
MEMORANDUM

DATED: May 5, 2026

TO: State Clearinghouse, Agencies, Organizations and Interested Parties

FROM: City of Mountain House, Community Development Department

SUBJECT: Notice of Preparation and Scoping Meeting for the Mountain House General Plan Environmental Impact Report

The City of Mountain House (City) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the City of Mountain House General Plan Project (Project).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Plan. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information are available at the City of Mountain House Community Development Department, Planning Division located at 251 E Main Street, Mountain House, CA 95391, and on-line at: <https://www.mountainhouseca.gov/381/General-Plan>.

For questions regarding this notice, please contact Brad Wall, Contract Planner at (209) 831-5666, or by email mountainhouseplanning@sjgov.org.

Notice of Preparation – City of Mountain House General Plan EIR

Notice of Preparation 30-Day Comment Period

The City, as Lead Agency, requests that responsible and trustee agencies, and the Governor’s Office of Land Use and Climate Innovation (LCI), respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the LCI must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on May 6, 2026 and end on June 4, 2026.

In the event that the City does not receive a response from any Responsible or Trustee Agency by the end of the review period, the City may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). All comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is **5:00 PM on June 4, 2026**.

John B. Anderson
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Community Development Department, Planning Division
City of Mountain House
251 E Main Street
Mountain House, CA 95391
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Scoping Meeting

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR.

The scoping meeting will be held on **Thursday, May 21, 2026, at 5:00 p.m. at:**

City Hall Council Chambers
City of Mountain House
251 E Main Street
Mountain House, CA 95391

For comments before or after the meeting or additional information, please Brad Wall, Contract Planner at (209) 831-5666 or by email: mountainhouseplanning@sjgov.org

Project Location and Setting

Mountain House is located in southwestern San Joaquin County, just east of the Alameda County line, north of Interstate 205 (I-205), and northwest of the City of Tracy. Regional access to Mountain House is provided by I-205 at Mountain House Parkway and Interstate 580 (I-580) via Grant Line Road.

The Planning Area is the geographic area for which the Plan provides a framework for long-term plans for growth, resource conservation, and the provision of public services. State law requires the Plan to include all territory within Mountain House's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The General Plan Planning Area includes all incorporated lands within the Mountain House City Limits and Sphere of Influence (SOI).

The General Plan boundary (Planning Area) is shown in Figure 1 (Proposed Land Use Map). As shown, the proposed General Plan Land Use Map maintains the Planning Area boundaries of the adopted Mountain House Master Plan.

Project Description

The City of Mountain House is preparing its first General Plan following incorporation in July of 2024. The City initiated preparation of the Mountain House General Plan in mid-2025 and the General Plan process is expected to be completed near the end of 2026.

The City's General Plan establishes a comprehensive framework of goals and policies to guide land use and planning decisions within the City. The purpose of the General Plan is to articulate a long-term vision for the physical form and development of Mountain House, while supporting the preservation and enhancement of residents' quality of life and promoting opportunities for local employment and a range of housing options. The General Plan includes broad goals for the community's future, as well as specific policies and implementation measures intended to achieve those goals.

The General Plan will guide the City's development and conservation through land use objectives and policy guidance. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must address land use, circulation, housing, conservation, open space, noise, safety, and environmental justice, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area.

The Mountain House General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a Land Use Map (Figure 1).

- A **goal** is a description of the general desired result that the City seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the City works to achieve its goals. Once adopted, policies represent statements of City regulations. The General Plan's policies set out the standards that will be used by City staff, City Council, and other local decision makers in

their review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and don't necessarily require specific action on behalf of the City.

- An **action** is an implementation measure, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan.

Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan Element need only reflect local conditions and circumstances. The proposed Mountain House General Plan will include State-mandated topics and elements, as well as optional elements and issue areas, including Economic Development and Public Services and Facilities. The Mountain House Housing Element is being prepared simultaneously through separate contract with Placeworks, Inc.

