



TECHNICAL MEMORANDUM

Date: April 26, 2024
To: Dave Sargent
From: Renee Reavis
Subject: Review of Neighborhoods I, J, L, and L in Mountain House

The purpose of this memorandum is to summarize the results of the traffic evaluation of changes proposed to Mountain House Neighborhoods I, J, K, and L. The changes would amend the San Joaquin County General Plan, Mountain House Master Plan, and Specific Plan II. Since the changes proposed are comparatively minor from a traffic standpoint this analysis focuses on the changes. The traffic evaluation is examined on a neighborhood basis in the following sections. The changes in each neighborhood are illustrated in the attached Figures 1 and 2. Land uses referenced below include Residential Low Density (R-L), Residential Medium Density (R-M), Residential Medium-High Density (R-MH), Commercial Recreational (C-R), Community Commercial (CC), Public Facility (PF), and Limited Industrial (I-L). Changes to Neighborhoods J and K were previously studied in 2018, and changes to J and L were studied in 2021.

Neighborhood Land Use Changes

NEIGHBORHOOD I

The Master Plan and Specific Plan II currently show a mix of R-L (145.4 acres) and R-M (91 acres) comprising a total of 1,201 dwelling units. A minor rezone of the residential areas would result in 35 dwelling units being removed from the R-L area and added to the R-M area, with no change in the total number of dwelling units. In addition, the C-R zone would be reduced from 108 acres to 14 acres, with an increase in Community Park by 70 acres and increase in PF by 24 acres for a water treatment facility. Other open space uses would also change sizes slightly.

NEIGHBORHOOD J

The Master Plan and Specific Plan II currently require the R-L, R-M, and R-MH dwelling units in Neighborhood J to be age restricted (Active Adult). The proposed changes would remove the age restriction on 631 units and transfer the restrictions to Neighborhood L. The proposed changes also include rezoning a 14-acre parcel of RMH (196 dwelling units) and a two-acre parcel of C-R to Public Facility, providing a K-8 school (16 acres total). The 14 acres of R-MH would be transferred to

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Neighborhood L. The proposed K-8 school would accommodate students expected as a result of removing age restrictions and would replace the school previously planned for Neighborhood L. In addition, 58.3 acres of C-R would be rezoned to PF to be used for the Greenway Loop Park.

NEIGHBORHOOD K

The Specific Plan II currently requires 239 R-L dwelling units in Neighborhood K to be age restricted (Active Adult). The proposed changes would remove the age restriction on 239 dwelling units and transfer the restrictions to Neighborhood L. No rezoning or change in the total number of dwelling units is proposed.

NEIGHBORHOOD L

The proposed changes include rezoning the 16-acre K-8 school (Public Facility) to R-MH, adding the 196 dwelling units removed from Neighborhood J and removing the school added to Neighborhood J. A total of 870 dwelling units would have age restriction (Active Adult) added, replacing those restrictions removed from Neighborhoods J and K (no change in total dwelling units or number of age restricted units). In addition, a 5.9 acre parcel of I-L would be rezoned to CC.

Summary of Traffic Changes

Neighborhoods I, J, K, and L are geographically contiguous and are all served by Central Parkway as their primary arterial. The total number of residential units among the four neighborhoods is unchanged, resulting in a negligible change in external traffic. The K-8 school would continue to serve the surrounding neighborhoods. Its relocation would not create any new external traffic and is not anticipated to create internal traffic issues. The rezone of C-R in Neighborhood I is not expected to increase traffic. The rezone of I-L to CC in Neighborhood L has the potential to reduce the amount of external traffic, as it would change from a primarily employment use to one that is local serving for the surrounding neighborhoods. It is expected that with the proposed changes there would be no effect on prior traffic analysis results.

Summary of Vehicle Miles Traveled Changes

Neighborhoods I, J, K, and L are all located within three adjacent traffic analysis zones (TAZs) of the San Joaquin County Council of Governments (SJ COG) Travel Demand Model. There would be no net change in the number of dwelling units within these TAZs and a negligible change in the number of employees due to the rezone from I-L to CC. It is expected that with the proposed changes there would be no effect on prior VMT analysis results.

