development. Since the 2015-2023 Housing Element does not propose or approved any developments, it cannot cause and adverse effect on any human being, directly or indirectly. Therefore, no impacts are anticipated.

III. RECOMMENDATION AND DETERMINATION:

On the basis of this initial evaluation; (to be completed by the Lead Agency)

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- I find that all though the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are upon the proposed project, nothing further is required.

Prepared by:

Mark Staples

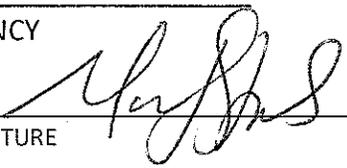
PROJECT PLANNER

Planning Director

TITLE

City of Taft

AGENCY

SIGNATURE 

10/26/15

DATE

IV. REFERENCE MATERIALS

1. CEQA Guidelines, 2014 Version
2. City of Taft General Plan
3. City of Taft Zoning Ordinance
4. San Joaquin Valley Air Pollution Control District (“Valley Air”) Ozone Plans (http://www.valleyair.org/Air_Quality_Plans/Ozone_Plans.htm)
5. Valley Air Particulate Matter Plans (http://www.valleyair.org/Air_Quality_Plans/PM_Plans.htm)
6. California Department of Conservation (ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/ker12_central.pdf)
7. California Department of Forestry and Fire Protection. Fire Severity Map, October 8, 2008
8. California Department of Toxic Substances Control – EnviroStor and GeoTracker (<http://www.envirostor.dtsc.ca.gov/public/>)
9. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), April 2005, *Air Quality and Land Use Handbook: A Community Health Perspective*
10. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), November 16, 2007, *Staff Report: California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit*.
11. California Natural Diversity Database, 2000
12. State of California, Seismic Hazard Zones Map (<http://maps.conservation.ca.gov/cgs/fam/>)
13. U.S. Environmental Protection Agency, April 15, 2009, *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2007*

