

By Deputy: marial



City of Escalon  
2060 McHenry Ave  
Escalon, Ca. 95320

**NOTICE OF INTENT TO RECOMMEND ADOPTION OF A MITIGATED  
NEGATIVE DECLARATION AND NOTICE OF PUBLIC MEETING**

Notice is hereby given that the City of Escalon has prepared an Initial Study (IS) of environmental effects and intends to make a recommendation on adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring/ Reporting Plan (MMRP) for the Murphy Ranch project. The City of Escalon is the Lead Agency for this project under the California Environmental Quality Act (CEQA).

The project includes an Annexation, Pre-Zoning, Specific Plan, Tentative Subdivision Map, Planned Development, CEQA Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Plan for the development of two parcels totaling 17.98 acres, which are proposed to be subdivided into 73 lots with one and two-story single-family residential units, including underground utilities, street improvements, sound wall, landscape improvements, and park expansion.

The IS/MND analyzes the potential environmental effects of the project in the environmental issue areas specified in the State CEQA Guidelines.

Based on this analysis, the Public Review Draft IS/MND finds that the project will not involve any significant environmental effects, provided that the mitigation measures described in the IS/MND are implemented. The project proponent has agreed to the mitigation measures, and these measures are included in a MMRP to be adopted by the City of Escalon in conjunction with the IS/MND and approval of the project. There are no sites identified under Section 65962.5 of the Government Code located on or near the project site.

Copies of the IS/MND are available for public review at the City of Escalon Planning Department at the address shown above and at the City's website: [https://www.cityofescalon.org/government/departments/development\\_services/planning](https://www.cityofescalon.org/government/departments/development_services/planning)

The City will accept public and agency comments on the IS/MND during a 20-day review period that will begin on September 24, 2025 and end on October 13, 2025. Comments may be submitted by mail or e-mail to the City at the address shown below:

City of Escalon Planning Department, 2060 McHenry Ave., Escalon, Ca. 95320 or [devservices@cityofescalon.org](mailto:devservices@cityofescalon.org)

At the conclusion of the 20-day public review period, the document will be submitted to the City of Escalon Planning Commission for review and recommendation to the City Council on adoption. The Planning Commission will hold a public hearing in the Council Chambers, City Hall, 2060 McHenry Ave, Escalon, California, on Tuesday, October 14, 2025 at 6:30 PM to consider recommendations of adoption of the IS/MND, MMRP, and the project.