



336 Pacific Avenue • Shafter, California 93263

May 15, 2025

Notice of Intent to Adopt Mitigated Negative Declaration

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Shafter (City) has prepared a Mitigated Negative Declaration for General Plan Amendment (GPA) 23-39 and Zone Change (ZC) 23-72 for public comment.

The project consists of a request for a GPA and ZC to allow the development of 174 multi-family units at 30%, 40%, 50%, and 60% Area Medium Income distributed across three (3) three-story buildings on an approximately 7.85-acre site totaling 342,160 square-feet at the northwest corner of South Mannel Street and East Los Angeles Street (APN 028-180-57) (see Exhibit A). The development would be constructed in three (3) phases, Phase I and Phase II will mirror each other, Phase I includes 62 units (130,299 square-feet) with 124 on-site parking spaces, Phase II includes 62 units (130,299 square-feet) with 124 on-site parking spaces, and Phase III includes 50 units (81,560 square-feet) with 100 on-site parking spaces, pertaining a total of 174 units and 348 on-site parking spaces (Figure 5, Site Plan). The project will include two (2) full-access driveways along Birch Street, two (2) full-access driveways along South Mannel Avenue, and four (4) full-access driveways along East Los Angeles Avenue. The project site is not listed on any lists enumerated under Section 65962.5 of the California Government Code.

Copies of the Initial Study/Mitigated Negative Declaration (IS/MND) and supporting documents are on file and may be reviewed at the City's Planning Department at 336 Pacific Avenue. The MND/IS (without supporting documents) may also be viewed on the City's website:

<https://www.shafter.com/385/Environmental-Documents>

The public review period for the IS/MND is from May 15, 2025 to June 17, 2025. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Comments regarding this document should focus on the proposed finding that the project would not have a significant effect on the environment because revisions or mitigation measures have been made or agreed to by the City. If the commenter believes that the project may have a significant environmental effect, it would be helpful to identify the specific effect, explain why the effect would occur, and why it would be significant.

All comments regarding the IS/MND must be made in writing and received in the Planning Department office no later than 5:00 P.M. on June 17, 2025, the last day of the public review period.

Please address comments to: Steve Esselman, Planning Director, City of Shafter, 336 Pacific Avenue, Shafter, California 93263. Comments may also be sent by e-mail to: sesselman@shafter.com

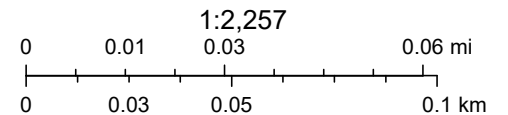
Planning/Building/Engineering: (661) 746-5002 / Fax (661) 746-9125 • www.shafter.com

Exhibit A: GPA 23-39 & ZC 23-72 Project Site



5/13/2025, 7:23:21 AM

- Override 1
- Shafter City Limits
- Road Centerlines
 - Collector
 - Local
- Subdivision Projects
 - TRACT



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