

Nova Romero <nromero@ci.carmel.ca.us>

Hofsas House EIR

1 message

cheri ann [redacted]
To: nromero@ci.carmel.ca.us
Cc: Cheri McCarty [redacted]

Mon, Jul 8, 2024 at 8:52 AM

Please pass the following letter on to the City Council for the July 9th meeting. Thank you.

Dear City Council,

I am a 46 year resident of Carmel by the Sea. I am deeply concerned about the Hofsas House project. I believe it is, without a doubt, necessary to have an EIR, as this project is about as massive and far reaching as the Carmel Plaza was.

I hope this project does not go forward, and that the owners will sell it to someone who is interested in keeping Carmel by the Sea quaint and historic. The proposed hotel just is NOT in keeping with the style our village is known for. The proposed hotel, from what I see, should be in Palo Alto or San Jose, not the village of Carmel by the Sea.

A demolition and rebuild of that HUGE property would take YEARS, and the amount of disturbance to the ENTIRE TOWN would be unbearable. The street that the front of the Hofsas House sits on is one of the main arteries leading into town. Then, the back street, Dolores Street, is narrow, lined with residential cottages. How are all of the dump trucks, cement trucks, earth movers, supply trucks, lumber trucks, etc. going to navigate? The noise from that project will be heard all over town. Not to mention the dust, toxic asbestos in the paint and materials which will be released into the air, and the complete disruption of the unfortunate close neighbors and Carmel Country Inn.

Everyone wants to make money on the reputation of Carmel. It is popular because it is peaceful, unique, historic, and unconventional. We all have the responsibility to protect it from outrageous and improper development. Require an Environmental Impact Report and let's see the truth of this proposed demolition. Thank you.

Very truly yours,
Cheri A. McCarty
[redacted]
Carmel by the Sea, CA. 93921

Sent from my iPad

City Council
Meeting Date

JUL 09 REC'D 7-8-24

Agenda Item
8

July 8, 2024

To:
Carmel Planning Dept: Brandon Swanson, Marnie Waffle, Evan Kort

City Council
Meeting Date

Re:
Appeal of Hofsas House Class 32 Categorical Infill Exemption

JUL 09 REC'D 7-8-24

Dear Brandon, Marnie and Evan,

Agenda Item

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After reviewing the recent Planning Dept. Staff Notes in support of the Hofsas Project's exempt status, it is clear that several CEQA requirements for that exemption have not been met.

If legally contested, these exceptions would disqualify the Hofsas Project as a Class 32 Categorical Infill Exemption. They would also disqualify the Categorical Classes 2, 3 and 31 exemptions recently approved for the same Project, as they are subject to the same requirements.

I'm sorry to be a stick in the mud, but after speaking with several of my neighbors surrounding the Hofsas site, we agree that the CEQA guidelines overlooked during the determination process put our health and safety at risk.

The Project needs to be reclassified to include an Initial Study and a mitigation plan including a sound wall.

My findings in this letter are limited to the Noise element. We have concerns related to vibration, GHG emissions, and other effects as well, but the exceptions related to Noise alone prohibit the use of a Class 32 categorical exemption.

Definitions for reference:

Projects may be excluded from using a categorical exemption based on a series of criteria identified in CEQA Guidelines §15300.2

A. The project is consistent with the applicable general plan designation and **all applicable general plan policies** as well as with the applicable zoning designation and regulations;

B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;

C. The project site has no value as habitat for endangered, rare or threatened species;

D Approval of the project would **not result in any significant effects relating to traffic, noise, air quality, or water quality.**

E. The site can be adequately served by all required utilities and public services.

F. The project would not cause cumulatively significant impacts, impact scenic highways or historical resources, involve hazardous waste, **or be subject to “unusual circumstances”** that may contribute to significant impacts of the environment.

Appendix G of the CEQA guidelines considers a project to have **significant noise impact** if the project would result in:

1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies
2. Generation of excessive ground-borne vibration or noise levels

EXCEPTION #1

Approval of the Project must be consistent with all applicable General Plan policies.

Staff Response: “All projects in the City are required to comply with General Plan policy **P9-4**, which ensures that construction activities are managed to minimize overall noise impacts on surrounding land uses, and policy **P9-17**, which enforces state laws regarding unmuffled or improperly muffled motor vehicles. Additionally, all projects must comply with Carmel Municipal Code Section 15.08.180, which sets forth hours of construction.”

I find that the project does not comply with all applicable General Plan policies.

The applicable General Plan Noise Section 09-2 Codes below were excluded from the Hofsas Project CEQA determination process.

