



# Ni Tennis Court Appeal


1221 Lomita Lane, Carpinteria

October 1, 2019



# E-mails re: Project Revisions

8/6/18-8/16/18




On Mon, Aug 6, 2018 at 11:38 AM, Lewis Engineering  
<[lewisengineers@aol.com](mailto:lewisengineers@aol.com)> wrote:

Dear Tony,

Our office prepared a modification to the grading and elevation design following our meeting with Wayne and Ella. During that meeting we discussed some cost-saving measures to reduce the amount of retaining wall and to manipulate the grading somewhat so it would be more desirable to the Nis.

The main changes are -

- pushing out some fill below the driveway to create a garden area;
- moving two of the detention ponds to the west end behind the tennis court;
- raising the tennis court and shed complex elevations to negate the need for export;
- changing the direction of the tennis court sheet flow from north-south to east-west;
- eliminating the long north-south retaining walls on each side of the tennis court.



The revised sheet is attached. From our discussion at the site meeting my understanding is this will be treated as a field change.

Your comments welcome! Thanks for all your help, Tony. Please contact me if you need to discuss.

Jane

**Jane Lewis Montague, P.E., CFM**  
Lewis Engineering  
1143 East Main Street  
Ventura, California 93001  
(805) 648-1353

*City of Ventura Certified Green Business 2017-2019*

**Preconstruction Meeting was set for Monday August 13, 2018 at 10:30 am**

-----Original Message-----

From: Lewis Engineering <[lewisengineers@aol.com](mailto:lewisengineers@aol.com)>

To: wayneni <[wayneni@yahoo.com](mailto:wayneni@yahoo.com)>; tbohnet  
<[tbohnet@co.santa-barbara.ca.us](mailto:tbohnet@co.santa-barbara.ca.us)>; NCotts7  
<[NCotts7@yahoo.com](mailto:NCotts7@yahoo.com)>

Sent: Mon, Aug 13, 2018 7:39 pm

Subject: Revised grading plan

Wayne&Ella, Tony and Will,

Attached is the revised grading plan sheet showing the modifications we talked about today at the pre-grading meeting.

Tony, I will get you the letter of engineer-of-record substitution soon. If there is any other documentation you need, please let me know.

Also, I will need to have the wall calcs for my records.

Thank you,

Jane

-----Original Message-----

From: Bohnett, Tony <[Tbohnet@co.santa-barbara.ca.us](mailto:Tbohnet@co.santa-barbara.ca.us)>

To: 'Lewis Engineering' <[lewisengineers@aol.com](mailto:lewisengineers@aol.com)>

Cc: 'wayneni@yahoo.com' <[wayneni@yahoo.com](mailto:wayneni@yahoo.com)>

Sent: Tue, Aug 14, 2018 7:41 am

Subject: RE: Revised grading plan

Jane

I forgot to mention that the plan will need to show the setbacks. Gones plans show them as 10' from North and south PL .

25' from west PI, this one is important to show as it will show the tennis court outside the set back.

The east side appears to be 50' from east PL.

I spoke with the Supervising Planner yesterday and it's to close to call if it's a revision or a new LUP. If it's a new LUP then it means it will have to re-post. Submitting to the Planning counter is where to start. I would ask the Planning counter if it also could be submitted to the Grading Section for parallel review. I would think 6 plans would be adequate.

Tony



-----Original Message-----

From: Bohnett, Tony <[Tbohnet@co.santa-barbara.ca.us](mailto:Tbohnet@co.santa-barbara.ca.us)>

To: 'Lewis Engineering' <[lewisengineers@aol.com](mailto:lewisengineers@aol.com)>

Cc: 'wayneni@yahoo.com' <[wayneni@yahoo.com](mailto:wayneni@yahoo.com)>

Sent: Tue, Aug 14, 2018 7:47 am

Subject: Application for Revision

Hi Wayne

Please go thru the application and sign pages where appropriate. Put in the description.

Mike's name should be taken off all documents

Thanks

Tony

**Scan of the original Handwritten Application:18GRD-00000-00009  
was attached by Tony with Mike Gomes info whited out**



-----Original Message-----

From: Lewis Engineering <[lewisengineers@aol.com](mailto:lewisengineers@aol.com)>

To: tbohnet <[tbohnet@co.santa-barbara.ca.us](mailto:tbohnet@co.santa-barbara.ca.us)>

Cc: wayneni <[wayneni@yahoo.com](mailto:wayneni@yahoo.com)>


Sent: Thu, Aug 16, 2018 8:18 pm


Subject: Wayne and Ella Ni - revised drawing

Dear Tony,

I think we have a plan that addresses all the issues and concerns regarding the minor changes vs the approved and permitted plan. Attached is a plan showing the following:



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- All setback lines shown.
  - Wall at the driveway (from the Gones plan) and wall at Ella's Garden (from our earlier version) have been eliminated. All we have is some sliver fill and a wider area next to the driveway. This should alleviate any concerns over impact to the southerly neighbor.
  - Secondary wall south of the tennis court is shown as a garden wall. Its purpose is to create a linear planter screen strip along the south of the tennis court in addition to building up the grade a bit where needed.
  - We added the rock in various locations which we talked about in our previous discussion.
  - The concrete slab (for the future un-permitted portable Tuff Sheds) is further from the southerly neighbor's home than it was in the Gones plan.



