

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Joaquin

44 N San Joaquin St., Suite 260

Stockton, CA 95202

From: (Public Agency): City of Mountain House

251 E. Main Street

Mountain House, CA 95391

(Address)

Project Title: TSM-26-002 (Tract No. 3936) Neighborhood K

Project Applicant: Mountain House Developers, LLC/A Delaware Limited Liability Company

Project Location - Specific:

Refer to Attachment A.

Project Location - City: Mountain House Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

Refer to Attachment A.

Name of Public Agency Approving Project: City of Mountain House

Name of Person or Agency Carrying Out Project: Mountain House Developers, LLC / Delaware Limited Liability Company

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: Government Code Section 65457(a) and Public Resources Code Section 21166

Reasons why project is exempt:

Refer to Attachment A.

Lead Agency

Contact Person: John B. Anderson Area Code/Telephone/Extension: (209) 831-5666

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature: Andrew Kaur Date: 8-18-2026 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Filed Doc #: 39-08192026-245
Wed Aug 19 09:28:05 PDT 2026
Page: 1 of 4 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: jstevens

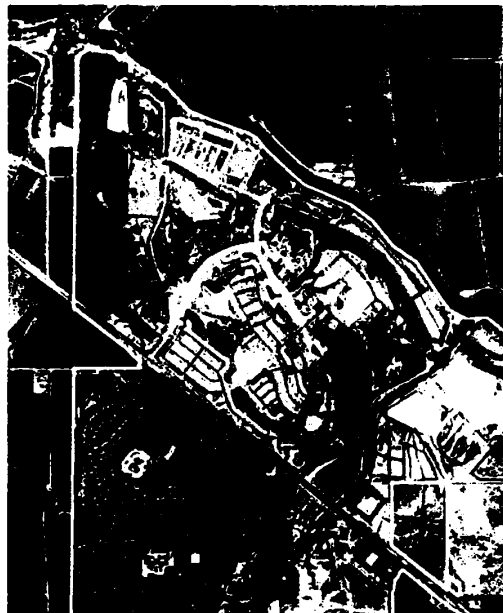


Revised 2011

Attachment A

Project Location – Specific:

The project is located on a single 9.89-acre parcel (APN 258-04-016) within Neighborhood K of the Mountain House Master Planned Community. The site is bounded by Spinardi Way, Tachi Way, Graycliff Avenue, and Nirankar Way, forming a rectangular block within the established street network. The parcel is currently vacant and surrounded by ongoing residential development to the south and west, with undeveloped land to the east designated for High Density Residential and Mixed Use. Refer to the exhibit below for the Project location:



Description of Nature, Purpose, and Beneficiaries of Project:

The Project consists of subdividing an approximately 9.89-acre vacant parcel (APN 258-04-016) within Neighborhood K into 104 single-family detached residential lots consistent with the Mountain House General Plan, Master Plan, and Specific Plan II. Each lot will include a two-car garage and private yard area, and all home designs will comply with the Mountain House Single Family Residential Design Manual. The Project achieves a net density of approximately 10.5 dwelling units per acre, which is within the allowable R-MH density range. The project proposes lot designs that will not accommodate the required secondary unit dwellings as required by the Mountain

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House Master Plan. Therefore, the applicant has chosen to expand the number of secondary unit dwellings in Tract 3927 and 3928 in Neighborhood K. As such, the Revisions to Approved Actions (RAA-26-001) would modify Condition of Approval #10 (Planning), increasing the minimum Second Unit Dwellings required for Neighborhood K from 52 to 59.

Primary access is provided via Spinardi Way, Tachi Way, Graycliff Avenue, and Nirankar Way, forming a complete circulation block within Neighborhood K.

Utilities, including water, wastewater, and stormwater, will be installed as part of the subdivision improvements and dedicated to the City for long-term maintenance and operation.

Reasons Why Project is Exempt:

The Mountain House Master Plan was approved in 1994. Specific Plan II, of which the Project is located in, was adopted in 2004. The intent of Specific Plan II is to implement the Master Plan's goals for various neighborhoods, including Neighborhoods K. The EIR (State Clearinghouse No. 90020776) for the Mountain House Master Plan and Specific Plan II was certified in 1994.

California Government Code Section 65457(a) states, *"Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a Supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code."*

As stated previously, the Project has been deemed consistent with the Mountain House Master Plan and Specific Plan II.

Section 21166 of the California Public Resources Code states the following:

"When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

- a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.*
- b) Substantial changes occur with respect to the circumstances under which the project is being*

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undertaken which will require major revisions in the environmental impact report.

- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.”*

There are no substantial changes proposed, nor are there substantial changes occurring with respect to the circumstances under which the project is being undertaken. There is also no new information that was not known and could not have been known at the time the EIR was certified. Therefore, in accordance with Section 21166 of the California Government Code, the Project is exempt from further environmental review.

Based on the above, Government Code Section 65457 applies to the Project, and it is therefore exempt from further environmental review in accordance with CEQA Statute and Guidelines.