The purpose of these codes is to provide information concerning noise that can be used in development proposals to avoid incompatible land uses, create strategies for abating excessive noise exposures, and protect the quality of life for residents.

09-2 Consider the compatibility of proposed land uses with noise environment when preparing community plans or reviewing specific development proposals.

P9-8 Apply the noise and land use compatibility standards as shown in Table 9.2: Land Use Compatibility for Community Noise Environments to all new residential, commercial, and mixed-use proposals, including condominium conversions.

P9-9 Require acoustical reports and evaluation of noise mitigation measures for projects that would substantially increase noise.

P9-10 Develop standard noise mitigation measures that can be incorporated into new developments.

P9-11 The standard noise mitigation measures shall not preclude creative solutions addressing unique situations when there are conflicts between noise levels and land use.

O9-3 Control unnecessary, excessive, and annoying noises within the City where not preempted by Federal or State control.

P9-12 Protect residential areas from excessive noise from traffic, especially trucks and buses.

Table 9.2 Applicable General Plan Land Use Noise Limits were also omitted from the Hofsas Project determination:

https://ci.carmel.ca.us/sites/main/files/file-attachments/noise_cc_adopted_9-1-09.pdf?1510258486

EXCEPTION #2

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Staff response “All projects in the City are required to comply with General Plan policy P9-4, which ensures that construction activities are managed to minimize overall noise impacts on surrounding land uses, and policy P9-17, which enforces state laws regarding unmuffled or improperly muffled motor vehicles. Additionally, all projects must comply with Carmel Municipal Code Section 15.08.180, which sets forth hours of construction...”

and

“Adherence to all applicable General Plan policies and regulations of the Carmel Municipal Code will ensure that the project will have a less-than-significant impact from temporary noise increases during construction.”

This assumption is speculative. Without a study you cannot know what a significant level of noise would be— so you cannot know that adherence to Municipal Code P9-4 will reduce it to less than significant.

What I found is the Project will generate significant noise impact

I based this conclusion on a similar hotel project in Monterey that filed an EIR with CEQA last year. The report can be viewed here:
<https://ceqanet.opr.ca.gov/2022060567/2>

The project is on a commercially zoned half acre in with the closest resident 65 feet away. It includes demolition of a one-story motel and a new build 42 room hotel. The EIR Noise analysis shows construction noise at 65 feet exceeded the Federal limit of 90 dBA – and that a well-planned mitigation **including a sound wall** coordinated with the contractors was required to reduce the noise to a safe level.

We are approximately 30 feet away from the Hofsas project (as opposed to 65 feet) which increases the decibel impact by about 6 dBA above those in the study.

Impact of excessive noise on human health

By way of example: Cement breakers, commonly used in demolition, produce 120 dBA at 30 feet if not mitigated. This level of noise is a serious health risk. Even a short exposure can cause permanent hearing damage. Damage to hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure in excess of 75 dBA increases anxiety, blood pressure, and functions of the heart and the nervous system. This is especially concerning with ill, elderly, and children living nearby.

EXCEPTION #3

Approval of the Project must be consistent with all applicable General Plan policies.

Due to the above-mentioned General Plan Noise Policy omissions, approval of the Project is not consistent with Chapter 17.60 of the Carmel Municipal Code covering adherence to all CEQA guidelines as stated in the Environmental Review procedures.

EXCEPTION #4 UNUSUAL CIRCUMSTANCES

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Staff Response: The project includes the replacement of an existing 38-room hotel with a new 38-room hotel. The project site has a General Plan land use of Commercial/Residential and is located in the Residential & Limited Commercial (RC) District, which specifically identifies hotels/motels as an appropriate transitional use from the commercial core to the single-family residential area. Many hotels are located in the RC district and in fact two hotels abut the project site, one to the south and the other to the west. It is not unusual that a hotel would be located in the RC District. The established general plan land use designation and the zoning designation both place the RC District adjacent to the Single-Family Residential (R-1) District. Hotels are considered a transient residential use and are appropriate near single family residences. Further, the Carmel Municipal Code recognizes existing hotels in the R-1 District, allowing them to be reconstructed further demonstrating that the adjacency of hotels to residences is not unusual. This exception does not apply to the project.

Example of unusual circumstance according to CEQA:

A project might be distinguished by its size or location. Local conditions can also be considered when determining if there are unusual circumstances.

I find the Project to have three Unusual Circumstances

1

Three quarters of the site's perimeter is densely populated with residents, exposing them to constant significant noise impact.

2

Applicable General Plan Section 09-2 noise policies requiring noise study for new development were not included in the Project's determination process before it was approved as exempt.

3

No substantial evidence exists to support the lead agency's conclusion that demolition and new construction of this multi-level hotel will result in no significant noise impact for nearby residents.

