



336 Pacific Avenue • Shafter, California 93263

February 20, 2026

Notice of Intent to Adopt Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that the City of Shafter (City) has prepared a Mitigated Negative Declaration (MND) for General Plan Amendment (GPA) No. 25-41, Zone Change (ZC) No. 25-74, and Tentative Tract Map (TTM) No. 7498 in accordance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines.

The project consists of a request for a GPA/ZC as well as a TTM to allow the development of a low-density residential development of 176 single-family residential units. The development will include one- and two-story buildings on an approximately 40-acre site located approximately 2,000 feet west of S. Central Valley Highway, along East Los Angeles Avenue and South Mannel Avenue intersection in west Shafter (APN's 028-290-03 and -04). The residential development was assessed as if it would be developed and constructed in four (4) phases over a 4-year period beginning in 2026.

Copies of the MND, accompanying Initial Study (IS), 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 MND is from February 20, 2026, to March 23, 2026. The date, time, and place of future public hearings will be appropriately notified by 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 MND must be made in writing and received in the Planning Department office no later than 5:00 P.M. on 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@shafterca.gov.

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