

Attachment A

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FILE #: PIN 170482



**MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING**
168 West Alisal, 2nd Floor, Salinas, CA 93901
Telephone: (831) 755-5025 Fax: (831) 757-9516
<http://www.co.monterey.ca.us/planning>

COASTAL DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER: 008-341-026-000

PROJECT ADDRESS: 1525 Riata Road

PROPERTY OWNER: Chris & Sara Bardis Telephone: _____
Address: _____ Fax: _____
City/State/Zip: _____ Email: _____

APPLICANT: Anthony Lombardo & Associates Telephone: 831-751-2330
Address: 144 W. Gabilan Street Fax: 831-751-2331
City/State/Zip: Salinas, CA 93901 Email: gail@alombardolaw.com

AGENT: same as above Telephone: _____
Address: _____ Fax: _____
City/State/Zip: _____ Email: _____

Mail Notices to: Owner Applicant Agent
(Check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) _____
Design Approval for replacement of an existing stucco safety wall at the end of an existing
with a wood fence wall of the same height and length in the same location

MATERIALS TO BE USED: See attached photos

COLORS TO BE USED: See attached photos

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval application and additional fees.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 5/10/17

FOR DEPARTMENT USE ONLY

ZONING: LDR/T.5 - D (CZ) LAND USE PLAN: Del Monte Forest
ADVISORY COMMITTEE: _____ RELATED PERMITS: PLN140715
PLANNER: David Mack
WITHIN ARCH BUFFER ZONE? YES NO ON SEPTIC SYSTEM (OWTS)? YES NO
LEGAL LOT: _____ DOES THIS CORRECT A VIOLATION? YES NO

FINDINGS:
 The project is consistent with the 1982 General Plan, the applicable Land Use Plan and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning Ordinance-Coastal); and
 The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because: Other residences w/in the area contain decorative
walls. Additionally, this replaces an existing plaster fence.

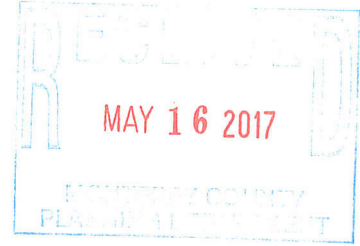
DECISION: OVER-THE-COUNTER ADMINISTRATIVE
ACTION: APPROVED DENIED
CONDITIONS: ATTACHED NONE
APPROVED BY: [Signature] DATE: 5/16/17
COPY TO APPLICANT: IN PERSON OR MAILED DATE: 5/16/17

[Signature]
5/14/17

STATEMENT OF PLANNING SCOPE OF WORK

(COASTAL ONLY)

PLEASE CHECK "YES" OR "NO" FOR ALL BOXES



- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Project is for residential use. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. The project is commercial use. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. The project is for agricultural use. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. The project is for industrial use. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. The project is public or quasi/public. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. The project includes a subdivision/lot line adjustment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. The project is for cell site, telecom (digital) communication facility/site. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Project includes construction of a new structures. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Project includes enlarging, altering, repairing, moving, improving, or removing an existing structures.
If "yes" describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. The project includes demolition work.
If "yes" describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Project includes historical structure or a structure more than fifty (50) years old. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Project includes an accessory structure(s)
If "yes" describe <u>TENCE/Wall</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit.
<input type="checkbox"/> Private property <input type="checkbox"/> Park installation _____ (mobile home park) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Project includes retaining walls, sea wall, riprap. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Project is associated with a new or improvements to a water system.
_____ water system _____ number of connections. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Project includes removal of trees.
If "yes", type _____ size _____ number _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Project includes grading, dirt importation, dirt removal, and/or drainage changes. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Project is visible from a public area. (public road, park, slough, beach, trail) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Project is located on a slope/hillside. (30 percent (25 percent-North County) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Project is located within 50 feet of bluff. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands.
If "yes", describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Project includes the use of roofing materials that are different in type and/or color from the original materials.
If "yes", describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Project is change or modification to an approved application. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Project involves or includes an existing or proposed trail or easement. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Project involves new, change or modifications to existing utilities and/or power lines. |

PLEASE DESCRIBE COMPLETELY AND FULLY THE PROJECT YOU ARE APPLYING FOR. INCLUDE INFORMATION ON ALL QUESTIONS ANSWERED WITH A "YES". ATTACH ADDITIONAL SHEETS IF NECESSARY.