There is however substantial evidence showing a high probability of significant noise impact due to the above unusual circumstances.

Unless substantial evidence exists to prove otherwise, the facts herein present a fair argument that the Project does not meet the requirements for a CEQA Class 32 Categorical In-Fill Exemption, and that additional studies and mitigation plans are required to avoid risk to the health and safety of residents.

We have concerns as well about significant vibration levels related to noise from heavy machinery, and if these will create damage to a) older structures surrounding the site, and b) the documented landslide area bordering Camino del Monte across the street from Hofsas House.

Thank you for your consideration.

Sincerely,

A black rectangular redaction box covering the signature of Leslie Dunn.

Leslie Dunn
San Carlos Resident

A black rectangular redaction box covering the first line of the address.

Carmel, CA 93921



Carmel-by-the-Sea

Nova Romero <nromero@ci.carmel.ca.us>

Houses House project

1 message

Pamela Crabtree <[REDACTED]>
To: nromero@ci.carmel.ca.us

Sun, Jul 7, 2024 at 8:04 PM

Please share my comments with all City Council members.
The citizens of Carmel deserve a discussion about the impact on our lives of this project and possible ways to minimize the impact.
Also possible impacts on the integrity of neighboring properties needs to be looked into with an eye to mitigation measures.

Pamela Crabtree
[REDACTED]

City Council
Meeting Date

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Carmel-by-the-Sea

Nova Romero <nromero@ci.carmel.ca.us>

Hofsas House

1 message

Paul Wible [REDACTED]
To: nromero@ci.carmel.ca.us

Sun, Jul 7, 2024 at 8:09 PM

While I'm unable to attend, I support the Council giving due consideration to this appeal. It would be useful for the Counsel to offer mitigation plans and enforcement mechanisms to assure residences that the multi year construction will be managed to minimize community disruption and to ensure that the project is completed as planned and is timely. We don't need another pit wrecking our city.

City Council
Meeting Date

JUL 09 REC'D 7-8-24

Agenda Item

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*Anthony Kirk, Ph.D.
412 East Via Ensenada Circle
Palm Springs, CA 92264
831-818-2929*

10 June 2024

Peter Prows, Esq.
Briscoe, Ivester & Bazel
235 Montgomery Street, Suite 935
San Francisco, CA 94104

Dear Mr. Prows:

I carefully reviewed the drawings you sent me that were prepared by Eric Miller Architects, Inc. They show the proposed Legacy Hotel Carmel, which will be constructed on the site where the Hofsas House Hotel currently stands in the city of Carmel. The proposed hotel will dramatically improve the appearance of what currently stands on the site, which is not listed in the Carmel Inventory of Historic Resources.

Directly to the west of the hotel, on a steeply sloping hillside, is the Donna Hofsas house, the property of the owner of the hotel. The house, built on Dolores Street in 1960, is a fine example Modern Eclectic architecture. It was nominated for the Carmel Inventory in March 2002 by Richard N. Janick and subsequently added to the list of architecturally or historically significant properties. The construction of the new hotel will include absolutely no changes to the exterior of the house, and as such they do not need to be reviewed for consistency with the Secretary of the Interior's Standards for the treatment of historic properties.

Sincerely yours,



Anthony Kirk, Ph.D.



ERIC MILLER
ARCHITECTS

Brandon Swanson
Director, Community Planning and Building
City of Carmel-by-the-Sea, CA

June 14, 2024

Dear Brandon:

This letter supplements the response to the appeal, by EMC, of the Planning Commission's decision to permit the Hofsas Hotel and Hofsas House project, and to determine that the project is exempt from CEQA and that no exceptions to the exemption apply. The Planning Commission's decision that the project is exempt from CEQA will be upheld if that decision is supported by adequate findings and by substantial evidence. (*Berkeley Hillside Pres. v. City of Berkeley* (2015) 60 Cal.4th 1086, 1115.) This letter identifies the CEQA exemptions that apply, the findings that should be made in support of those exemptions, and the substantial evidence that supports each finding.

The City Council should affirm the Planning Commission's decision and deny this appeal.

A. In-Fill Development Projects (Class 32, 14 CCR § 15332)

The Planning Commission found that the project was exempt from CEQA, citing the Class 32 exemption for in-fill development projects applies. The Planning Commission was correct.

1. Requirement: *"Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.*

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations."

Suggested Finding: Carmel should reiterate the finding made by the Planning Commission that the project is consistent with the applicable general plan

designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Substantial Evidence: This issue is addressed on page 7 of EMC's response.

