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**Fwd: [EXTERNAL] RE: Carmel Preservation Association Appeal**

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**Marnie R. Waffle** <[mwaffle@ci.carmel.ca.us](mailto:mwaffle@ci.carmel.ca.us)>  
To: "Marnie R. Waffle" <[mwaffle@ci.carmel.ca.us](mailto:mwaffle@ci.carmel.ca.us)>

Wed, Jul 3, 2024 at 8:53 AM

**From:** Richard Stedman <[Rstedman@mbard.org](mailto:Rstedman@mbard.org)>  
**Date:** July 2, 2024 at 4:25:49 PM PDT  
**To:** Anthony Lombardo <[tony@alombardolaw.com](mailto:tony@alombardolaw.com)>  
**Subject:** [EXTERNAL] RE: Carmel Preservation Association Appeal

Dear Mr. Lombardo,

Thank you for your email regarding the demolition and reconstruction activities for the Hofsas House Hotel project in Carmel-By-The-Sea. The Monterey Bay Air Resources District (MBARD) is the delegated authority for the federal regulation of building demolition and asbestos abatement activities in our three-county region, which includes Carmel-by-the-Sea.

MBARD's Asbestos Program is designed to protect the public from uncontrolled asbestos emissions by implementing and enforcing the federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for Asbestos and building removals along with MBARD [Rule 424](#) and [Rule 439](#). Program requirements include Asbestos Survey, Notification submission to MBARD before beginning a project, Work Practice Standards, and Proper Disposal.

While MBARD does not perform asbestos abatement activities, MBARD inspects projects and requires certified contractors to properly assess, handle, remove, and dispose of asbestos and asbestos-containing materials. There should be no adverse impact on public health if MBARD's NESHAP and Rule 424 and 439 requirements are satisfied.

Sincerely,

Richard A. Stedman  
Air Pollution Control Officer  
24580 Silver Cloud Court  
Monterey, CA 93940  
Direct office: (831) 718-8039

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**From:** Anthony Lombardo <[tony@alombardolaw.com](mailto:tony@alombardolaw.com)>  
**Sent:** Tuesday, July 2, 2024 1:24 PM  
**To:** Richard Stedman <[Rstedman@mbard.org](mailto:Rstedman@mbard.org)>  
**Subject:** Carmel Preservation Association Appeal

**CAUTION:** This email is from outside the District. Do NOT click LINKS or open ATTACHMENTS unless you are sure it is safe.

Dear Mr. Stedman:

I am enclosing a copy of the appeal filed by the Carmel Preservation Association to the Carmel Planning Commission's unanimous approval of the demolition and reconstruction of a hotel to replace the Hofsas House Hotel in Carmel.

As you can see on page 3 of the appeal, the allegation is made that the project would have significant health impacts due to vehicle emissions and the demolition of an existing structure which may contain asbestos.

It's my understanding that there are acceptable best management practices that are incorporated into construction management plans to mitigate the effect of vehicular emissions and dust generation, and that there are strict protocols and laws requiring the investigation for the potential of asbestos materials onsite and the proper disposal that preclude their removal from creating any health impacts.

I would appreciate it if you could send an email confirming that there are no potential health impacts from this project if the aforementioned protocols are observed.

**Sincerely,**

**Anthony Lombardo**

ANTHONY LOMBARDO & ASSOCIATES

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