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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: 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 St.
Stockton CA 95202

From:

Public Agency: City of Mountain House
Address: 251 E. Main St.
Mountain House CA 95391
Contact: John B. Anderson
Phone: 209.831.5666

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