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March 10, 2023

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.*

Planning Office – Robert Cain

“Note: It is not necessary to complete the stream setback exception process prior to deeming the project complete, however seeking one later may require the project to be redesigned”

RI ENGINEERING RESPONSE: We have noted that a biological report will be required and plan to obtain one after the project is deemed complete.

Land Development Engineering - Eric Gonzales

1. “Identify which lots are currently being served by Sleepy Hollow Road, e.g. which parcels utilize Sleepy Hollow Road as access. If only this proposed lot/project is utilizing Sleepy Hollow at this time, then perhaps a 12’ wide road with 3’ shoulder might be acceptable (unless classified as a private access road serving more than one lot. In this case, the roadbed would need to be wider than 18’ if Sleepy Hollow Road is a private access road with the intention of serving multiple lots, see private standard detail SD2. Please Confirm.”

RI ENGINEERING RESPONSE: Sleepy Hollow Road is a private access road serving more than one lot. Please see our plans titled “New Residence Lands of Joe Talamo,” which on sheet C-1 shows our plan to widen the traffic lanes to 18’ and widen the graded roadbed to 24’. The updated changes have been marked in a revision cloud with the number 2.



Fire Marshall Office – Christina da Silva

2. “Site Plans to state Fire Department Access will be of ‘all weather material’ capable of holding 75,000 lbs. The plans only state the road can withstand 75,000 lbs. loading.”

RI ENGINEERING RESPONSE: Please see note at the top of sheet C-1, and “Typical Driveway Detail,” number 4 on sheet C-2 of the plans. There is a note that states “Driveway to be ‘all weather material’ capable of holding 75,000 lbs. & provide 15’ of vertical clearance.”

3. “Access roads (serving 3 or more parcels) are to have a minimum driveable width of 18 feet, this is to be clearly shown on the plans. This would include Armsby Ln. Please note the driveable width of the bridge.”

RI ENGINEERING RESPONSE: Please see our document titled “Road Study & Improvement Plan” which on page 2 provides a callout for the bridge stating the width of the bridge is 12’ wide. This document was submitted to the County on December 5th 2022, and we still have not received a response.

4. “Provide hydrant flow data recorded within one year showing 1000 gallons per minute at 20 psi. Plans show a standard hydrant. The provided water flow is of a wharf hydrant please clarify. If the hydrant is a standard hydrant, then the required waterflow is 1000 gpm at 20 psi. If it is a wharf hydrant, then the water storage tanks would be acceptable.”

RI ENGINEERING RESPONSE: The existing standard hydrant in Armsby Lane did not pass the stated criteria. Please see sheet C-1 of our plans, which show that we have added a wharf hydrant with two dedicated 5,000 gallon water tanks on the southwest side of the proposed driveway, near station 4+35. The wharf hydrant is 90’ from the residence & located adjacent to the fire dept. turnaround.

5. “If the waterflow is from the standard hydrant an alternate means and method request is required to document the portion of the code that cannot be met and what the applicant proposes as a mitigation method. Alternative Means and Methods Request Application form is attached.”

RI ENGINEERING RESPONSE: We have added a wharf hydrant near the fire turnaround.

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. We have also prepared cost estimates for two alternative solutions, one which widens the roads to 20’ the entire length of the access route, and another which widens the roads only in selected areas. We submitted these documents to the county on December 5th 2022 and still have not received a response.



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: Please see our document titled “Road Study & Improvement Plan” which on page 2 shows the installation of a “one lane bridge” sign on either side of the crossing. Furthermore, there is no known vertical clearance limitation, and weight limitation signs already exist on both sides of the bridge crossing.

8. “Road Surfaces and Driveway: Ensure both Sleepy Valley Road and Armsby Lane are maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Ensure driveway is designed and maintained to support at least 40,000 pounds per §1273.02”

RI ENGINEERING RESPONSE: Please see “Typical Driveway Detail,” number 4 on sheet C-2 of the plans. There is a note that states “Driveway to be ‘all weather material’ capable of holding 75,000 lbs. & provide 15’ of vertical clearance.” This detail also applies to the Sleepy Valley Road and Armsby Lane improvements shown on our “Road Study & Improvement Plan.”

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

Sincerely,
RI Engineering Inc.

Mark Grofcsik
RCE # 83644



Attachments

- Armsby Lane Road Study Response 12-5-22