So, other than massaging the grades overall to soften the site grading, radically reducing the retaining walls and moving the retention basins to the west end (where they will appear the most natural and coordinated with the existing terrain), the changes are minor. The Nis and I are confident this plan addresses all your concerns. The construction is scheduled to begin soon and we'd like to address these minor changes as field changes under the current permit and not as major design revisions that would trigger a new Planning application. We feel the changes don't really impact any concerns that Planning might have and are essentially grading and drainage revisions.

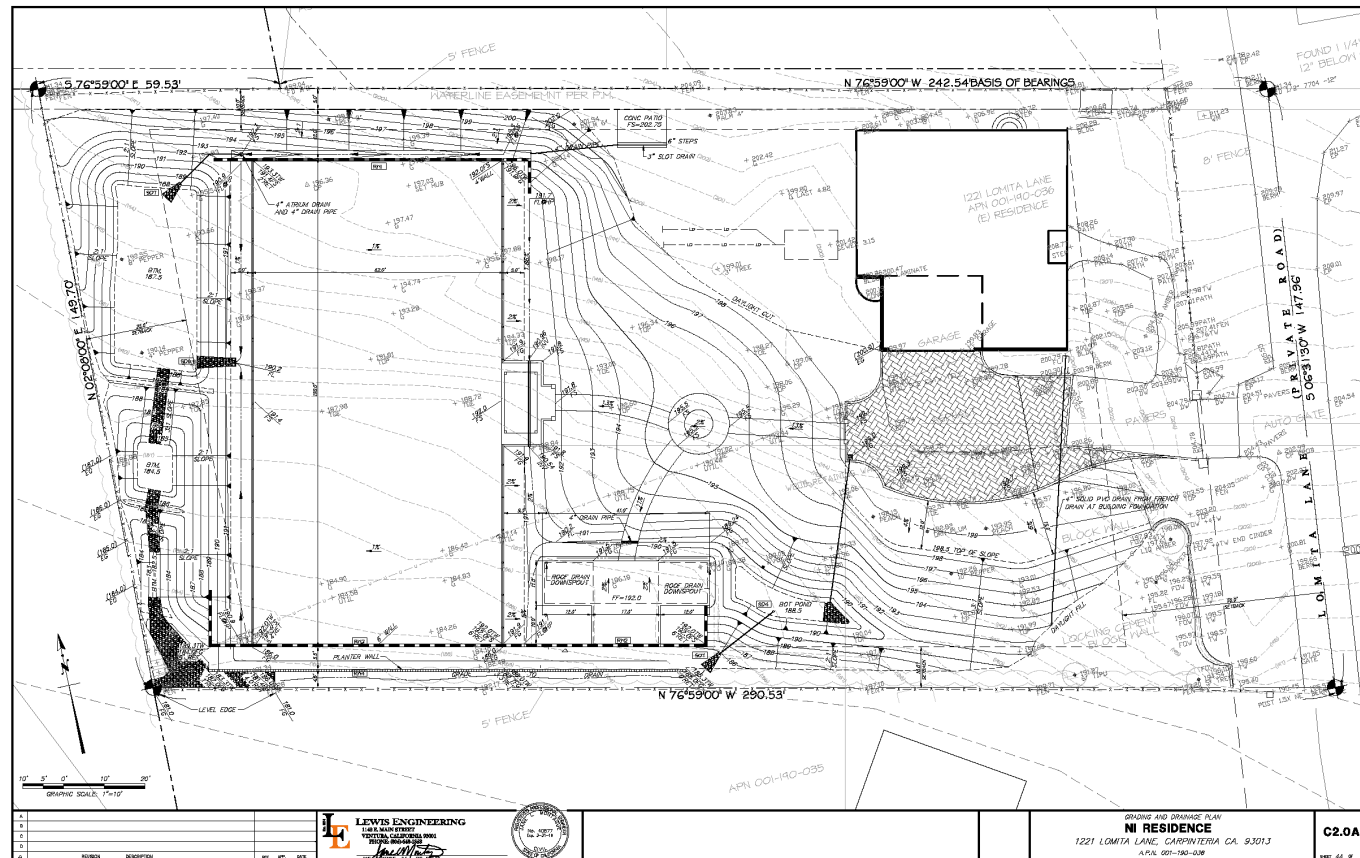
If you need to discuss, please don't hesitate to call me at the office (number below) or my cel phone (805) 218-7887. Thank you very much!