The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The Mountain House General Plan is intended to reflect the desires and vision of residents, businesses, and the City Council.

The following objectives are identified for the proposed update to the General Plan:

1. Reflect the current goals and vision expressed by City residents, businesses, decision-makers, and other stakeholders;
2. Address issues and concerns identified by City residents, businesses, decision-makers, and other stakeholders;
3. Protect Mountain House's existing residences, character, and sense of community;
4. Proactively plan for and accommodate local and regional growth in a responsible manner;
5. Allow for a range of high-quality housing options;
6. Attract and retain businesses and industries that provide high-quality and high-paying jobs;
7. Continue to maintain a safe and efficient roadway network while improving multimodal transportation opportunities;
8. Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
9. Address the requirements of State law; and
10. Address emerging transportation, housing, and employment trends.

Growth Projections

While no specific development projects are proposed as part of the Mountain House General Plan, the General Plan will accommodate future growth in Mountain House, including new residential uses, new businesses, and expansion of existing businesses. The buildout analysis assumes a 20-year horizon, and 2045 is assumed to be the buildout year of the General Plan.

Growth projections should not be considered a guaranteed prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City's control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. New development and growth are largely dictated by existing development conditions, market

conditions, and land turnover rates. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

Table 1 provides a statistical summary of the realistic buildout potential associated with the proposed General Plan Land Use Map compared to existing (on-the-ground) conditions and the Mountain House Master Plan. The realistic buildout projection represents the reasonably foreseeable development potential that could theoretically occur within the Planning Area through 2045. As shown in Table 1, buildout of the General Plan could yield a total of up to 18,163 dwelling units, 54,258 persons, 7,869,878 square feet of non-residential development, and 8,199 jobs within Mountain House. This represents net development over existing (2025) conditions of 9,723 dwelling units, 25,463 persons, 7,209,575 square feet of non-residential development, and 7,107 jobs. Compared to the existing Master Plan, the proposed General Plan represents a net increase of 1,566 dwelling units and 11,230 persons, and a net decrease of 96,186 square feet of non-residential development and 1,615 jobs.

To protect the character of our existing neighborhoods while meeting State housing mandates, the proposed Plan strategically focuses new multi-family housing primarily within the Residential High (R/H) and Mixed-Use (M/X) designations. This targeted approach is intended to ensure the City remains in compliance with State law without requiring widespread changes to our established low-density areas.

Table 1: Growth Projections - Proposed Land Use Map

	<i>Dwelling Units</i>	<i>Population</i>	<i>Non-Residential Square Footage</i>	<i>Jobs</i>
Existing Conditions	8,440	28,795	660,303	1,092
Existing Master Plan	16,597	43,028	7,966,063 ^a	9,814
Proposed General Plan	18,163	54,258	7,869,878	8,199
<i>Net Growth Potential (Over Existing Conditions)</i>	<i>9,723</i>	<i>25,463</i>	<i>7,209,575</i>	<i>7,107</i>
<i>Net Growth Potential (Over Existing Master Plan)</i>	<i>1,566</i>	<i>11,230</i>	<i>-96,186</i>	<i>-1,615</i>
Note: a) The existing Master Plan does not include buildout projections for non-residential square footage. This table calculates non-residential square footage using the same methodology as the proposed General Plan and is included for comparison purposes only.				

