




# San Benito County


## Compliance Review

### Santana Ranch Development Project

## Santana Ranch Project – Compliance Review

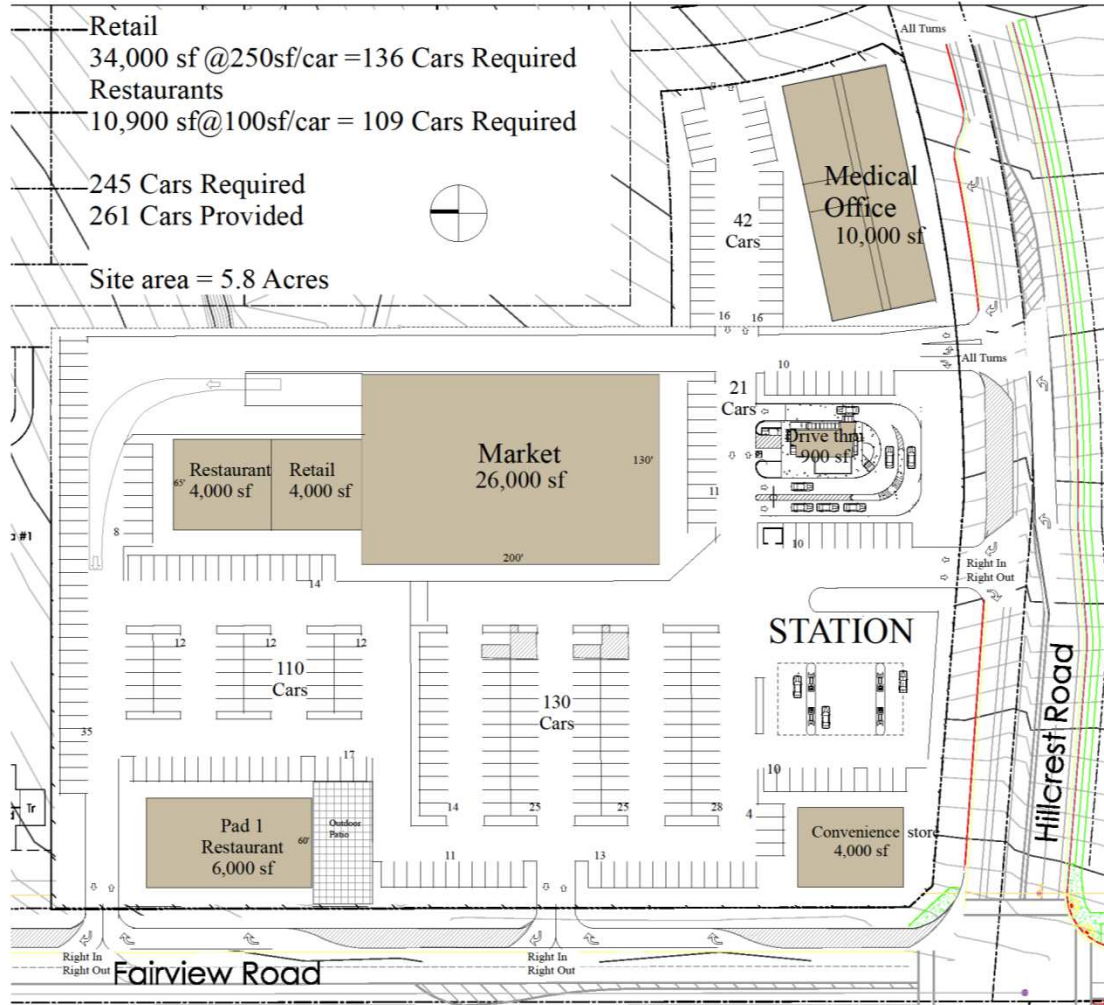
- ▶ As directed by the Board of Supervisors in October of 2021, staff has completed a comprehensive review of the Santana Ranch Development Project.
  - ▶ During the review of the Specific Plan and the Development Agreement requirements, deficiencies were discovered that required outside engineering support to identify. Additionally, a significant effort was expended to reconstruct previous decisions/approvals.
  - ▶ Anderson Homes has responded promptly and has resolved the majority of the open items.
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## Santana Ranch Project – Compliance Review

- ▶ Currently, Santana Ranch is still under a building permit hold per the requirements of the Development Agreement.
  - ▶ They received their 499<sup>th</sup> permit in May of 2021 triggering the hold until complying with the affordable housing clause.
  - ▶ The Building Official believes that the requirement is on schedule to be completed by the end of the first quarter of 2022 removing the hold, permitting the issuance of additional permits.
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# Santana Ranch Project – Compliance Review

Area of Concern	Guidance	Findings	Status
Neighborhood Commercial Property	Specific Plan	Noncompliant – Zoned area was deleted from the project.	Pending Final Submittal/Approval
Affordable Housing Construction Timing	Development Agreement	Compliant – internal hold placed on additional permits	Pending Affordable Housing Requirement Completion – Est 1 <sup>st</sup> Quarter 2022
Park Acreage	Specific Plan	Compliant	Finalizing construction of the community park – Est. Completion 2022, Finalizing design of linear park.
Local Builders	Specific Plan	Compliant	On-going




# Santana Ranch Project – Compliance Review

Area of Concern	Guidance	Findings	Status
Linear Basin	MS4 General Permit	Noncompliant – did not meet City of Hollister/MS4 General Permit Storm Water standards; Inadequate size.	Plans for corrections have been submitted and approved by City/County. Equipment on order with installation scheduled upon arrival.
Fairview Road Improvements	Development Agreement	Compliant	Est. Completion 2022
Hillcrest/Fairview Traffic Signal	Development Agreement	Compliant – will trigger an additional hold at the 514 <sup>th</sup> permit	Est. Completion 2022
Housing Programs	Specific Plan/ Development Agreement	Compliant	Program submitted and is being reviewed

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Area of Concern	Guidance	Findings	Status
Storm Water Improvements	State Water Board	Noncompliant – storm water is bypassing the designed system and is resulting in discharge rates to adjoining properties in excess of the permitted amount.	Plans for corrections have been submitted approval pending. Work scheduled to begin immediately after approval.
Regional Water Board Violation	Construction BMP	Discharge of sediments onto neighboring properties/roads	Anderson Homes has provided the Board with required information and made repairs to their required BMP's to restore compliance.