Appreciatively,

**Jane**

Jane Lewis Montague, P.E., CFM  
Lewis Engineering  
1143 East Main Street  
Ventura, California 93001  
(805) 648-1353

# PDF attach to email: Ni Grading Plan Rev 8-16-18.pdf 695 KB)





-----Original Message-----

From: [wayneni@yahoo.com](mailto:wayneni@yahoo.com) <[wayneni@yahoo.com](mailto:wayneni@yahoo.com)>

To: Bohnett, Tony <[Tbohnet@co.santa-barbara.ca.us](mailto:Tbohnet@co.santa-barbara.ca.us)>

Cc: Lewis Engineering <[lewisengineers@aol.com](mailto:lewisengineers@aol.com)>


Sent: Wed, Oct 31, 2018 3:40 pm

Subject: Re: Application for Revision

Hi Tony,

As per your instructions, I have obtained a new CDP application for the Lomita tennis court project today. The new Permit Number is 18CDP-00000-00062 which is a **revision** of the original 18GRD-00000-00009 based on the latest plans prepared by Jane in August.

We have voluntarily stopped all importing work as per your instruction.



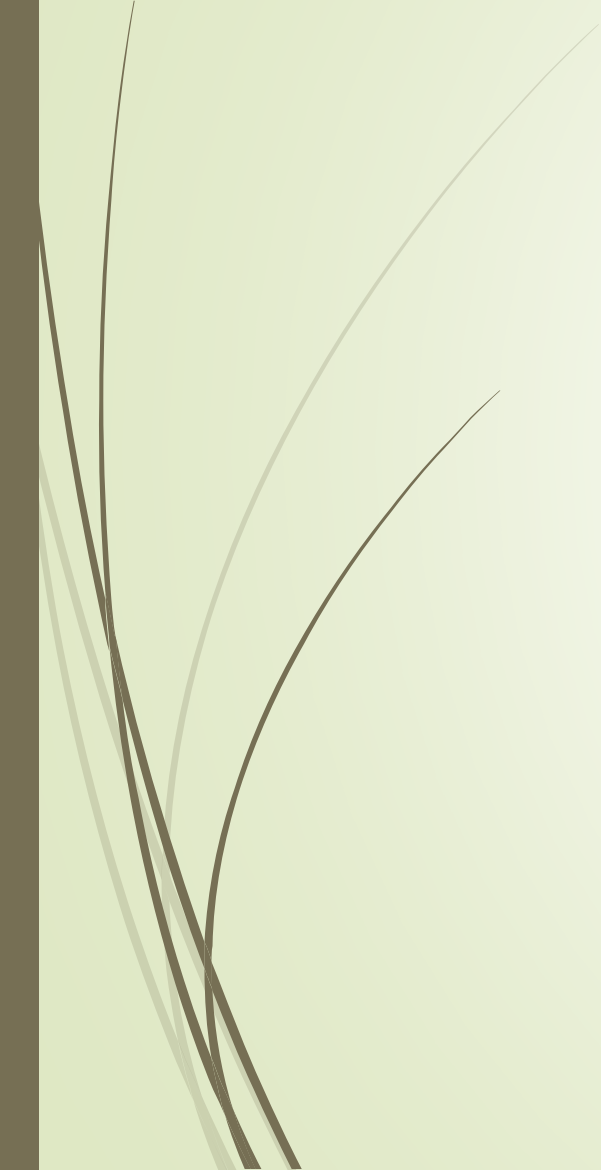
Will will finish up his grading work to create earth work and Cocona matting for the preparation of the rain season on the unprotected slopes per your instructions. I expect this work will be completed in the next few days.

Since we all acted based on good faith, I sincerely hope that this satisfies all County requirements that you have delineated to us. Once we receive approval for the revision, we look forward to start again.

Thank you for all your help and directions.

Best regards,

Wayne Ni  
805-745-8600



## **Bohnett, Tony**

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**From:** Bohnett, Tony  
**Sent:** Friday, February 01, 2019 12:11 PM  
**To:** Ristig, Ciara  
**Subject:** 1221 Lomita

Hi Ciara

Here is my estimate of the soils brought in at 1221 Lomita

Original plan states that there would be 1050 cubic yards of excavation on the site with 0 import.  
600 cy of that cut was to be used as fill for the project and 450 cy would be exported out.

The site lifted the pad by 2.3 ft +/-

That height increase represents approximately 600 cy of material needed for that height increase.

The silver fill at the driveway that is proposed to push that area out beyond what is approved is about 300 cy of new material needed.

600cy - the 300 cy would net 900 cy.

We would need to deduct the 450 cy of export from the new import number as that material was kept and used on site for the pad production.

So the approximate import needed would be 450 cy of import to achieve these grades.

That is about 45-50 truckloads coming into the site.

The numbers could read

Excavation = 1050 cubic yards cut/fill

Import: 500 cubic yards

Export: 0 cy

Tony





## ***Added 5" of topsoil to Wang property***

- There is no evidence of this claim based on a review of the chain link fence along the property line
- The bottom of the chain link fence is fully visible, there is not 5" or 1" of soil covering it
- Additionally, Mr. Wang stated in his PC appeal that in 2012 a wall collapsed on the southern side of his property over 120' away from the Ni property line, this has nothing to do with the proposed project



Looking over fence on Wang side,  
August 19, 2019