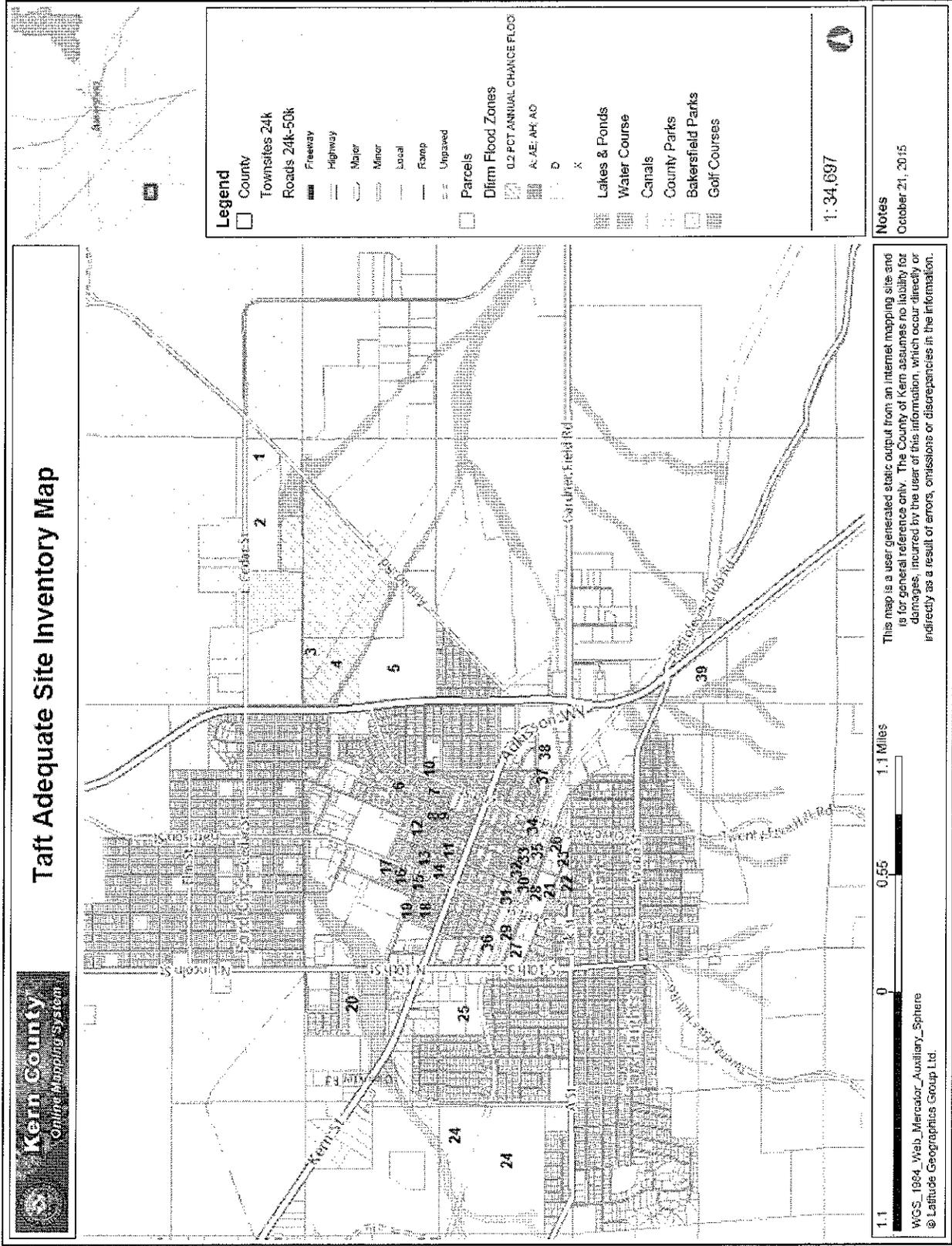


Table No. 20: City of Taft Existing Land Use 2008 Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary										ON-SITE CONSTRAINTS	118 unit potential if zoning density amended to match GP
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS	118 unit potential if zoning density amended to match GP			
1	220-300-15	R-2	14 du	MDR (15 du/ac)	9.86	110	Vacant		Flood zone	118 unit potential if zoning density amended to match GP			
2	220-300-17	R-1	5 du	LDR (7 du/ac)	29.98	119	Vacant		Flood zone, mineral transmission lines	Approved 122 lot subdivision, not finalized			
3	032-220-56	R-1	5 du	PF	8.45	33	Vacant		Flood zone, possible hazard site	47 unit potential if zoning and GP amended to 7 du/ac			
4	032-220-29	R-1	5 du	NR (0.2 du/ac)	21.82	87	Vacant		Flood zone, dry creek bed, possible hazard site	122 unit potential if zoning and GP amended to 7 du/ac			
5	032-220-61	R-1	5 du	NR (0.2 du/ac)	57.12	228	Vacant		Flood zone, possible hazard site	319 unit potential if zoning and GP amended to 7 du/ac			
1	031-430-03 thru-09, 031-430-12 thru-29 & 031-430-35	R-3	8-16 DU	Mixed-Use	3.10	50	Vacant lots & dilapidated homes	Sufficient to serve proposed land use	Zone Change to R-4 can provide up to an additional 22 units				
2	031-440-27 thru 031-440-34	R-3 & C-2	8-16 DU	Mixed-Use	0.59	10	Dilapidated homes	Sufficient to serve proposed land use	None				
56	031-420-01	R-1	0-7.5 DU	Low Density Residential (7 du/ac)	0.14	2.1	Vacant Lot	Sufficient to serve proposed land use	None	Amend zoning density to 7 du/ac to match GP			