2. Requirement: *"(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses."*

Suggested Finding: Carmel should make an express finding that the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Substantial Evidence: This issue is addressed on page 8 of EMC's response.

3. Requirement: *"(c) The project site has no value as habitat for endangered, rare or threatened species."*

Suggested Finding: Carmel should make an express finding that the project site has no value as habitat for endangered, rare or threatened species.

Substantial Evidence: This issue is addressed on page 8 of EMC's response.

4. Requirement: *"(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality."*

Suggested Finding: Carmel should make an express finding that the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Substantial Evidence: This issue is addressed on pages 8-9 of EMC's response. In addition, as described in the accompanying letter from Eric Miller Architects, the project will incorporate standard best management practices in a construction management plan.

5. Requirement: *"(e) The site can be adequately served by all required utilities and public services."*

Suggested Finding: Carmel should make an express finding that the site can be adequately served by all required utilities and public services.

Substantial Evidence: This issue is addressed on page 9 of EMC's response.

B. Replacement or Reconstruction (Class 2, 14 CCR § 15302)

The Planning Commission's determination that the project is exempt from CEQA is also supported by the Class 2 exemption, for replacement or reconstruction projects.

1. Requirement: “Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

[...]

(b) *Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.”*

Suggested Finding: Carmel should make an express finding that, in addition to the Class 32 exemption, the project also qualifies for this Class 2 exemption because it consists of the replacement of existing structures with new structures located on the same site that will have substantially the same purpose and capacity as the structure replaced.

Substantial Evidence: This issue is addressed on page 10 of the EMC response, and in the supplemental FAR analysis prepared by Eric Miller Architects, which is the first attachment to the EMC response. That supplemental FAR analysis shows that the new hotel will be substantially the same size as the existing hotel. Also, the new hotel will have the same number of rooms as the existing hotel.

C. New Construction or Conversion of Small Structures (Class 3, 14 CCR § 15303)

The Planning Commission’s determination that the project is exempt from CEQA is also supported by the Class 3 exemption, for new construction or conversion of small structures.

1. Requirement: “Class 3 consists of ... the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.”

Suggested Finding: Carmel should make an express finding that the portion of the project renovating the House, and adding conference and exercise facilities to its interior, qualifies for this exemption because it converts an existing small house from one purely residential use to multiple uses, and makes no modifications to the exterior of the structure.

Substantial Evidence: The attached letter by Dr. Anthony Kirk, historian, concludes that: “The construction of the new hotel will include absolutely no changes to the exterior of the house”. The Historical Resources Board will also oversee the renovation of the House to ensure it complies with all historic standards.

D. Historical Resource Restoration/Rehabilitation (Class 31, 14 CCR § 15331)

1. Requirement: *“Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.”*

Suggested Finding: Carmel should make an express finding that restoration and conservation of the House qualifies for Class 31 because it is being done in a manner consistent with the Secretary of the Interior's Standards.

Substantial Evidence: The attached letter by Dr. Anthony Kirk, historian, concludes that, because no changes to the exterior of the Donna Hofsas House are proposed, the Secretary of the Interior's Standards do not apply. The Historical Resources Board will also oversee the renovation of the House to ensure it complies with all historic standards.

E. Exceptions to the Exemptions (14 CCR § 15300.2)

The Planning Commission correctly concluded that no exceptions to the categorical exemptions apply.

1. Exception: *“(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.”*

Suggested Finding: Carmel should find, with respect to the application of the Class 3 exemption to the House portion of the project, that the House renovation will not impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Substantial Evidence: This issue is addressed on pages 11-12 of the EMC response.

2. Exception: *“(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.”*

Suggested Finding: Carmel should make an express finding that the cumulative impact of successive projects of the same type in the same place, over time is less than significant.

Substantial Evidence: This issue is addressed on page 12 of the EMC response.

3. Exception: *“(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.”*

Suggested Finding: Carmel should continue to make the finding that there is not a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, including because this project is merely replacing an existing hotel with a new hotel of substantially the same size and the same number of rooms and renovating the interior of an existing residential structure.

Substantial Evidence: This issue is addressed on pages 12-14 of the EMC response.

4. Exception: *“(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.”*

Suggested Finding: Carmel should make an express finding that the project will not result in damage to scenic resources within a highway officially designated as a state scenic highway.

Substantial Evidence: This issue is addressed on page 14 of the EMC response.

5. Exception: *“(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.”*

Suggested Finding: Carmel should make an express finding that the project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

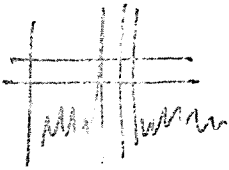
Substantial Evidence: This issue is addressed on page 14 of the EMC response.

