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April 10, 2024

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110

Subject: Response to County of Santa Clara Department of Planning and Development Comments on the Building Site Approval and Grading Approval
Address: 0 Sleepy Valley Road
APN: 776-17-007
County File No. PLN21-108 – Building Site Approval and Grading Approval

We have prepared this response letter based on the email received from Robert Cain dated October 6, 2022. The following responses correspond to the particular comments provided. *RI Engineering responses are in italics and blue.*

Land Development Engineering - Eric Gonzales

1. “Demonstrate that the improved areas along Armsby Lane will be per our County Standard detail. If FMO and/or CalFire have more stringent requirements, then those requirements shall be satisfied ahead of the private road details. Provide a current status of their review.”

RI ENGINEERING RESPONSE: Attached please find a letter from Michael Alvarez, Deputy Director of Development Services, which states that the required improvements to Armsby Lane will be limited to widening of the access roads to two 10’ wide travel lanes. Additionally, we have added a section detail on both the Road Study Plans and the Civil Plans that state Armsby Lane will be widened to 20’ wide asphalt roadway.

2. “What is the proposed shoulder width for Armsby Lane? 2’ or 3’? Written confirmation from geotech engineer will be required as part of the project approval/acceptance if the shoulder width is less than 3’ (not meeting our current private road standard SD-2).”

RI ENGINEERING RESPONSE: The county has stated that Armsby Road shall be widened to a 20’ wide roadway. Three foot gravel shoulders are not stated as a requirement. If geotechnical approval is required, it can be provided as part of the building permit submittal.



3. “It appears that gravel is being proposed to widen several areas of the existing Armsby Lane. Is the proposed gravel type known at this time, e.g. AB, crushed rock. etc.? In accordance with our definition of Impervious Surface per County Ordinance Section B11.5-3, certain compacted soils and AB are considered impervious. Provide the proposed area of the gravel widening. LDE staff will determine if there would be any further requirements.”

RI ENGINEERING RESPONSE: The Road Study and Improvement plan for Armsby Lane has been updated to state road will be widened with asphalt to 20' wide. It is only 600 square feet. The south county stormwater questionnaire has been updated with the new impervious numbers. Impervious area table also added to sheet C-2. We do not foresee any negative stormwater environmental impacts as a result of this project that would require mitigation.

Fire Marshall Office – Christina da Silva

4. “Access Roads (serving 3 or more parcels) are to have a minimum drivable width of 18 feet, this is to be clearly shown on the plans. This would include Armsby Lane. **This includes the drivable width of the bridge.**”

RI ENGINEERING RESPONSE: Attached please find a letter from Michael Alvarez, Deputy Director of Development Services, which states that the required improvements excludes the bridge.

5. “Provide hydrant flow data recorded within one year showing 1000 gallons per minute at 20 psi. **Water storage tanks and wharf hydrant are not permissible given the standard hydrant at Armsby and Sleepy Valley Road.** Response letter states that the waterflow does not meet the minimum requirements. Propose an alternate means and method request is required to document the portion of the code that can't be met and what the applicant is going to propose as a mitigation method.”

RI ENGINEERING RESPONSE: An AMMR will be submitted to the fire marshal to request an alternative means to provide adequate fire protection for the property. We will propose a four head sprinkler head design. Also, the plans have been updated to show a new standard hydrant by the driveway connection to Sleepy Valley Road.

Cal Fire – Carlos Alcantar

6. “Access: Ensure All sections of Sleepy Valley Road and Armsby Lane meet specifications in §1273.01 of the Fire Safe Regulations to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site.”

RI ENGINEERING RESPONSE: Please see our document titled “Road Study & Improvement Plan” which denotes areas of improvement to the project access route to ensure it meets fire safe regulations wherever possible. A portion of Armsby Road will have asphalt widening.

7. “Bridges: Ensure all signage is met for the bridge in section §1273.07 of the Fire Safe Regulations including but not limited to weight or vertical clearance limitations.”

RI ENGINEERING RESPONSE: There is no known vertical clearance limitation, and weight limitation signs already exist on both sides of the bridge crossing.

If there are questions or comments to RI Engineering's responses please contact us.

Sincerely,
RI Engineering Inc.



Mark Grofcsik
RCE # 83644



Attachments

- Road Study & Improvement Plan, 6 sheets, dated April 2024
- Civil Plans, Titled “New Residence Lands of Joseph Talamo”
- Letter from Michael Alvarez to Joseph Talamo, dated May 22, 2023
- South County Stormwater Questionnaire