Figure 1: Mountain House Existing Specific Plan II and Zoning

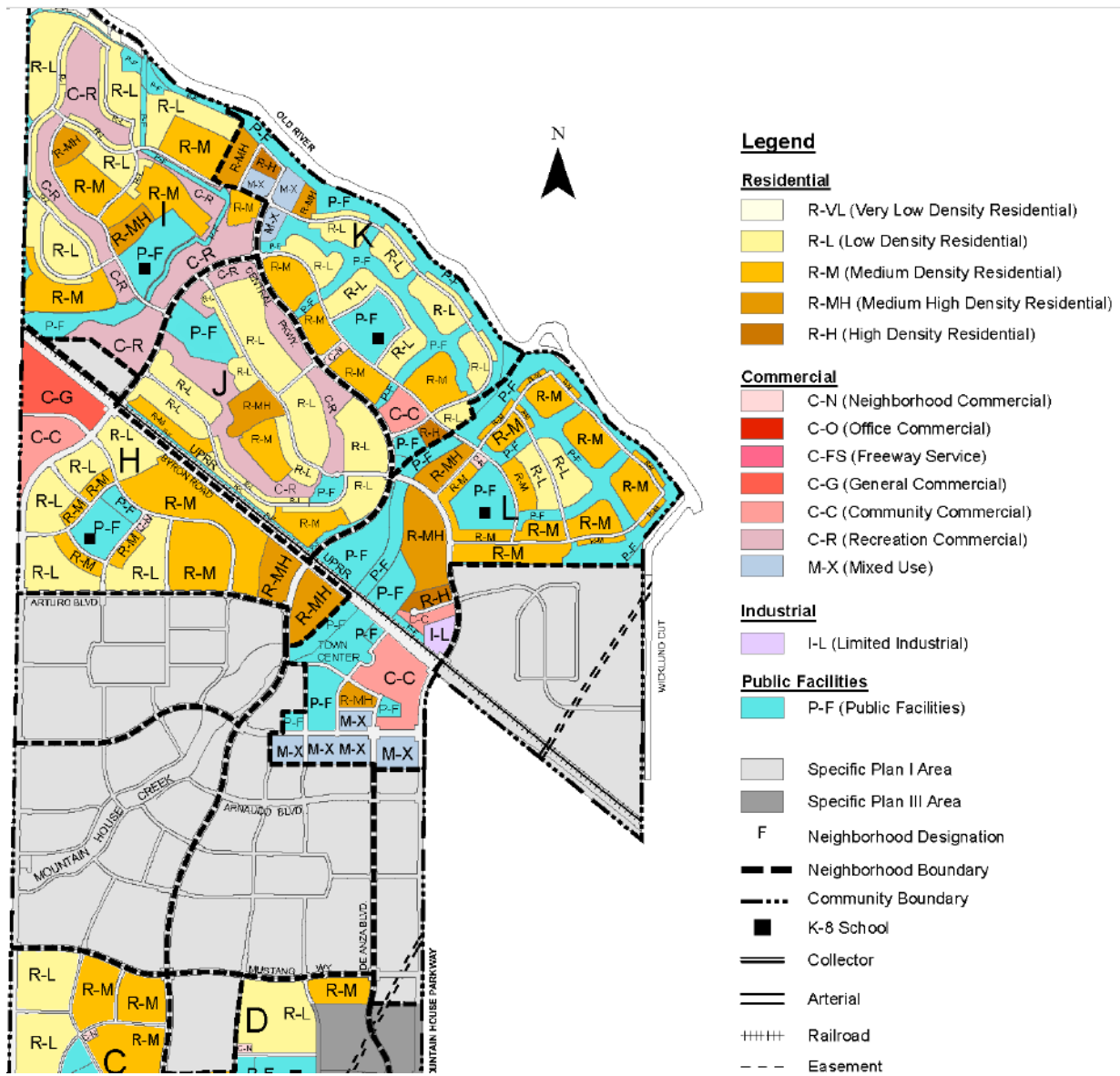


Figure 2: Mountain House Proposed Specific Plan II and Zoning

