



## HEXAGON TRANSPORTATION CONSULTANTS, INC.

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March 24, 2017

Shandell Clark, Principal Planner  
San Benito County Resource Management Agency  
Planning Division  
2301 Technology Pkwy  
Hollister, CA 95023-2513

**Re: Santana Ranch Traffic Signal Trigger for Sunnyslope Road and Valley View Road**

Dear Ms. Clark,

Hexagon has been asked by Anderson Homes to re-evaluate one of the traffic conditions for the Santana Ranch Subdivision. As shown in condition 31 d below, a supplemental traffic analysis may be provided that shows the need for the identified improvement will not be triggered until a later date.

31 d. Valley View Road and Sunnyslope Road: Prior to issuance of the 145<sup>th</sup> residential building permit for the project, the developer shall construct the required signal and turn pocket (westbound left-turn pocket and separate northbound left-turn pocket) improvements, subject to any fee credits and/or reimbursement for which the developer may be eligible. The County, in its discretion, may modify the timing of construction of the identified improvements to a later date, based on a supplemental traffic analysis provided by the developer that demonstrates, based on substantial evidence, that the need for the identified improvement will not be triggered until such later date. *[Mitigation Measures 3.13-1g and 3.13-4]*

When the traffic study was originally prepared for Santana Ranch, it included a list of development projects that were approved at the time that traffic study started (see attached). Per industry standard, the traffic study makes the conservative assumption that all of those projects are built and fully occupied and adding traffic to the roadway network at the time that the Santana Ranch project is completed. These approved projects were determined to contribute approximately 190 AM peak-hour trips and 230 PM peak-hour trips to the Sunnyslope/Valley View intersection. A significant portion of these trips were generated from 954 approved residential units in the area. You will note that the two largest subdivisions, Award Homes and Annotti Senior Project (865 units total) have not been constructed. Hexagon investigated the trip assignments assumed in the Santana Ranch traffic study and found that these 865 unbuilt units would have contributed 118 AM peak-hour trips and 156 PM peak-hour trips to the subject intersection. See attached approved trip assignment report from TRAFFIX. With these peak-hour trips unassigned to the roadway network from these two unbuilt subdivisions, there is significantly less traffic demand at the Valley View/Sunnyslope road intersection than originally assumed. Therefore, the 145 building permit trigger for Santana Ranch is lower than necessary in terms of when a traffic signal would actually be warranted at that location.

The project trip assignment in the original traffic study for the Santana Ranch project assumed that 36% of the Santana Ranch project traffic passed through the Sunnyslope/Valley View intersection. Using this trip distribution assumption and the unassigned trips from the unbuilt development projects discussed above, we back calculated how many additional residential units could be built on the Santana Ranch site before the traffic volume levels at the Sunnyslope/Valley View intersection would be the same as those



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that warranted a traffic signal when the original 145 building permit trigger was identified. See attached trip generation analysis. This procedure found that without the Award Homes and Annotti Senior projects built, an additional 430 residential units could be built on the Santana Ranch site (on top of the original 145-unit trigger) before the traffic volumes are the same as those associated with the original 145-unit trigger.

Therefore, based on this analysis, the traffic signal at the Sunnyslope Road and Valley View Road intersection should be installed before the 575<sup>th</sup> residential unit on the Santana Ranch site is occupied.

If you have any questions about this analysis or would like to discuss the results, please do not hesitate to give me a call at (408) 846-7413.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Jeffrey A. Elia, PE  
Principal

## Approved Developments

Table 7 lists the approved but not-yet-completed developments in the City of Hollister, which would add traffic to the roadway network under background conditions. The traffic associated with these developments is discussed below. A list of approved projects was received from the San Benito County Planning Department and reviewed for use in this traffic study. That review found that the projects in the County are either very small or remotely located from the study intersections and that traffic associated with these projects is insignificant for the purpose of this traffic analysis.

