

# Response to Comments

## PLANNING OFFICE

### *Acknowledgement and Agreement Form*

1. The submitted Acknowledgement and Agreement Form is signed only by one of the property owners. Please update and submit the Acknowledgement and Agreement Form signed by both property owners, Cody Drummond and Pamela Drummond.

**Response: Understood, New "[Master App Form Signed](#)" now signed by Cody and Pam Drummond has been [uploaded](#).**

### *Lot Legality*

2. The submitted grand deeds does not provide adequate information for staff to determine lot legality. Please provide one of the following items to help staff verify the lot legality. The information is necessary to ensure that the lot in its current configuration was conveyed before 1969 and thereafter.

**Response: Understood, the "[Deed 1968](#)" has been [uploaded](#).**

a) The grant deed that was in effect on June 25, 1969, and the deed showing first transfer of title after June 25, 1969.

**Response: Understood, the "[Deed 1968](#)" has been [uploaded](#).**

b) Record of survey with a certification by the Clerk of the Board of Supervisors stating **it is a legal lot** which matches the legal description on the current deed.

**Response: Understood, Option "A" Provided**

The following deeds submitted in the original application had been reviewed.

a) Grant Deed recorded on March 17, 2021

b) Grant Deed recorded on March 7, 2012

c) Grant Deed recorded on June 18, 1999

### *Planset*

Please revise the plan set and identify the following items:

3. The application included two separate sets of plans for the review. Please combine all the plans including site plan, elevations, building layout, etc and submit one planset.

**Response: Understood, the [Septic Plan](#) and the [Engineering Plan](#) sets are now combined into one on "[Drummond Master Plan Set 8-11-23](#)".**

4. Update information regarding setback on Sheet A.0. The required front, rear, and side setback for a property in HS zone is 30 feet.

**Response: Understood, sheet A.0 has been updated to reflect the change from 5' to 30' as requested on "[Drummond Master Plan Set 8-11-23](#)".**

5. The plans do not properly delineate the 30-foot required side setback. Pursuant to the "right-of-way" and "setback" definitions in County Zoning Ordinance [Section 1.30.030](#), the side setback should be measured 30 feet from the edge of the roadway. Site plans are required to provide the required front, rear, and side-yard setbacks, revise the submitted plan accordingly. Code reference language provided below.

**Response: Understood, setback linework has been added to sheet A2 on "[Drummond Master Plan Set 8-11-23](#)".**

6. Identify the location of the water tanks relative to the property line and provide final elevation of the two proposed water tank.

**Response: Understood, added tank elevation on attached note to each tank. Added dimension from the corner of the tanks to the property line as shown on sheet 11 of 12 on "[Drummond Master Plan Set 8-11-23](#)".**

7. The submission lacks the required cross-sections and elevations, please provide elevations and cross-sections for the proposed house. Note that pursuant to [County Ordinance Section C12-424](#), minimum of two (2) cross-sections for the proposed dwelling unit is required. Show the vertical dimensions of cuts and fills and project the existing grade line on each section.

**Response: Understood, section A, B, C, and D have been added on sheet 12 of 12 of the grading plan on "[Drummond Master Plan Set 8-11-23](#)".**

8. Identify any fences or gates on the property along with their heights. If there are no fences/gates on the property, please clarify this by providing a note on the site plan that no fences/gates are proposed.

**Response: Understood, note stating that no fence/gates are to be proposed added to the "Notes" on top-middle of page A2 on "[Drummond Master Plan Set 8-11-23](#)".**

#### *Retaining Walls*

9. The plans do not clearly identify the height of the retaining walls. Please provide typical section view of all proposed retaining walls showing top and bottom of wall elevations.

**Response: Retaining Wall information is already show on sheet 3 of 12 of the Grading Plan. Labels show T/RW (Top of Retaining Wall) as well as B/RW (Bottom of Retaining Wall). In addition to this information, the information for the proposed ground at the and bottom of the wall is provided as GR@T/RW and GR@B/RW on "[Drummond Master Plan Set 8-11-23](#)".**

#### *Grading*

10. Please provide Earthwork Quantities Table of cut, fill, import, export, and vertical depth (cut/fill) for all proposed improvements. Please separate the grading quantity for the house pad, the structure of the house, and the driveway. Earthwork is exempted from grading permit, if it is associated with the excavation of a foundation for a building, including grading within five (5) feet of the perimeter foundation and grading for a swimming pool.

**Response: Understood, added table to sheet 3 of 12 of the grading plans on "[Drummond Master Plan Set 8-11-23](#)".**

#### **Environmental Health**

Contact Darrin Lee at (408)-299-5748, [Darrin.Lee@deh.sccgov.org](mailto:Darrin.Lee@deh.sccgov.org) regarding the following:

11. Contact the Department of Environmental Health (Jeff Camp, 408-918-3473) to obtain shared well clearance for the subject parcel (APN 760-04-007) and the neighboring lot. This is a separate submittal to Environmental Health subject to completion of service application, submittal of documents to include shared well agreement, well completion log detailing depth of annular seal (50 feet minimum), well yield report, analytical results for biological and chemical constituents from water sampling, and payment of applicable fees.