Table No. 20: City of Taft Existing Land Use 2008 Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary									
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS		
47	031-310-05 031-310-06 031-310-07 031-110-08	R-1	0-7.5 DU	Low Density Residential (7 du/ac)	0.22 0.36	2 2	Vacant In-fill Lots	Sufficient to serve proposed land use	None One substandard lot	Parcel merge -06 and -07, Amend zoning density to 7 du/ac to match GP	
38	031-320-23 031-320-26 031-320-27	R-1	0-7.5 DU	Low Density Residential (7 du/ac)	0.22 0.14	2 1	Vacant In-fill Lots	Sufficient to serve proposed land use	None 2 substandard lots	Amend zoning density to 7 du/ac to match GP	
9	031-290-10	R-1	5 DU	Low Density Residential (7 du/ac)	0.14	1	Vacant In-fill Lot		None	Amend zoning density to 7 du/ac to match GP	
10	031-402-04	R-1	5 DU	Low Density Residential (7 du/ac)	0.07	1	Vacant In-fill Lot		Substandard Lot	Amend zoning density to 7 du/ac to match GP; Merge substandard lot w/adjacent lot	
611	031-150-01	R-3	8-16 24 DU	Mixed Use (29 du/ac)	0.24 0.22	6 5	Vacant In-fill Lot	Sufficient to serve proposed land use	None	Amend zoning density to 29 du/ac to match GP	
12	031-330-09	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant In-fill Lot		None	Amend zoning density to 29 du/ac to match GP	
13	031-270-06 031-160-01 031-160-02 031-160-03 031-160-04	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant In-fill Lot		None	Amend zoning density to 29 du/ac to match GP	
14		R-2	14 DU	Mixed Use (29 du/ac)	0.22	3	Vacant In-fill Lots		Four (4) substandard lots	Amend zoning density to 29 du/ac to match GP; Merge lots to create more viable lot	
15	031-260-07	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant In-fill Lots		None	Amend zoning density to 29 du/ac to match GP	

Table No. 20: City of Taft Existing Land Use 2008 Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary									
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS		
16	031-350-05	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant		None	Amend zoning density to 29 du/ac to match GP	
17	031-360-13	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant		None	Amend zoning density to 29 du/ac to match GP	
18	031-240-05	R-2	14 DU	Mixed use (29 du/ac)	0.14	1	Vacant		None	Amend zoning density to 29 du/ac to match GP	
19	031-250-02 031-250-03 031-250-05	R-2	8-14 DU	High Density Residential (29 du/ac)	0.20 0.16	4 2	Vacant lots & dilapidated homes	Sufficient to serve proposed land use	None Two irregular & substandard lots	Amend zoning density to 29 du/ac to match GP; OR merge with adjacent lots for more open space	
20	032-152-14	R-2	8-14 DU	Medium Density Residential (15 du/ac)	8.06	2490	Vacant lot	Upgrades conditioned as part of map approval	Zone AE & 0.2% flood plain encroachment & possible animal/plant mitigation	Amend zoning density to 15 du/ac to match GP	
21	032-141-01	R-2	14 DU	Low Density Residential (7 du/ac)	0.31	2	Vacant		None	Amend General Plan and zoning density to 15 du/ac to match	
22	032-141-08	R-2	14 DU	Low Density Residential (7 du/ac)	0.20	1	Vacant		None	Amend General Plan and zoning density to 15 du/ac to match	
23	032-143-01	R-2	14 DU	High Density Residential (29 du/ac)	0.75	10	Vacant		None	Amend zoning density to 29 du/ac to match GP	
24	032-152-34 032-152-64 032-152-65	R-1	0-7.5 DU	Low Density Residential (7 du/ac)	95.08 32.67 & 85.14	500 130 & 340	Undeveloped	Sufficient to serve proposed land use	Zone A flood plain encroachment & possible animal/plant	Approved Vesting Tentative Tract Map Nos. 7227 & 7230 for up to 394 SFR lots (under construction); 30 acres set aside for CEQA mitigation	

Table No. 20: City of Taft Existing Land Use 2008 Adequate Sites Inventory 2015 (Source: City of Taft)