6. Exception: “(f) *Historical Resources*. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.”

Suggested Finding: Carmel should make an express finding, both with respect to the Hotel and the House, that the project will not cause a substantial adverse change in the significance of a historical resource, including because the Historic Resource Board’s determination that the hotel does not constitute a historic resource was not appealed and is now final and conclusive (Carmel-by-the-Sea Municipal Code § 17.54.010(B)) and because, with respect to the House, the project will not significantly affect the exterior of the House and the interior renovations will be conducted consistently with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

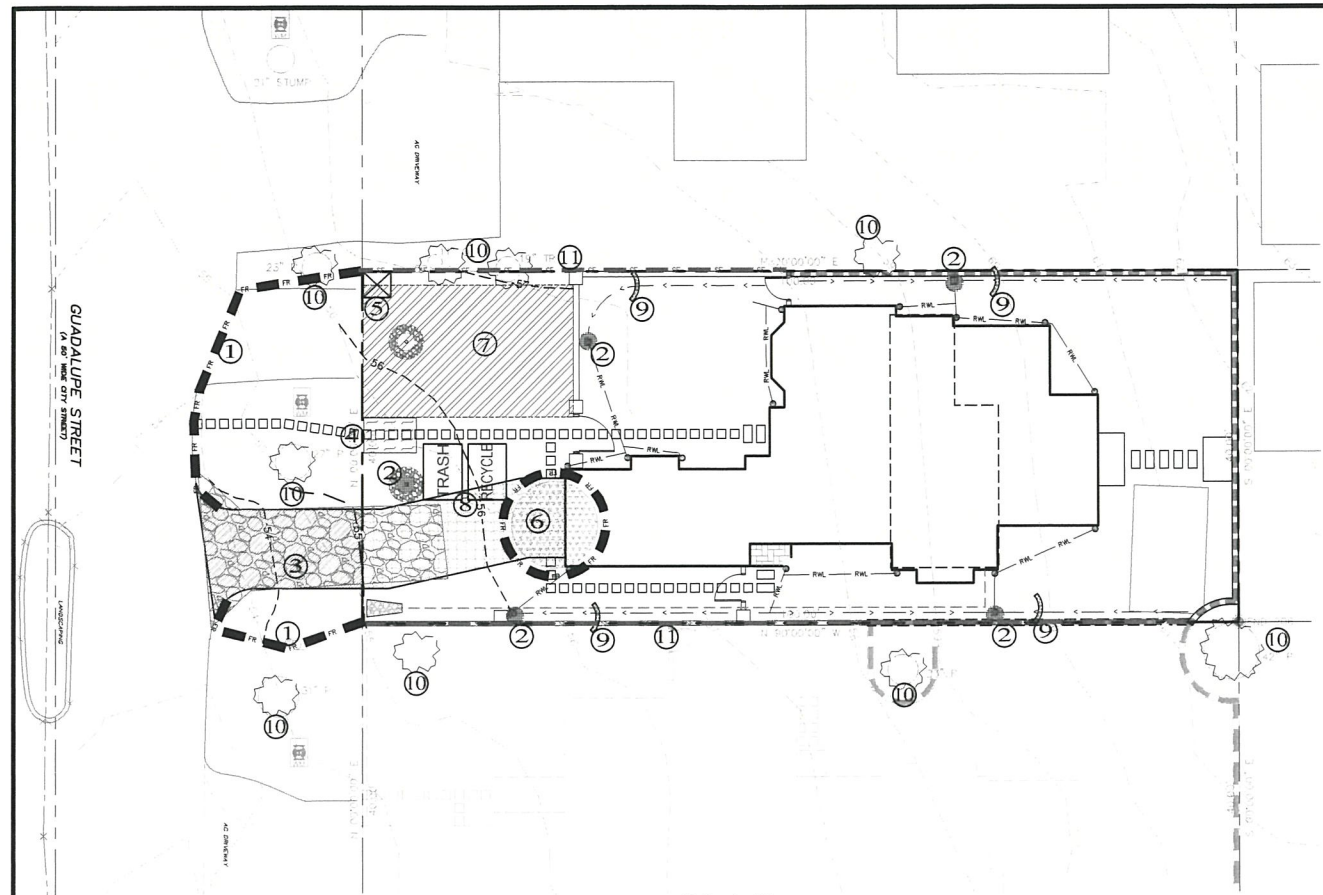
Substantial Evidence: This issue is addressed on page 14 of the EMC response and in the attached letter by Dr. Anthony Kirk. The Historical Resources Board will also oversee the renovation of the House to ensure it complies with all historic standards.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Miller", with a stylized flourish at the end.