## Santana Ranch Project – Storm Water Issues

- ▶ During the compliance review the storm water system was examined closely. The County has received numerous complaints from neighbors, residents, and other agencies regarding system failures during storms.
  - ▶ Staff initiated a peer review of the designed system in March of 2021 from WRECO a sub consultant of Kimley–Horn. As a result, it was discovered that the system was deficient in several areas: capacity, MS4 compliance, and performance.
  - ▶ Anderson Homes has worked with the City of Hollister to address the MS4 compliance and capacity issue and the approved repairs are scheduled to begin when materials arrive.
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# Santana Ranch Project – Storm Water Issues

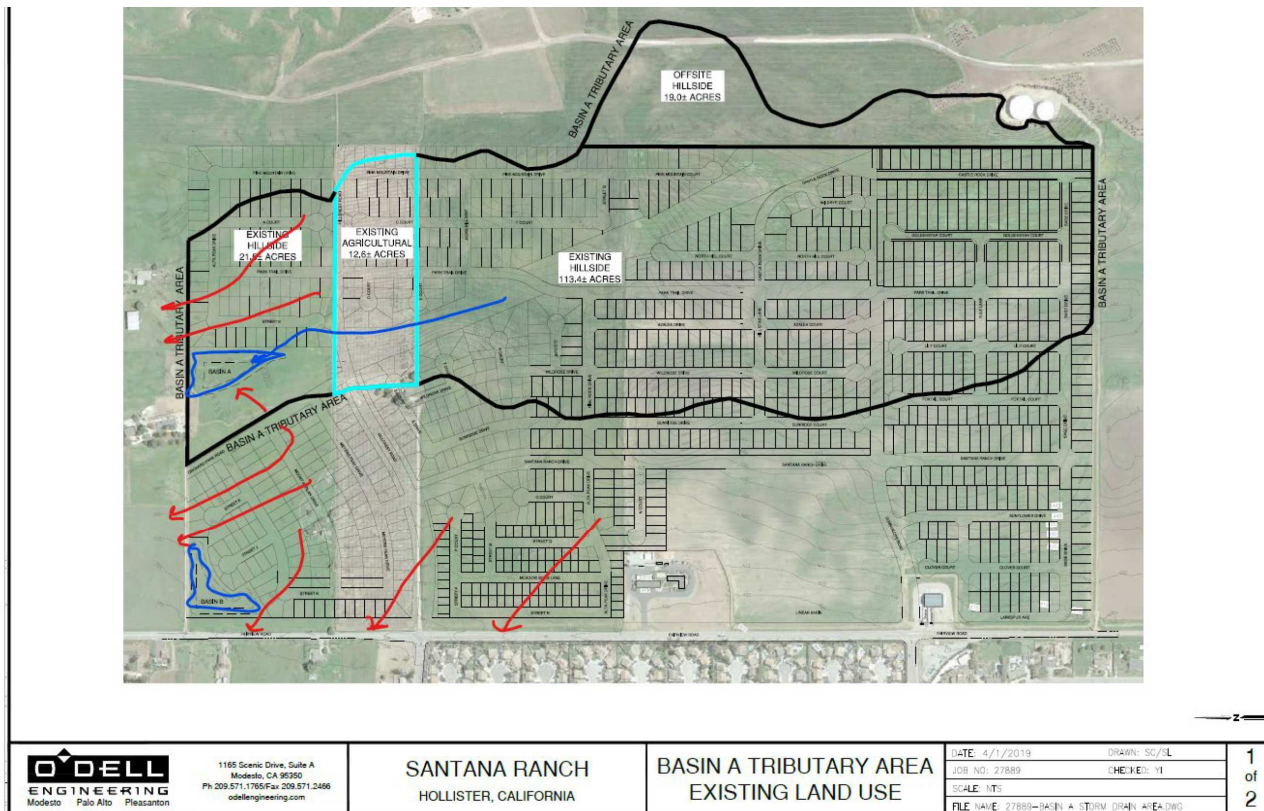



Figure 21. Approximate drainage pattern observed during field investigation

## Santana Ranch Project – Storm Water Issues

- ▶ Anderson Homes is working with San Benito County to address the performance issue in the Northern part of the project. A temporary solution to capture all stormwater has been designed and approved with the construction beginning immediately.
  - ▶ Anderson Homes has received several Notice of Violations from the Central Coast Regional Water Quality Control Board. They have responded to these notices and are complying with the agency's requirements.
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## Santana Ranch Project – Compliance Review

- ▶ Currently, Staff is able to report that Santana Ranch is in substantial compliance with the requirements and will achieve full compliance shortly.



# Santana Ranch Project – Milestones/Next projects

Deadline	Milestone
514 Occupancy	Construction of the signal at Hillcrest/Fairview
Development of adjoining property	Completion of the widening of Fairview Road
1092 Occupancy	Completion of the linear park

Date	Description
Spring 2022	Construction of the signal for Hillcrest/Fairview
Spring 2022	Fairview Road Widening
Immediately upon arrival	MS4 Stormwater improvements

