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: Murphy Ranch Specific Plan

Lead Agency: City of Escalon | Contact Person: DianaTrejo
Mailing Address: 2060 McHenry Ave | Phone: (209) 691-7422
City: Escalon | Zip: 95320 | County: San Joaquin

Project Location: County: San Joaquin | City/Nearest Community: Escalon
Cross Streets: Southeast intersection of SR 120 and Brennan Avenue west of Escalon | Zip Code: 95320
Longitude/Latitude (degrees, minutes and seconds): 37 ° 47 ′ 52 ″ N / 121 ° 42 ′ 00 ″ W | Total Acres: 18
Assessor's Parcel No.: 225-040-28, 225-040-29 | Section: 5 | Twp.: 2S | Range: 9E | Base: MDBM
Within 2 Miles: State Hwy #: 120 | Waterways: None
Airports: None | Railways: UPRR/BNSF | Schools: Escalon Unified School District

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☒ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☒ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units ____ Acres 18
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW
☐ Waste Treatment: Type ____ MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☐ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☐ Vegetation ☒ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/AU-20: Agriculture-Urban Reserve, 20-acre minimum (County)/Low Density Residential (City) Low Density Residential (County)

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

The project proposes City approval of a Specific Plan to guide the development of two parcels totaling 18.00 acres, which are proposed to be subdivided into 72 lots for single-family residential development. Approximately 1.10 acres would be set aside in the southeastern corner of the project site for a combined park and drainage basin. To implement the Specific Plan, the project also includes a Tentative Subdivision Map that would subdivide the two parcels in accordance with the proposed Specific Plan. The project would require annexation of the two parcels to the City of Escalon along with pre-zoning by the City, which would pre-zone the project site as PD, Planned Development.

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

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

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

Starting Date September 24, 2025 Ending Date October 13, 2025

Lead Agency (Complete if applicable):

Consulting Firm: BaseCamp Environmental, Inc.
Address: 802 West Lodi Avenue
City/State/Zip: Lodi/CA/95240
Contact: Charlie Simpson
Phone: (209) 224-8213

Applicant: City of Escalon
Address: 2060 McHenry Ave
City/State/Zip: Escalon/CA/95320
Phone: 209-691-7422

Signature of Lead Agency Representative: _____ **Date:** 09/22/2025

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