

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: San Joaquin

Address: 44 N San Joaquin, Suite 260

Stockton, CA 95202

From:

Public Agency: City of Mountain House

Address: 251 E. Main Street

Mountain House, CA 95391

Contact: John B. Anderson, Contract Planner

Phone: (209) 599-8377

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 1990020776

Project Title: Lakes Land Use Amendments and Tentative Maps - 2026

Project Applicant: Mountain House Developers, LLC

Project Location (include county): Mountain House, San Joaquin County, California

Project Description:

See attached.

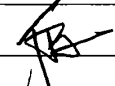
This is to advise that the City Council has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on Sept. 9, 2026 and has made the following determinations regarding the above
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Mountain House Town Hall 215 East Main Street, Mountain House, CA 95391; (209) 831-5974

Signature (Public Agency):  Title: Contract Planner

Date: September 10, 2026

Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Project Description:

The Project consists of amendments to the City's General Plan, Master Plan, Specific Plan II, Zoning, Parks, Recreation and Leisure Plan (together, the Plan Amendments), and four (4) Major Tentative Subdivision Maps subdividing approximately 37.85 acres into 218 residential lots. The Plan Amendments modify the Land Use Designation of six (6) areas from C-R, Community Park, P-F, C-R to R-L, R-M, and C-N. An Addendum to the 1994 Mountain House Master Plan Final Environmental Impact Report (the 1994 MEIR) concluded the Project would not result in new impacts not previously analyzed in the 1994 MEIR.



State of California - Department of Fish and Wildlife
**2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
39-09032024-303

STATE CLEARINGHOUSE NUMBER (If applicable)
1990020776

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MOUNTAIN HOUSE	LEAD AGENCY EMAIL	DATE 09/03/2024
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-09032024-303	

PROJECT TITLE

LAND USE CHANGES - NORTH OF BYRON NEIGHBORHOODS I-J-K-L

PROJECT APPLICANT NAME CITY OF MOUNTAIN HOUSE	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 831-5666
PROJECT APPLICANT ADDRESS 251 E MAIN ST	CITY MOUNTAIN HOUSE	STATE CA
		ZIP CODE 95391

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,051.25	\$	\$4,051.25
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$

☒ County documentary handling fee \$ \$50.00

☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ \$4,101.25

SIGNATURE

X *Samantha Landrum*

AGENCY OF FILING PRINTED NAME AND TITLE

Samantha E. Treat-Landrum ,Deputy

Filed Doc #: 39-09032024-303
09/03/2024 03:40:25 PM
Steve J. Bestolarides
San Joaquin County Clerk

Lead Agency:

City of Mountain House

251 E. Main Street

Mountain House CA 95391

DOCUMENT TITLE

Notice of Determination - EIR
Land Use Changes - North of Byron Neighborhoods I-J-K-L

Notice of Determination

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: City of Mountain House

Address: 251 E. Main St.

Mountain House CA 95391

Contact: John B. Anderson

Phone: 209.831.5666

☒

County Clerk

County of: San Joaquin

Address: 44 N San Joaquin St.

Stockton CA 95202

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 1990020776

Project Title: Land Use Changes - North of Byron neighborhoods I-J-K-L

Project Applicant: Mountain House Developers, LLC

Project Location (include county): City of Mountain House, north of Byron Road (San Joaquin County)

Project Description:

Amendments to the City of Mountain House General Plan, Master Plan, Specific Plan II and Zone Reclassification associated with Neighborhoods I, J, K & L. The project consists of eight separate applications:

1. General Plan Amendment No. PA-2300284
2. Master Plan Amendment No. PA-2300285
3. Specific Plan II Amendment No. PA-2300286
4. Zone Reclassification No. PA-2300287
5. Pre-Zone Reclassification No. PA-2300287
6. Revisions of Approved Actions for Major Subdivision No. PA-0600327
7. Revisions of Approved Actions for Major Subdivision No. PA-0600327
8. Revisions of Approved Actions for Major Subdivision No. PA-0600327

These applications collectively serve to: Better align the boundaries of final map residential lots with the boundaries of Commercial-Recreation and other open space land use designations, with no net change in the total number of dwelling units (Neighborhood I); Redesignate approximately 16 acres from Residential (14 acres) and Commercial-Recreation (two acres) to K-8 School / Public Facilities, and redesignate approximately 58.3 acres of Commercial-Recreation to Public Facilities / Park (Neighborhood J); and, Relocate the active-adult residential requirement (243 dwelling units) from Neighborhood K to Neighborhood L, and to redesignate the 16-acre K-8 School (Public Facilities) site to Residential.

This is to advise that the City of Mountain House City Council has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on August 28, 2024, and has made the following determinations regarding the above
(date)
described project.

1. The project will not have a significant effect on the environment.
2. An Addendum to the 1994 Mountain House Master Plan EIR (SCH No. 1990020776) was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.

5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at Mountain House City Hall, 251 E. Main St., Mountain House CA 95391, or via website at <https://www.mountainhouseca.gov/departments/planning>.

Signature (Public Agency):  Title: Assistant Planner
Date: September 3, 2024 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011