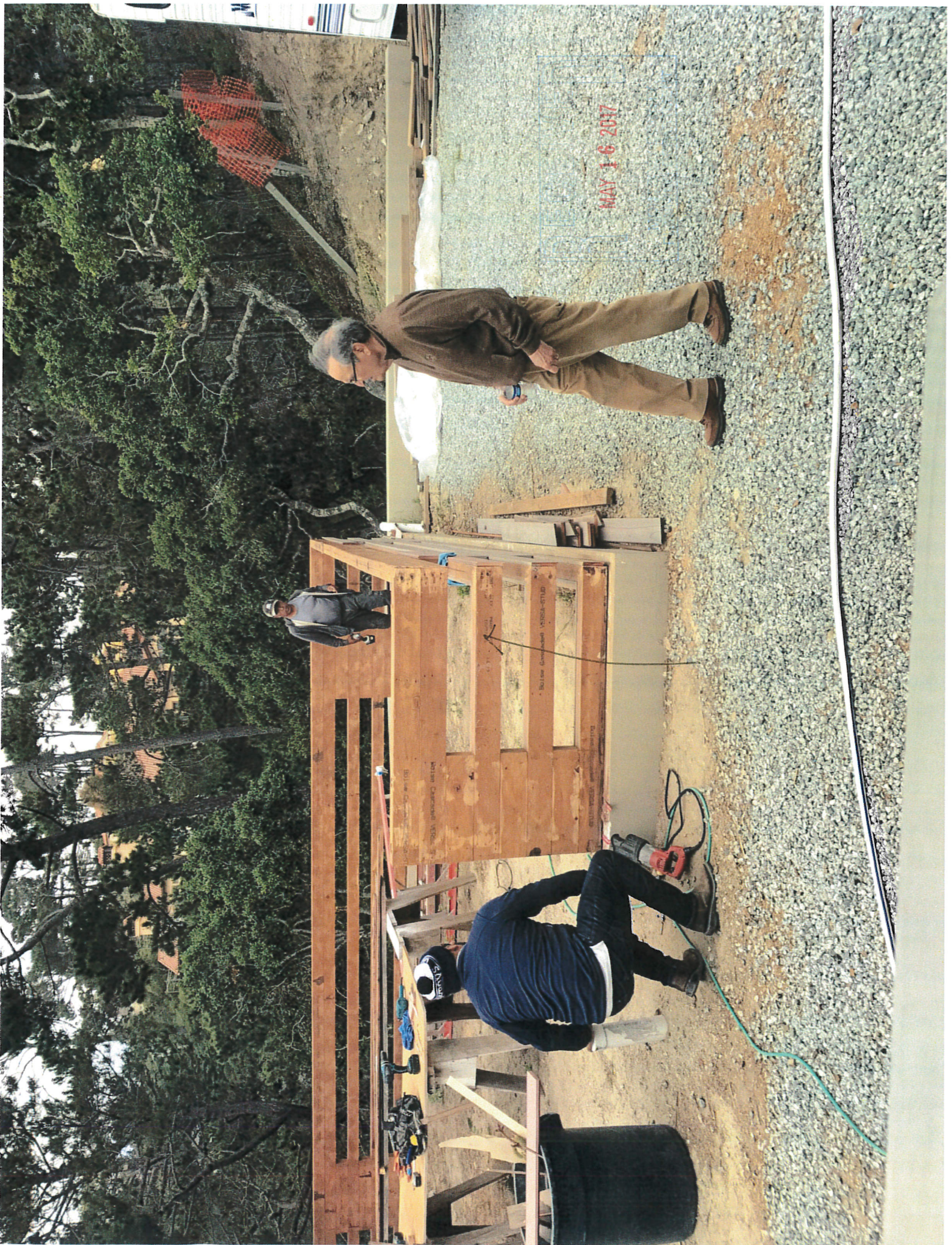
Replacement of existing stucco safety wall at the end of an existing driveway with a wood fence wall design of the same height & length.

