

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: General Plan Amendment No. 23-39 & Zone Change No. 23-72 (Cesar Chavez Multi-Family)

Lead Agency: City of Shafter

Contact Person: Steve Esselman

Mailing Address: 336 Pacific Avenue

Phone: 661-746-5002

City: Shafter

Zip: 93263

County: Kern

Project Location: County: Kern City/Nearest Community: Shafter

Cross Streets: East Los Angeles Avenue and South Mannel Avenue Zip Code: 93263

Longitude/Latitude (degrees, minutes and seconds): 35 ° 29 ' 37.2 " N / -119 ° 16 ' 14.5 " W Total Acres: 8.72

Assessor's Parcel No.: 028-180-57

Section: 15

Twp.: 28 S

Range: 25 E

Base: Diablo

Within 2 Miles: State Hwy #: SR 43

Waterways: Calloway Canal

Airports: Minter Field Airport

Railways: Shafter Rail

Schools: Grow Academy

Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NIEPA: ☐ NOI

Other: ☐ 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 174 Acres 7.85

☐ 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:

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:

Present Land Use/Zoning/General Plan Designation:

Low Density Residential (LDR); Low Density Residential (R-1)

Project Description: (please use a separate page if necessary)

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.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 6	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 5
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 4	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	Other: _____
☒ Housing & Community Development	Other: _____
☒ Native American Heritage Commission	

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

Starting Date May 15, 2025 Ending Date June 17, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Cesar Chavez Foundation</u>
Address: _____	Address: <u>555 N. Broadway, Unit B103</u>
City/State/Zip: _____	City/State/Zip: <u>Los Angeles, California 90012</u>
Contact: _____	Phone: <u>213-362-0260</u>
Phone: _____	

Signature of Lead Agency Representative: Steve Esselman

Digitally signed by Steve Esselman
Date: 2025.05.13 16:58:48 -0700

Date: 5/15/25

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