

Notice of Determination

TO: ■ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Shafter
Planning Department
336 Pacific Avenue
Shafter, CA 93263

■ County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

Lead Agency (if different from above): Same
Address: Same
Contact: Steve Esselman, Planning Director
Phone: (661) 746-5002

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025050756

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

Project Applicant: Cesar Chavez Foundation

Project Location (include County): Northeast corner of Birch Street and E. Los Angeles Avenue, Assessor's Parcel Number 028-180-57, Kern County, CA 93263

Project Description: 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). 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. 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.

This is to advise that the City of Shafter (■ Lead Agency □ Responsible Agency) has approved the above-described project on November 4, 2025, and has made the following determinations regarding the above-described project.

1. The project [□ will ■ will not] have a significant effect on the environment.
2. □ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
■ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [■ were □ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [■ was □ was not] adopted for this project.
5. A statement of Overriding Considerations [□ was ■ was not] adopted for this project.
6. Findings [□ were ■ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: City of Shafter, Planning Department, 336 Pacific Avenue, Shafter, California 93263

Signature (Public Agency):

Date: November 5, 2025



Title: Planning Director

Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

Revised 2011