# 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 #** 2026050303

**Project Title:** Mountain House General Plan

Lead Agency: City of Mountain House | Contact Person: John B Anderson, Contract Planner

Mailing Address: 251 E Main Street | Phone: (209) 831-5666

City: Mountain House | Zip: 95391 | County: San Joaquin

**Project Location:** County: San Joaquin County | City/Nearest Community: Mountain House

Cross Streets: Entire City of Mountain House | Zip Code: 95391

Longitude/Latitude (degrees, minutes and seconds): 37 ° 46 ′ 45.3606 ″ N / 121 ° 32 ′ 20.5686 ″ W Total Acres: _____

Assessor's Parcel No.: Various - entire City of Mountain House | Section: _____ | Twp.: _____ | Range: _____ | Base: _____

Within 2 Miles: State Hwy #: I-205, I-580 | Waterways: Old River, Mountain House Creek

Airports: None | Railways: UPRR | Schools: Lammersville Unified School District

**Document Type:**

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

**Local Action Type:**

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

**Development Type:**

☐ Residential: Units _____ Acres _____
☐ 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: Policy document and Land Use Map

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Citywide - includes all land uses

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

The proposed project is a programmatic General Plan planning document consisting of a Land Use Map and policy document containing goals, policies, and actions that will guide future development activities and planning decisions in Mountain House. No specific development projects are proposed as part of the General Plan project.

*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**".

| | | | |
|---|---|---|---|
| X | Air Resources Board | | Office of Historic Preservation |
| | Boating & Waterways, Department of | | Office of Public School Construction |
| | California Emergency Management Agency | | Parks & Recreation, Department of |
| | California Highway Patrol | | Pesticide Regulation, Department of |
| X | Caltrans District # 10 | X | Public Utilities Commission |
| | Caltrans Division of Aeronautics | X | Regional WQCB # 5 |
| | Caltrans Planning | | Resources Agency |
| X | Central Valley Flood Protection Board | | Resources Recycling and Recovery, Department of |
| | Coachella Valley Mtns. Conservancy | | S.F. Bay Conservation & Development Comm. |
| | Coastal Commission | | San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| | Colorado River Board | X | San Joaquin River Conservancy |
| | Conservation, Department of | | Santa Monica Mtns. Conservancy |
| | Corrections, Department of | | State Lands Commission |
| X | Delta Protection Commission | | SWRCB: Clean Water Grants |
| | Education, Department of | X | SWRCB: Water Quality |
| | Energy Commission | | SWRCB: Water Rights |
| X | Fish & Game Region # 2 | | Tahoe Regional Planning Agency |
| | Food & Agriculture, Department of | X | Toxic Substances Control, Department of |
| | Forestry and Fire Protection, Department of | X | Water Resources, Department of |
| | General Services, Department of | | |
| | Health Services, Department of | | Other: |
| | Housing & Community Development | | Other: |
| | Native American Heritage Commission | | |

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

Starting Date November 4, 2026 Ending Date December 21, 2026

**Lead Agency (Complete if applicable):**

Consulting Firm: De Novo Planning Group
Address: 1020 Suncast Ln. #106
City/State/Zip: El Dorado Hills, CA 95762
Contact: Erik Anderson
Phone: (760) 201-5977

Applicant: City of Mountain House
Address: 251 E Main Street
City/State/Zip: Mountain House, CA 95391
Phone: (209) 831-5666

**Signature of Lead Agency Representative:** Erik Anderson **Date:** 10/29/26

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