**Table 7**  
**Approved Development Projects in the City of Hollister**

| #                                     | Project Name                       | Size / Land Use  | Location  |
|---------------------------------------|------------------------------------|--|---|
| <b>Commercial/Industrial Projects</b> |                                    |  |   |
| 1                                     | Ausonio Inc.                       | 2 office bldgs @ 15.6ksf and                               | 1850 Airway Dr, Lot 10  |
| 2                                     | Bob Enz                            | 10,800 sq. ft. ind. building                               | 1900 Aerostar Way   |
| 3                                     | Bob Enz                            | 10,800 s.f. ind. bldg.                                     | 1961 Airway Dr.   |
| 4                                     | Carlisle Office Park               | 5 Office Bldgs. Totaling 17,948 s.f.                       | Bert Dr.  |
| 5                                     | City of Hollister - Animal Shelter | 7,908 s.f. bldg. for animal shelter                        | 1321 South St.  |
| 6                                     | El Grullense                       | Façade imp. to convert auto svc. bldg. to a take-out rest. | 249 San Benito St.  |
| 7                                     | Hazel Hawkins                      | 60,500 s.f. hospital expansion (From TIA)                  | 911 Sunset Dr.  |
| 8                                     | Joel Grow                          | 15,755 s.f. ind. bldg.                                     | Shelton Dr.   |
| 9                                     | Life Sparc                         | 4,240 temp. modular office                                 | 1971 Airway Dr.   |
| 10                                    | Life Sparc - Phase 2               | New 10,240 s.f. warehouse use                              | 1971 Airway Dr.   |
| 11                                    | Mark Verdegaaal                    | 17,600 s.f. ind. bldg.                                     | 1701 Lana   |
| 12                                    | Mark Verdegaaal                    | 12,000 s.f. ind. bldg.                                     | 1801 Lana   |
| <b>Residential Projects</b>           |                                    |  |   |
| 13                                    | Anderson Homes                     | 6 homes  | Between Mulberry Ct, Alder Ct, and Evergreen Ct                             |
| 14                                    | Annotti Senior Project             | 170 senior apartments                                      | W/o Valley View, s/o Hazel Hawkins Hospital, e/o Airline Hwy, n/o Valle Way |
| 15                                    | Award Homes                        | 595 homes  | W/o Fairview, s/o St. Benedict's Church, e/o Calistoga Dr.                  |
| 16                                    | Award Homes                        | 100 apartments   | W/o Fairview, s/o St. Benedict's Church, e/o Calistoga Dr.                  |
| 17                                    | Brigantino                         | 15 homes   | N/o Brigantino Dr, S/o Santa Ana Rd   |
| 18                                    | Cerra Vista 4                      | 20 homes   | S/o Union Rd at Cerra Vista Dr  |
| 19                                    | Eden West                          | 55 homes   | Between Apricot Ln, Line St, Steinbeck Dr, and Cannery Row                  |
| 20                                    | Hillock Ranch                      | 41 homes   | S and W of Hillock Dr, e/o Morning Glory, along Jasmine and Honeysuckle     |
| 21                                    | Hillview Subdivision               | 25 homes   | S/o Buena Vista Rd, w/o Ranchito Dr, e/o Beresini Ln, n/o Central Av        |
| 22                                    | La Baig 5 (Koch)                   | 45 homes   | N/o Meridian along Koch   |
| 23                                    | Las Brisas 7                       | 3 homes  | N/o Sunnyslope, E and W of Clearview along Marilyn Ct and McDonald Ct       |
| 24                                    | Las Brisas 8                       | 14 homes   | N/o Sunnyslope, E and W of Clearview along Marilyn Ct and McDonald Ct       |
| 25                                    | Valley View Phase 3                | 9 homes  | Along Driftwood St, E end of Bayberry St and s/o Valleyview Rd              |
| 26                                    | Valley View Phase 6                | 5 homes  | Along Driftwood St, E end of Bayberry St and s/o Valleyview Rd              |
| 27                                    | Vista Meadows Senior Apartments    | 72 senior apartments                                       | N/o East Park St, e/o Sherwood Dr   |
| 28                                    | Walnut Park A                      | 5 homes  | E and W side of Calistoga Dr, between                                       |
| 29                                    | Walnut Park B                      | 27 homes   | E and W side of Calistoga Dr, between Monte Vista and Vallejo Dr            |
| 30                                    | Westside Apartments                | 11 apartments  | NE corner of 4th St/Westside Bl   |

Source: City of Hollister Planning Department, January 2008.