Eric Miller, AIA

Encl.



PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON; APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEED WITH THE FOLLOWING EROSION CONTROL MIX: BROUUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA/MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	---	X
2. Verify excavations are extended to proper depth and have reached proper material	---	X
3. Perform classification and testing of compacted fill materials	---	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	---
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	---	X

CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

LEGEND:

- 1 FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE. AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 2 DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 3 STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- 4 CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- 5 SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- 6 STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- 7 CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLIFIED SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 8 WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- 9 GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 3/4" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- 10 TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.
- 11 SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Store and securely cover materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

Equipment Management & Spill Control

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and cover a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Inlet protection is the last line of spill defense. Drainage inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

Earthwork & Contaminated Soils

Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- If any of the following conditions are observed, contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess alternative gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt or concrete pavement.

Concrete, Grout & Mortar Application

- Save concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Painting & Paint Removal

Painting/cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer since you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

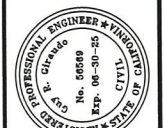
Landscaping Materials

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Dewatering

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or landfilled off-site for proper disposal.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



APPROVED BY:
GUY R. GIRARDINO
Professional Engineer



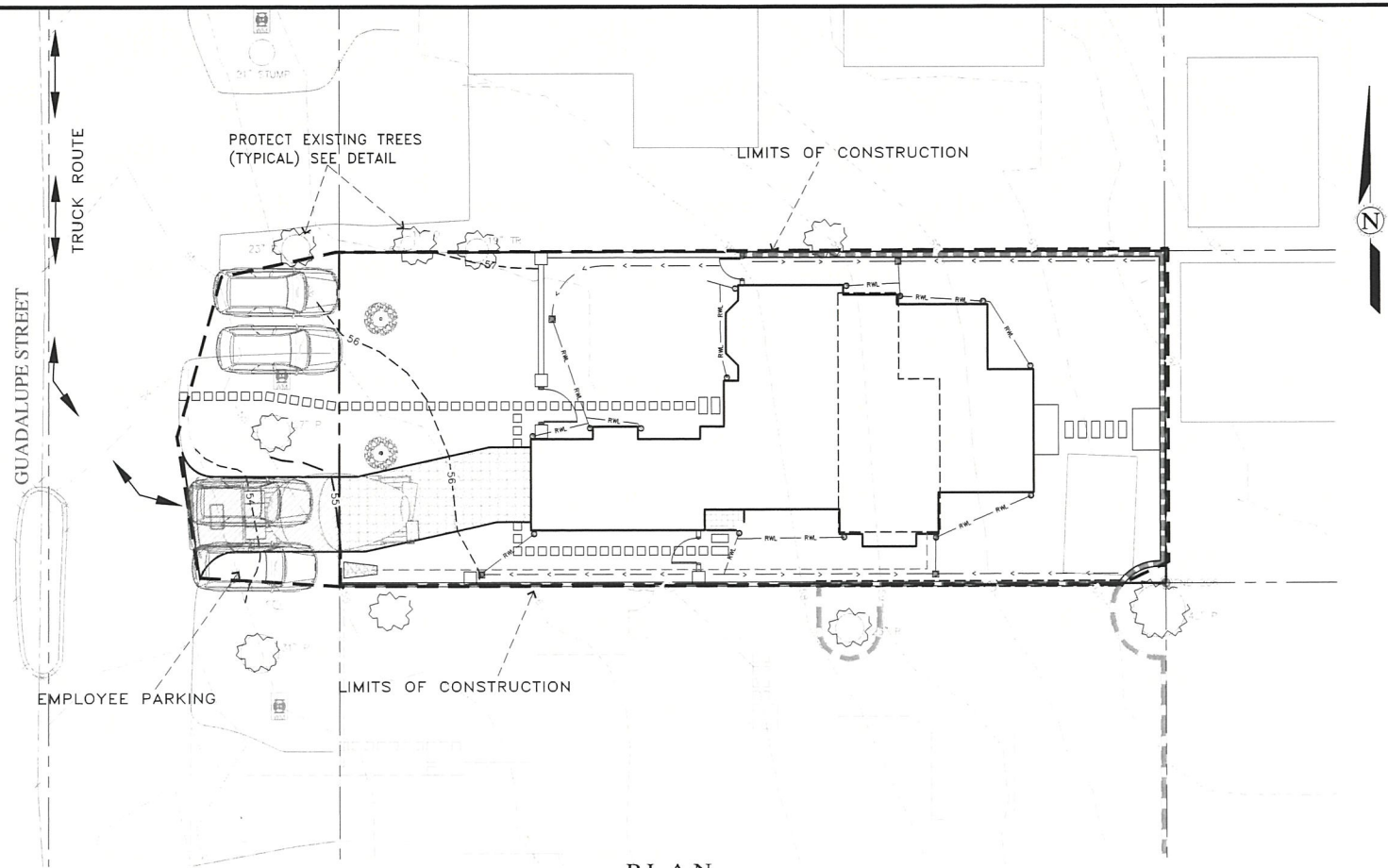
"EROSION & SEDIMENT CONTROL PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN

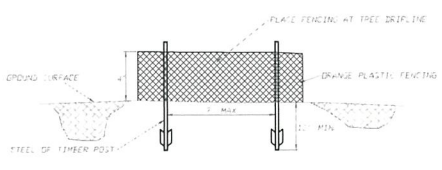
SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-03

SHEET **C3** OF 4 SHEETS

No.	DATE	BY	REVISION
	12/12/23	AMS	RELEASED TO CLIENT



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
395 CY CUT
0 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON GUADALUPE STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET, TO FIRST AVENUE, TO GUADALUPE STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON GUADALUPE STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG GUADALUPE STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	2	1
GRADING & SOIL REMOVAL (EXPORT)	20	4
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	24	7

TRUCK TRIP GENERATION NOTES:

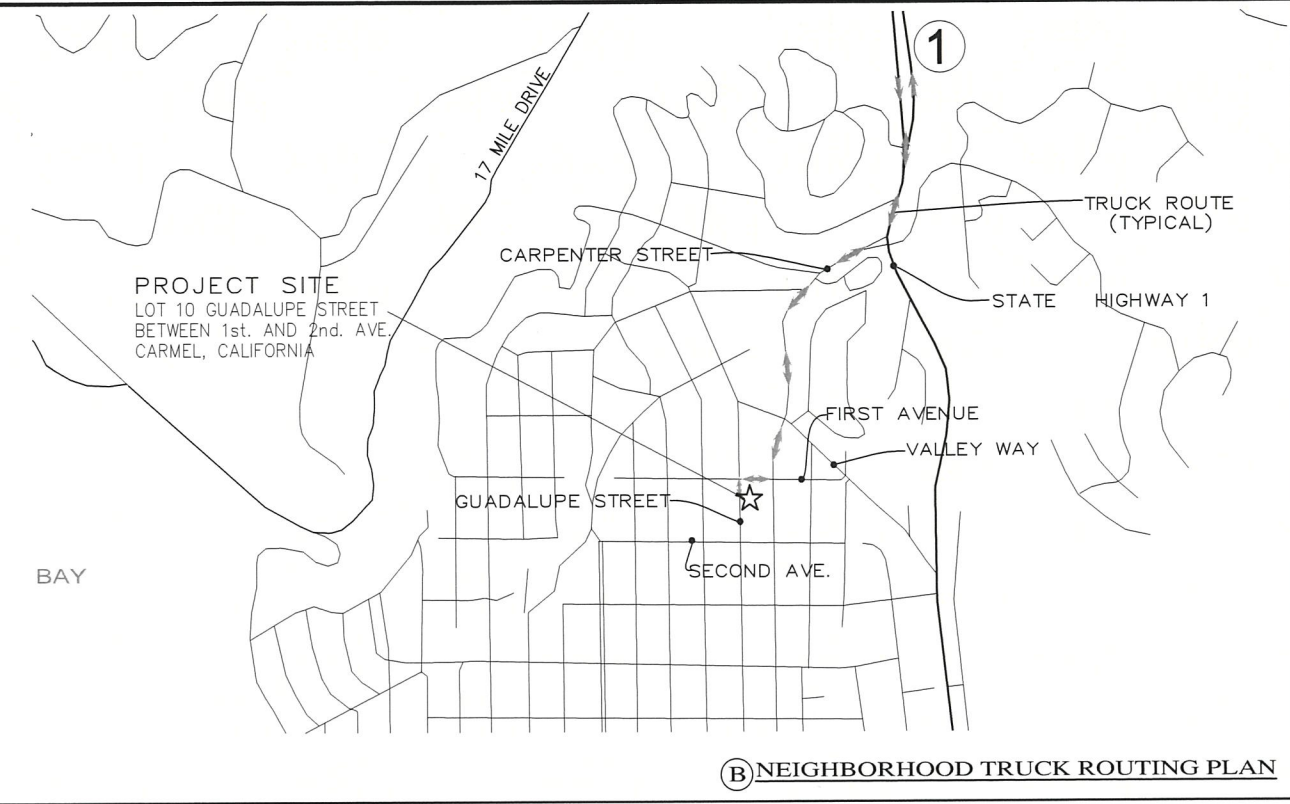
- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 395 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