I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

Gail Hatter-Crawford
Signature

May 10, 2017
Date

Gail Hatter-Crawford
Print Name





removed fence

MAY 16 2017

Original
Stairs wall
from stairs wall



REVIEWED
MAY 16 2017
MAYOR'S OFFICE
PLANNING & ZONING DEPARTMENT

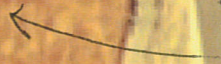


BR
MAY 16 2017
HONOLULU COUNTY
PLANNING DEPARTMENT

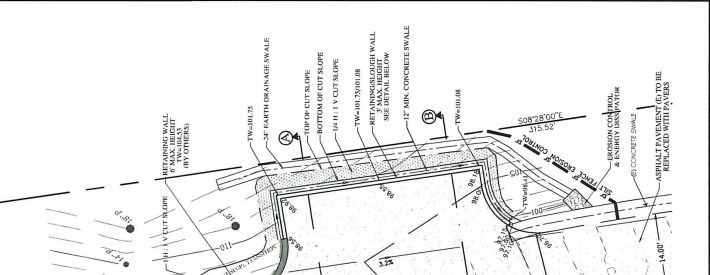
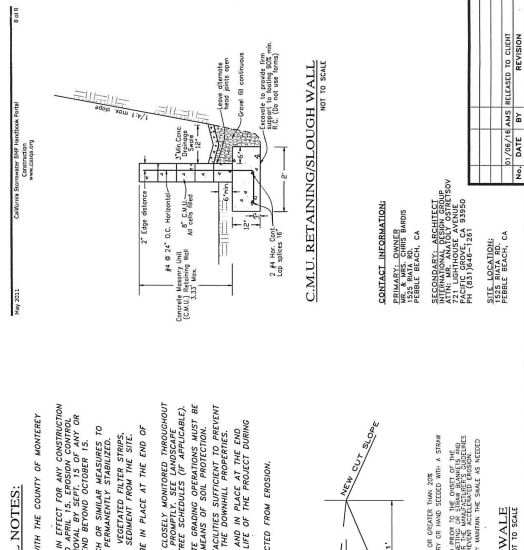
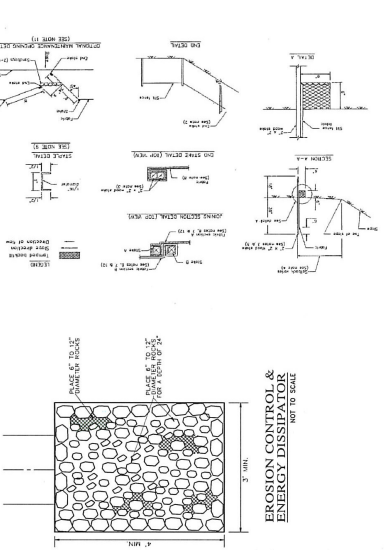
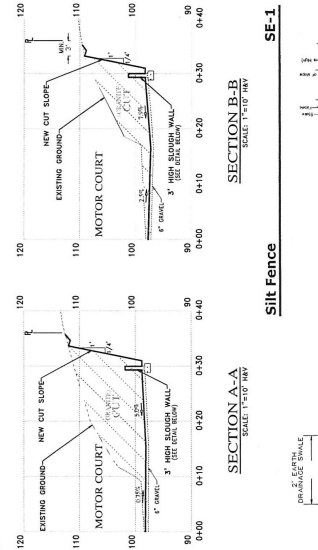


MAY 16 2017

DA to return

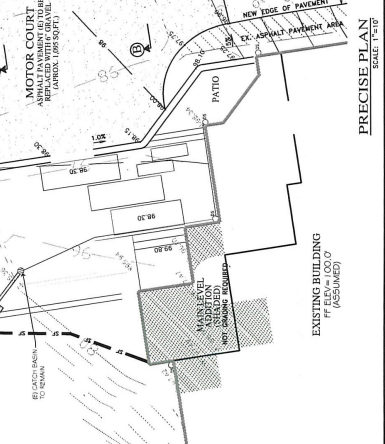


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EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) DURING THE WINTER SEASON, APPROVED CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO PREVENT EROSION. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO PREVENT EROSION.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) AND/OR BATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF THE CONSTRUCTION PERIOD.
- 6) EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE WINTER AND ANY PROBLEMS CORRECTED PROMPTLY. SEE COMMENTS FOR DETAILS.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) EROSION OR SLOTTING ON THE ROADWAY OR ON THE DOWNHILL PROPERTIES MUST BE PREVENTED.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF THE CONSTRUCTION PERIOD.
- 10) ANY SURFACE ORGANICS STOCKPILE SHALL BE PROTECTED FROM EROSION.



