

**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

<b>SCH #</b>
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**Project Title:** Mountain House Master Plan, Specific Plan II Amendments and Revisions to Approved Actions

Lead Agency: San Joaquin County Contact Person: John B. Anderson  
 Mailing Address: 1810 Hazelton Avenue Phone: 209.468.3160  
 City: Stockton Zip: 95205 County: San Joaquin

**Project Location:** County: San Joaquin City/Nearest Community: Mountain House  
 Cross Streets: Byron Road/Central Parkway Zip Code: 95391

Longitude/Latitude (degrees, minutes and seconds): 37 ° 47 ' 32 " N / 121 ° 32 ' 24 " W Total Acres: \_\_\_\_\_  
 Assessor's Parcel No.: Multiple Section: 4, 5, 8 Twp.: 25 Range: 4E Base:  MDB&M  
 Within 2 Miles: State Hwy #: I-205 Waterways: Old River  
 Airports: N/A Railways: UPRR Schools: Lammersville USD

**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 \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: Master Plan and Specific Plan II Amendments  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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: \_\_\_\_\_

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

Multiple: Residential Medium High, Public Facilities-Community Park, Neighborhood Park, K-8 School, Public Facilities-Private

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

Mountain House Developers, LLC is proposing amendments to the General Plan, Mountain House Master Plan and Specific Plan II, and rezoning, specifically, amendments to Neighborhoods H, I, J, L, and the Town Center in the Mountain House development.

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 an "X". If you have already sent your document to the agency please denote that with an "S".

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|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                   | <input type="checkbox"/> Office of Historic Preservation                            |
| <input type="checkbox"/> Boating & Waterways, Department of               | <input type="checkbox"/> Office of Public School Construction                       |
| <input type="checkbox"/> California Emergency Management Agency           | <input type="checkbox"/> Parks & Recreation, Department of                          |
| <input checked="" type="checkbox"/> California Highway Patrol             | <input checked="" type="checkbox"/> Pesticide Regulation, Department of             |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u>         | <input checked="" type="checkbox"/> Public Utilities Commission                     |
| <input type="checkbox"/> Caltrans Division of Aeronautics                 | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                        |
| <input type="checkbox"/> Caltrans Planning                                | <input type="checkbox"/> Resources Agency   |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy               | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                  |
| <input type="checkbox"/> Coastal Commission                               | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy        |
| <input type="checkbox"/> Colorado River Board                             | <input type="checkbox"/> San Joaquin River Conservancy                              |
| <input type="checkbox"/> Conservation, Department of                      | <input type="checkbox"/> Santa Monica Mtns. Conservancy                             |
| <input type="checkbox"/> Corrections, Department of                       | <input type="checkbox"/> State Lands Commission                                     |
| <input type="checkbox"/> Delta Protection Commission                      | <input type="checkbox"/> SWRCB: Clean Water Grants                                  |
| <input checked="" type="checkbox"/> Education, Department of              | <input checked="" type="checkbox"/> SWRCB: Water Quality                            |
| <input checked="" type="checkbox"/> Energy Commission                     | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>         | <input type="checkbox"/> Tahoe Regional Planning Agency                             |
| <input type="checkbox"/> Food & Agriculture, Department of                | <input checked="" type="checkbox"/> Toxic Substances Control, Department of         |
| <input type="checkbox"/> Forestry and Fire Protection, Department of      | <input checked="" type="checkbox"/> Water Resources, Department of                  |
| <input type="checkbox"/> General Services, Department of                  | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Health Services, Department of                   | <input type="checkbox"/> Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development       |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission   |   |

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

Starting Date XXX X, 2022 Ending Date XXX X, 2022

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

Consulting Firm: <u>ICF</u>	Applicant: <u>Mountain House Developers, LLC</u>
Address: <u>980 9th Street, Suite 1200</u>	Address: <u>230 S. Sterling Drive, Suite 246</u>
City/State/Zip: <u>Sacramento/CA/95814</u>	City/State/Zip: <u>Mountain House/CA/95391</u>
Contact: <u>James Alcorn</u>	Phone: <u>925.580.0777</u>
Phone: <u>916.737.3000</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: XXX X, 2022

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

*April 8, 2022*