Available Land Inventory Summary										
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS	
14	032-610-01	M-1-P		High Density Residential (29 du/ac)	15.24	20-12	Vacant lots available within Park	Sufficient to serve proposed land use	None Existing Mobile Home Park	Amend General Plan and zoning as appropriate for existing Mobile Home Park
25	032-610-02	R-1	15+5 DU		15	20-12	Unoccupied Elec-Repair Shop & Warehouse in-disrepair; Vacant lots	Upgrades conditioned as part of map approval	Possible Hazardous Material-Clean up	
9	032-141-08 032-141-11 032-142-01 032-142-02 032-143-01	R-2	0-7 DU	Low-Density Residential	3.15	56	Unoccupied Nursing Facility	Sufficient to serve proposed land use	None	
12	032-124-05	R-2	8-14 DU	Medium Density Residential	0.66	14	Vacant lots and abandoned right-of-way-by railroad company	Sufficient to serve proposed land use	Hazardous Material-Clean up-Zone A flood encroachment & Re-zoning	
13	032-110-16 032-110-18 032-110-20 032-110-21 032-110-23 032-110-30 032-110-33 032-110-34 032-110-40	M-1 & C-1	15+ DU	Mixed-Use	40.36	300	Vacant commercial building & Vacant lot			Amend zoning density to 29 du/ac to match GP
26	032-110-41 032-110-42	MU	24 DU	Mixed Use (29 du/ac)	5.80	111	Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP
27	032-110-30	MU	24 DU	Mixed Use (29 du/ac)	4.75	91			Hazardous Material Site	Amend zoning density to 29 du/ac to match GP

Table No. 20: City of Taft Existing Land-Use 2008 Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary									
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS		
28	032-110-58	MU	24 DU	Mixed Use (29 du/ac)	6.71	129	Commercial building & Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	
29	032-110-66 032-110-67	MU	24 DU	Mixed Use (29 du/ac)	4.04	78	Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	
30	032-110-70 032-110-71	MU	24 DU	Mixed Use (29 du/ac)	2.98	57	Civic use, vacant industrial building		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP; Approximately half of area is developer or planned for civic uses	
31	032-110-72 032-110-73	MU	24 DU	Mixed Use (29 du/ac)	0.80	15	Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP; Vacant lot currently used for public events	
32	032-110-74 032-110-75	MU	24 DU	Mixed Use (29 du/ac)	1.37	26	Tow yard & Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	
33	032-110-76 032-110-77	MU	24 DU	Mixed Use (29 du/ac)	0.29	6	Vacant lots		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP; Ideal for Mixed Use development with units on 2 nd & 3 rd Floors	
34	032-110-78 032-110-79	MU	24 DU	Mixed Use (29 du/ac)	1.02	20	Vacant lots		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	
35	032-110-80 032-110-81	MU	24 DU	Mixed Use (29 du/ac)	1.94	37	Vacant industrial building & Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP; Approved in 2011 for 40-unit affordable MFR development, never constructed.	
36	032-110-86	MU	24 DU	Mixed Use (29 du/ac)	2.63	50	Occupied industrial building & Vacant lot			Amend zoning density to 29 du/ac to match GP; Approximately 1.87 acres available for development	

Table No. 20: City of Taft Existing Land Use-2008 Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary							
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS
37	032-110-02	MU	24 DU	Mixed Use (29 du/ac)	2.10	40	Vacant lot		Amend zoning density to 29 du/ac to match GP; Lot Line Adjustment needed
38	032-050-07	MU	24 DU	Mixed Use (29 du/ac)	8.09	155	Vacant lot		Amend zoning density to 29 du/ac to match GP; within Airport Land Use Compatibility Zone B and C
39	220-040-44	R-3	24 DU	Commercial	14.78	283	Vacant lot		Amend zoning and GP to 29 du/ac to be consistent
TOTAL					<u>329.1</u>	<u>992</u>			
TOTAL High Density Residential Units (R-3 and MU)					<u>2,283</u>	<u>1,103</u>			48.27% of Realistic Capacity 434% of RHNA 1,414% of combined Low and Very-Low Income RHNA

City of Taft 2015-2022 Housing Element

Prepared for the Future

6.9.3 PROGRAM DESCRIPTIONS

The following provides the detailed descriptions of the various programs that will be implemented during the next five-year plan.