**Response: Understood, See "[approved shared well letter](#)" by Jeff Camp.**

## Land Development Engineering

Contact Darrell Wong at (408)-299-5735, [darrell.wong@pln.sccgov.org](mailto:darrell.wong@pln.sccgov.org) regarding the following:

12. Please provide earthwork calculations of the earthwork quantities shown on the plans.

**Response: Understood, added table to sheet 3 of 12 of the grading plan on "[Drummond Master Plan Set 8-11-23](#)".**

13. Please provide a table of the estimated earthwork quantities per C12-424(g). Quantities should be separated into the different bodies of work for the project.

**Response: Understood, added table to sheet 3 of 12 of the grading plan on "[Drummond Master Plan Set 8-11-23](#)".**

14. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well.

**Response: Understood, limits of disturbed area has been added to sheet 3 and anywhere grading is shown on "[Drummond Master Plan Set 8-11-23](#)".**

15. The proposed development impacts drainage flows, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a revised Drainage Plan that demonstrates the following items:

- a) the proposed development will not cause problems to the nearby properties,
- b) the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

The paver area near the house appears to be only area that is drained. How will all the other areas including the driveway and the new house be drained? Show drainage improvements which provide appropriate detention systems.

**Response: Understood, added 3 inlets along with details as well as adding a 4" AC Berm as shown on sheet 3 of 12 of the grading plan on "[Drummond Master Plan Set 8-11-23](#)".**

16. Please include a driveway approach per SD4 or City of Morgan Hill standards, whichever is applicable, that conforms to County standard slopes of less than 5% grade 20 feet from the city of Morgan Hill jurisdiction or public road.

**Response: Understood, note was added to install driveway approach per County Standard Drawing B/5 as shown on sheet A2 on "[Drummond Master Plan Set 8-11-23](#)".**

17. Demonstrate that the pavement edges for the SD5 driveway will be appropriately supported by shoulders, curbs, or other material. A redwood header board is not sufficient to meet County standards.

**Response: Understood, added 4" AC berm and should suffice for requested areas on "[Drummond Master Plan Set 8-11-23](#)".**

18. Please submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying per C12-326 of the Single Building Site Ordinance. In the plans, note the recorded document information for all easements and identify the publicly maintained road to which to development will be connected.

**Response: Understood, See newly drafted signed and notarized "[right of way agreement](#)" between Drummond and Drummond. Also, all easements have been noted on site map.**

19. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of a preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.

**Response: Understood, easements are now identified on Site plan. Also added. "[Prelim Title Report APM 764-04-007](#)".**

20. Please clearly identify all retaining walls necessary to establish the grading shown with appropriate top and bottom of wall elevations. Please provide a cross section of the grading through the proposed wall, per Section C12-424 (j) and (k) of the County Grading & Drainage Ordinance.

**Response: Understood, Retaining Wall information is already present in sheet 3 of 12 and cross sections have been added to sheet 12 of 12 of the grading plans on "[Drummond Master Plan Set 8-11-23](#)".**

21. Submit a completed Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

**Response: Understood, See completed Central Coast Watershed Questionnaire.**

22. Provide cross sections of the grading in the area of the structure and turnaround in both directions as necessary to demonstrate the extent of the grading.

**Response: Understood, section A, B, C, and D have been added on sheet 12 of 12 of the grading plan on "[Drummond Master Plan Set 8-11-23](#)".**

### **Geology**

Contact David Seymour at (408) 299-6711 or [david.seymour@pln.sccgov.org](mailto:david.seymour@pln.sccgov.org) regarding the following:

23. Submit a geologic report that includes an evaluation of slope stability. The site is located within a County Landslide Hazard Zone. Pay the appropriate report review fee when uploading an unsecured pdf of the report into the Documents portal of Accela.

**Response: Understood, Geologist was hired and did a full report. See "[Geology Report](#)".**

### **Road and Airports**

Contact Leo Camacho at (408)-299-5780, [leo.camacho@rda.sccgov.org](mailto:leo.camacho@rda.sccgov.org) regarding the following:

24. The current easement off Oak Glen Ave, a County maintained road, appears to be an established access point for the site being developed as well as other properties. This easement driveway will be required to be improved to County Standard B/5 approach; the revised plans should indicate as such.

**Response: Understood, met with Leo and came to an agreement on what needs to be done. Note was added to install driveway approach per County Standard Drawing B/5 as shown on sheet A2 on on "[Drummond Master Plan Set 8-11-23](#)".**

### **Fire Marshal Office**

Contact Alex Goff at (408) 299-5763 or [alex.goff@sccfd.org](mailto:alex.goff@sccfd.org) regarding the following:

25. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).

- a) Chapter 7A of the CBC to be met at Building Permit submittal.
- b) Defensible space to be maintained at all times.
- c) PRC-4290 to be met.

