City of Mountain House

251 E Main Street, Mountain House, CA

MEMORANDUM

DATED:	**November 4, 2026**
TO:	**State Clearinghouse, Agencies, Organizations and Interested Parties**
FROM:	**City of Mountain House, Community Development Department**
SUBJECT:	**Notice of Availability for the Mountain House General Plan Environmental Impact Report**

NOTICE IS HEREBY GIVEN that the City of Mountain House (City), as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Program Environmental Impact Report (EIR), SCH No. 2026050303, for the Mountain House General Plan Project (General Plan or proposed Project) pursuant to the State Public Resources Code Section 21165 and the CEQA Guidelines.

Project Title: City of Mountain House General Plan

Project Location

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).

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. 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 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.

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.

See Chapter 2.0 of the Draft EIR for the complete Project Description.

Public Review: 45 days, extending from November 4, 2026 to December 21 at 5:00 p.m.

Document Availability: The Draft EIR, the Mountain House General Plan, and 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.

Provision of Comments: Members of the public and other interested agencies and individuals are invited to provide comments on the Mountain House General Plan and Draft EIR. All comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 45-day review period, which is 5:00 PM on December 21, 2026:

John B. Anderson
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Community Development Department, Planning Division
City of Mountain House
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Mountain House, CA 95391
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Significant Environmental Impacts: The Draft EIR identifies significant environmental impacts related to the following environmental topics: Air Quality, Cumulative Air Quality, Greenhouse Gas (GHG) Emissions, Cumulative GHG Emissions, Noise, Cumulative Noise, Transportation, Cumulative Transportation, Utilities, and Cumulative Utilities, and Irreversible and Adverse Effects.

Pursuant to CEQA Guidelines Section 15087, the project area is not listed on any of the hazardous materials sites compiled pursuant to Government Code Section 65962.5.