Exhibit VIII
CITY OF TAFT HOUSING PROGRAMS SUMMARY

HOUSING NEED SERVED	PROGRAM DESCRIPTION	QUANTITATIVE OBJECTIVE	FUNDING	RESPONSIBLE AGENCY
Preserves Affordable Housing Stock	1. Housing Rehabilitation 2. Housing Rehabilitation - Public Information 3. First-time Home Buyer	Continue program established 12/93. Goal 10 units/year. Expand Community Development Project Area by 09/2016. Distribute program info. to property owners in hard copy form at City Hall and post on City website and social media sites regarding programs and funding availability. Continue the first-time home buyer program	CDBG and HOME Program Income & new CDBG Grant same as above CDBG and HOME	Grant Administration and Planning & Building Department & Community Development Agency Grant Administration and Planning & Building Department Grant Administration and Planning & Building Department
Adequate Incentives	4. Zoning Ordinance Review	Complete Ordinance review by 12/09 and amendment by 6/2017	General Fund	Grant Administration and Planning & Building Department
Adequate Housing Sites	5. Multi-family Housing Project 6. Land Use Element Update	Complete Needs Assessment 12/31/09 Completed land commitment 12/30/09 HOME & LIHTC Applications by 12/09 Complete construction 50 Units by 06/13. Develop an expedited re-approval process for an affordable housing project on Adequate Site #35 Complete Land Use Element Update by 12/09, if necessary, by 6/2017	CDBG & HOME PI Community Development Agency Private funds, LIHTC General Fund	Planning & Building Department Planning & Building Department
Safe & Sanitary Housing	7. Zoning for multiple family housing sites 8. Livable Sustainable Community 9. Code Enforcement	Amend Zoning Code by 12/09 Adopt a Climate Action Plan by 12/2016 Continue program. Inspect dilapidated units and establish removal/rehab objective by 05/09. Encourage more rehabilitation. Limit demolitions to a max of 2 per year. Establish relationship with existing services providers by 12/09.	General Fund General Fund & Private Lenders General Funding- Kern-COG	Planning & Building Department Planning & Building Department Planning & Building Department Planning & Building Department and Code Enforcement
Equal Housing Opportunity	10. Fair Housing Support 11. Information Dissemination	Continue and/or Continue to prepare information in English and Spanish for distribution to the public through libraries, senior centers, civic center offices, etc. by December 2009.	CDBG & Community Development Agency CDBG	Grant Administration and Planning & Building Department Grants Coordinator Administrator and Planning & Building Department
Special Needs Groups	12. Senior Housing Project	Conduct a needs study by 12/31/08. Complete construction of and additional 50+ units of senior affordable housing by December 2023	Community Development Agency County Housing Authority & LIHTC	Grant Administration and Planning & Building Department

City of Taft 2015-2023 Housing Element

		Work w/existing service providers and establish City role/assistance by 12/09	General Fund & Community Development Agency	Administration & Planning & Building Department
Low & Moderate Income	<p>4312. Homeless Services/Emergency Shelter</p> <p>4413. ADA Compliance</p>	<p>Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by 12/09. Continue application of California Building Code accessibility standards.</p> <p>Support low/mod housing with assistance on public utilities costs. Develop infrastructure assistance plan when redevelopment agencies are reinstated.</p>	<p>Planning & Buildings Department-General Fund</p> <p>Community Development Agency, CDBG Funds.</p>	<p>Planning & Building Department</p> <p>Planning & Building Department</p>
New Construction	<p>46. Financing Assistance</p> <p>4715. Market-rate entry level homes</p> <p>4816. In-fill Housing</p> <p>4917. Self-help Housing</p> <p>18. Developmentally Disabled</p>	<p>Established project funding from CalHFA 12/09. SEE PROGRAMS 1 & 3 ABOVE</p> <p>Encourage developers/builders for 100-200 houses by 12/2009. Support and encourage developer of Adequate Site #24 to build out all 394 lots by December 2023.</p> <p>Review zoning code by 09/12</p> <p>Encourage Builders-Goal 10 units by 12/2012. Promote development of homes on in-fill lots listed on Adequate Sites list; and allow homes to be built on substandard lots without a Variance.</p> <p>City/Habitat for Humanity complete 10 single-family residences for very-low-income, first-time-homebuyers by 2013. Work with Habitat for Humanity to build one self-help single-family affordable housing unit per year on in-fill sites.</p> <p>Explore models to encourage the creation of housing for persons with developmental disabilities and implement a program by 2017.</p>	<p>CalHFA & Private Lenders</p> <p>CalHFA & Private Lenders-General Fund</p> <p>General Fund.</p> <p>HOME Program Income, Private Sponsor Donations, Volunteer labor.</p> <p>General Fund</p>	<p>Planning & Building Department, Finance Department</p> <p>Planning & Building Department</p>