Program EIR Analysis

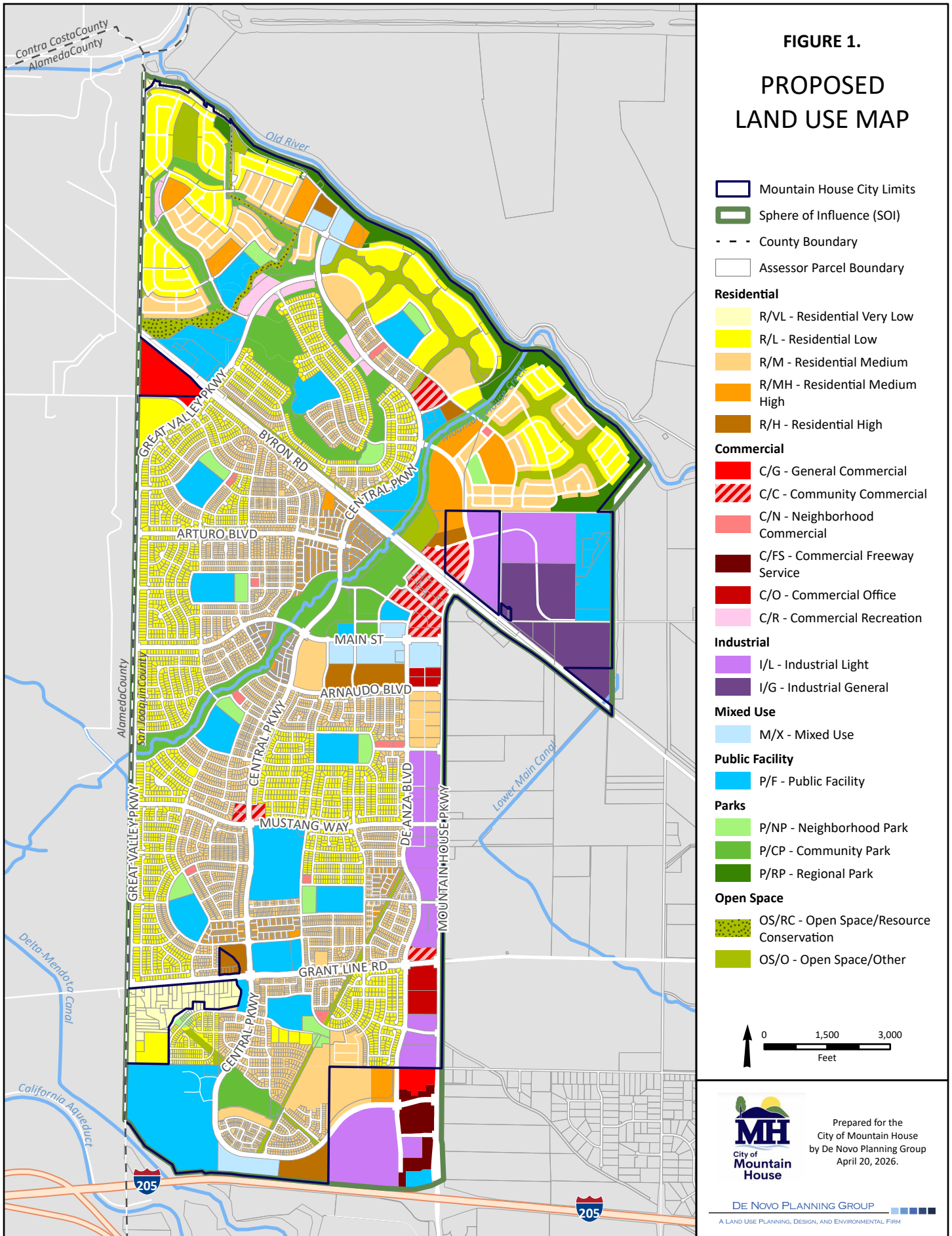
The City, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare an EIR for the Mountain House General Plan. The EIR will be prepared in accordance with CEQA, relevant case law, and City procedures. The City determined that the proposed Project would require preparation of a full-scope EIR; thus, an Initial Study was not prepared in conjunction with this NOP. Consistent with Section 15082(b) of the CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the Project at a programmatic level. The proposed Project is a long-term plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of this General Plan Update. However, the program EIR can serve to streamline environmental review of future projects.

Notice of Preparation – City of Mountain House General Plan EIR

At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- Aesthetic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts
- Alternatives

FIGURE 1.
PROPOSED
LAND USE MAP



Sources: City of Mountain House; San Joaquin County GIS; USGS National Hydrography Dataset