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 6, 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:** 10/30/26

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