

Notice of Determination

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

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

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

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): 2026020740

Project Title: General Plan Amendment No. 25-41, Zone Change No. 25-74 and Tentative Tract Map No. 7498 (APNs 028-290-03 & 028-290-04)

Project Applicant: Cornerstone Engineering, LLC

Project Location (include County): Southwest and southeast corners of the E. Los Angeles Avenue and S. Mannel Avenue intersection, Assessor's Parcel Numbers 028-290-03 & 028-290-04, Kern County, CA 93263

Project Description: 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 (APNs 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.

This is to advise that the City of Shafter (■ Lead Agency □ Responsible Agency) has approved the above-described project on June 2, 2026 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: June 3, 2026



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