



Planning and Development Services Department

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Date: July 28, 2022

To: Responsible and Trustee Agencies/Interested Organizations and Individuals

From: Mark Staples, Director
City of Taft, Planning and Development Services Department
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Subject: Notice of Intent to Adopt a Mitigated Negative Declaration

Project Title: Downtown Taft Specific Plan & Zoning Ordinance Amendment

Location: The Downtown Taft Specific Plan & Zoning Ordinance Amendment Project (Project) is located in the City of Taft, in Kern County near the southwestern edge of the San Joaquin Valley, approximately 32 miles southwest of the City of Bakersfield, and covering approximately 15 square miles of land. The Downtown Taft Specific Plan boundary is defined by the mid-block alley between Kern Street (State Route 33) and Lucard Street to the north, Front Street to the south, Kern Street/Highway 33 to the east, and 10th Street to the west totaling approximately 212 acres in size.

Applicant/Owner: City of Taft

PROJECT DESCRIPTION: The Downtown Taft Specific Plan and Zoning Ordinance Amendment Project (Project) consists of two projects with a goal of accelerating housing production through 1) the development of a Specific Plan update that focuses on the downtown area of the City of Taft and 2) an amendment to the city-wide Zoning Ordinance. The Downtown Specific Plan (DTSP) aims to establish downtown as a central zone with street-oriented uses and as a vibrant mixed-use district surrounded by residential uses. The Project provides a vision and planning framework for future growth and development in the approximately 212-acre Specific Plan Area (SPA) while introducing new Land Use Designations not included in the 1999 Downtown Taft Specific Plan. At buildout, the new DTSP could result in up to approximately 3,121 dwelling units, 4,272 employment opportunities, 9.3 acres of recreational open space and 6,180 persons. A majority of the SPA has been previously developed and the Project area is considered an urbanized area according to CEQA Guidelines §15387.

A corresponding city-wide amendment to the City of Taft Zoning Ordinance is proposed to integrate the changes from the land use and zoning designations within the DTSP but

also to add targeted changes city-wide for application process improvements, while integrating flexible development standards to streamline and accelerate residential development. The Zoning Ordinance Amendment does not include changes that would result in higher land use densities, other than what is proposed for the DTSP.

ENVIRONMENTAL DETERMINATION: The City of Taft has reviewed the above project and prepared an Initial Study (IS) in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The Mitigated Negative Declaration (MND) represents the City's independent judgment and analysis. The proposed Project will not have a significant effect on the environment with the implementation of mitigation measures.

PUBLIC CIRCULATION: The Draft IS/MND is being circulated for review and comment by interested agencies, organizations, and persons for 30 days in accordance with Section 21091 of the State CEQA Guidelines. A 30-day public review period to solicit comments on the Draft IS/MND starts July 29, 2022 and ends August 30, 2022.

DOCUMENT AVAILABILITY: Upon request, copies of the Draft IS/MND will be made available to the public for review at the Taft City Hall, located at 209 East Kern Street in the City of Taft, California. The Draft IS/MND is also available on the City's website at: <https://www.cityoftaft.org/pview.aspx?id=5355&catid=562>. To request a copy of the Draft IS/MND, or for any questions related to the Draft IS/MND, please contact Mark Staples, Director of Planning and Development Services, at (661) 763-1222 ext. 124 or mstaples@cityoftaft.org.