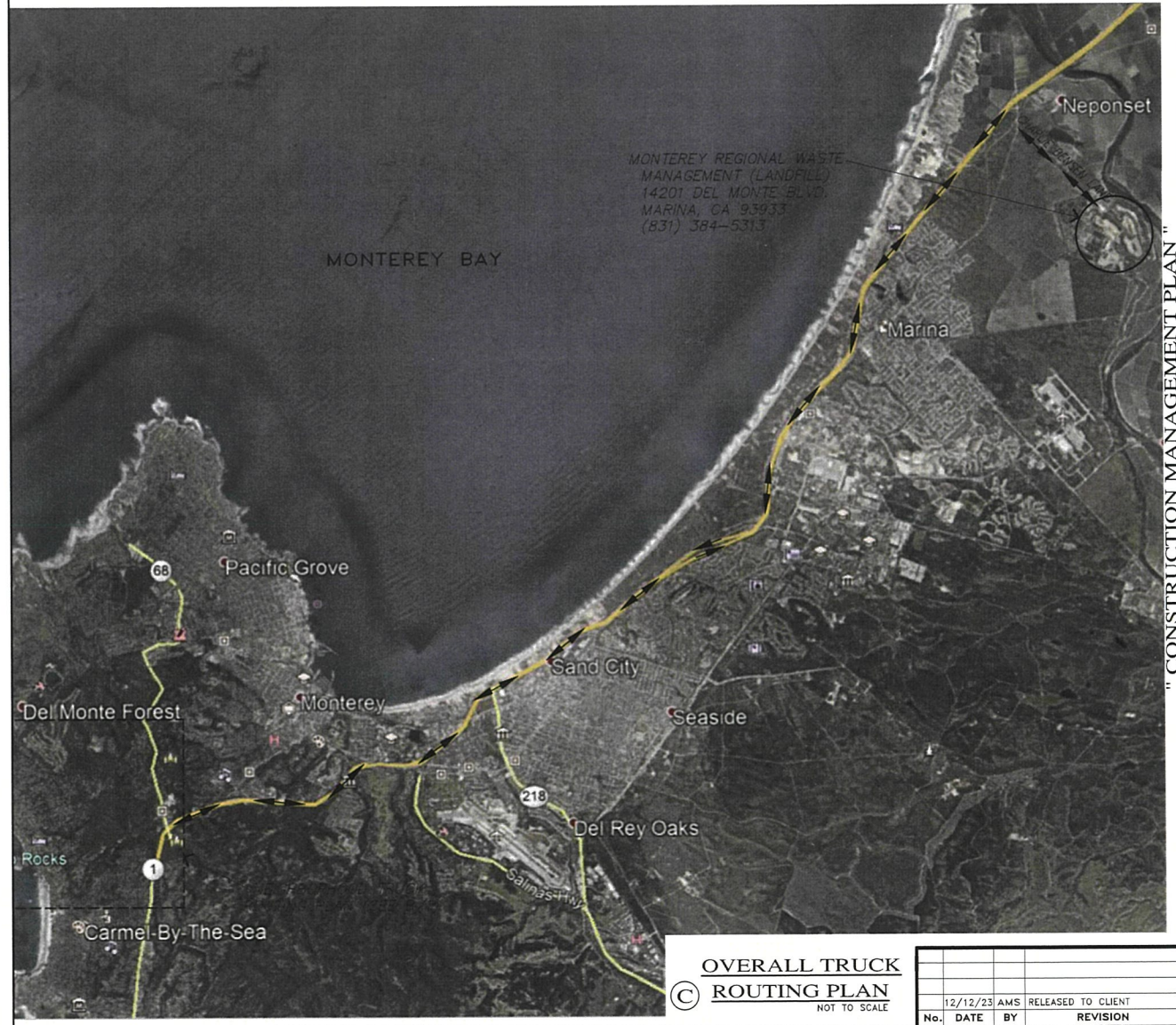
HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 8 JANUARY 2024, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

(A) CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



(B) NEIGHBORHOOD TRUCK ROUTING PLAN



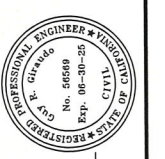
(C) OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
12/12/23	AMS	RELEASED TO CLIENT	

CONSTRUCTION MANAGEMENT PLAN

GRADING, DRAINAGE & EROSION CONTROL PLAN

SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO: 2143-03
SHEET **C4**
OF 4 SHEETS



APPROVED BY:
GUY R. GIRARDI
Professional Engineer - CIVIL
12/12/23