**Response: Understood, Fire General Note was included to sheet 1 of 12 of the Grading Plan on "[Drummond Master Plan Set 8-11-23](#)".**

26. Provide copy of shared water agreement for well (source of water).

**Response: Understood, Shared water agreement completed and approved by Environmental Health Dept. See "drummond Well Agreement" and "Approved Shared Well Letter" by Jeff Camp**

27. Well to feed domestic/fire sprinkler tank before the tank feeding wharf hydrant (plans show the opposite) as shown on CFMO-W5.

**Response: Understood, Domestic/Sprinkler Tank was raised to an elevation of 967' and connected first and then connected to the dual Fire Tanks to an elevation of 962' as reflected on sheet 11 of 12 on "Drummond Master Plan Set 8-11-23".**

28. Plans to clarify the base height of water tanks and wharf hydrant. The tanks are to be at a higher elevation than the wharf hydrant to maintain positive pressure. m

**Response: Understood, water tank elevations have been added to notes of the respective tanks as well as wharf hydrant note as shown on sheet 11 of 12 on "Drummond Master Plan Set 8-11-23".**

29. Wharf hydrant to be placed per CFMO-W4, this includes but isn't limited to being a located a minimum of 55 ft. from any structure. Plans currently a spacing of 20 ft. from the structure.

**Response: Understood, wharf hydrant location has been updated to be a minimum of 55 ft away from any structure as shown on sheet 11 of 12 on "Drummond Master Plan Set 8-11-23".**

30. Driveways to have fire department turnouts with maximum spacing of 400 ft. for parcels located within the State Response Area (SRA). The plans currently show distances surpassing this distance (estimated 570 ft. spacing).

**Response: Understood, a second turnaround has been added near the entrance on "Drummond Master Plan Set 8-11-23".**

31. Turnout dimensions to be a 10 ft. width, 30 ft. length and 2-25 ft. tapers.

**Response: Per Comment 37 by Cal Fire, it was requested to do 12 ft wide rather than 10 ft. Due to the conflicting comments worse case scenario was taken and plan was updated to be 12 ft wide on "Drummond Master Plan Set 8-11-23".**

32. Provide minimum interior turning radius along driveway. County CFMO-A1 minimum requirement is 42 ft. interior turning radius, however this parcel is located in the SRA and is to meet PRC-4290 requirement of 50 ft. interior radius.

**Response: Understood, however, due to the space constraint the biggest radius that would fit in the entrance was of 40 ft. See "Drummond Master Plan Set 8-11-23".**

33. Fire department turnarounds to have an 18 ft. drivable width for a 30 ft. length of entry to turnaround.

**Response: Understood, increased driveway adjacent to the Emergency Turn Around near the home from 12 ft to 18 ft and made it 30 ft wide with a 25 ft transition on "Drummond Master Plan Set 8-11-23".**

34. Provide slope profile of entire access from Rolling Hills Rd. meeting CFMO-A1. This includes but isn't limited to a maximum slope of 15%. A slope greater than 15%, but not exceeding 20% may be acceptable when requirements of CFMO-A1 are met. These include but aren't limited to the following.

- a) Access exceeding 15% to be made of a roughened surface.
- b) Proposed access exceeding 15%, but not 20% are to have a maximum length of 300 ft. continuous and have at least a minimum break of 100 ft. not exceeding 15%.

**Response: Understood, Rolling Hills Road information can be found on the approved plan set attached for reference titled "Gordon Drummond Road Plan (Approved by Morgan Hill City)"**

#### **CalFire**

Contact Carlos Alcantar at [carlos.alcantar@fire.ca.gov](mailto:carlos.alcantar@fire.ca.gov) for information regarding the following items.

35. This project (Record No. PLN22-154) is located within the State Responsibility Area (SRA) and is recommended to follow all minimum wildfire protection standards of California Code of Regulations Title 14 Natural Resources Division 1.5 Department of Forestry Chapter 7 - Fire Protection Subchapter 2 SRA Fire Safe Regulations Articles 1-5.

**Response: Understood, similar comment to Fire Marshal Office and Fire Notes where added to sheet 1 of 12 of the Grading Plan on "[Drummond Master Plan Set 8-11-23](#)".**

36. **Driveway Surfaces:** Ensure driveway is designed and maintained to support 40,000 pounds Per § 1273.02.

#### **§ 1273.02. Road Surfaces**

- a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
- b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.
- c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

**Response: Understood, all specified AC/Concrete areas are designed to take on such load.**

37. **Turnout Specifications:** Driveway appears to be around 530 feet long if the scale is correct so turnout will have to be at midpoint and meet specifications in § 1273.06. Turnout on plans does not meet specifications.

**Response: Understood, Added second turn around at beginning of road on on "[Drummond Master Plan Set 8-11-23](#)".**

#### **§ 1273.06. Turnouts**

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

**Response: Understood, both turnarounds have been updated to reflect requested dimensions on "[Drummond Master Plan Set 8-11-23](#)".**

38. **Defensible Space:** Maintain defensible space specifications described in Public Resource Code 4291

#### **§ 1276.01. Setback for Structure Defensible Space.**

- a) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

**Response: Understood, proposed developed area/defensible area can be seen on sheet 10 of 12 of the grading plans on "[Drummond Master Plan Set 8-11-23](#)".**