

March 18, 2024  
Project No. 23-019

Ms. LC Boros  
Mr. Michael Smith  
4012 Higuera Road  
San Jose, CA 95148

Re: Report of Roadway Conditions  
Higuera Road, Quail Canyon Road and Higuera Highlands Lane

Dear Ms. Boros and Mr. Smith:

As requested, we visited the above noted roads on two occasions; once with Ms. Boros and second with Craig Reed, Geotechnical Engineer to observe the existing conditions of the roadways. Per our conversations with you, the roadways are privately owned and maintained by the owners of the properties along those roadways.

The roadways were designed and built many years ago and have deteriorated. As currently exist, these roadways are substandard in width, longitudinal slope and radii to today's standards.

Per your instructions, there will be no change in the roadway widths, slopes or radii. The owners are considering improvements to the roadways. The proposed planned improvements have been broken down into 5 sections for clarity.

- Segment A: Start of Higuera Road to Quail Canyon Road, approximately 2,260 feet long.
- Segment B: Quail Canyon Road, approximately 1,680 feet long
- Segment C: Higuera Road from the intersection with Quail Canyon to the intersection with Higuera Highlands Lane, approximately 1,700 feet long
- Segment D: Higuera Road from the intersection with Higuera Highlands Lane to the end, approximately 2,070 feet long
- Segment E: Higuera Highlands Lane, approximately 4,870 feet long

#### CURRENT ROADWAY CONDITIONS

It was observed at our on-site visits that a great majority of the roadways were significantly deteriorated with alligator-type cracking and the asphalt overlay breaking off. We also noted uneven pavement with adverse slopes. It was also apparent that the drainage facilities were not designed or constructed to current standards. We also observed a depression in the roadway at the sharp bend of Higuera Highlands Lane in the vicinity of APN 654-14-025 that, during the rain, water accumulates and sheet flows over the property causing major erosion and flooding downslope.

#### RECOMMENDED ROADWAY MITIGATIONS

Based on our field observations, we suggest the following improvements for all segments:

1. Remove the existing cracked asphalt
2. Scarify and replace the sub-base and sub-grade and properly compact per Geotechnical Engineer recommendations
3. Install 6" minimum base rock and compact per Geotechnical Engineer recommendations
4. Overlay the base rock with new 2-1/2" thick minimum asphalt

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#### RECOMMENDED DRAINAGE FACILITY IMPROVEMENTS

1. Clean the existing drainage facilities along all roadway segments (catch basins, pipes) of silt and debris and flush the existing pipes prior to each rainy season
2. Storm water that sheet flows down Higuera Highlands Lane should be diverted into the existing concrete ditch that runs parallel with Higuera Highlands Lane. The existing concrete ditch should first be cleaned. To divert storm water from the flow line of Higuera Highlands Lane, construct a new short length of concrete ditch to connect to the existing concrete ditch. Then, from the terminus of the existing concrete ditch, construct a new vegetated swale to Flint Creek. This will require additional easements. Please see Exhibit "Site Plan" attached.
3. At the depression (low point) at the sharp bend of Higuera Highlands Lane, install at least two new gallery storm drain inlets or two large catch basins with large open grates and connect with a new 15" storm line to drain into Flint Creek. This will require additional easements. Please see Exhibit "Site Plan" attached.

We hope that this information will help with your discussions with the neighbors. If you need more information, please do not hesitate to call at your convenience.

Very truly yours,  
Peoples Associates



Velimir Sulic  
Senior Project Manager

attachments