GENERAL NOTES:

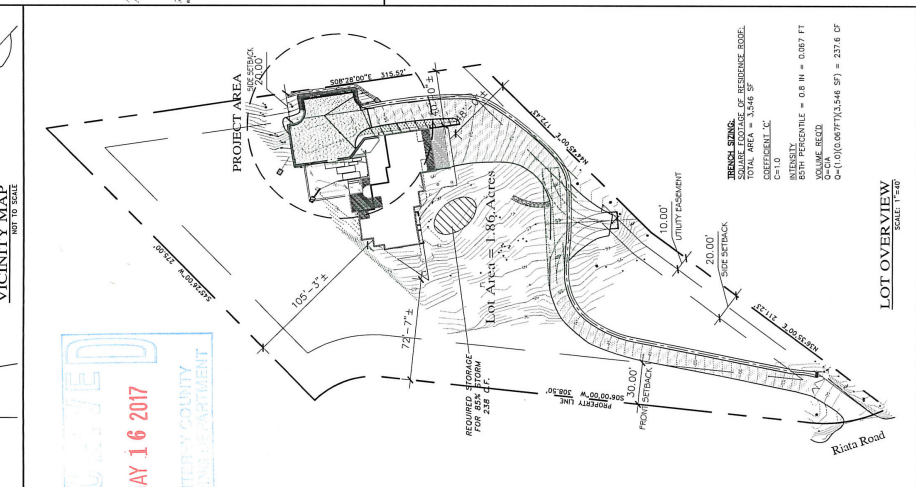
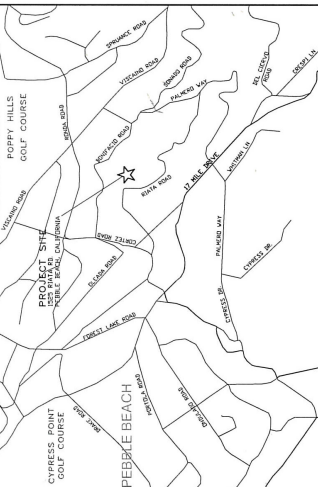
- 1) GENERAL DESIGN SHEET IN INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR 1525 RITA ROAD SHEET A1.0 PREPARED BY INTERNATIONAL DESIGN GROUP, DATED 12/15/15.
- 2) THE SURFACE AREAS SHOWN, SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT RECORDS, AND ANY OTHER RECORDS AVAILABLE TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. SURVEY PERFORMED BY OTHERS.

DRIVEWAY RECONSTRUCTION:

THERE IS APPROXIMATELY 150 SQ. FT. OF EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH NEW DRIVEWAY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT RECORDS, AND ANY OTHER RECORDS AVAILABLE TO THE CONTRACTOR PRIOR TO CONSTRUCTION.

GRADING & DRAINAGE NOTES:

- 1) ALL GRADING SHALL CONFORM TO THE COUNTY OF MONTEREY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT RECORDS, AND ANY OTHER RECORDS AVAILABLE TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 2) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- 3) BUILDINGS AT 2X FOR A MINIMUM DISTANCE OF 10 FEET, IF PHYSICAL OBSTRUCTIONS OR LOT LINES ARE NOT AVAILABLE, THE CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE OF 10 FEET FROM THE EXISTING BUILDINGS TO THE PROPOSED DRIVEWAY. THE CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE OF 10 FEET FROM THE EXISTING BUILDINGS TO THE PROPOSED DRIVEWAY.
- 4) FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- 5) STORM SEWERS SHALL BE COLLECTED IN A NON-EROSIVE MANNER INTO EXISTING CONCRETE SWALE.
- 6) BAYLIGHTS IN A NON-EROSIVE MANNER.
- 7) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR FILL. THE TOP OF THE TRENCH SHALL BE CAPPED WITH WHITE SOIL. A NON-PAVED AREA SHALL BE CAPPED WITH WHITE SOIL. ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.



APPROVED PURSUANT TO RESOLUTION NO. 170482
 CONDITION NO. 170482
 APPROVED BY: DAVID MACK
 TITLE: SENIOR PLANNER
 DATE: 5/16/17

RECEIVED
 MAY 16 2017
 MONTEREY COUNTY PLANNING DEPARTMENT