

By Deputy: aambriz

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: San Joaquin
Address: 44 N. San Joaquin St, Suite 260
Stockton CA 95202

From:

Public Agency: City of Escalon
Address: 2060 McHenry Avenue
Escalon CA 95320
Contact: Diana Trejo, Associate Planner
Phone: 209-691-7422

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

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): 2025091127

Project Title: Murphy Ranch Annexation Project (24-797)

Project Applicant: NRB Investment, LLC/Florsheim Homes, 1701 W. March Ln., Ste D, Stockton CA 95206

Project Location (include county): SR 120/Brennan Rd. APNs 225-040-28 and 225-040-29

Project Description:

Annexation and PD-4 rezoning of approximately 17.98 acres, with a Specific Plan, Planned Development, Tentative Subdivision Map, Development Agreement, and Inclusionary Housing Agreement for 72 single family residential lots including 8 moderate income units.

This is to advise that the City of Escalon City Council has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 8/10/2026 and has made the following determinations regarding the above
(date)
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 Escalon, Development Services Department, 2060 McHenry Avenue, Escalon CA 95320

Signature (Public Agency): _____ Title: City Manager

Date: 9/29/2026 Date Received for filing at OPR: _____