



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: 39-11142024-364
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MOUNTAIN HOUSE	LEAD AGENCY EMAIL	DATE 11/14/2024
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-11142024-364	

PROJECT TITLE  
 TSM-24-001 (TRACT NO. 4216) NEIGHBORHOOD H2 AND H3

PROJECT APPLICANT NAME MOUNTAIN HOUSE DEVELOPERS, LLC / THE NEW	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 831-5666
PROJECT APPLICANT ADDRESS 251 E MAIN STREET	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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED    \$ \_\_\_\_\_ \$50.00

SIGNATURE <b>X</b> <i>Samantha Landrum</i>	AGENCY OF FILING PRINTED NAME AND TITLE Samantha E. Treat-Landrum ,Deputy
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- County documentary handling fee \$ \_\_\_\_\_ \$50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other    
 TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Samantha E. Treat-Landrum ,Deputy
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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-24-001 (Tract No. 4216) Neighborhood H2 and H3

Project Applicant: Mountain House Developers, LLC / The New Home 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 / The New Home Co.

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

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: Valerie Watts Date: 11/14/24 Title: Admin Secretary

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Filed Doc #: 39-11142024-364
11/14/2024 03:17:16 PM
Steve J. Bestolarides
San Joaquin County Clerk



**City of Mountain House**  
251 E Main Street, Mountain House, CA 95391  
Tel (209) 831-2300 • Fax (209) 831-5610  
[www.mountainhouseca.gov](http://www.mountainhouseca.gov)

### **Attachment A**

#### **Project Location – Specific:**

The Project is located on two (2) parcels split by the eastern extension of Auturo Boulevard, easterly of Central Parkway and southwest of Byron Road adjacent to Mountain House Creek. APN's 256-510-02 and 03. This project is a further division of Tract No. 5344 which created parcels known as T and U. Refer to the exhibit below for the Project location:



*"To Provide Responsive Service to Our Growing Community  
That Exceeds Expectations at a Fair Value"*

**Description of Nature, Purpose, and Beneficiaries of Project:**

The Project consists of subdividing approximately 18.04-acres into 199 residential lots consistent with the adopted Specific Plan II, and Mountain House General Plan and Master Plan. Development of the Project will include 103 detached single-family residential units with 7 accessory dwelling units, and 96 duet units. The Project also includes 51 common parcels, all of which will be privately maintained by a Homeowners' Association. The Project site is designated for Medium High Density Residential (R/MH) land uses per the City's Specific Plan II. The Project density is proposed at 12.08 Dwelling Units (DU)/Acre, consistent with the allowable density of 12-14 DU per acre of the R/MH land use designation.

Primary access to the Project will be provided via Central Parkway and roadway improvements to proposed "D" Street. Secondary access will be provided via "A" Street connecting to Central Parkway.

Utilities, including water, wastewater, and stormwater, will be installed and ultimately dedicated to the City of Mountain House 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 H2 and H3, and the Town Center. 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 after January 1, 1980, is exempt from the requirements of Division 13 (commencing with 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 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.

As part of the Project entitlements, the Applicant submitted to the city the following technical studies: Biological Resources Assessment, Geotechnical Exploration Report, Environmental Noise Assessment, and a Traffic Memorandum. Each of these studies is on file and available for review on the City of Mountain House website at <https://www.mountainhouseca.gov/departments/planning>.

A review of each of the studies submitted further determined the Project does not provide new information that was not known or could have been known at the time the EIR was certified. Furthermore, each of the studies concluded there would be less than significant impacts as a result of the Project in their respective environmental topic.

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.

11/14/2024 03:13 PM PST

SAN JOAQUIN COUNTY RECORDER  
44 N. SAN JOAQUIN ST.  
SUITE 260  
STOCKTON, CA 95202

TERMINAL NAME: E8259902

**ORDER# 191456545**

**PAYMENT**

COUNTER PAYMENT \$50.00

AGENCY SUBTOTAL: \$50.00  
LEXISNEXIS SERVICE FEE: \$2.50

TOTAL USD: \$52.50

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CARD #: 6462 VISA  
PAYMENT: DEBIT/CHIP READ-CONTACTLESS  
MODE: ISSUER  
AUTH CODE: 014496  
APP LABEL: US DEBIT  
CVM: PIN VERIFIED  
AID: A0000000980840  
ARQC: 8B706CC42EA34778  
AMOUNT: \$52.50  
\*\*\* CARD APPROVED \*\*\*  
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\*\*\*\*\*

**AMOUNT PAID:**  
**\$52.50**

\*\*\*\*\*

CUSTOMER COPY

San Joaquin County Recorders  
Steve J. Bestolarides  
44 N. San Joaquin Street, Room 280  
Stockton, Ca 95202  
Receipt: 1775770

Product Name	Extended
FISH CLERK CLERK FISH AND GAME	\$50.00
FILINGS	
# Pages	4
Document #	39-11142024-364
Clerk Filing Fee	\$50.00
<b>Total</b>	<b>\$50.00</b>

Tender (On Account (Charge or Prepay))	\$50.00
Account#	DC
Account	Debit Card
Name	
Customer	TSM-24-001 (TRACT NO. 4218)
Name	NEIGHBORHOOD H2 AND H3
Comments:	191456545

Thank You!

11/14/24 3:17 PM PST samanthall